

**NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT**

**RE: 155 POPLAR STREET**, Land Disposition for Rehabilitation of two-family Residence (92 Woolsey LLC/Gil Marshak).

**REPORT:** 1453-18

**ADVICE:** Approval

**PROJECT SUMMARY**

<b>Developer:</b>	92 Woolsey LLC/Gil Marshak	
<b>Disposition Price:</b>	\$17,500	
<b>Improvement Cost:</b>	\$N/A	
<b>Site:</b>	4,049 SF (per assessor's records)	
<b>Zone:</b>	RM-2	
<b>Use:</b>	two-family residence	
<b>Financing:</b>	private	
<b>Subsidy:</b>	none	
<b>City Lead:</b>	Livable City Initiative Evan Trachten	<b>Phone:</b> 203-946-8373

The City acquired Reuse Parcel TF 166-0723-02100 through tax foreclosure and proposes to sell it to 92 Woolsey LLC/Gil Marshak to be rehabilitated as a two-family dwelling. Once renovated, Mr. Marshak will sell it or keep it as a rental property. The property was part of Livable City Initiative's 2011 surplus property sale. 155 Poplar Street is located on the east side of Poplar Street between Wolcott Street and Saltonstall Avenue near the corner of Wolcott Street in the Fair Haven 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 TF166-0723-02100 for \$17,500. The Commission has not addressed the issue of price. This item was presented at the May 18, 2011 PAD meeting and was approved without conditions.

The residential structure is a wood frame clapboard structure of two and one half stories with a shingled third story façade. It appears that a large covered porch and front stairs were more recently added to the structure. Rehabilitation as a two-family dwelling is appropriate and will be in character with the neighborhood.

The 3,049 SF lot is approximately 40' wide and 75' deep. There is a minimal front yard due to the porch addition; the setback is similar to the house to the north at 42 Wolcott Street. The south side yard appears non-conforming but there is room for one off-street parking space on the north side of the structure. The driveway apron is in decent shape.

**ADVICE**

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

**ADOPTED:** June 15, 2011  
Roy Smith, Jr.  
Vice Chair

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



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



Parcel  
Street Centerlines

**155 Poplar St.**

Produced by the  
Office of Information Technology  
Geographic Data Viewer

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Scale: 1" = 58 ft

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