

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT****RE: 21 HAVEN STREET.**  
MBLU: 174 0747 00500

Disposition of sliver lot at 21 Haven Street to adjacent owner occupant. The property will be used as driveway and side-yard area.

**Submitted by:** Evan Trachten, LCI**REPORT: 1649-08**  
**ADVICE: Approve****PROJECT SUMMARY:**

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<b>Applicant(s):</b>	Elizabeth Medeiros
<b>Price:</b>	\$871.25
<b>Site:</b>	3,485 SF
<b>Zone:</b>	RM-2
<b>Use:</b>	Side-yard, driveway
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	203-946-8373

**ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of a vacant lot. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

**BACKGROUND**

The City of New Haven proposes to dispose of the 3,485 square foot sliver lot at 21 Haven Street to the owner-occupant at the adjacent property 25 Haven Street. The owner will pay \$0.25 per square foot. The total purchase is \$871.25. The purpose of the land will be for additional yard area and a driveway. There is an existing curb cut to enter the lot. The sliver lot is on Haven Street between two residential properties. The single-family property at 19 Haven Street on the other side of the sliver lot has a large existing side yard. Under current zoning requirements, housing development is not possible on the sliver lot. The applicant has been maintaining the lot and the Alder, Alder Cupo, is in support of the disposition.

**Planning Commission considerations include whether:**

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>

<sup>1</sup> Interior Lot - "a lot other than a corner lot with only one frontage on a street " (<http://parcelsales.scgov.net/Definitions.aspx>)

<sup>2</sup> Pocket Park - "A small area accessible to the general public that is often of primarily environmental, rather than recreational, importance. They can be urban, suburban or rural and often feature as part of [urban regeneration](#) schemes in inner-city areas to provide areas where wild-life can establish a foothold." ([http://www.wordiq.com/definition/Pocket\\_park](http://www.wordiq.com/definition/Pocket_park))

- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design”**
- **“Enhance the quality of the housing stock”** (The City’s Comprehensive Plan)
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Encourage neighborhood stability.”**
- **“Enhance quality of the housing stock.”** (The City’s Comprehensive Plan)

**RECOMMENDATIONS**

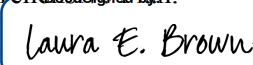
The Commission makes the following recommendations for the proposed disposition:

- Provide resident open space
- Enable and encourage the use of yards and shared space for home gardens and residential composting.
- Allow for better stewardship to avoid blight

**ADVICE:**

To approve based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 17, 2024  
Leslie Radcliffe  
Chair

**ATTEST:**  April 21, 2024 | 1:49 PM EDT  
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 Laura E Brown  
 Executive Director, City Plan Department

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**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT****RE: 400 LEGION AVENUE.**  
MBLUS: 314 0155 01500

Disposition of a sliver lot to a non-profit to be utilized as a side-yard area.

**Submitted by:** Evan Trachten, LCI**REPORT: 1649-10**  
**ADVICE: Approve****PROJECT SUMMARY:**

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<b>Applicant(s):</b>	MT Calvary Holy Church of America, Inc.
<b>Price:</b>	\$4,436
<b>Site:</b>	4,436 SF
<b>Zone:</b>	BA
<b>Use:</b>	Sliver lot to be utilized as a parking area.
<b>Financing:</b>	
<b>City Lead:</b>	Evan Trachten
<b>Agency:</b>	Livable City Initiative
<b>Phone:</b>	203-946-8373

**ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of several vacant lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, "**The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required).**" Accordingly, the Planning Commission may provide an advisory report.

**BACKGROUND**

the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc at nonprofit pricing at \$1.00 per square foot. The applicant has been utilizing this parcel as a parking lot for almost 20 years. The applicant paved this lot many years ago and has been maintaining it. It recently came to the attention of the applicant that the City was the owner of this parcel. Historically, in similar situations, LCI will sell sliver lots where the adjacent property owner has been maintaining the property. The applicant is developing a daycare and needs this lot. The applicant's primary entry door faces this parcel. The front entry to the Church is about half-way down the side of the building along the parking lot. The Church sits on the property line and has nearly a zero-lot line. The sliver lot is 39' by 109' and 4,436 square feet. There is no parking on Legion Avenue and the applicant has been a good neighbor. During the PAD meeting on March 20, 2024, Evan said he didn't think it would make sense to build a house at this location and take the lot away given the lack of parking in the area and history between the parcel and applicant. During the same meeting, Alder Festa acknowledged the need for additional housing but also the need to serve our neighbors, and the applicant has been a good neighbor.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **"Encourage neighborhood stability."**

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide open space.
- Enable and encourage the use of yards and shared space for community gardens and composting.
- Allow for better stewardship to avoid blight.

