



BOARD OF ZONING  
APPEALS  
City Plan Department1  
165 Church 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 # 7016 3560 0000 4285 414033**

February 14, 2018

Miguel A. Almodovar  
91 William Street, P.O. Box 1952  
New Haven CT 06509

RE: 818 Russell Street  
Appeal(s): 18-03-V  
Owner(s): Luis Rodriguez

Dear Attorney Almodovar:

Your appeal relative to the above referenced property seeking variance to permit a front yard of 8ft where a minimum of 25ft is required for a building addition in an RS-2 District was considered by the Board of Zoning Appeals on February 13, 2018 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted with the following condition:**

1. Revised plan with accurate measurement of the portion of the house for which relief is required must be submitted to City Plan Staff before building permit can be issued.

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 16, 2018. 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.

818 Russell Street  
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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 