



NEW HAVEN CITY PLAN DEPARTMENT
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To Whom It May Concern:

In accordance with Section 67(c)(5) of Article VIII of the New Haven Zoning Ordinance, **"In order to assure that the fair interests of the parties will be protected, nothing in this ordinance shall be deemed to prohibit the restoration of any structure and its use where such structure has been destroyed by any means out of the control of the owner to an extent of 50% or less of its replacement value (excluding the value of land, the cost of preparation of land and the value of any foundation adaptable to the conforming use) at the time of destruction, provided the restoration of such structure and its use in no way increases any former nonconformity, and provided further that restoration of such structure is begun within one year of such destruction and diligently prosecuted to completion within two years following such destruction. But whenever such a structure has been destroyed by any means out of the control of the owner to an extent of more than 50% of its replacement value (excluding the value of land, the cost of preparation of land and the value of any foundation adaptable to a conforming use) at the time of destruction, as determined by the Zoning Enforcement Officer (ZEO), or by any means within the control of the owner (except as provided in paragraph 67(c)(4) to any extent whatsoever, the structure shall not be restored except in full conformity with all the regulations of the district in which such structure is located, including regulations as to use."**

Respectfully,


William Long
Deputy Director of Zoning