

## NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

**RE:** 161 COUNTY STREET - DISPOSITION  
**REPORT:** 1521-12  
**ADVICE:** Approval

### PROJECT SUMMARY

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**Purchaser:** National Construction, LLC  
**Disposition Price:** \$5,000  
**Site:** 4,792 sq. ft.  
**Zone:** RM-2  
**Use:** Rehabilitation of an existing single-family house with owner-occupancy required for a period of five years.  
**Financing:** Private  
**Subsidy:** None  
**City Lead:** Evan Trachten  
**Agency:** Livable City Initiative  
**Phone:** 203-946-8373

### BACKGROUND

The property is currently a vacant city-owned single family house. It is to be sold to a for-profit private construction company for rehabilitation as a single-family house. The average lot width of 35 feet and the side yard dimension of  $\pm 1$  foot are existing non-conforming conditions that will continue with rehabilitation of the property.

### PLANNING CONSIDERATIONS

Rehabilitation as a single-family house with a five-year requirement for owner-occupancy will provide an affordable housing unit at the least possible cost to the City. The house is in extremely poor condition and would likely need to be demolished at cost to the City if not sold to a redeveloper.

**ADVICE:**  
Approval

**ADOPTED:** August 24, 2016  
Edward Mattison  
Chair

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