

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 212 WEST STREET, Disposition of 1-Family property for Rehabilitation to owner occupant MLB 310-0127-02100 (Krikko Productions International).
REPORT: 1481-12
ADVICE: Approval

PROJECT SUMMARY:

Developer: Krikko Productions International
Disposition Price: \$7,500
Site: 4,800 Sq. Ft.
Zone: RM-2
Use: Rehabilitate 1-family dwelling
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8373

BACKGROUND:

The City acquired TF 310-0127-02100 and proposes to sell it to Krikko Production International who will rehabilitate and occupy the existing 1-family dwelling. Krikko has previously purchased 210 West Street from the City and renovated it as a residence and museum. He also purchased a lot across the street at #215 as parking for the museum.

A recent site visit shows the subject site near the intersection of West Street and Ann Street within the Hill neighborhood. The building structure matches the surrounding aesthetics of the neighborhood making it a great candidate to be revitalized in its original form. There is a brick garage structure to the rear of the parcel.

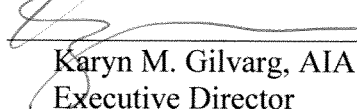
PLANNING CONSIDERATIONS:

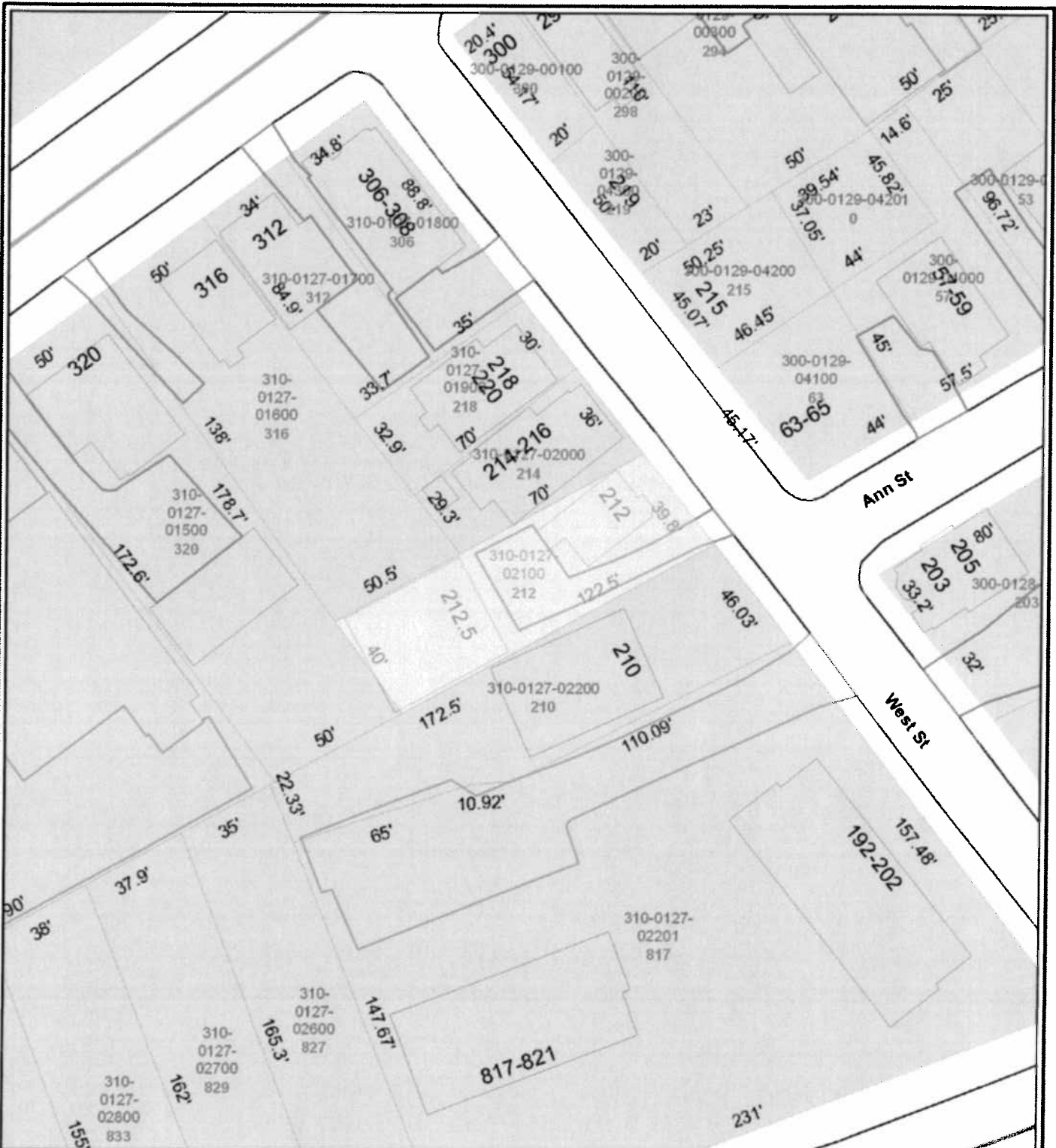
The Commission notes the planned renovation will return a long neglected structure back to a viable dwelling that will contribute to the neighborhood. Evaluation of the site was based on examination of the City Tax Map and a site visit as a survey was not submitted. The City proposes to sell the lot for \$ 7,500 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: July 31, 2013
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director



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



1481-12 212 West Street

Produced by the
Office of Information Technology
Geographic Data Viewer

- Waterway
- Lake - Pond
- River
- Shoreline
- Stream
- Wetland
- Parcel
- City Boundary Line
- Schools
 - Administration
 - Food Service
 - Private School
 - Public School
 - Fire Station
- Police Station
- PD Headquarters
- Substation
- Health Centers
- Hospital
- Library
- Railroad
- Railroad Track
- Abandoned Railroad Track
- Airport Runway
- Parcel Line_2005
- Parks
 - Park
 - Triangle
 - Golf Course
 - Land Trust Preserves
 - Airport boundary
 - Shoreline

This map is intended for illustrative and Community-Based Planning processes. Every reasonable effort has been made to assure the accuracy of the map and data provided; nevertheless, some information may not be accurate. The City of New Haven assumes no responsibility arising from the use of this information.

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Scale: 1" = 48 ft

Created: July 25, 2013

