

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 208 ROSETTE STREET (1/2), Land Disposition Agreement of sliver lot for parking and sideyard [Karagozian].
REPORT: 1459-09
ADVICE: Approval

PROJECT SUMMARY:

Developer: Agadjan Karagozian
Disposition Price: \$3,375
Site: 2,250 S.F.
Zone: RM-2
Use: Side yard
Financing: Private
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 946-8562

BACKGROUND:

The City acquired this Reuse Parcel through tax foreclosure (TF-275-0033-00600) and proposes to sell it to Agadjan Karagozian who will maintain and improve the sliver lot for use in conjunction with property he owns at 210 Rosette Street. A recent site visit shows vacant lot currently bounded by chain link fencing. 210 Rosette is a well maintained home that is adjacent to the subject lot.

Prior City Plan Commission Actions:

1. Approved with Conditions, (CPC file # 1393-11) **210 Rosette Street**, Land Distribution for Rehabilitation August 30, 2006 (Irving House, LLC). conditions:
 - Any planned exterior rehabilitation shall take into account the prior appearance of the house, and remaining historic architectural features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible
 - Approval is for a three-unit dwelling.
2. Approved with Condition, (CPC file # 1377-19) **208 Rosette Street** Land Disposition of Sliver Lot for parking and sideyard for #206 Rosette Street ½, October 19, 2005 (Eleazar Leon). Condition:
 - Notice to land records of joining of property at time of closing.
3. Approved with Conditions, (CPC file# 1308-24) **208 Rosette Street** Land Disposition Agreement Rehabilitate the Existing 2 Family Dwelling, September 12, 2001. [Community Builders] Conditions:
 - Any planned exterior rehabilitation shall take into account the prior appearance of the house, and remaining historic architectural features shall be preserved in accord with *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitation Historic Buildings* if economically feasible.
 - Outline of proposed rehabilitation work shall be submitted to the City Plan Department.

PLANNING CONSIDERATIONS:

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 remaining half of 208 Rosette Street for \$3,375.00. The matter was presented at the November 16, 2011 PAD meeting and approved. The Commission has not addressed the issue of price.

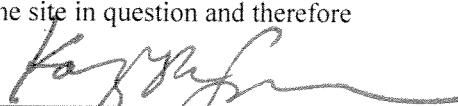
Mr. Karagozian wishes to fence the entire sliver lot and provide additional sideyard in conjunction with his adjoining property. Staff notes 210 Rosette was a previous LDA approved by the City Plan Commission (CPC file # 1393-11). The other half of the lot was combined with #206 Rosette Street, for additional side yard.

ADVICE:

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

ADOPTED: December 21, 2011
Edward Mattison
Chair

REVISED: January 30, 2012

ATTEST: 
Karyn M. Gilyarg A.I.A.
Executive Director