



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



Toni N. Harp
 Mayor

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



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 2 Pages
 NOTICE

Michael B. Smart City Clerk

Certified Return Receipt # 7008 3230 0001 5386 5410

November 17, 2016

Luis Hernandez Villa
 504 Lombard Street
 New Haven, CT 06513

RE: 1228 Quinnipiac Avenue
 Appeal(s): 16-74-S
 Owner(s): CPD Properties, 1228 Quinnipiac Avenue LLC

Dear Mr. Villa:

Your appeal relative to the above referenced property seeking a Special Exception for 288sf seasonal expansion of existing car wash in a BA District was considered by the Board of Zoning Appeals on November 15, 2016 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 November 18, 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.

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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