

# NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 173-175 BUTLER STREET, Land Disposition for Rehabilitation and Rental (NASHDA, LLC).  
**REPORT:** 1442-08  
**ADVICE:** Approval with Condition

## PROJECT SUMMARY:

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**Developer:** NASHDA, LLC  
**Disposition Price:** \$23,000  
**Site:** 4,792 sq.ft.  
**Zone:** RM-1  
**Use:** Two-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-288-0523-04100 through tax foreclosure and proposes to sell it to NASHDA, LLC for use as a rental two-family dwelling. City records show this building to be a two-family dwelling since 1962. The subject parcel is located on a residential street, about 53' from the town line with Hamden, 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-288-0523-04100 for \$23,000. 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.

All of the parcels on this block are generally between 30' and 40' wide with lot sizes generally between 3,500 – 5,500 square feet in area. Density ranges from one to three family dwellings. The subject parcel has 5,382 sq.ft. of area, and an average width of 38'. The lot and density are existing nonconforming. The second floor unit does not have a second mean of egress. The rehabilitation of this home will cure that problem as well as any other building code issues, thus making the home safer for tenants and the general public.

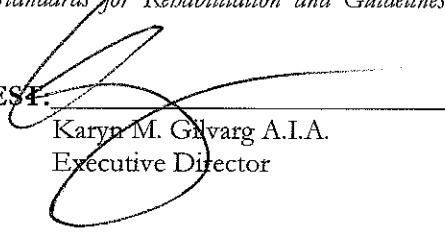
The applicant plans to rehabilitate the home as a two-family rental. Because the existing nonconformities will not be expanded the use is permitted by zoning.

## ADVICE

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

1. 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:** July 21, 2010  
Edward Mattison  
Chair

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