



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

CITY OF NEW  
 New Haven, Connecticut  
[www.cityofnewhaven.com](http://www.cityofnewhaven.com)



Receipt # 83798

Instr # 2015-05319

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 2 Pages  
 NOTICE

Michael B. Smart City Clerk



Toni N. Harp  
 Mayor

**Certified Return Receipt # 7009 3410 0001 4004 1738**

June 11, 2015

Brian Lafo  
 614 Ferry Street  
 New Haven, CT 06512

RE: 143 Shelton Avenue  
 Appeal(s): 15-42-V  
 Owner: Community Baptist Church

Dear Mr. Lafo:

Your appeal relative to the above referenced property seeking variances to permit a directly illuminated 24 sq. ft. ground sign located 8 ft. from the front property line where unlit or indirectly lit sign of 20 sq. ft. maximum located at least 10 ft. from any property line are allowed in a High-Middle Density (RM-2) Residence District was considered by the Board of Zoning Appeals on June 9, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted with the following condition(s):**

- 1. Sign must have a timer to turn off automatically at 10 p.m. nightly or be switched off manually if there are occasional church events that require specific information to be posted at a later hour.**

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 June 15, 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.

143 Shelton Avenue

Appeal(s): 15-34-S

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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 recording.**

Sincerely yours,

BOARD OF ZONING APPEALS

  
Gaylord Bourne, Secretary

*to*