

**RESOLUTION OF THE CITY OF NEW HAVEN CITY PLAN COMMISSION**

**WHEREAS**, Section 2.b.(4) of the Zoning Ordinance of the City of New Haven (the "Zoning Ordinance") provides that when uncertainty exists as to the boundary of a district established under the Zoning Ordinance, the City Plan Commission (the "Commission"), upon written application, shall determine the location of a disputed boundary, given due consideration, among other things, to the apparent indicated location thereof, the scale of said map, and the expressed purposes of the zoning ordinance; and

**WHEREAS**, the boundaries of the property at 9 Tower Lane and Church Street South at MBP 238-0110-00401 are set forth on the City of New Haven Zoning Map, as stored in the City of New Haven Geographic Information System effective March 21, 2007 Revised to July 1, 2014; and

**WHEREAS**, the zoning designation of the property at Church Street South MBP 238-0110-00401 as currently depicted on the City of New Haven Zoning Map is both General Business (BA) for approximately three quarters of the northern portion of the parcel, and Planned Development District # 15 (PDD #15) for approximately one quarter of the southern portion of the parcel; and

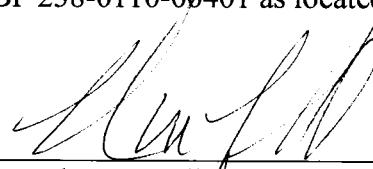
**WHEREAS**, the entire parcel in question was removed from PDD # 15 in 1989 when development rights were transferred by the City to a different party. In 1996 the entire parcel was rezoned to BA. In consequence it is apparent that the adjusted zone line was the result of a drafting error.

**WHEREAS**, the Commission has examined the application and materials submitted by the applicant and City Plan Department staff and has determined that the zoning designation of the entirety of the property at MBP 238-0110-00401 is at present and has since at least 1996 been BA rather than a combination of BA and PDD #15 and that the City of New Haven Zoning Map should be corrected to accurately depict this fact; and

**NOW THEREFORE BE IT RESOLVED** that the City of New Haven Zoning Map shall be corrected to depict Church Street South MBP 238-0110-00401 as located, entirely in a General Business (BA) District.

**ADOPTED:** September 17, 2015  
Edward Mattison  
Chair

**ATTEST:**

  
Thomas Talbot  
Deputy Director, Zoning