

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 507 ELM STREET (MBP 295-0282-03302) Land Disposition Agreement of 1-Family Row House Unit [Washington & Carter].

REPORT: 1467-08

ADVICE: Approval

PROJECT SUMMARY:

Developer: Ms. Beverly Washington and Mr. Fred Carter
Disposition Price: \$20,000
Site: 1,742 S.F.
Zone: RM-2
Use: Single Family Dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired this parcel through tax foreclosure and proposes to sell it to Ms. Beverly Washington and Mr. Fred Carter. Ms. Washington owned this property since 1982; however, due to a medical hardship she lost her home to the City of New Haven. In an effort to re-unite Ms. Washington with her home, the City is proposing to sell the property to her and her brother, Mr. Fred Carter, who will act as her fiduciary with power of attorney.

A recent site visit shows 507 Elm Street is the 4th of four contiguous townhouse units at 501-507 Elm Street. The unit appears to be well maintained and features off street parking in the rear.

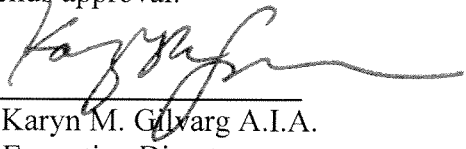
PLANNING CONSIDERATIONS:

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 property for \$20,000 and the estimated cost of improvements is not applicable as the house is well maintained. The Commission has not addressed the issue of price.

ADVICE:

The Commission finds the proposed reuse of the property suitable and welcomes the opportunity to re-unite Ms. Washington with her home and gladly recommends approval.

ADOPTED: June 20, 2012
Edward Mattison
Chair

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