



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 # 7003 1010 0004 4792 6581

September 19, 2019

Tommy Kolitsipoulos
125 Underhill Street
Yonkers, NY 10710-3712

RE: 904 Quinnipiac Avenue
Appeal: 19-51-V, 19-52-CAM
Owner: Quinnipiac River Properties
Applicant: Tommy Kolitsipoulos

Dear Mr. Kolitsipoulos:

Your appeal seeking Variances to allow for a minimum lot area per dwelling unit of 3,031sf where 3,500 is required, a side yard setback of 7ft where 8ft is required, a distance of 10ft between buildings where 15ft is required, a building wall height of 30ft where 14ft is allowed, and a Coastal Site Plan review for the construction of 8 additional dwelling units where 4 currently exist in a RM-1 District was considered by the Board of Zoning Appeals on September 17, 2019. The appeal was considered in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted for both with the following conditions:**

- The coastal site plan application is referred to DEEP prior to any hearings by the City Plan Commission because coastal waters and wetlands could be affected by this proposed development.
- If there are changes to the coastal site plan as a result of site plan review process that impacts this zoning relief, the applicant must reapply to the Board of Zoning Appeals for new zoning relief.

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 September 20, 2019. 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.

A copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two 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

Sarah Locke, Secretary