

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 350 POPLAR STREET, Land Disposition of Sliver Lot for Side Yard (Yuval Marshak).  
**REPORT:** 1442-04  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** Yuval Marshak  
**Disposition Price:** \$1.00  
**Site:** 4,356 sq.ft.  
**Zone:** RM-2  
**Use:** Side Yard  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND

The City acquired Reuse Parcel TF-167-0769-00900 through tax foreclosure and proposes to sell it to Yuval Marshak for side yard use. Mr. Marshak owns an abutting property at 354 Poplar Street.

The subject parcel is located mid-block on a residential street between Clay Street and Pine Street in the Fair Haven neighborhood. The entire property is being disposed to Mr. Marshak because the other abutter at 346 Poplar Street did not have any interest in buying one-half of the lot.

## PLANNING CONSIDERATIONS

Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-167-0769-00900 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.

The lot is flat and clear of debris. It is nonconforming as to both minimum lot size and average lot width. Mr. Marshak is currently renovating his abutting property at 354 Poplar St. At the time of the site visit workers were replacing the roof while new windows were already installed.

At 34' wide, it may be possible to fit a narrow home on the site. However, no developer has come forward with a proposal. Therefore the City is disposing of it as a sliver lot. Mr. Marshak's abutting lot is also nonconforming as to lot size and width. It has ample rear yard space, but very little side yard and no off street parking. Without purchasing the subject property there is no way to access the rear yard for parking.

Disposing this property to Mr. Marshak gives him a conforming lot for zoning purposes, adds valuable yard space and enables his tenants to park off the street.

Poplar Street is an intra-neighborhood street measuring only 30' wide. On street parking crowds the street and is a necessity for almost half of the homes here. An opportunity to move some of this parking off the street is desirable.


## ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. Notice to Land Records at time of closing.

**ADOPTED:** July 21, 2010  
Edward Mattison  
Chair

**ATTEST:**

  
Karyn M. Gilvarg A.I.A.  
Executive Director