



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 # 7009 3410 0001 4004 1974

October 15, 2015

Newman Architects
300 York Street
New Haven, CT06511

RE: 1435 State Street
Appeal(s): 15-79-V
Owner: City of New Haven

Dear Newman Architects:

Your appeal relative to the above referenced property seeking a variance to permit first floor residential dwelling units where first floor residential units are not permitted in a General Business (BA) District was considered by the Board of Zoning Appeals on October 13, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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 October 19, 2015. 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.



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Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 5960

November 12, 2015

Marjorie Shansky
61 East Grand Avenue
New Haven CT 06513

RE: 226 Cedar Street
Appeal(s): 15-92-V
Owner: Society Regionale
Applicant: Columbus House

Dear Attorney Shansky:

Your appeal relative to the above referenced property seeking a Use Variance to permit a 5,500 square foot seasonal (December through April) emergency shelter in an existing 15,000 square foot structure (Zone RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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**
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- 4. The appeal is renewed.**

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226 Cedar Street
Appeal: 15-92-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.

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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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



Toni N. Harp
 Mayor

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

Certified Return Receipt # 7008 3230 0001 5386 5953

Receipt # 94320



Instr # 2015-11404

VOL 9365 PG 13
 12/23/2015 03:09:44 PM
 2 Pages
 NOTICE

Michael B. Smart City Clerk

November 12, 2015

Attorney Ori Speigel
 66 Anderson Street
 New Haven CT 06511

RECEIVED

JAN 0 / 2016

CITY PLAN DEPT.
 165 CHURCH ST.
 NEW HAVEN, CT 06510

BUILDING
 DEPARTMENT

DEC 24 2015

RECEIVED

RE: 46 Tilton Street
 Appeal(s): 15-88-V
 Owner: Urbane Development LLC

Dear Attorney Speigel:

Your appeal relative to the above referenced property seeking a variance to permit a rear yard of 21.2ft where 25ft are required for a residential dwelling (Zone: RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 6004

November 12, 2015

Andrew Rizzo
487 Fort Hale Road
New Haven, CT 06512

RE: 19 Canner Street
Appeal(s): 15-87-V
Owner: Seymour Group LLC

Dear Mr. Rizzo:

Your appeal relative to the above referenced property seeking variances to permit a side yard of 2 feet where 5 feet are required for a fire escape and lot area of 1,940 square feet per dwelling unit where 2,000 square feet are required for a third dwelling unit (Zone: RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. The appeal was denied based upon a lack of hardship as related to the use of the property.

An appeal by any person aggrieved by this decision must be taken to Superior Court Judicial District of New Haven within fifteen (15) days after the publication of this decision, which will be on November 16, 2015, in a newspaper having a substantial circulation in the municipality. The effective date of this decision shall be the date of publication.

Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 5946

November 12, 2015

Michael Lozano
The Community Builders, Inc
95 Berkeley Street, So. 500
Boston, MA 02116

RE: 540-542 Elm Street
Appeal(s): 15-86-V
Owner: Kensington Square I Limited Partnership

Dear Mr. Lozano:

Your appeal relative to the above referenced property seeking variance to permit side yards of 0 feet and 4.3 feet where 5 feet are required for accessibility ramps(Zone RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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,**
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540-542 Elm Street

Appeal: 15-86-V

Page 2 of 2

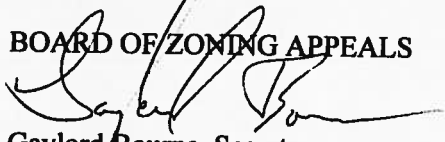
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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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New Haven, Connecticut
www.cityofnewhaven.com



Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 5946

November 12, 2015

Michael Lozano
The Community Builders, Inc
95 Berkeley Street, So. 500
Boston, MA 02116

RE: 506 Elm Street
Appeal(s): 15-85-V
Owner: Kensington Square I Limited Partnership

Dear Mr. Lozano:

Your appeal relative to the above referenced property seeking a variance to permit a front yard of 2.1 feet where 12 feet are required for an accessibility ramp (Zone RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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

