

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 273 JAMES STREET (1/2), Land Disposition of Sliver Lot as Side Yard (Vereen & Farrar).
REPORT: 1444-16
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Olivia N. Davis
Disposition Price: \$1.00
Site: 1,525 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-172-0766-03000 through tax foreclosure and proposes to sell one-half of it to Timothy Vereen and George Farrar for side yard space. The other half will be disposed to the owner of the other abutting property.

The subject parcel is located on a short residential block on James Street between Market Street and Clay Street in the Fair Haven neighborhood.

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 one-half of TF-172-0766-0300 for \$1.00. The Commission has not addressed the issue of price. This item was presented at the July 21, 2010 PAD meeting and was approved without conditions.


The subject parcel is flat and clear of debris. It is nonconforming as to minimum lot size (2,934 sq.ft.) and average lot width (30'). There is no curb cut for a driveway. Although the regulations permit a single-family home on a nonconforming lot, no person has expressed an interest in constructing a new dwelling. The lot is very narrow which makes it difficult to build on. Therefore, the best solution is to dispose one-half to each abutting property as additional, and needed, yard space.

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: October 20, 2010
Edward Mattison
Chair

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