



Serena Neal-Sanjurjo
Executive Director

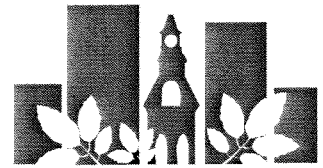
CITY OF NEW HAVEN

Toni N. Harp, Mayor

LIVABLE CITY INITIATIVE

*165 Church Street, 3rd Floor
New Haven, CT 06510*

Phone: (203) 946-7090 Fax: (203) 946-4899



CITY OF NEW HAVEN

AN ECONOMIC DEVELOPMENT DEPT.

*Matthew Nemerson
Economic Development
Administrator*

May 5, 2017

The Honorable Tyisha Walker, President
Board of Alders
City of New Haven
165 Church Street
New Haven, CT 06510

Re: Dispositions: 55 Dixwell Avenue, 31 Richard Street

Dear President Walker:

In accordance with the Board of Alder's Land Disposition Guidelines revisions dated July 6, 2009 and September 5th, 2006, as well as the Board of Aldermen's May 20th, 1996 order establishing the Livable City Initiative and requiring that said Initiative submit a list of land acquisition and disposition matters, I am writing to respectfully request that the Honorable Board approve the City's disposition of the properties more fully described in the attached submission. In addition, I have attached the City Plan Commission Advisory Reports for these properties as required by the same order referred to above.

Thank you for your consideration in this matter. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Serena Neal-Sanjurjo
Executive Director

CHECK LIST FOR ALDERMANIC SUBMISSIONS

<input checked="" type="checkbox"/>	Cover Letter
<input checked="" type="checkbox"/>	Resolutions/ Orders/ Ordinances
<input checked="" type="checkbox"/>	Prior Notification Form
<input checked="" type="checkbox"/>	Fiscal Impact Statement - Should include comprehensive budget
<input checked="" type="checkbox"/>	Supporting Documentation
<input checked="" type="checkbox"/>	Disk or E-mailed Cover letter & Order

IN ADDITION IF A GRANT:

<input type="checkbox"/>	Notice of Intent
<input type="checkbox"/>	Grant Summary
<input type="checkbox"/>	Executive Summary (not longer than 5 pages without an explanation)

Date Submitted: May 5, 2017

Meeting Submitted For: May 15, 2017

Regular or Suspension Agenda: Regular

Submitted By: Serena Neal-Sanjurjo

Title of Legislation:
Disposition of Properties

Comments Permission per Board of Alders Order:

Disposition of 55 Dixwell Avenue and 31 Richard Street

Coordinator's Signature: 

Controller's Signature (if grant):

Mayor's Office Signature:

LIST OF PROPERTIES PROPOSED FOR ACQUISITION

May 15, 2017

ADDRESS	Type	Price	Owner	USE	WARD
55 Dixwell Avenue	Disposition	\$32,500.00	City of New Haven	The City of New Haven proposes to dispose of this commercial garage property to Fatma Catalbasoglu as a negotiated sale for \$32,500.00. The applicant will rehabilitate the existing garage as two residential units, and also develop a commercial building at the front of the property.	22
31 Richard Street	Disposition	\$3291.00 Non Owner Occupied in CD Eligible Area \$1.50 per sq./ft. X 2614 Sq./ft.	City of New Haven	The City of New Haven proposes to dispose of this sliver lot the Richard Street Limited Partnership for \$3291.00. The applicant will utilize this land as additional yard space.	16

ORDER APPROVING THE LAND DISPOSITION OF: 55 DIXWELL AVENUE TO FATMA CATALBASOGLU FOR \$32,500.00; 31 RICHARD STREET TO RICHARD STREET LIMITED PARTNERSHIP FOR \$3291.00

BE IT FURTHER ORDERED by the New Haven Board of Alders that the disposition by the City of New Haven of those other properties, as referenced in the attached list dated May 15, 2017 which is incorporated herein by reference, is approved subject to conditions of the City Plan Commission reports submitted with said list and in accordance with the procedure established by the Board of Aldermen on May 20, 1996 and first revised on September 5, 2006 and amended on July 6th, 2009.

This Order will expire and be of no further force and effect twelve months from the date of passage of this Order, unless extended (a) by the Board of Alders, or (b) by the Executive Director of the Office of Economic Development for a period not to exceed a further twelve months and with written notice to the Board of Alders.

**ORDER APPROVING THE LAND DISPOSITION OF: 55 DIXWELL AVENUE TO
FATMA CATALBASOGLU FOR \$32,500.00; 31 RICHARD STREET TO RICHARD
STREET LIMITED PARTNERSHIP FOR \$3291.00**

**FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERS**

DATE: May 15, 2017

FROM: Livable City Initiative Property Division

**SUBMISSION ITEM: FISCAL IMPACT STATEMENT
TO BE FILED WITH SUBMISSION OF ITEM TO BOARD OF ALDERMEN**

SUBMISSION ITEM: ORDER APPROVING THE LAND DISPOSITION OF: 55 DIXWELL AVENUE TO FATMA CATALBASOGLU FOR \$32,500.00; 31 RICHARD STREET TO RICHARD STREET LIMITED PARTNERSHIP FOR \$3291.00

I. List Cost:

	<u>General</u>	<u>Special</u>	<u>Capital/Bond</u>	<u>Line Item</u> <u>Dept/Act/Obj. Code</u>
A. Personnel				
1. Initial start-up				
2. One-time				
B. Non-Personnel				
1. Initial start-up				
2. One-time expense				
3. Annual				
II. List Revenues:				
1. One-time	\$35,791.00			
2. Annual:				

Other Comments:

PAD MEETING MINUTES
April 19,2017

PRESENT: Evan Trachten, LCI; Hon. Gerald Antunes, BoA; Maurine Villani, Tax Office; Helen Rosenberg, Economic Development; Clay Williams, Business Development, Josh Lecar

Absent: Ald. Brian Wingate, BoA

Meeting called to order at 4:03 PM

PAD Meeting minutes for February 15, 2017 were reviewed and approved (Unanimously).

New Business

55 Dixwell Avenue

The City proposes to dispose of this vacant garage building to Fatma Catalbasoglu for \$32,500.00 as a negotiated sale. The applicant owns the adjacent property (59 Dixwell) that was previously the "Keyes Funeral Home". The applicant is proposing to rehabilitate the existing garage as two units of residential housing and develop a new commercial structure at the front of the lot. Committee members questioned the sale price and Evan explained that we are selling this "as is", to which Hellen added that she believes there is a Phase 1 report, but the environmental are unknown. Evan also explained that the applicant is making a substantial investment with the development of these two properties. Furthermore, the applicant has worked with LCI to arrive at a vision for these parcels. LCI is supportive of this development and by selling this property for a reasonable price the development will move forward quickly. Alder Antunes also mentioned that he had talked to Alder Morrison the area Alder and she was supportive of this proposal to build a commercial building and also develop two residential units in the existing garage. Alder Antunes asked about how long will the applicant have to complete this project? Evan stated that our standard Land Disposition Agreement (LDA) is 6 months to begin construction and 18 months to complete the property after the purchase. Josh mentioned that further site plan review may be required at City Plan if this proposal is approved. There is no "residency requirement" because this is a commercial property sale. **A motion was made by Clay Williams, Seconded by Alder Antunes, Approved unanimously**

Adjourned 4:10 P.M.

PAD MEETING MINUTES
August 17, 2016

PRESENT: Evan Trachten, LCI; Ted Stevens, City Plan; Hon. Gerald Antunes, BoA; Carlos Eyzaguiere, Economic Development; Clay Williams, Business Development
Absent: Ald. Brian Wingate, BoA; Maurine Villani, Tax Office

Meeting called to order at 4:05PM

PAD Meeting minutes for June 15, 2016 were reviewed and approved (Unanimously).

