



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 1873

September 14, 2015

Sandman Law Group
50 Fitch Street, Suite 2068
New Haven, CT 06515

RE: 91 Spring Street
Appeal(s): 15-54-S, 15-55-V
Applicant: Danielle Trivers
Owner: Itshak Nimni, LLC

Dear Sandman Law Group:

Your client's appeals relative to the above referenced properties seeking a Variance to allow lot area of 545sf per dwelling unit where 2,000sf per dwelling unit is required and a Special Exception to allow 0 onsite parking spaces where 1 is required for a fourth dwelling unit in a High- Middle Density (RM-2) Residence District were considered by the Board of Zoning Appeals on September 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. The appeals for both the variance and the Special Exception were denied based on the lack of hardship in the case of the variance as well as the failure of the applicant to comply with criteria for Special Exception approval found in Section 63 of the New Haven Zoning Ordinance.

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 September 14, 2015, in a newspaper having a substantial circulation in the municipality. The effective date of this decision shall be the date of publication.

Sincerely,

BOARD OF ZONING APPEALS


Gaylord Bourne, Secretary