



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 # 7006 3450 0003 4195 4173

February 11, 2015

J. Andrew Bevilacqua
2321 Whitney Avenue
Hamden, CT 06517

RE: 210 Willow Street
Appeal: 15-08-V
Owner: Joan Hilo and Mary Ellen Sansone

Dear Mr. Bevilacqua :

Your appeal relative to the above referenced property seeking variances to allow a rear yard of 0ft where 25ft is required and a side yard of 0ft where 8ft are required for conversion of an existing accessory structure to a residential dwelling and to allow 1,041sf of lot area per dwelling unit where 2,000sf is required was considered by the Board of Zoning Appeals on February 10, 2015 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted for the following relief only:**

A variance to allow 1,566sf of lot area per dwelling unit where 2,000sf is required in a High-Middle Density (RM-2) Residence District

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 February 13, 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.

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 Bonne, Secretary

Enclosure