

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 72 GOODYEAR STREET. Disposition of a sliver lot for use as off-street parking and yard area. (Applicant: 66 Goodyear LLC and Lionheart Holdings Group LLC)
REPORT: 1580-06
ADVICE:

PROJECT SUMMARY:

Applicants: 66 Goodyear LLC & Lionheart Holdings Group LLC
Disposition Price: \$2,289.75
Site: 3,049 SF (1,524.5 SF per applicant)
Zone: RM-1
Use: Parking & side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

LCI proposes to evenly split the 3,049 SF sliver lot located at 72 Goodyear Street between adjacent property owners (at 66 Goodyear Street and 74 Goodyear Street). The applicants will utilize the land for additional parking and yard area.

PLANNING CONSIDERATIONS:

The proposal will create more on-site parking spaces for two existing residential developments (one two-family and one three-family). The site is a narrow, non-conforming lot where residential development is not feasible.

ADVICE:

Approval. The Commission encourages LCI staff to consult with neighbors and non-profit partners in the urban agriculture and open space preservation sectors regarding the potential for similar vacant sites to be utilized as public open space and/or community gardens.

ADOPTED: January 20, 2021
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department