New Business
161 County Street

Evan Trachten stated that the City proposes to sell this vacant single family property to National Construction, LLC for \$5,000 as a negotiated sale. This property would likely be demolished due to the condition and scope of work needed to bring this property up to code. A demolition would likely cost the City \$15,000 to \$20,000. Several other potential applicants viewed the property and were not interested. The applicant recently finished a project at 152 Lamberton Street and specializes in rehabilitation of structures in this condition. **Approved unanimously**

279 Davenport Avenue

Evan Trachten stated that the City proposes to sell this vacant single family property to A&M Groundbreakers, LLC \$7,000. The property requires extensive renovations and the removal of a small addition at the rear of the property. Evan mentioned there is no off street parking. The property did not sell at foreclosure and the City took title. The applicant has a great track record of fixing properties like this one. They recently rehabilitated a property on Hudson Street. **Approved unanimously**

 **31 Richard Street**

Evan Trachten stated that the City propose to sell this sliver lot to Mutual Housing Association of South Central Connecticut, Inc. as a non-profit sliver lot sale at \$1,00 per sq./ft. The applicant will utilize this land as a side-yard. They own all of the abutting property and have already erected a fence at this site. **Approved unanimously**

25 Winthrop Avenue

Evan Trachten stated that the City proposes to sell this vacant single family property to A&M Groundbreakers, LLC \$5,000. The property requires major renovations. It appears this property was set up as an illegal 2 family property. Evan mentioned there is no off street parking. The property did not sell at foreclosure and the City took title. A demolition would likely cost the City \$15,000 to \$20,000 and would leave the City with a small sliver lot what has little to no value, thus its much better to rehabilitate the property. **Approved unanimously**

Alder Antunes asked if LCI monitors these sales for compliance for the owner occupancy requirement. Evan stated that LCI does monitor and could only recall one rehabilitation project that the developer was unable to sell to an owner occupant (160 Rosette). The applicant completed the construction but could not sell it.

Adjourned 4:19 P.M.

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 55 DIXWELL AVENUE - DISPOSITION
REPORT: 1529-21
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Fatma Catalbasoglu
Disposition Price: \$32,500
Site: 5,400 sq. ft.
Zone: RM-2
Use: Sale to a private for-profit owner for housing development of two residential units in connection with 59-61 Dixwell Avenue (conversion of a former funeral home to residential use) and construction of a two-story commercial building
Financing: Public
Subsidy: N/A
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

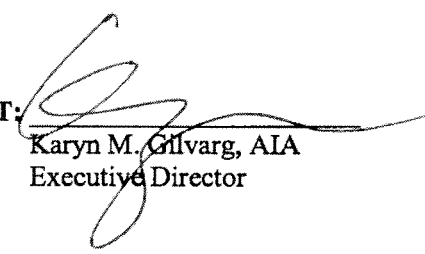
This is a City-owned property with an existing commercial garage-type structure at the rear and surface parking facing Dixwell Avenue. The City believes the combined property will offer greater opportunities for redevelopment to the property at 59-61 Dixwell Avenue as well as greater vitality to the surrounding area.

PLANNING CONSIDERATIONS

The dimensions of the lot are 36 feet wide and 150 feet deep. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations. Because the lot size and width predate the adoption of the 1963 New Haven Zoning Ordinance, this is considered to be an existing non-conforming lot. If it is combined under common ownership with 59-61 Dixwell Avenue, both lots will be considered joined for zoning calculations as one conforming lot. Compliance with the RM-2 zoning regulations for use, yard setbacks, height limits and required parking, and the dimensions of any related zoning relief, can only be determined at the time when a final construction proposal is submitted. The redevelopment of 59-61 Dixwell Avenue has already gone through the City's Site Plan Review process and has been approved by the City Plan Commission.

ADVICE:
Approval

ADOPTED: April 20, 2017
Edward Mattison
Chair

ATTEST: 
Karyn M. Gilvarg, AIA
Executive Director

NEW HAVEN CITY PLAN COMMISSION ADVISORY REPORT

RE: 31 RICHARD STREET - DISPOSITION
REPORT: 1521-14 – Revised March 6, 2017
ADVICE: Approval

PROJECT SUMMARY

Purchaser: Richard Street Limited Partnership C/O Mutual Housing of South Central Connecticut, Inc.
Disposition Price: \$3,921
Site: 2,614 sq. ft.
Zone: RM-2
Use: Additional yard area to be planted with grass by adjacent property owner.
Financing: Non-Profit
Subsidy: None
City Lead: Evan Trachten
Agency: Livable City Initiative
Phone: 203-946-8373

BACKGROUND

The property is currently a vacant city-owned property. It is to be sold to a non-profit housing corporation for additional yard area associated with adjacent properties at 29 Richard Street and 70 Wolcott Street under ownership of Richard Street Limited Partnership, an entity of Mutual Housing.

PLANNING CONSIDERATIONS

Use for yard area will ensure continuing maintenance of this property.

ADVICE:
Approval

ADOPTED: August 24, 2016
Edward Mattison
Chair

ATTEST:  3/6/2017
Karyn M. Gilvarg, AIA
Executive Director

LCI Board Minutes
September 28, 2016

PRESENT:, Timothy Yolen, Mary Wadley, Arlevia Samuel, Kenneth Cousar, Evan Trachten

Absent: Hon. Dolores Colón , Hon. Delphine Clyburn, Serena Neal-Sanjurjo

Meeting called to order at 6:06 p.m.

Review of LCI Board meeting minutes: May 25, 2016 Approved

Action Items

1592 Chapel Street

Evan Trachten stated that LCI is proposing to sell this land to the New Haven Land Trust as a negotiated sale for \$4,000. The Land Trust has maintained this site for about 20 years as a garden and neighborhood meeting place with a lot of programming at this site. There was a lot of support from local Alders to sell this parcel to the Land Trust.

Approved unanimously

161 County Street

Evan Trachten stated that LCI is proposing to sell this single family property to National Construction, LLC. National Construction recently completed a few rehabilitations in the City (152 Lambertton Street and 245 Ferry Street). Many years ago the applicant purchased a property from LCI at 68 Henry Street and did a quality rehabilitation. The applicant specializes in repairing fire damaged properties. This property was shown to Habitat for Humanity and other developers who declined to purchase it due to the poor condition. Board members questioned the \$5,000 sale price. Evan stated that the property has been open to the elements for some time, has fire damage, and will require a full gut rehab. The applicant will sell this to an owner-occupant, and will also give additional revenue to the City via Building Permits. There were no bidders at the foreclosure sale. The City would likely spend \$15,000-20,000 on a demolition, plus environmental costs which are unknown. **Approved unanimously**

48 Kossuth Street

Evan explained that the applicant Alexandra Munoz would like to acquire this land as a negotiated sale for \$15,000 so she takes title without any deed restrictions. She will not be eligible for a tax abatement as a negotiated sale. She will utilize this land as a side yard in the short term. Down the road, she may develop the site. LCI is proposing to sell this land at fair market value. There is a cost to the City to maintain City owned lots. **Approved unanimously**

684 Orchard Street

Evan Trachten stated that LCI is proposing to sell this land to Beulah Land development Corp who will construct a two family owner –occupied property. The applicant will pay \$1000 per unit as a non-profit. The applicant has developed several properties in this area. **Approved unanimously**



31 Richard Street

Evan mentioned the Applicant has applied in the name of Mutual Housing, but title is held by a Limited Partnership. He will follow up with the applicant and inquire if the owner is a non-profit. **Tabled**

51 Shelter Street

Evan Trachten explained this is a sliver lot sale to an owner occupant so the applicant pays \$0.25 per sq./ft. for a purchase prices of \$435.50. The applicant has rehabilitated a house next door and needs the parking. There is no other reuse for this land. **Approved unanimously**

25 Winthrop Avenue

Evan Trachten explained this disposition is a negotiated sale to the A&M Groundbreakers, LLC for \$5,000. The applicant has rehabilitated several houses over the past few years. They propose to sell this property to an owner occupant. The property is in poor condition and there were no bidders at the foreclosure sale. The property needs a gut rehabilitation. Board members questioned the low price. Evan explained that given the scope of work and the post rehab-value, the acquisition cost must be low. The developer does quality work, installs granite, and stainless steel appliances to give the homeowner a quality product. The applicant will give the City additional revenue through building permits as well. **Approved unanimously**

127 Winthrop Avenue

Evan Trachten explained this is a sliver lot sale to a non owner-occupant, Moises Reguerio at \$1.50 per sq./ft. The applicant owns two adjacent properties, a four unit as well as a two unit property. He needs additional parking. **Approved unanimously**

Old Business

326 Washington Avenue

Evan reminded the Board why this property was previously tabled. Evan explained the applicant has done nothing to address the concerns since this matter was heard by the Board many months ago. **Denied without prejudice**

Adjourned @ 6:45 PM.

