

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 181 PINE STREET. Disposition of a sliver lot to two abutters. (Antonio Capriglione and Gilberto Gonzales)
REPORT: 1562-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Antonio Capriglione and Gilberto Gonzales
Disposition Price: Capriglione to purchase a 36' x 74' portion of the lot for \$666.00; Gonzales to purchase a 12' x 36' portion for \$108.00.
Site: Total 36' x 86' or 3,485 sq. ft.
Zone: RM-2
Use: Vacant
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

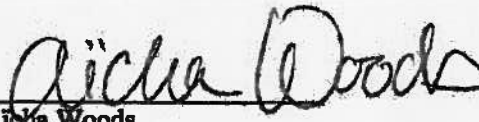
LCI proposes to dispose of the City owned vacant lot located at 181 Pine Street to the abutters at 183 Pine Street and 386 Poplar Street. The small portion disposed of to Gonzales will square off his side yard and the larger disposition to Capriglione will be used as a side yard and driveway (as it is today).

PLANNING CONSIDERATIONS:

This proposed disposition will create legal ownership that matches what has been occurring on this property. Both applicants have been using this City-owned land and the current use would continue. The disposition will make both abutters' lots more conforming to the bulk area requirements of the RM-2 zone.

ADVICE:
Approval.

ADOPTED: October 16, 2019
Ed Mattison
Chair

ATTEST: 
Aisha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 258 STARR STREET. Disposition of a sliver lot. (Carol Pollard)
REPORT: 1562-13
ADVICE: Approve

PROJECT SUMMARY:

Developer: Carol Pollard
Disposition Price: \$871.25
Site: 3,485 sq. ft.
Zone: RM-2
Use: Vacant
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:


LCI proposes to dispose of the City owned vacant sliver lot to the adjacent owner to be used as a driveway and additional side yard area.

PLANNING CONSIDERATIONS:

The proposed disposition to the abutter at 258 Starr Street will make that parcel more conforming. It is currently 3,485 square feet and the minimum lot area in the zone is 5,400 square feet.

ADVICE:
Approval.

ADOPTED: October 16, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 552 WINCHESTER AVENUE. Disposition of a sliver lot. (Robin Willoughby-Gales.)
REPORT: 1562-14
ADVICE: Approval

PROJECT SUMMARY:

Developer: Robin Willoughby-Gales
Disposition Price: \$800.00
Site: 3,200 sq. ft.
Zone: RM-2
Use: Vacant
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

The City of New Haven proposes to dispose of this sliver lot to the applicant who will utilize this land as a play space for children at her home day care located at 552 Winchester Avenue. The subject parcel is 4 lots down the street on the same block and same side of the street. The applicant will install playscape features on the lot.


PLANNING CONSIDERATIONS:

Playground equipment and use is permitted in the zone. Zoning relief would be required for permanent equipment constructed in the required yards.

ADVICE:

Approval.

ADOPTED: October 16, 2019
Ed Mattison
Chair

ATTEST: 
Aicha Woods
Executive Director, City Plan Department

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 53 SHELTON AVENUE. Disposition of vacant lot for development as a social service center for youth and young adults with supportive housing. (Believe In Me Empowerment Corporation)
REPORT: 1535-10R
ADVICE: Approve

PROJECT SUMMARY:

Developer: Believe In Me Empowerment Corporation
Disposition Price: \$1,000
Site: 12,932 SF
Zone: RH-2
Use: Social service center
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND:

The City proposes to dispose of this building lot to Believe In Me Empowerment Corporation who will develop a 5,500 square-foot mixed-use building. The applicant will develop a social service center for youth and young adults with supportive housing. The property was zoned IH at the time that the Commission first heard this item on September 19, 2017. The property has since been zoned RH-2.

PLANNING CONSIDERATIONS:

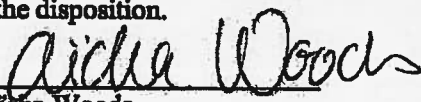
A mixed-use building as proposed that does not provide a neighborhood convenience is an incompatible use with the existing and envisioned (in the 2015 Comprehensive Plan) residential neighborhood along Shelton Avenue. However, Office Use and Single Room Occupancy (SRO) dwelling units are permitted in the RH-2 zone as of right (per Zoning Ordinance Sections 16(a)(4) and (b)(2)(b)). No use variances will be necessary. There has been no determination whether other zoning relief will be required.

ADVICE:

The Commission advises that the Board of Alders to approve the disposition.

ADOPTED: October 16, 2019
Ed Mattison
Chair

ATTEST:


Aisha Woods
Executive Director, City Plan Department