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506 Elm Street
Appeal: 15-85-V
Page 2 of 2

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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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CITY OF NEW HAVEN
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Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 5946

November 12, 2015

Michael Lozano
The Community Builders, Inc
95 Berkeley Street, So. 500
Boston, MA 02116



VOL 9387 PG 156
02/25/2016 11:21:32 AM
2 Pages
NOTICE

Michael B. Smart City Clerk

RE: 55 Kensington Street
Appeal(s): 15-83-V
Owner: Kensington Square I Limited Partnership

Dear Mr. Lozano:

Your appeal relative to the above referenced property seeking variances to permit a side yard of 0 feet where 5 feet are required and a front yard of 7.8 feet where 12 feet are required for an accessibility ramp. (Zone: RM-2) was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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

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55 Kensington Street
Appeal: 15-83-V
Page 2 of 2

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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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06510

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



Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 5939

November 12, 2015

Carl Edelen
256 West Rock Avenue
New Haven, CT 06511

RE: 256 West Rock Avenue
Appeal(s): 15-82-V
Owner: Carl Edelen

Dear Mr. Edelen:

Your appeal relative to the above referenced property seeking a variance to permit a side yard of 0.5 feet where 5 feet are required for a detached carport (Zone: RS-2)was considered by the Board of Zoning Appeals on November 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance.

Permission is hereby granted with the following conditions:

1. A-2 survey as-built must be submitted to City Plan Office at completion of construction.
2. Pavement condition of the existing shared driveway must be maintained or enhanced during the construction of the carport.

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.**

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256 West Rock Avenue

Appeal: 15-82-V

Page 2 of 2

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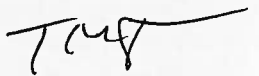
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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary





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

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



Toni N. Harp
 Mayor

Certified Return Receipt # 7009 3410 0001 4004 2186

December 9, 2015

Bernard Pellegrino
 475 Whitney Avenue
 New Haven, CT 06511

Receipt # 93994



Instr # 2015-11190

VOL 9362 PG 99
 12/18/2015 09:55:34 AM
 2 Pages
 NOTICE

Michael B. Smart City Clerk

RE: 48 Dixwell Avenue
 Appeal(s): 15-105-V
 Owner: Norman Scipio

Dear Attorney Pellegrino:

Your appeal relative to the above referenced property seeking variances to permit a front yard of 5ft where 17ft are required, a sideyard of 3.5ft where 8 ft are required and side wall height of 28 ft where a maximum height of 7ft is allowed for a residential building expansion (Zone: BB) was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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

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I CERTIFY THIS TO BE A TRUE COPY OF THE DOCUMENT
 RECORDED IN THE NEW HAVEN LAND RECORDS, DATED AT
 NEW HAVEN, CT THIS

DAY OF DEC 18 2015

CITY CLERK'S OFFICE
 Michael B. Smart, CITY CLERK
 NEW HAVEN

48 Dixwell Avenue

Appeal: 15-105-V

Page 2 of 2

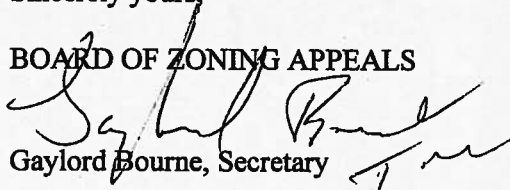
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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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



Toni N. Harp
Mayor

Certified Return Receipt # 7009 3410 0001 4004 2179

December 9, 2015

Nate Hakanoglu
39 Elm Street, Suite 8
West Haven, CT 06518

RE: 531 Middletown Avenue
Appeal(s): 15-104-V
Owner: Turkish American Religious Foundation

Dear Attorney Hahanosly:

Your appeal relative to the above referenced property seeking a variance to permit a side wall height of 46ft where a maximum height of 19ft is permitted for a building addition in a Low Middle Density (RM-1) Residence District was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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

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531 Middletown Avenue

Appeal: 15-104-V

Page 2 of 2


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Gaylord Bourne, Secretary



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Toni N. Harp
Mayor

Certified Return Receipt # 7009 3410 0001 4004 2131

December 9, 2015

Eric Epstein
216 Crown Street
New Haven, CT 06510

RE: 288 Dwight Street
Appeal(s): 15-102-V
Owner: Fellowship Place Inc.

