



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

Receipt # 123193



Instr # 2017-03304

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 2 Pages
 NOTICE

Michael B. Smart City Clerk



Toni N. Harp
 Mayor

Certified Return Receipt # 7016 3560 0000 4285 3938

March 22, 2017

Carmody Torrance Sandak & Hennessey LLP
 Attn: Gregg Burton
 195 Church Street
 P.O. Box 1950
 New Haven, Connecticut 06509-1950

RE: 223 Portsea Street
 Appeal(s): 17-08-V, 17-08-S
 Owner(s): New Reach Inc

Dear Attorney Burton:

Your appeals relative to the above referenced property seeking a variance to permit 10 efficiency dwelling units where a maximum of 5 are permitted and a Special Exception to allow 0 on-site parking spaces where 10 spaces are required in an RM-2 Zone were considered by the Board of Zoning Appeals on March 21, 2017 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission for both 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 March 24, 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.

223 Portsea Street
Appeal(s): 17-07-V, 17-08-S
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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