LCI Board Minutes
April 26, 2017

PRESENT:, Timothy Yolen, Kenneth Cousar, Hon. Dolores Colón, Serena Neal-Sanjurjo (Arrived at 6:15 PM) , Evan Trachten, Patricia Bret, Seth Poole (arrived at 6:20PM)

Absent:, Mary Wadley, Hon. Delphine Clyburn

Meeting called to order at 6:05 p.m.

Review of LCI Board meeting minutes from February 22, 2017. Motion to approve by Alder Colón, Seconded by Tim Yolen, Approved Unanimously

Action Items

55 Dixwell Avenue

Evan Trachten stated that LCI is proposing to dispose of this commercial garage building to Fatma Catalbasoglo for \$32,500 as a negotiated sale. LCI conducted an RFP over a year ago and did not select any of the respondents. The applicant owns the adjacent property which was once the "Keyes Funeral Home" at 59-65 Dixwell Avenue, our property 55 Dixwell was once their parking garage, the City acquired it via tax foreclosure. The applicant is proposing to renovate the garage as two residential units and to construct a new commercial structure at the front of the lot. The applicant is developing the site next door with residential units. Evan explained the site plan to the Board showing additions to existing structures and new construction. Tim asked about safe guards and track records. The applicant has done other renovations as part of his business. There may be environmental issues due to the previous use. The City sells property "as is" and there will be a Land Disposition Agreement (LDA) to develop the site. Per the LDA the applicant will begin the construction within 6 months of closing and complete the project within 18 months of purchase. The applicant has been vetted for capacity, finance, and Alder Morrison is supportive of the project. LCI has worked closely with the applicant and Alder to fine tune this proposal to enhance Dixwell Avenue. **A motion was made by Alder Colón, Seconded by Tim Yolen, Approved unanimously**

Old Business

31 Richard Street

Evan Trachten stated that LCI is proposing to sell this sliver lot to the Richard Street Limited Partnership (care of Mutual Housing Association of South Central Connecticut Inc.). The application has been tabled because Mutual Housing had applied in their name as a non-profit, but Richard Street Limited Partnership is the owner and there are a for profit who pays \$1.50 per sq./ft. The purchase price increases to \$3921.00. The applicant owns both adjacent properties. Evan talked about the sliver lot program and how sliver lots are used. It costs the City to maintain lots in terms of grass cutting, dumping, and snow removal. **A motion was made by Tim Yolen, Seconded by Seth Poole, Approved unanimously**

261-265 Starr Street

Tim provided a brief overview of the item. The item will remain tabled. The applicant is pulling together information about his investment in the adjacent church. Board members expressed sympathy for the proposal and are hopeful there will be a path forward. The applicant has made a large investment on this block and brought stability, removed blight, and seeks to further continue these efforts.

Item remains tabled, no action taken

Adjourned @ 6:40 PM.

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Disposition Summary Sheet

Property Description

Property Address		Map-Block-Parcel	Zoning	Ward	Property Type	Total legal units	
55 Dixwell Avenue		281 0350 03200	RM-2	22	Improved Lot / Garage	N/A	
2016 Assessment Value (100%)				70% of Assessment		Property Size	
Land + OB	Building	Other	Total Value		For Tax Purposes		Lot Size
\$ 74,900	\$70,400		\$ 145,300		\$ 101,710		Total sq. ft.
						36' X 150'	5400 Sq./ Ft. Per Assessor

Property Value Information

Appraised Value	Appraised by	Date	Type of Sale	Offered amount	Rehab costs	LCI Recommended
\$ 145,300	Vision	10/1/16	Negotiated	\$32,500.	TBD	\$ 32,500

Prior Notifications Sent to

Aldersperson	Name of Aldersperson	Management Team	Other interested parties
Yes X No <input type="checkbox"/>	Hon. Jeanette Morrison 22 nd Ward	N/A	N/A

Applicant's Information

Applicant's name, address & telephone:		Name, address & telephone of contact person:	
Fatma Catalbasoglu C/O		Kadir Catalbasoglu 59 Dixwell Avenue New Haven CT 06511	
Applicant's City property tax status:	Review date	Reviewed by:	Comments
Current	2/9/17	Staff	Current

Proposal: LCI proposes the sale of a vacant service garage.

General discussion The applicant proposes to rehabilitate the existing garage as two residential units and to develop a new commercial storefront along Dixwell Avenue.

Owner Occupancy? N/A

Prepared by: *Emm. Gu...* Date 4/5/17 Concurred by: *[Signature]* Date 4/5/17

Committee	Date	Action
PAD	4/19/17	
City Plan	4/19/17	
L.C.I.	4/26/17	
Board of Aldermen	5/15/17	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS

TO (list applicable Alders):

Hon. Jeanette Morrison 20th
Ward

DATE: **April 6, 2017**

FROM: Department
Person

LCI Property Division

Evan Trachten

Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes to dispose of 55 Dixwell Avenue to Fatma Catalbasoglu who will rehabilitate the existing garage structure as two residential units and build a commercial storefront along Dixwell Avenue. See packet for drawings.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

CITY OF NEW HAVEN	TOPO.	UTILITIES	STRT./ROAD	LOCATION	Description	CURRENT ASSESSMENT	Appraised Value	Assessed Value	6093
165 CHURCH ST					EX COM LN	21	71,200	49,840	NEW HAVEN, CT
					EX COM BL	22	70,400	49,280	
					EX COM CN	24	3,700	2,590	
NEW HAVEN, CT 06510									
Additional Owners:									
SUPPLEMENTAL DATA									
Other ID: 22B					EX STATERM				
WARD TAXABLE					TAX DISTRI				
CENSUS TRAC 1416					2010 I&E				
BLOCK 0202									
DEFERRAL									
GIS ID: 16942									
ASSOC PID#									



CITY OF NEW HAVEN	RECORD OF OWNERSHIP	SALE DATE	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	
VEBB D HALLOMAN LTD DBA KEYES FUNERAL	9237/142	01/13/2015	U	1	16,850	18	2016	21	49,840	2015	21	43,680
WILLIAMS DIMITRI	6373/123	03/26/2003	U	1	0	2016	22	49,280	2015	22	42,630	
	5435/283	01/29/1999		1	2016	24	2,590	2015	24	2,590	2014	2,590
Total:					101,710		87,570		101,710		87,570	

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Inc.
EXEMPTIONS								
OTHER ASSESSMENTS								
Total: 101,710								

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Inc.
ASSESSING NEIGHBORHOOD								
Total: 70,400								