**ADVICE:**

To approve with recommendations based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 17, 2024  
Leslie Radcliffe  
Chair

DocuSigned by:  
*Laura E. Brown* April 21, 2024 | 1:49 PM EDT  
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**Laura E Brown**  
Executive Director, City Plan Department

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**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT****RE: 54 GREENWOOD STREET.**  
MBLUS: 314 0155 01800

Disposition of a sliver lot to a local non-profit to be utilized as a side-yard area.

**Submitted by:** Evan Trachten, LCI**REPORT: 1649-09**  
**ADVICE: Approve****PROJECT SUMMARY:**

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**Applicant(s):** MT Calvary Holy Church of America, Inc.  
**Price:** \$1,280  
**Site:** 1,280 SF  
**Zone:** BA  
**Use:** Sliver lot to be utilized as a side-yard area for an existing emergency exit and a play-space area.

**Financing:**  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

**ORDINANCE**

This request comes from the City's Livable City Initiative Bureau (LCI) regarding the disposition of several vacant lots. This is in accordance with Section D(8) of the City's Land Disposition Agreement Guidelines, **"The proposal shall be forwarded in the following sequence for further consideration: 1. PAD (approval required); 2. City Plan Commission (advisory review); and 3. LCI Board of Directors (approval required)."** Accordingly, the Planning Commission may provide an advisory report.

**BACKGROUND**

the City is proposing to sell this sliver lot to the MT Calvary Holy Church of America, Inc. as well as a parcel at 400 Legion Avenue. The applicant has been utilizing both lots for almost 20 years. The parcel at 54 Greenwood Street will be utilized as an emergency exit area and as a play area, they have an emergency exit door at this lot. The church is also in the process of opening a daycare. The church wanted to purchase the lot in 2019, but the sale did not proceed because the City wanted to receive fair market value. LCI was later advised that a law called the Religious Land Use and Institutionalized Persons Act (RLUIPA) treats churches as non-profit organizations. Sliver lot sales to non-profits are sold at \$1.00 per square foot and this parcel is 1,280 square feet. LCI did not offer the lot at 54 Greenwood to the other adjacent property owner because they have a driveway and off-street parking, and because of the location of the applicant's emergency exit door. LCI also sees a community benefit by selling the lot to the applicant because they will be creating a daycare that will serve the community.

Planning Commission considerations include whether:

- The property is or should be used for municipal purposes.
- The site is not adjacent to a park to create additional park land.
- The property is an interior lot.<sup>1</sup>
- The site could be used as a pocket park or community garden.<sup>2</sup>
- The comprehensive plan identifies or will identify resources within this area for which this parcel could be used.

**PLANNING CONSIDERATIONS:**

The proposal will achieve the following Comprehensive Plan Goals:

- Develop land uses that are compatible with the character of the surrounding area.
- **“Use redevelopment and other tools to address nuisance and deterioration issues, including uses that are deleterious to neighborhoods in general.”** (The City’s Comprehensive Plan) – This is a redevelopment tool to keep property from becoming deleterious to the neighborhood.
- **“Continue to use the city’s Land Disposition Agreement (LDA) to advance housing and neighborhood objectives, including appropriate densities, home ownership and contextual design.”** (The City’s Comprehensive Plan) – The City will use this tool to sell the property for home ownership.
- **"Encourage neighborhood stability."**

**RECOMMENDATIONS**

The Commission makes the following recommendations for the proposed disposition:

- Provide open space.
- Enable and encourage the use of yards and shared space for community gardens and composting.
- Allow for better stewardship to avoid blight.

**ADVICE:**

To approve with recommendations based on this proposal’s alignment with the City’s Comprehensive Plan.

**ADOPTED:** April 17, 2024  
Leslie Radcliffe  
Chair

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*Laura E. Brown* April 21, 2024 | 1:49 PM ET  
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