

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 160 ROSETTE STREET, (MBP 275-0031-00200) Land Disposition Agreement for Rehabilitation of Two-Family Residence [Keene].  
**REPORT:** 1473-05  
**ADVICE:** Approval

**PROJECT SUMMARY:**

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**Developer:** Robert Keene  
**Disposition Price:** \$5,000  
**Site:** 4,356 S.F.  
**Zone:** RM-2  
**Use:** Rehabilitate 2-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. Robert Keene who will rehabilitate 106 Rosette Street for subsequent sale or maintain as a rental property. A recent site visit shows subject site near the corner of Hurlburt and Rosette Street. During the January 9<sup>th</sup> visit the existing structure was in severely blighted condition (see photos). Chain-link fencing surrounds the site and off street parking is available.

**Prior CPC Actions:**

- Approval with Conditions (CPC # 1299-13) Land Disposition Agreement for Rehabilitation of existing 2-family dwelling [Hill Development Corporation] February, 2001.
- Approval (CPC# 1002-03) Land Disposition Agreement for Rehabilitation of existing 2-family dwelling [Graybill] October, 1985.

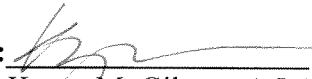
**PLANNING CONSIDERATIONS:**

Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey is not available. The City proposes to sell the entire lot for \$5,000 and the estimated cost of improvements is not known. The Commission has not addressed the issue of price.

**ADVICE:**

Because this land sale will assist planned rehabilitation of this 2-family dwelling, which may be sold to an owner occupant, the Commission finds the proposal land disposition suitable for the site in question and therefore recommends approval.

**ADOPTED:** January 16, 2013  
Edward Mattison  
Chair

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