NBHID/SUB	NBHID Name	Street Index Name	Tracing	Batch
DX/A	DIXWELL AV			

MIRACLE DETAILING
 2 SERVICE BAYS

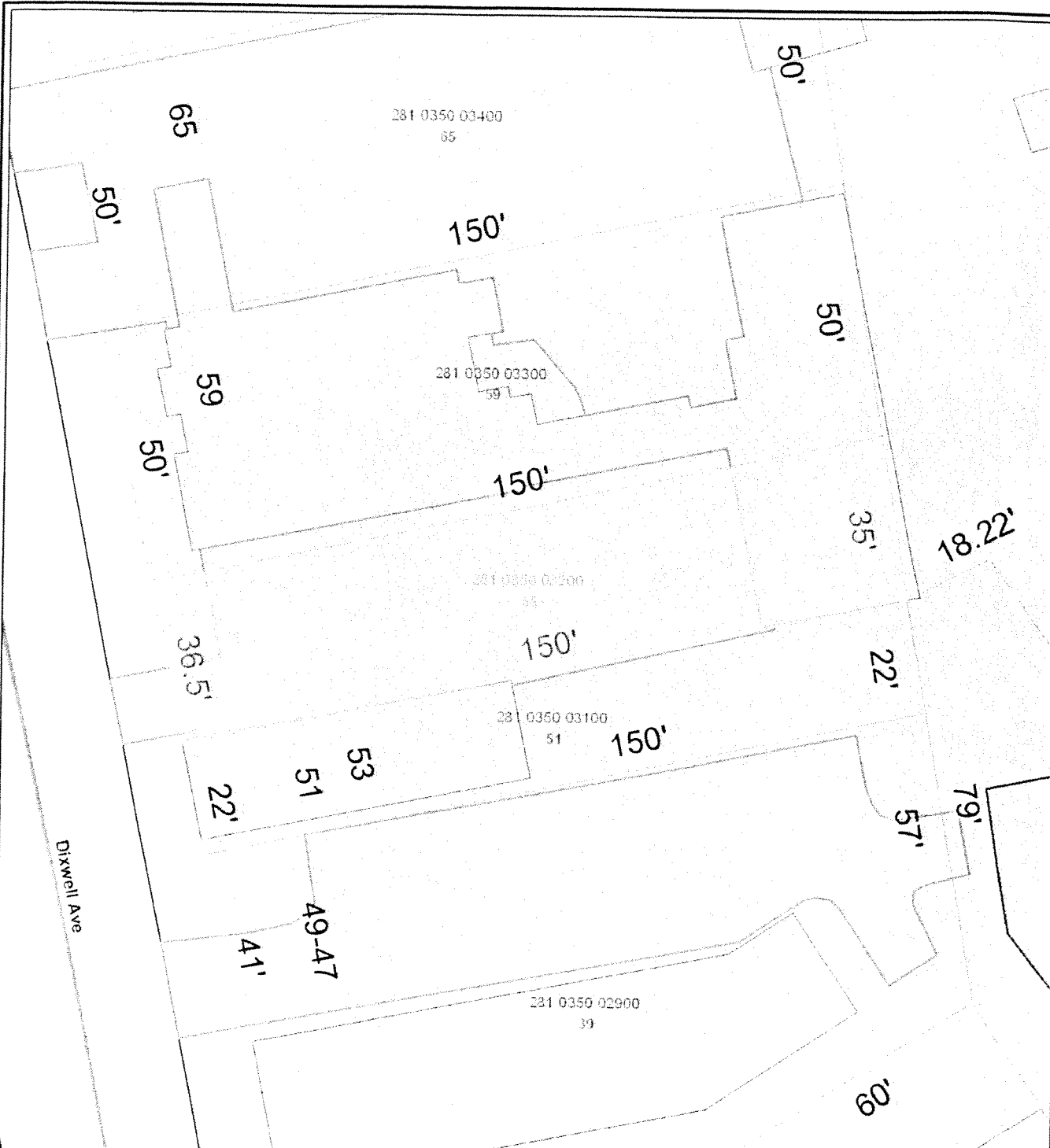
NO INCOME=BLDG SIZE

Percent ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value: 145,300								

Visit/Change History	Date	Type	IS	ID	CL	TH	GM	SB	Review Against Field Cd
	10/06/2011				45	TH			Review Against Field Cd
	12/15/2010				07	GM			Info at door
	09/06/2001				45	SB			Review Against Field Cd

LANDLINE VALIATION SECTION

B Use # Code	Use Description	Zone	D Front	Depth	Units	Unit Price	L Factor	S.A.	C Factor	ST	Adj	Notes Adj	Special Pricing	S Adj	Adj. Unit Price	Land Value
1	MUNICIPAL, MDL-94	RM2	0		5,400	SF	12.55	1,0000	F	DX1	1.05			1.00	13.18	71,200
Total Card Land Units: 5,400																
Sf. Parcel Total Land Area: 5,400 SF																
Total Land Value: 71,200																



City of New Haven, Connecticut
Toni N. Harp, Mayor



55 Dixwell Avenue

Produced by the
Office of Information Technology
Geographic Data Viewer

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

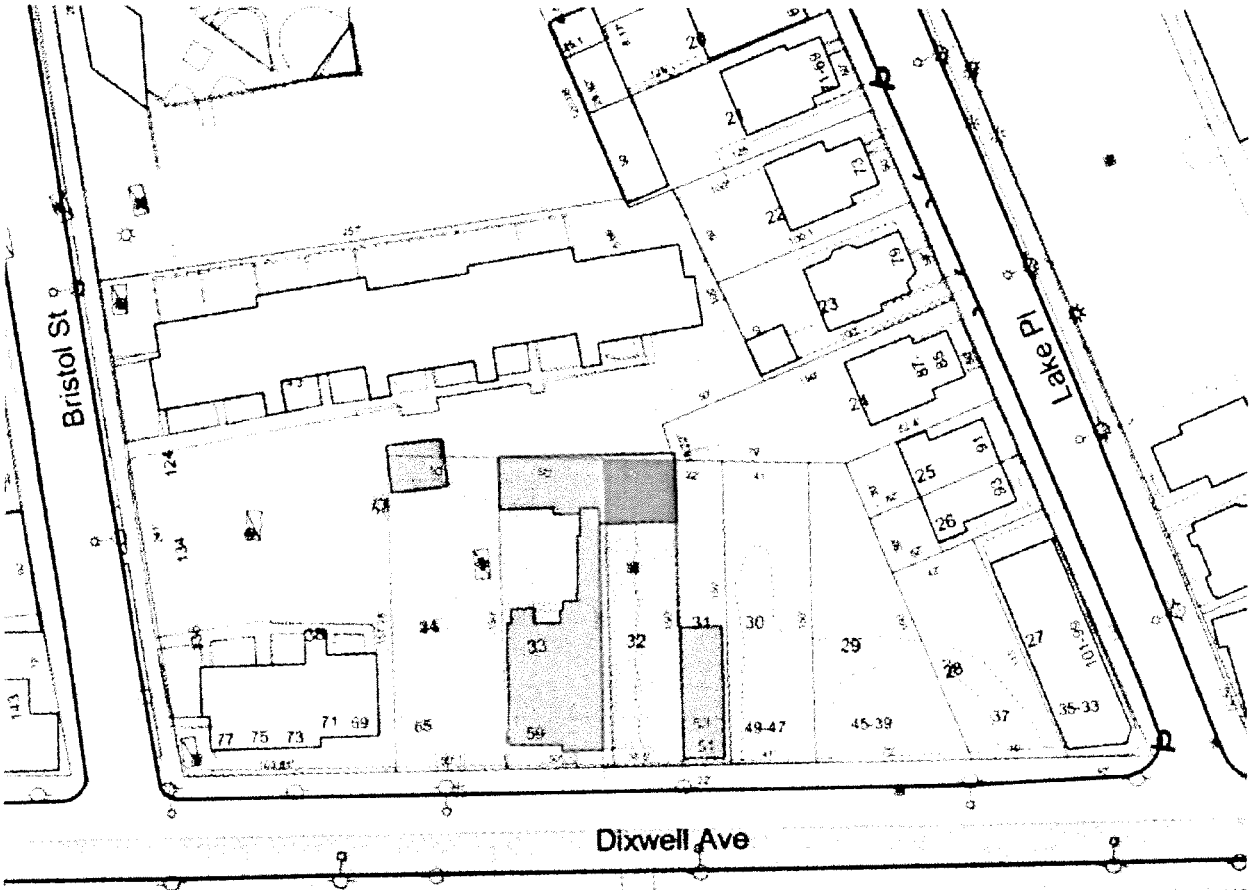
No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 28 ft

