

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 0, 65 HILLSIDE AVENUE (MBP 058-0940-00800, 058-0940-00900), Land Disposition Agreement for rehabilitation of existing single family dwelling by owner occupant [Torres].  
**REPORT:** 1470-10  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** Ruth Torres  
**Disposition Price:** \$22,500  
**Site:** 19,600 S.F.  
**Zone:** RM-1  
**Use:** Rehabilitation of Single Family Dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired these parcels and proposes to sell them to Ms. Ruth Torres who will rehabilitate the existing single family dwelling and become owner occupant of this property. The existing 2-story house is currently in disrepair and vacant. Off street parking is available on site. Hillside Place is a steep roadway.

## PLANNING CONSIDERATIONS:

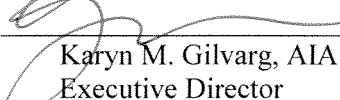
Evaluation of the site was based on examination of the City Tax Map as rehabilitation plans were not submitted for review. The City proposes to sell both contiguous lots for \$22,500 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

## ADVICE:

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

1. Site plan illustrating that one off-street parking space is provided on site with its own access from Hillside Avenue shall be submitted to the City Plan Department.

**ADOPTED:** October 17, 2012  
Roy Smith, Jr.  
Vice Chair

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



City of New Haven, Connecticut  
John DeStefano Jr., Mayor



**0 & 65 Hillside Avenue**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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| <ul style="list-style-type: none"> <li>Waterway</li> <li>Lake - Pond</li> <li>River</li> <li>Shoreline</li> <li>Stream</li> <li>Wetland</li> <li>Parcel</li> <li>City Boundary Line</li> <li>Schools</li> <li>Administration</li> <li>Food Service</li> <li>Private School</li> <li>Public School</li> <li>Fire Station</li> <li>Police Station</li> <li>PD Headquarters</li> <li>Substation</li> <li>Health Centers</li> <li>Hospital</li> <li>Library</li> </ul> | <ul style="list-style-type: none"> <li>Railroad</li> <li>Railroad Track</li> <li>Abandoned Railroad Track</li> <li>Airport Runway</li> <li>Parcel Line_2005</li> <li>Parks</li> <li>Park</li> <li>Triangle</li> <li>Golf Course</li> <li>Land Trust Preserves</li> <li>Airport boundary</li> <li>Shoreline</li> </ul> |
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No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 38 ft

Created: September 26, 2012

