

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 2 GILBERT AVENUE, Land Disposition for rehabilitation of 2-Family Dwelling  
(A&M Groundbreakers, LLC).

**REPORT:** 1458-07

**ADVICE:** Approval with Condition

### PROJECT SUMMARY:

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**Developer:** A&M Groundbreakers, LLC  
**Disposition Price:** \$25,000  
**Site:** 4,841 sq.ft.  
**Zone:** RM-2  
**Use:** two family dwelling  
**Financing:** Not Provided  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

### BACKGROUND

The City acquired Reuse Parcel TF-315-1290-01400 through tax foreclosure and proposes to sell it to A&M Groundbreakers, LLC as a two family dwelling. The property was previously proposed for disposition first to West River Neighborhood Services Corp. (CPC 1414-16) and then to Antonio Arcos (CPC 1442-07) but neither developer was able to follow through.

The subject parcel is located on a residential street at the corner of Gilbert Avenue and Waverly Street in the West River neighborhood.

### 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 City proposes to sell TF-315-1290-01400 for \$25,000. The Commission has not addressed the issue of price.

The existing house is a two-story wood frame structure that has been vacant for some time. A pair of tall evergreen trees is located in the small front yard hiding the house. The lot is enclosed with a chain-link fence. The majority of the homes in the area are two-family dwellings so the rehabilitation of this building back into a two-family dwelling fits the character of the area.

The lot is narrow at 35' wide but fairly deep at 131'. Off street parking is available via a driveway at the rear of the lot off of Waverly Street. The front yard parking spaces are a pre-existing condition.

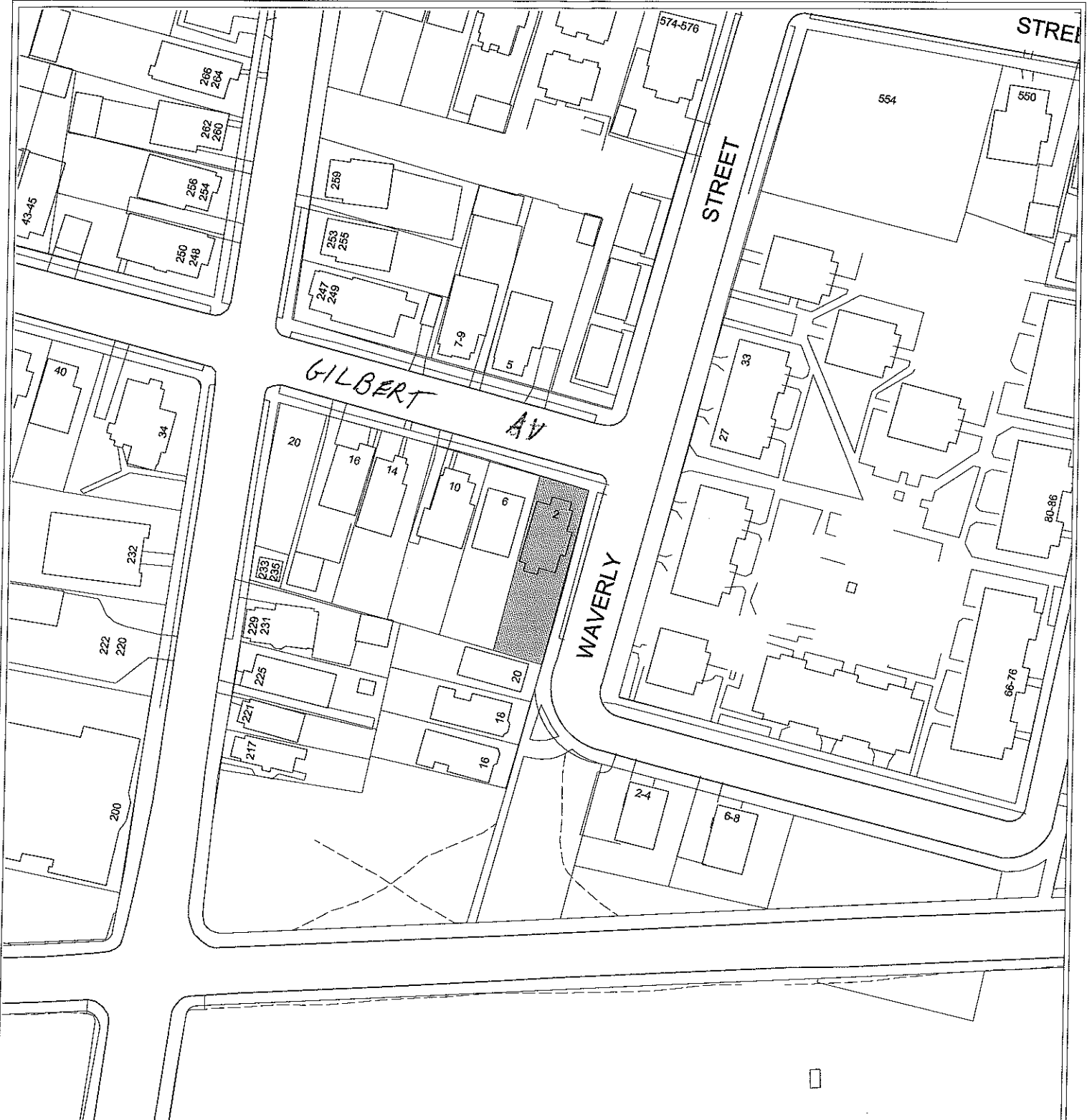
### ADVICE

The Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with condition:

1. As the property is located within a National Register Historic District, 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:** November 16, 2011  
Edward Mattison  
Chair

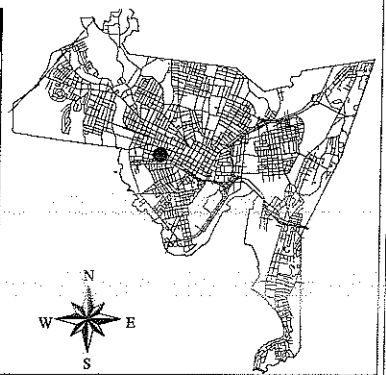
**ATTEST:**   
Karyn M. Gilvarg A.I.A.  
Executive Director



**NEW HAVEN CITY PLAN DEPARTMENT**

**2 GILBERT AV**

FILE  
 ADDRESS 2 GILBERT AV  
 MBP 315 1290 01400  
 OWNER CITY OF NEW HAVEN



This map is based on 1997 aerial mapping. The City of New Haven cannot accept any responsibility for accuracy or completeness of this map. There are no warranties, expressed or implied.  
 Plot date: Jul 12, 2010; C:\CPCBZA\cpcbza\_2\_1\_b.apr

