

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 1423 CHAPEL STREET UNIT B1 (MBP: 318-0242-02501), Land Disposition of Professional Condominium for use as a Medical Office (MDCC Real Estate Holding Associates, LLC.).

**REPORT:** 1451-16

**ADVICE:** Approval

### PROJECT SUMMARY:

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**Developer:** MDCC Real Estate Holding Associates, LLC

**Disposition Price:** \$ 40,000

**Site:** Condominium / Land in Common

**Zone:** RO (Residential Office)

**Use:** Medical Office

**Financing:** Not Provided

**Subsidy:** None

**City Lead:** Evan Trachten

**Agency:** Livable City Initiative

**Phone:** 946-8373

### BACKGROUND

The City acquired Reuse Parcel TF-318-0242-02501 through tax foreclosure and proposes to sell it to MDCC Real Estate Holding Associates, LLC (MDCC). MDCC will occupy the 3,200 SF condominium unit as a medical office and treatment center. The subject parcel is located on a main thoroughfare in close proximity to the Hospital of St. Raphael.

The Commission has previously approved disposition of Unit B1 to Property Holdings LLC as a medical office (CPC 1360-32, 12/15/04).

### PLANNING CONSIDERATIONS

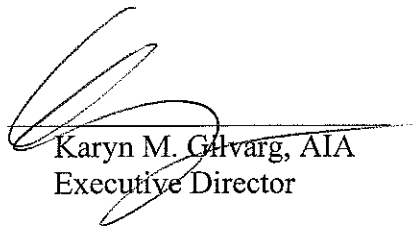
Evaluation of the site was based on examination of a plot plan, the LCI PAD submission materials, the zoning regulations and the geographic information system. The City proposes to sell TF-318-0242-02501 for \$40,000 with the new owner assuming the condominium fees. The Commission has not addressed the issue of price. This item was presented at the April 20, 2011 PAD meeting and was approved without conditions.

The subject parcel is part of a 9-Unit Professional Condominium Association which prohibits many uses at this location. The only practical use would be to dispose of this unit for a Medical or Professional use. There is related parking in the rear of the building accessible off Beers Street.

### ADVICE

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

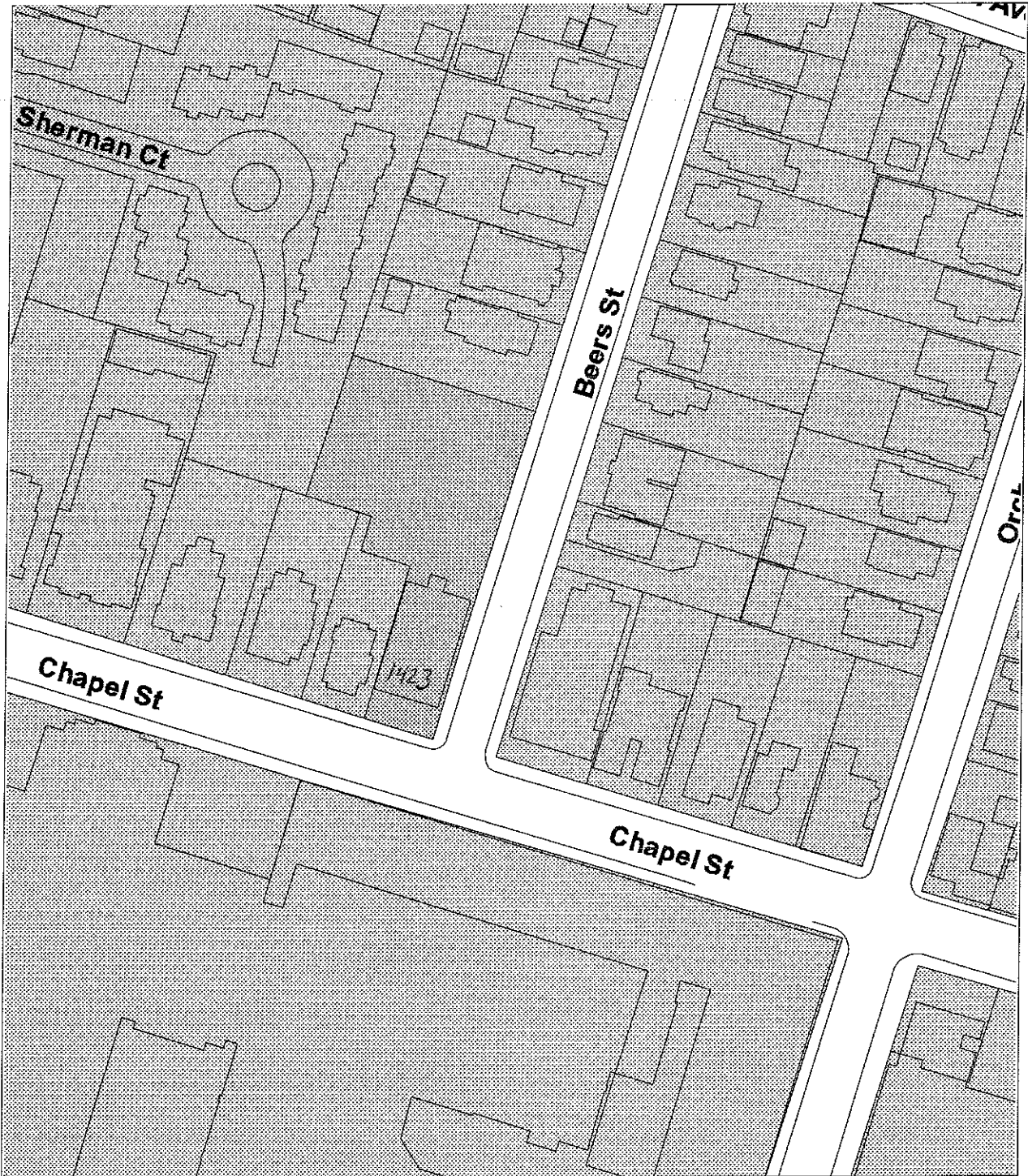
**ADOPTED:** April 20, 2011  
Edward Mattison  
Chair

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

# City of New Haven

## Geographic Information System (GIS)

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**NOTICE: This is NOT AN OFFICIAL RECORD. All information should be confirmed by appropriate authorities.**

This map is for assessment purposes only. It is not for legal description or conveyances.

All information is subject to verification by any user. The City of New Haven and its mapping contractors assume no legal responsibility for the information contained herein.

