

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 141 NEWHALL STREET, Land Disposition of 2-Family Residence for Rehabilitation by Non-Profit (Newhallville Development Corporation).
REPORT: 1441-06
ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Newhallville Development Corporation C/O Darren Smith
Disposition Price: \$2,000
Site: 3,700 sq.ft.
Zone: RM-2
Use: Rehabilitation of 2-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-286-0452-01900 through tax foreclosure and proposes to sell it to the Newhallville Development Corporation for rehabilitation as a two-family rental property.

The subject parcel is located on a residential street at the intersection of Newhall Street and Starr Street in the Newhallville 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-286-0452-01900 for \$2,000. The Commission has not addressed the issue of price. This item was presented at the June 16, 2010 PAD meeting and was approved without conditions.


The building is a vacant two-family dwelling with off street parking. The Newhallville Development Corp. (NDC) plans to rehabilitate the building at current density and rent the apartments to tenants. This disposition is subject to terms and conditions set forth in a letter dated April 5, 2010 from Catherine Schroeter to Darren Smith of the NDC (attached).

ADVICE

Because the unit count in the building will remain as is, the Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. The terms and conditions set forth in a letter dated April 5, 2010 from Catherine Schroeter to Darren Smith shall be in effect.
2. Only two residential apartments shall be permitted.
3. 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: June 16, 2010
Edward Mattison
Chair

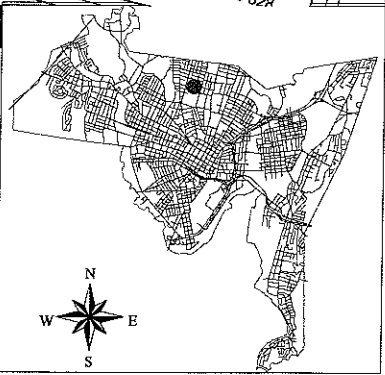
ATTEST: 
Karyn M. Gilvarg A.I.A.
Executive Director



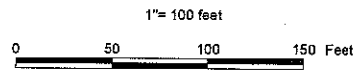
NEW HAVEN CITY PLAN DEPARTMENT

141 NEWHALL ST

FILE
ADDRESS 141 NEWHALL ST
MBP 286 0452 01900
OWNER WELCH PETER



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: Jun 9, 2010; C:\CPCBZA\cpcbza_2_1_b.apr





141 Newhall St.

Hazel St

Starr St

Newhall St

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