Created: February 3, 2017



55 Dixwell Ave. New Haven, CT

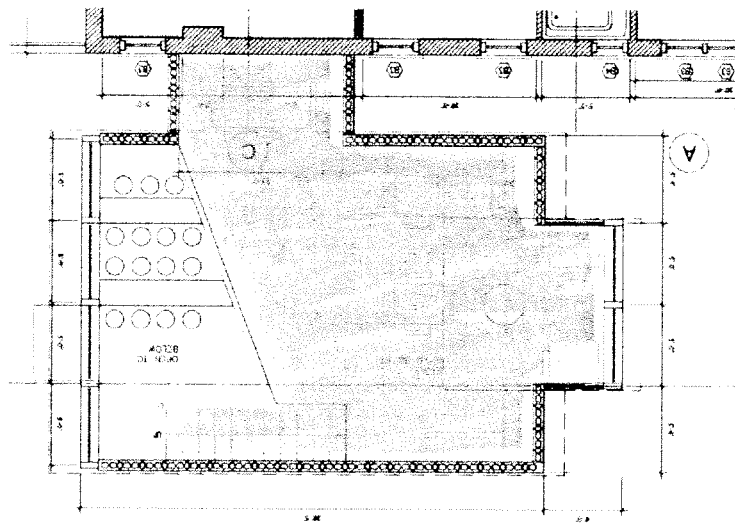


Zoning map 281

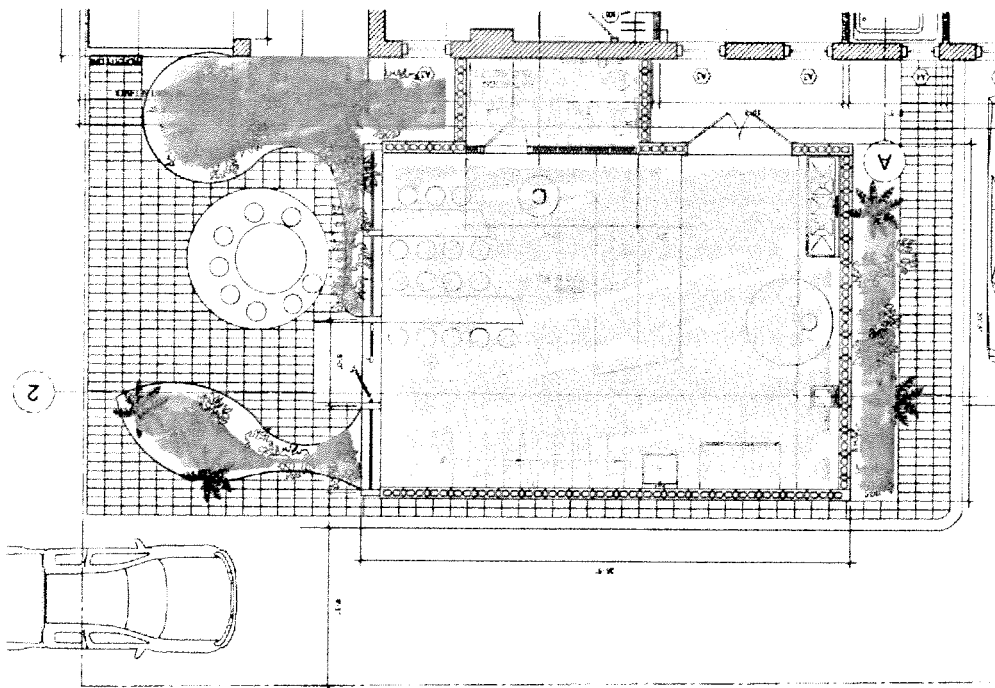
55 Dixwell Ave is a 5,227 sqf lot between two century old buildings, a single family mansion converted in the 80's into a funeral home and a century old 4 story building where a barber shop on the first floor has been a staple of the community for years.

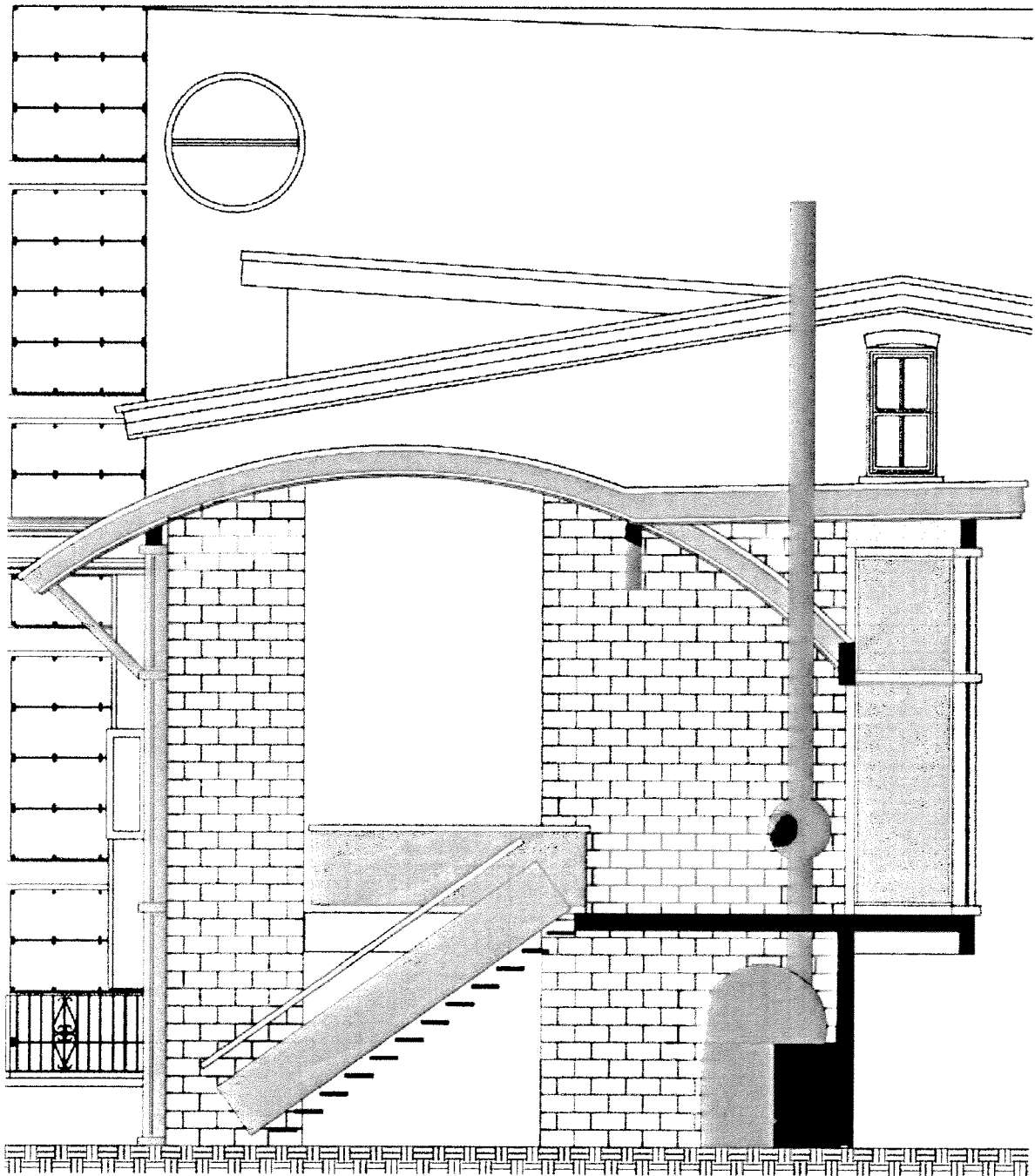
In 2015, Kadir Catalbasoglu purchased 59 and 65 Dixwell Ave and since has been planning the conversion of the buildings, including a newer garage at the back into seven residential units open to a new green courtyard, adding 4 floors to the one story parlor addition built in 1980.

