



BOARD OF ZONING
APPEALS
City Plan Department I
165 Church Street
New Haven, Connecticut
06510

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



Toni N. Harp
Mayor

Certified Return Receipt # 7016 3560 0000 4285 4508

October 25, 2017

Colin Ryan
497 Winchester Avenue
New Haven, CT 06511

RE: 503 Winchester Avenue
Appeal(s): 17-88-V
Owner(s): Elm City Homes LLC

Dear Mr. Ryan:

Your appeal relative to the above referenced property seeking variances to permit side yards of 1.5ft and 6.5ft where 8 and 10f are required for building additions in an RM-2 District was considered by the Board of Zoning Appeals on October 24, 2017 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 October 27, 2017. 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.

503 Winchester Avenue

Appeal(s): 17-88-V

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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



Mildred Melendez, Secretary