

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 3 CASSIUS STREET, Unit C, Disposition of one condominium unit (A&M Groundbreakers, LLC).

**REPORT:** 1477-09

**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** A & M Groundbreakers LLC  
**Disposition Price:** \$9,500  
**Site:** 5,950 SF (overall lot)  
**Zone:** RM-2  
**Use:** Renovate for sale or rent  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND:

The City acquired condominium unit C through foreclosure and proposes to sell it to A & M Groundbreakers, LLC who will renovate the unit for sale or for rent. A recent site visit shows the subject property is on Cassius Street, a one-way street between Howard Avenue and Cedar Street in the Upper Hill neighborhood. The 3-story building which has two other condominium owners is on a narrow but deep lot with a narrow driveway on the west side of the building with room for off street parking in the rear yard.


### PLANNING CONSIDERATIONS:

A & M has a proven track record and it is the City's hope that this developer will be a good influence on the overall property. Small condominiums can be difficult to manage when there are serious physical problems and few owners to share the cost of repair of common elements. Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the condominium for \$9,500, and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

### ADVICE:

The Commission finds the proposed use of the property suitable for the site in question and therefore recommends approval.

**ADOPTED:** April 17, 2013  
Edward Mattison  
Chair

**ATTEST:**   
Karyn M. Gilvarg AIA  
Executive Director