Retail Mezzanine 420 sqft



Retail First Floor 570 sqft





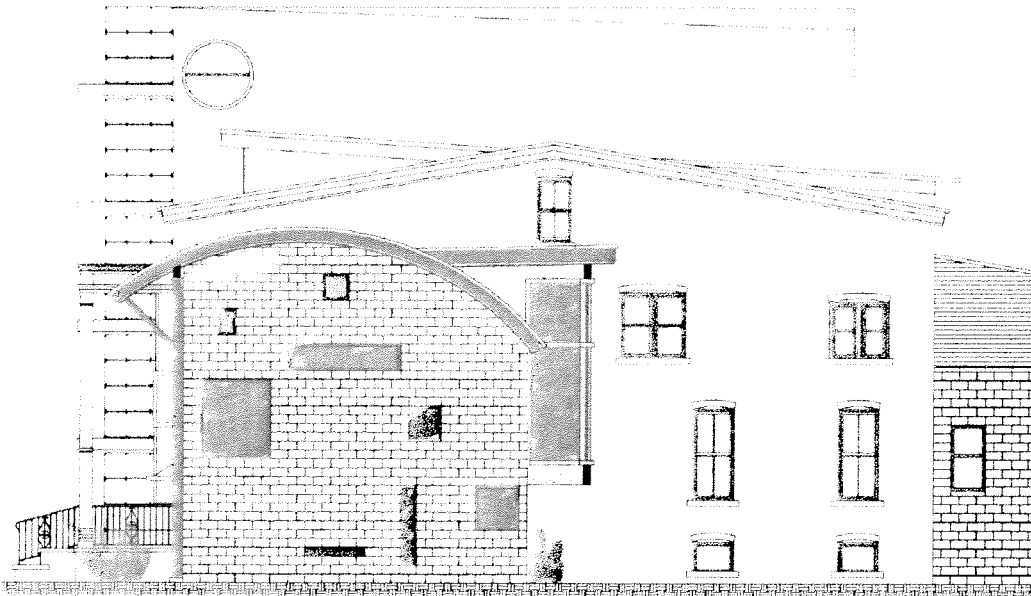
Store Section



65 Dixwell

59 Dixwell

55 Dixwell



South Elevation

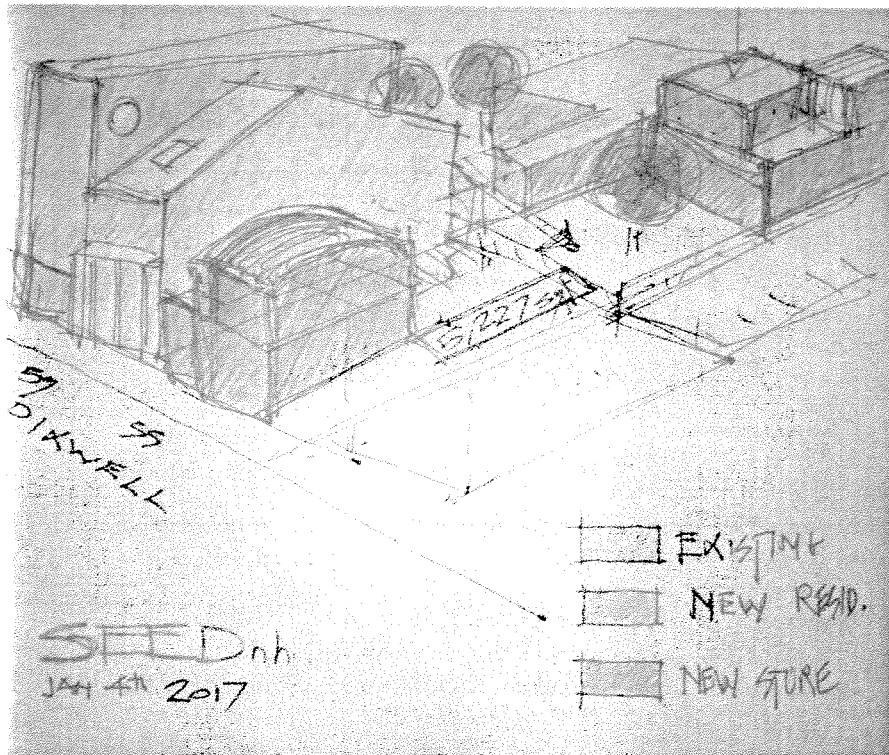
The purchaser's due diligence will be limited to the following:

- Physical inspection of the property including entire building.
- Comprehensive review of any easements affecting the subject property.
- Comprehensive review of all Environmental studies and Remedial action plan (if indicated by environmental studies), performed to by Agents of the Seller to date and further studies as deemed necessary by Buyer in his discretion.
- Zoning compliance for the conversion of the existing building into 2 family dwellings and an addition for a store as shown on the attached sketch.

It is understood that this letter of intent will be reduced to a mutually acceptable contract and sales agreement. It is understood by all parties that this letter of intent does not create any binding legal rights or obligations. All such legal rights and obligations will be created solely by the execution of a final contract and sale agreement.

Respectfully submitted,

Kadir Catalbasoglu



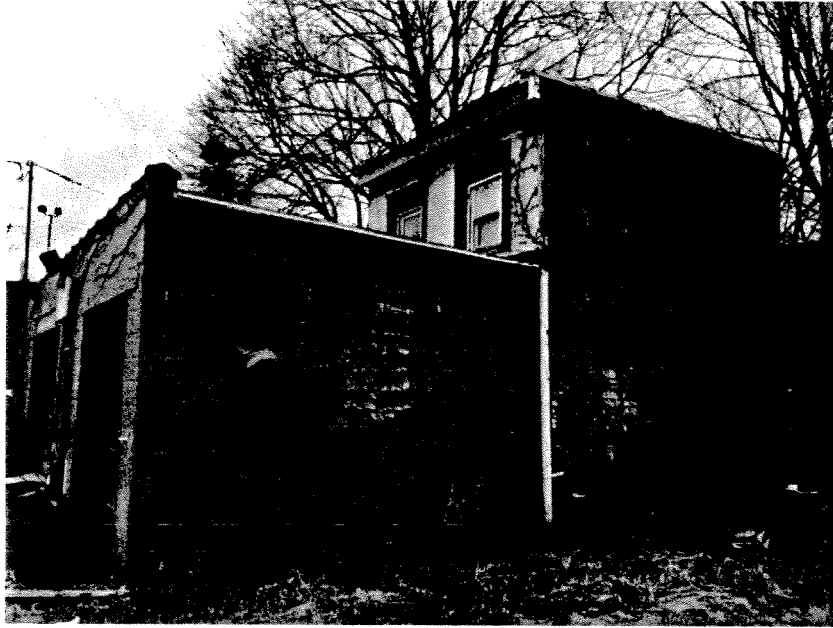
Sketch showing new store at front lot and residential conversion at the back.



