

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 99 ROAD DAM CREEK, Land Disposition of portion of Sliver Lot as Side Yard (Ehrler).
REPORT: 1444-17
ADVICE: Approval with Condition

PROJECT SUMMARY:

Developer: Thomas & Charlotte Ehrler
Disposition Price: \$1.00
Site: 3,500 sq.ft.
Zone: RS-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-034-0851-00900 through tax foreclosure and proposes to sell a portion of it to Thomas & Charlotte Ehrler for side yard use. The remaining portion will be sold to the other abutter at a future date.

The subject parcel is flat and clear of debris. The northeasterly half is paved but the southwesterly half, to be disposed to Mr. Ehrler, is not. It is located on an unimproved road in the Morris Creek 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 a portion of TF-034-0851-00900 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 current FEMA map shows the lot is in the 100-year flood zone. At its closest point the lot is approximately 67-feet from an identified wetland. These facts alone make development problematic.

In addition the parcel is nonconforming as to minimum lot size (4,951 sq.ft.) and average lot width (25'); but the lot is very deep (225'). Plus, it does not have access to an accepted city street. For all the above reasons, but especially the latter it is not deemed to be a buildable lot.

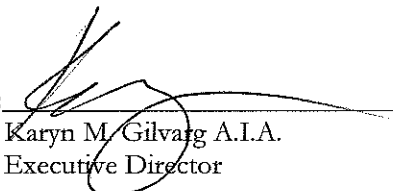
Therefore, the only realistic use is to dispose of it to abutters for yard space. This disposition will dispose a portion to Mr. Ehrler who owns the property abutting to the south at 114 Road Dam Creek (aka Cart Rd.). The disposition will almost double the width of his yard. A map has been attached to this report showing the approximate disposition. The exact dimensions will be determined at a later date.

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: September 22, 2010
Edward Mattison
Chair

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