



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 6127

May 11, 2016

Jonathan Brown
P.O. Box 209090
New Haven, CT 06511

RE: 16-17-V, 16-18-S, 16-19-V. 117, 125 and 129 Whalley Avenue, 10, 12 Dickerman Street, and 34, 36 Sperry Street
Applications: 16-17-V, 16-18-S, 16-19-V
Owner: St. Lukes Development Corporation

Dear Mr. Brown:

Your appeals relative to the above referenced properties seeking a Use Variance to permit a mixed use development with general office space, health practitioners offices, music school and barber/beauty shop, variances to allow 28 dwelling units on a 26,704sf lot where 42,400sf is required, building height of 52ft where a maximum of 45ft is allowed, a front yard of 0ft where 17ft is required, building coverage of 34.34% where a maximum of 30% is allowed (Whalley Avenue) and side yards of 2.7ft and 1.3ft where 16.5 ft are required (Dickerman Street) as well as a Special Exception to allow 36 on-site parking spaces where 58 are required, all located in both an RM-2 and a BB District were considered by the Board of Zoning Appeals on May 10, 2016 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted with the following condition:**

Provision of interior storage/parking facilities for 10 bicycles inside the proposed Whalley Avenue building and 4 bicycles inside the proposed Dickerman Street building.

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 May 10, 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.

16-17-V, 16-18-S, 16-19-V. 117, 125 and 129 Whalley Avenue, 10, 12 Dickerman Street, and 34, 36 Sperry Street

Appeals: 116-17-V, 16-18-S, 16-19-V

Page 2 of 2

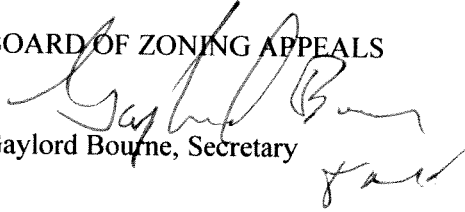
A certified copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two certified copies of this decision letter, one to be recorded on the Land Records in the Office of City-Town Clerk (2nd floor, 200 Orange Street), and one to be returned to this office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