59 Dixwell



47 Dixwell



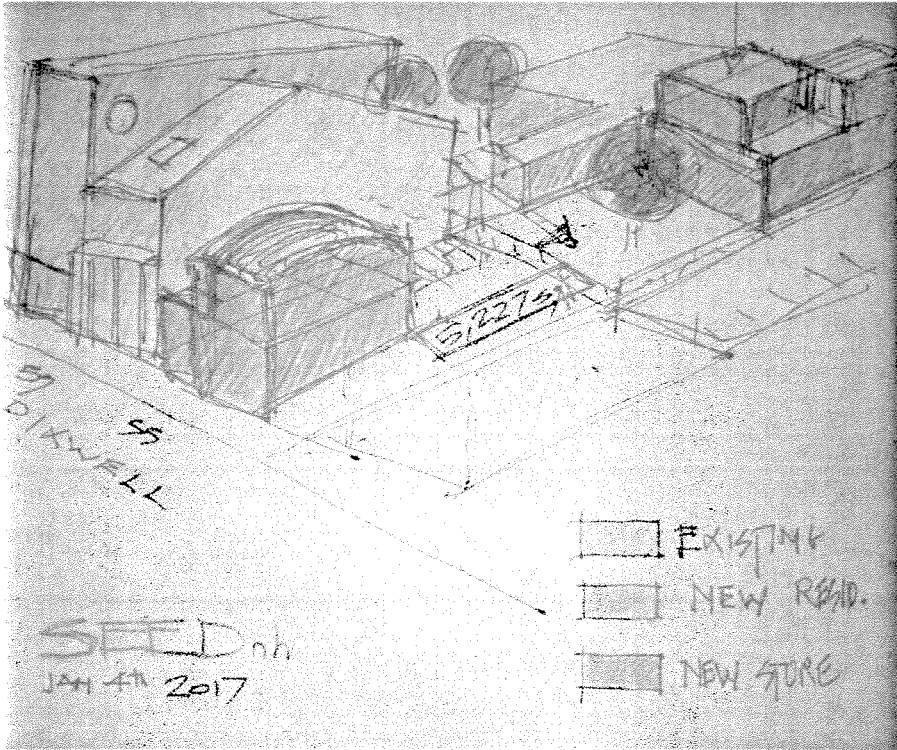
55 Dixwell



55 Dixwell Interior

5 parking spaces, 3 for the store, including one ADA van accessible space and 2 for the residents are aligned between the buildings and will fulfill the zoning requirements for off-street parking.

The common laundry and indoors bike storage located on 59 Dixwell Ave will be also directly accessible from 55 Dixwell thus integrating the two duplexes residents to the whole project.



Preliminary sketch Jan 4th 2017



Aerial photo 2016

On 55 Dixwell Ave, Kadir is planning to build a commercial building adjacent to the sidewalk and to convert the existing garage on the back into 2 residential units in duplex.

A 1,000 sqf double height store, possibly an extension of Brick Oven Pizza or another food related venue is planned to infill the front of the lot creating a pedestrian destination for neighbors and new residents of the area.

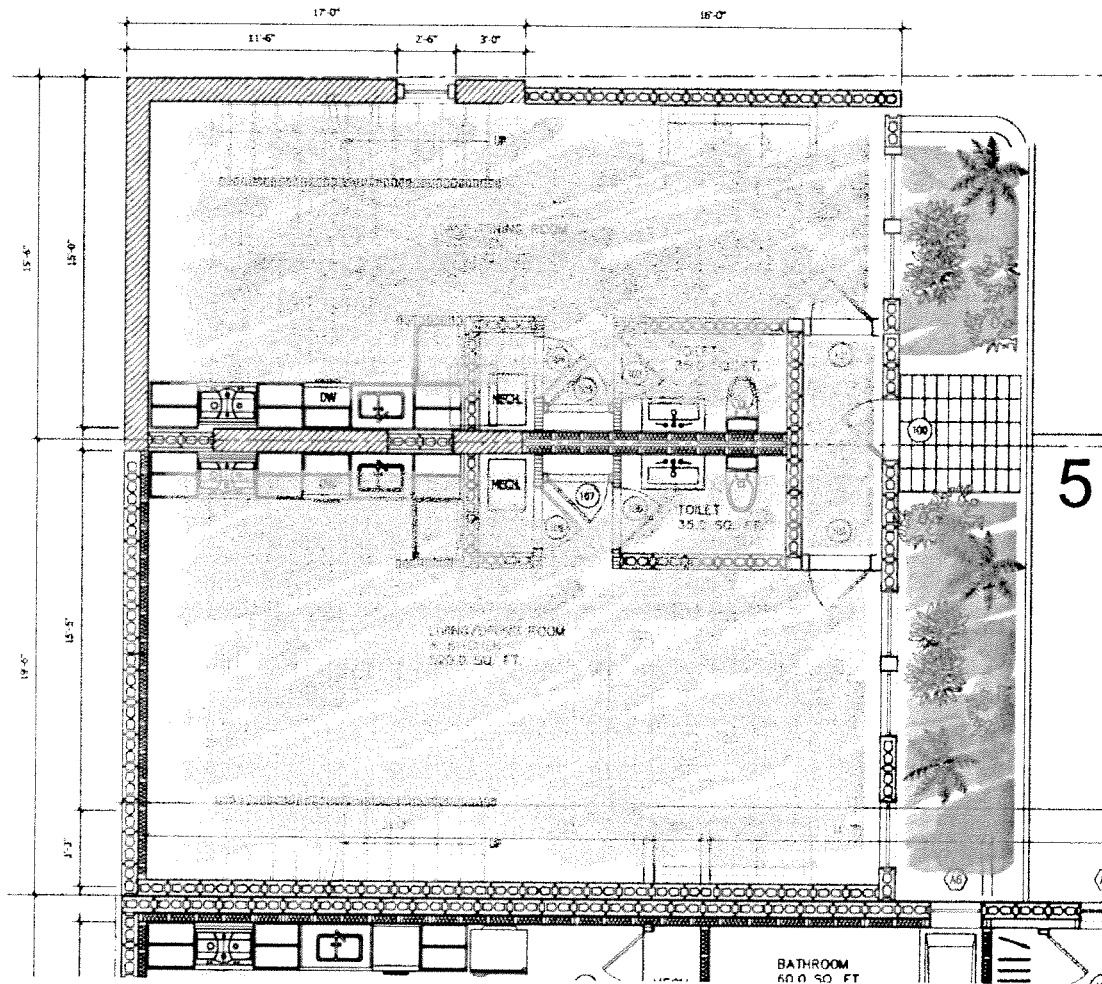
The BA zoning mandated front set-back area will be landscaped and used for outdoor eating while the interior space will house a kitchen, with a brick oven and long tables for indoor seating.

A mezzanine with a central fireplace will overlook into the lower level space and through the glass façade into the street scape.

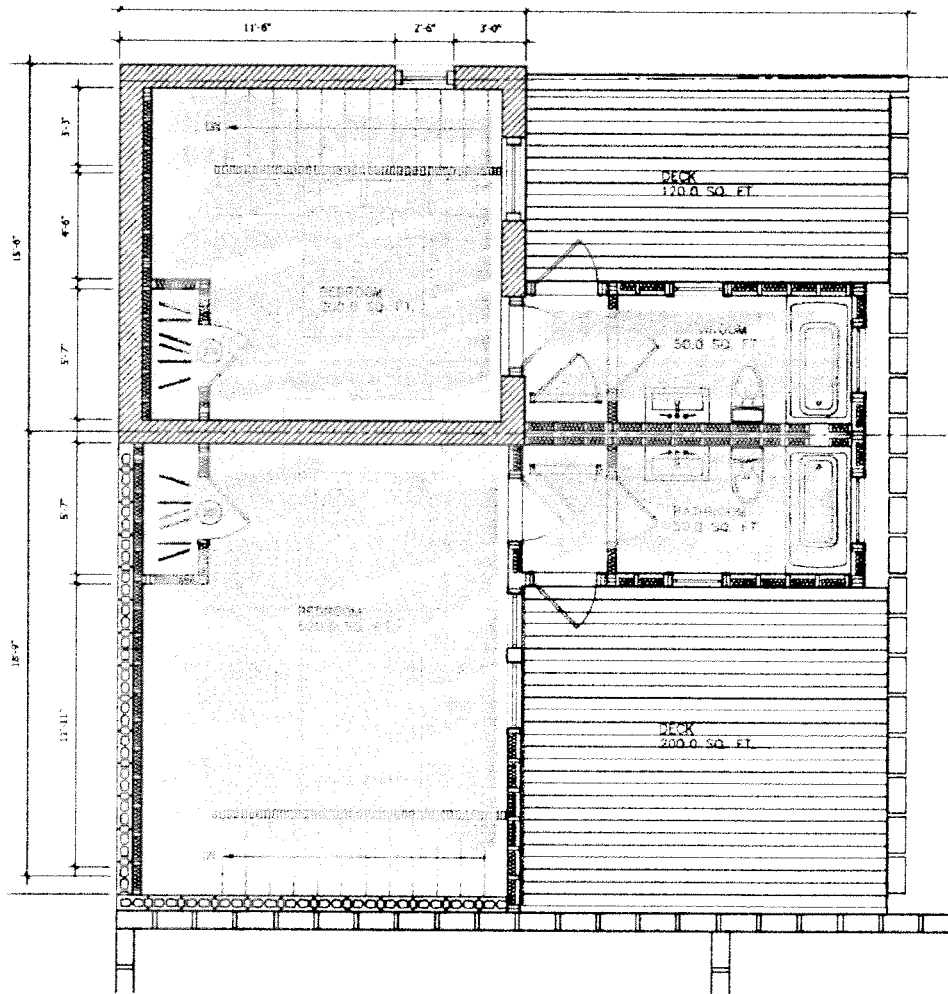
Residential component

One 630 sqf one bedroom duplex with a 120 sqf deck and a 1,100 sqf one bedroom duplex with a 200 sqf deck will be housed on an existing dilapidated garage.

