

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 210 West Street, Amendment to Land Disposition for Live-Work-Museum (Krikko Productions).
REPORT: 1437-15
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Krikko Productions International LLC
Disposition Price: Not Applicable
Site: 6,414 s.f.
Zone: RM-2
Use: Live-Work-Museum
Financing: Unknown
Subsidy: None
City Lead: Even Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND

The City acquired Reuse Parcel TF-310-0127-02200 through tax foreclosure and sold it to Krikko Productions International LLC and Michael M. Lewis for use as a live - work artist studio.

The property is located in the Hill neighborhood. The neighborhood itself is predominantly residential with some commercial uses. This is a significant property in that it is the last remaining structure of Hull's Brewery and is listed on City of New Haven's Historic Resources Inventory (item 999). The building itself is an example a Queen Anne style carriage house, built circa 1870.

Prior CPC, Zoning and Building Permit History:

CPC: 1346-16. Land Disposition Agreement for live/work artist studio.

BZA: 07-89-V. Granted. Variances to permit artist studio/residence. Condition: *"An A-2 survey shall be submitted to the City Plan Department for review and acceptance prior to the issuance of a Certificate of Occupancy"*. This condition was never fulfilled.

The applicant has numerous building code issues that must be cleared up prior to the issuance of a Certificate of Occupancy and is working closely with building officials concerning this matter.

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 applicant seeks to amend a previous approval for TF-310-0127-02200. This is a previously disposed parcel.

Although the applicant bought the property with the intent to use it as live/work space, Article III, Section 1(b) of the LDA (attached), reads that the building: *"shall be used and maintained for residential purposes, more specifically as a single family dwelling which will be occupied by the principal owner of Krikko Productions International, Inc. in accordance with all zoning or other such regulations"*. The LDA needs to be amended to accurately reflect what was approved.

However, in conversations with the applicant, city officials learned that he wishes to use the building as Live-Work-Museum space. Museum space is a new use. When asked about the sale of artwork from the premises Mr. Obbott said he did not wish to sell any art, only display it on the walls of the ground floor. Mr. Obbott is also aware that additional zoning relief is required for this new use.

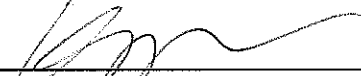
ADVICE

The Commission recognizes that there are many zoning and building code difficulties associated with the project and wishes to resolve them in an orderly manner. The Commission advises the original Live-Work

proposal is still a valid use of the property and that the addition of museum space without sales to be a reasonable additional use. Therefore, the Commission finds the proposed Live-Work-Museum proposal suitable for the site in question and recommends approval with conditions.

1. Approval is for Live-Work-Museum only for Krikko Productions International, LLC.
2. There shall be no more than one dwelling unit in the building.
3. Mr. Obbott may use the building to prepare his own artwork. No other person may use the building as workspace for any reason.
4. The ground floor of the building may be used as museum space only for Mr. Obbott's art. No other person may use the building to display artwork or any other thing.
5. Sales of artwork or any other item are prohibited.
6. All zoning relief shall be obtained prior to the issuance of a Certificate of Occupancy.
7. All outstanding building code issues shall be resolved to the satisfaction of the building official prior to the issuance of a Certificate of Occupancy.
8. Any planned exterior rehabilitation shall take into account any remaining historic architectural features. Such features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible.

ADOPTED: February 17, 2010
Edward Mattison
Chair

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