

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 141 NEWHALL STREET, Change in Developer for Land Disposition of 2-Family Residence for Rehabilitation by Non-Profit (Neighborhood Housing Services).

REPORT: 1455-11 (Revision to 1441-06)

ADVICE: Approval with Conditions

PROJECT SUMMARY:

Developer: Neighborhood Housing Services (NHS)
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 Neighborhood Housing Services for rehabilitation to be marketed as a two-family property. The City previously recommended sale of the property to Newhallville Development Corporation (see CPC 1441-06, 06-16-10) for the same use but now proposes a change in developer to NHS.

The subject parcel is a corner property located on a residential street at the intersection of Newhall and Starr Streets 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 does not address the issue of price. This item was originally 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. Neighborhood Housing Services plans to rehabilitate and sell the building at its current density.

ADVICE

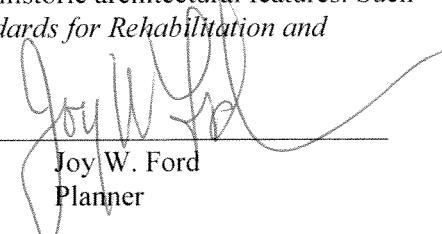
Because the unit count in the building will remain as is, the Commission finds the proposed reuse of the property suitable for the site in question and recommends approval with conditions:

1. Only two residential apartments shall be permitted.
2. 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: August 17, 2011
Roy Smith, Jr.
Vice Chair

Revised: May 9, 2012

ATTEST: _____


Joy W. Ford
Planner