Car spaces # 4 and # 5 are separated by a vegetated island from the commercial parking spaces to maintain the privacy of the residents.



UNITS 1 & 2 Lower level



UNITS 1 & 2 Upper level

LIVABLE CITY INITIATIVE –PROPERTY DIVISION

Acquisition/Disposition Summary Sheet

Property Description

Property Address 31 Richard Street		Map-Block-Parcel 166 0722 01800	Zoning RM-2	Ward 16	Property Type Sliver Lot	Total legal units NA
Land \$19,200	Building NA	Other NA	Total Value \$19,200	70% of Assessment For Tax Purposes \$13,440		Property Size Lot Size 31' X 80' Total sq. ft. 2614 Per Assessor

Property Value Information


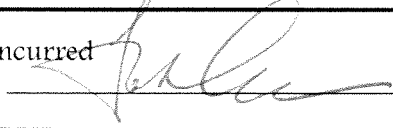
Appraised Value \$ 26,900	Appraised by Vision	Date 2015	Type of Sale Non Owner Occupied @ \$1.50 per sq./ft.	Offered amount \$3,921.00	Rehab costs NA	LCI Recommended \$ 3,921.00
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Prior Notifications Sent to

Aldersperson Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Name of Aldersperson Hon. Jose Crespo 16 th Ward	Management Team Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Other interested parties Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
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Applicant's Information

Applicant's name, address & telephone: Richard Street Limited Partnership C/O Mutual Housing Association of South Central CT, Inc. 235 Grand Avenue New Haven CT 06513		Name, address & telephone of contact person: 203.562. 4514	
Applicant's City property tax status: Current	Review date 8/11/16	Reviewed by: Staff	Comments Current
Proposal: LCI proposes the disposition of a City owned sliver lot.			
General discussion: The applicant will construct utilize this land as a yard and will plant grass at this site.			
Owner Occupancy: N/A			

Prepared by:  Date 8/17/16 Concurred by:  Date 4/17/17

Committee	Date	Action
PAD	8/17/16	Approved
City Plan	8/24/16	Approved
L.C.I.	9/28/16	Tabled pending entity name change
Board of Aldermen	10/17/16	

PRIOR NOTIFICATION FORM

NOTICE OF MATTER TO BE SUBMITTED TO THE BOARD OF ALDERS


TO (list applicable Alders):

Hon. Jose Crespo 16th Ward

DATE: **August 11, 2016**

FROM: Department
Person

LCI Property Division

Evan Trachten 

Telephone 946-8373

This is to inform you that the following matter affecting your ward(s) will be submitted to the Board of Aldermen.

LCI proposes the disposition of 31 Richard Street (a sliver lot) to Mutual Housing Association of South Central Connecticut (dba. Neighborhood Works New Horizons). The applicant will use this land as a yard area and plant grass.

Check one if this an appointment to a commission

Democrat

Republican

Unaffiliated/Independent/Other _____

INSTRUCTIONS TO DEPARTMENTS

1. Departments are responsible for sending this form to the alderperson(s) affected by the item.
2. This form must be sent (or delivered) directly to the alderperson(s) **before** it is submitted to the Legislative Services Office for the Board of Aldermen agenda.
3. The date entry must be completed with the date this form was sent the alderperson(s).
4. Copies to: alderperson(s); sponsoring department; attached to submission to Board of Aldermen.

CURRENT OWNER	TOPO.	UTILITIES	STRT./ROAD	LOCATION	DESCRIPTION	CURRENT ASSESSMENT	ASSESSED VALUE
CITY OF NEW HAVEN					EX VCLL	53	19,200
31 RICHARD ST							13,440
NEW HAVEN, CT 06511							
Additional Owners:	SUPPLEMENTAL DATA Other ID: 16 WARD TAXABLE CENSUS TRAC 1423 BLOCK 3001 DEFERRAL ASSOC PID# U/E STATEM TAX DISTRI 2010 I&E						

6093
NEW HAVEN, CT
VISION

RECORD OF OWNERSHIP	BK-VOL/PAGE	SALE DATE	q/u	w/e	SALE PRICE	V.C.	Yr.	Code	ASSESSED VALUE	Yr.	Code	ASSESSED VALUE
CITY OF NEW HAVEN	8395/ 249	06/12/2009	U	1	115,000	0 14	2015	53	13,440	2014	7-3	13,440
DINICCO GAETANO V & ROSA A	3755/ 323	09/21/1987										
PREVIOUS ASSESSMENTS (HISTORY) Total: 19,200 13,440												

EXEMPTIONS												
Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.				
NBHD/ SUB 1100/A NBHD Name FAIR HAVENS S Street Index Name Tracing Batch ASSESSING NEIGHBORHOOD Total:												

OTHER ASSESSMENTS												
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 19,200 Special Land Value 0 Total Appraised Parcel Value 19,200 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 19,200												

BUILDING PERMIT RECORD														
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	ID	CL	Purpose/Result
NONE	04/29/1998	DE	Demolish	0		100		DEMOLISH BLDG	12/13/2010	03		G/M2	99	Vacant
									09/02/2010			G/M	00	Measur-+listed
									09/10/2001			DA	45	Review Against Field Cd
									04/20/2001			JR	44	Data Mailer Change

LAND LINE VALUATION SECTION																
B Use # Code	Use Description	Zone	D From	Depth	Units	Unit Price	I Factor	S.A.	C Factor	ST. ltx	Adj.	Notes-Adj	Special Pricing	S Adj Fact	Adj. Unit Price	Land Value
1	9099 EC VACANT	RM2	0	31	80	2,614 SF	14.66	1.0000	5	1,001	1100	0.50		1.00	7.33	19,200

VISIT/CHANGE HISTORY												
Total Card Land Units: 2,614 SF Parcel Total Land Area: 2,614 SF Total Land Value: 19,200												



City of New Haven, Connecticut
Toni N. Harp, Mayor



- Fire Station
- Police Station
- PD Headquarters
- Substation
- Health Centers
- Hospital
- Library
- Schools
 - Administration
 - Food Service
 - Private School
 - Public School
- Railroad
 - Railroad Track
 - Abandoned Railroad Trac

- Waterway
 - Lake - Pond
 - River
 - Shoreline
 - Stream
 - Wetland
- Airport Runway
- City Boundary Line
- Developable Properties
- Parks
 - Park
 - Triangle
 - Golf Course
- Land Trust Preserves
- Airport boundary
- Parcel
- 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.

No warranty is made by the City of New Haven as to the accuracy, reliability or completeness of these data for individual or aggregate use with other data. Original data compiled from various sources. Spatial information may not meet national map accuracy standards. This information may be updated without notification.

Scale: 1" = 92 ft

Created: August 11, 2016



Produced by the
Office of Information Technology
Geographic Data Viewer

31 Richard Street: Sale of a sliver lot to non-profit

