

## NEW HAVEN CITY PLAN COMMISSION PLANNED DEVELOPMENT ACTION

**RE:** PLANNED DEVELOPMENT UNIT #108 (BURWOOD HILL PDU), 400 BURR STREET, Certificate of Completion (Owner/Applicant: Glen Meadow Realty, LLC)  
**REPORT:** 1454-05  
**ACTION:** Approval as noted

### BACKGROUND

Pursuant to Zoning Ordinance Section 65(e)(3), Glen Meadow Realty, LLC requests that the Commission certify that all the requirements of Section 65 relating to planned developments have been met for the Burwood Hill Condominium at 400 Burr Street in the East Shore. Burwood Hill was originally approved as a 9-lot development where one unit (#4) was constructed in the 1980's. Burwood Hill was later approved as Planned Development Unit#108 by the Board of Zoning Appeals (CPC 1438-18, 04-03-S, 02/19/04), and the Commission approved Detailed Plans (CPC 1398-11, 02/28/07). Units 5, 6, 7, 8 and 9 were constructed, leaving "Units" 1, 2, and 3 as open space along with the private roadway and other common elements to benefit the constructed units.

### PLANNING CONSIDERATIONS

The Commission has received a letter from the Project Architect Ronald Zocher, and the Project Engineer Christopher D. Gagnon of Godfrey Hoffman Associates, certifying that all buildings and site work have been completed in accordance with the approved Detailed Plans, and subsequent approved modifications to the approved plans. As-built plans revised to June 16, 2011 have been submitted for the record to the City Plan Department. The letter states that Units 5, 6, 7, 8, and 9 are subject to height restrictions with respect to the elevation of the peak of the roof of the unit, per FAA requirements (due to proximity to Tweed New Haven Airport). The roof peak elevations of these units are depicted on the as-built site plans.

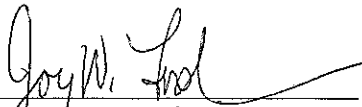
### ACTION

The Commission therefore approves the Certificate of Completion and a final Certificate of Occupancy for PDU #108 with the following notations:

1. As-Built Site Plans dated 05/05/09 have been received.
2. Letter from Architect and Civil Engineer of record have been received certifying that all work has been completed in accordance with the approved Detailed Plans and approved revisions thereto.
3. Site Bond may be released.

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

**ATTEST:**

  
Joy W. Ford  
Planner II