Dear Mr. Epstein:

Your appeal relative to the above referenced property seeking variances to permit a wall height of 18 ft. where 12 ft. is required and lot area coverage of 34.2% where a maximum of 30% is permitted for an accessory structure (Zone RM-2) was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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RECORDED IN THE NEW HAVEN LAND RECORDS, DATED
NEW HAVEN, CT THIS

RECEIVED

DAY OF _____ 20

FEB 02 2016

Michael B. Smart, CITY CLERK

CITY CLERK'S OFFICE
NEW HAVEN

288 Dwight Street
Appeal: 15-102-V
Page 2 of 2

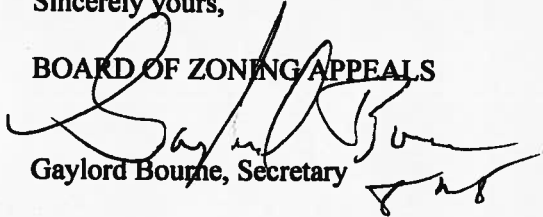
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Toni N. Harp
Mayor

Certified Return Receipt # 7008 3230 0001 5386 2193

December 9, 2015

Cathy Wei
1177 Chapel Street
New Haven, CT 06512

RE: 25 Shelter Street
Appeal(s): 15-99-S
Owner: Cathy Wei

Dear Ms. Wei:

Your appeal relative to the above referenced property seeking a Special Exception to permit 0 parking spaces where 1 parking space is required for a third dwelling unit (Zone: RM-2) was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. The appeal was denied based upon the fact that the applicant did not appear before the Board.

An appeal by any person aggrieved by this decision must be taken to Superior Court Judicial District of New Haven within fifteen (15) days after the publication of this decision, which will be on November 16, 2015, in a newspaper having a substantial circulation in the municipality. The effective date of this decision shall be the date of publication.

Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary



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 # 7009 3410 0001 4004 2124

December 9, 2015

Bernard Pellegrino
475 Whitney Avenue
New Haven, CT 06511

RE: 350 Foxon Boulevard
Appeal(s): 15-98-S
Owner: Palma Realty Inc

Dear Attorney Pellegrino:

Your appeal relative to the above referenced property seeking a Special Exception to permit a drive-thru window for a restaurant within 250 feet of a residential use (Zone BA) was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted with the following condition:**

- 1. Hours of window operation limited to between 10:00am and 12midnight daily**

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 December 11, 2015. 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.

**350 Foxon Boulevard
Appeal: 15-98-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



BOARD OF ZONING
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ROOM 501
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200 Orange Street
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06510

Receipt # 93577



Instr # 2015-10948

VOL 9358 PG 189
12/11/2015 12:15:01 PM
2 Pages
NOTICE

Michael B. Smart City Clerk



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

Toni N. Harp
Mayor

Certified Return Receipt # 7009 3410 0001 4004 2100

December 9, 2015

Disha J. Monsanto
225 Townsend Avenue
New Haven, CT 06519

RE: 88 Hudson Street
Appeal(s): 15-96-V
Owner: A&M Groundbreakers

Dear Mr. Monsanto:

Your appeal relative to the above referenced property seeking variances to permit a front yard of 5ft where 17ft are required and a side yard of 0 ft. where 8 ft. are required for an addition of living area to an enclosed front porch (Zone RM-2) was considered by the Board of Zoning Appeals on December 8, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

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**
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88 Hudson Street
Appeal: 15-96-V
Page 2 of 2

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Sincerely yours,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary

I CERTIFY THIS TO BE A TRUE COPY OF THE DOCUMENT
RECORDED IN THE NEW HAVEN LAND RECORDS, DATED AT
NEW HAVEN, CT THIS

_____ DAY OF _____ 20_____


Michael B. Sinar, CITY CLERK

RECEIVED

DEC 11 2015

CITY CLERK'S OFFICE
NEW HAVEN