



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](http://www.cityofnewhaven.com)



Toni N. Harp  
Mayor

**Certified Return Receipt # 7018 0680 0000 7673 8379**

April 10, 2019

Benjamin Trachten  
679 State Street  
New Haven, CT 06511

RE: 365 Winthrop Avenue  
Appeal: 19-28-V  
Owner: Sublime Realty LLC  
Applicant: Andrew Rizzo

Dear Attorney Trachten:

Your appeal seeking a Variance to allow for a front yard of 5ft where 17ft is required for the construction of a dormer in a RM-2 District was considered by the Board of Zoning Appeals on April 9, 2019. The appeal was considered 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 April 12, 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.

**365 Winthrop Avenue**

**Appeal: 19-28-V**

**Page 2 of 2**

**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

Mildred Melendez, Secretary