



BOARD OF ZONING
APPEALS
ROOM 501
HALL OF RECORDS
200 Orange Street
New Haven, Connecticut
06510

CITY OF NEW HAVEN
New Haven, Connecticut
www.cityofnewhaven.com



Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 3522

July 14, 2016

Andrew Rizzo
487 Fort Hale Road
New Haven, CT 06512

RE: 196 Winthrop Avenue
Appeal(s): 16-49-V
Owner: Mutual Housing Association

Dear Mr. Rizzo:

Your appeal relative to the above referenced property seeking a variance to permit two dwelling units including one efficiency unit on a lot with 43 feet of average width where 50 feet is required in an RM-1 District was considered by the Board of Zoning Appeals on July 12, 2016 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted with the following condition:**

1. Amendment of LDA prior to issuance of building permit for efficiency apartment.

Permission granted by the Board will become null and void one year after the effective date of this decision, unless:

1. **The grant of relief has been recorded on the Land Records of the City of New Haven within 120-days of the date of publication of approval; and,**
2. **A valid permit has been issued and construction diligently pursued; or**
3. **A Certificate of Occupancy has been issued; or**
4. **The appeal is renewed.**

The effective date is considered the date of publication of the decision in a newspaper having substantial circulation in the municipality. Publication is scheduled for July 15, 2016. An appeal by any person aggrieved by the decision must be taken to **Superior Court Judicial District of New Haven** within fifteen (15) days after the date of publication.

**196 Winthrop Avenue
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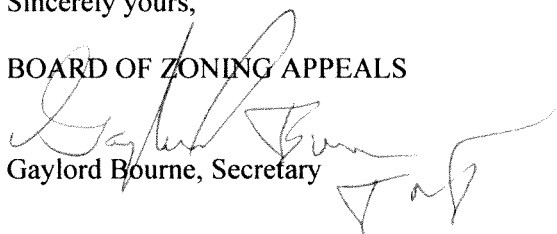
A certified copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two certified copies of this decision letter, one to be recorded on the Land Records in the Office of City-Town Clerk (2nd floor, 200 Orange Street), and one to be returned to this office showing proof of recording.

An application for renewal must be made in writing not less than 30 days and not more than 60 days prior to the lapse of the original approval. Only one extension of the original approval, for a period of not more than one year, may be granted.

Please be advised that the request granted is to be exercised in strict accordance with the relief sought and the plans submitted in support thereof. Any deviation from this approval required additional approval from the Board. A permit from the City of New Haven Building Department, at 200 Orange Street, Room 502, is required before commencing any work. **Please bring a copy of this decision letter showing the volume, page number, and when it was recorded on the Land Records with you when applying for a building permit. No Building permit can be issued without proof of zoning and recording.**

Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary