

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 125 PINE STREET (MBP 161-0784-01500), Land Disposition Agreement for rehabilitation of existing 3-family dwelling by owner occupant [Perez].  
**REPORT:** 1470-08  
**ADVICE:** Approval

## PROJECT SUMMARY:

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**Developer:** Wilfredo Perez  
**Disposition Price:** \$70,000  
**Site:** 4,450 S.F.  
**Zone:** RM-1  
**Use:** Rehabilitate 3-family dwelling  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 946-8373

## BACKGROUND:

The City acquired this parcel and proposes to sell it to Mr. Wilfredo Perez who will rehabilitate the existing 3-family dwelling and become owner occupant of this property. The existing 3-story house is currently in disrepair. Limited off street parking is available on the site which is at the corner of Pine and Rowe Streets.

## PLANNING CONSIDERATIONS:

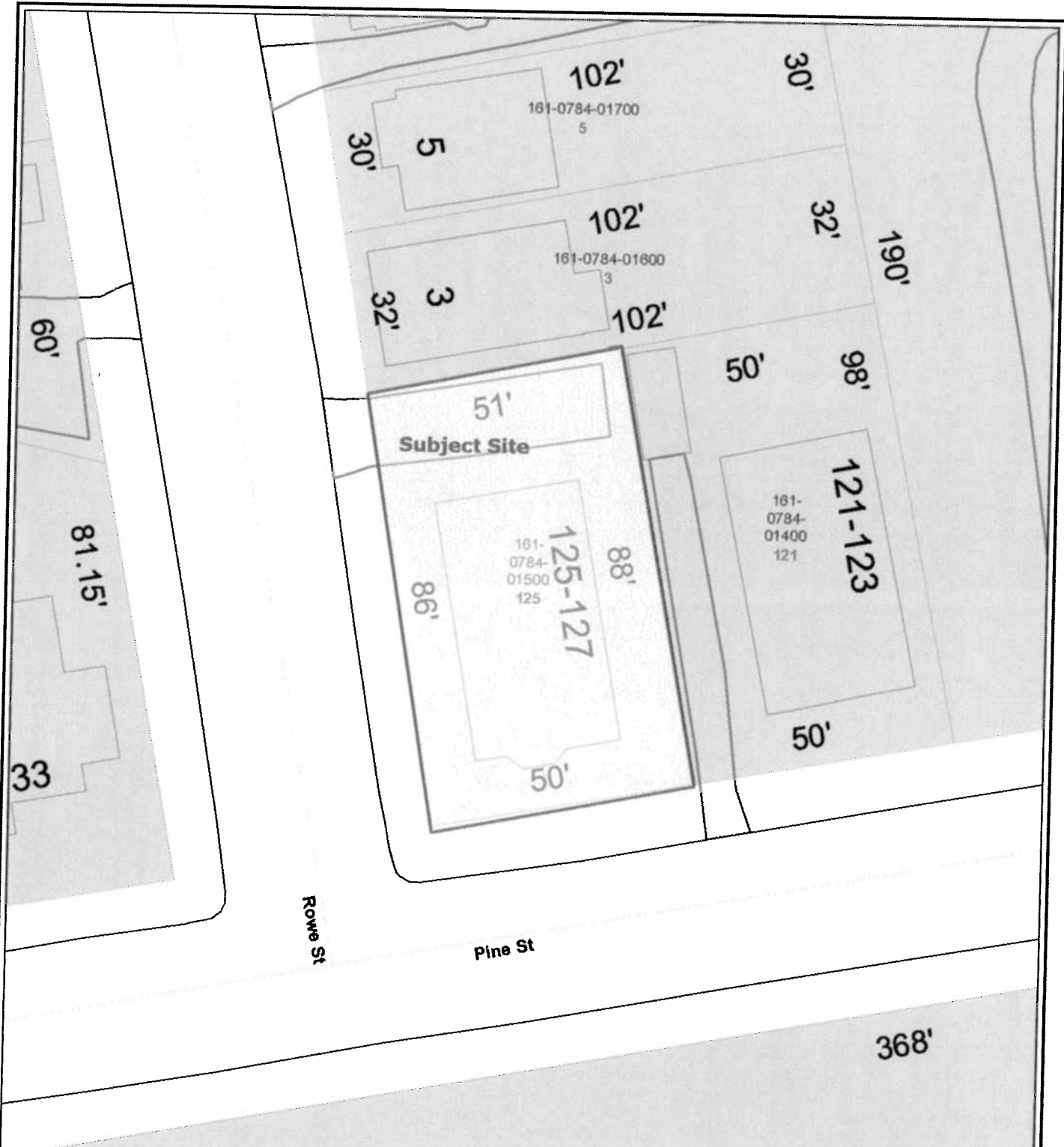
Evaluation of the site was based on examination of the City Tax Map as rehabilitation plans were not submitted for review. The City proposes to sell 125 Pine Street for \$70,000 and the estimated cost of improvements is unknown. The Commission has not addressed the issue of price.

## ADVICE:

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

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

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



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



**125 Pine Street**

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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Scale: 1" = 27 ft

Created: September 26, 2012

