

CHURCHES IN THE ZONING PROCESS APPENDIX

Table 1.
APPEALS TO THE BOARD OF ZONING APPEALS (1992-2000)

ADDRESS	RELIEF SOUGHT	GRANTED	DENIED
1992			
789 Howard Ave.	Exception to permit five-story addition to interior courtyard of Brady Laboratory in a residential office zone	√	
1329 Ella Grasso Blvd.	Utility variance to permit placement of 2 gas meters in front of four-family dwelling in a residential zone		x
888 State St.	Reclassification of office building of social workers as one of medical practitioners, resulting in increased amount of parking from 37 to 120 spots		x
302 Temple St.	Lot size, floor-area-ratio, and rear-yard variances to permit expansion of Yale University Press in a residential zone	√	
43 Woodland St.	Height variance to permit renovation of single-car garage in a residential zone	√	
35 Connecticut Ave.	Special exception to permit scrap metal storage in an industrial zone		x
4 Dorchester Tr.	Side-yard variance to permit conversion of side porch into enclosed living space in a residential zone	√	
229 Grand Ave.	Special exception to permit 165-seat social club with liquor permit in existing commercial building in a business zone; exception to permit 13 parking spaces where 41 are required	√	
40 George St.	Exception to permit off-track betting teletheater in a business zone	√	
75 Terrace St.	Lot area variance to permit subdivision of single-family house into two-family dwelling in a low-density residential area	withdrawn	

241 Townsend Ave.	Side-yard variance to permit conversion of front porch into living space on existing single-family home located in a residential area	√	
82 Woolsey St.	Lot area variance to permit conversion of two-family dwelling into three-family dwelling in a residential zone		x
348 Newhall St.	Request by Habitat for Humanity for lot area, lot width, side-yard, and rear-yard variances to construct two-family dwelling in a low density residential area; exception to permit 2 front-yard parking spaces	√	
514-516 Howard Ave.	Use variance to convert existing three-family dwelling into single-family home and nine-bedroom rooming house in a residential zone		x
486-492 Orange St.	Sign size variance for existing retail operation in a residential zone		x
75 Terrace St.	Lot area variance to permit subdivision of 1 lot into single-family and two-family dwelling in a low-density residential zone	√	
650-652 Dixwell Ave.	Lot area, lot width, and front-yard variances to permit construction of 3 two-family dwellings in a residential zone	√	
140 Middletown Ave.	Exception to permit recycling processing center in an industrial zone	√	
4-8 Orchard St.	Certificate of approval of locations for gas station and car repair in a residential zone	√	
22 Market St.	Lot area, building coverage, and side-yard variances to permit expansion of two-family dwelling in a residential zone		x
222 Lighthouse Rd.	Front-yard variance to allow for addition to single-family home	√	
38-40 Vernon St.	Lot width variance to permit construction of two-family dwelling in a residential zone	√	
316 Newhall St.	Lot area, side-yard, and lot width variances to construct single-family dwelling	√	
98 Sylvan Ave.	Lot area, rear-yard, and side-yard variances to convert accessory building into single-family dwelling	√	

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119-121 Monroe St.	Side-yard variance to construct dormer in residential building in a residential zone	√	
6-10 Baldwin St.	Use variance to permit boarding house for fifteen people in a residential zone	√	
290-292 Blatchley Ave.	Use variance to permit grocery beer sales within 1500 feet of package store in a residential zone		x
1464 Whalley Ave.	Exception to permit substantial alterations to existing gas station in a business zone	√	
595 Dixwell Ave.	Exception to permit neighborhood grocery store in basement of three-story dwelling in a residential zone		x
24 Brown St.	Use variance to permit accessory parking for Consiglio's restaurant in a residential zone		x
89 Sylvan Ave.	Utility meter variance for three-family house	√	
178 Cove St.	Side-yard variance to construct single-family dwelling	√	
120-122 Valley St.	Exception for planned development unit for construction of 41 elderly housing units in a low-density residential zone	√	
1650-1652 Chapel St.	Use variance to permit chiropractic office in a residential zone		x
43 Woodland St.	Front-yard, rear-yard, side-yard, and building coverage variances to permit conversion of existing garage into single-family dwelling unit in a residential zone		x
974-976 State St.	Exception to permit 0 parking spaces where 10 spaces are required for 40-seat restaurant in a business zone	√	
101 Farren Ave.	Exception to expand seating capacity of existing 22-seat tavern into 40-seat pizzeria and permit 0 parking spaces where 6 are needed in a business zone		x
295 Wilmont Rd.	Exception to expand existing community center and permit child day care and front-yard parking in a low-density residential area	√	
321 Forbes Ave.	Certificate of approval of location to add used car dealer to existing repairer use in an industrial zone	√	
6 Brown Pl.	Lot area variance necessary to widen road	√	

43 Woodland St.	Front-yard, rear-yard, side-yard, and building coverage variances to convert garage into single-family dwelling in a residential zone		x
838 Whalley Ave.	Exception to permit joint-use parking for meeting of New Haven Friends Meeting	withdrawn	
93-95 Sheffield Ave.	Special exception to permit conversion of garage into convenience store in a residential area		x
213-215 Newhall St.	Front-yard and rear-yard variances to construct two-family dwelling	√	
32 Sylvan Ave.	Front-yard variance to permit construction of two-family dwelling	withdrawn	
36-38 Lincoln St.	Lot width and side-yard variances and special exception to permit joint right-of-way for driveway access to three lots	√	
227 Foxon Blvd.	Exception to permit temporary driving range in a business zone	withdrawn	
396-430 Ella Grasso Blvd.	Use variance to permit outdoor retail shopping area in an industrial zone	√	
94 Webster St.	Exception to permit joint-use parking for eight additional spaces, and building coverage and rear-yard variances to allow construction of addition to church in a residential zone	√	
36-38 Lincoln St.	Lot width and side-yard variances and special exception to permit a joint right-of-way for driveway access to three lots	√	
6 Everit St.	Height variance to construct a single-car garage in a low density residential area		x
3-5 Trumbull St.	Side-yard variance to permit construction of handicapped access to existing offices in a residential/office zone	√	
25 Castle St.	Side-yard variance to permit conversion of existing porch into living space	√	
180-184 Cove St.	Variance to allow subdivision of two pre-existing nonconforming lots in a residential area	√	
37-39 Fairmont Ave.	Lot area variance to permit conversion of two-family dwelling into three-family dwelling	√	
51-53 Ellsworth Ave.	Utility variance to permit three gas meters located on front wall of existing three-family dwelling	√	

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193 Whitney Ave.	Use variance to permit sale of alcoholic beverages for immediate consumption of the premises at the New Haven Lawn Club	withdrawn
34 Wallace St.	Exception to permit billboard 85 feet above ground where maximum of 20 feet is permitted in an industrial zone	withdrawn
249 Townsend Ave.	Front-yard and side-yard variances required for construction of additions to second and third floors of single-family dwelling	√
36 Shoreham Rd.	Front-yard and building coverage variances to permit construction of sundeck	x
147 Ashmun Rd.	Building coverage variance to permit construction of additions to a church in a residential zone	√
1 Long Wharf Dr.	Use variance to permit 800-seat church in an industrial zone	√
138-140 Hallock Ave.	Utility meter variance for apartment building in a residential neighborhood	√
82 Woolsey St.	Utility meter variance for two-family dwelling in a residential zone	√
112 Edwards St.	Side-yard variance to permit addition to three-family house	√
234 Lighthouse Rd.	Side-yard variance to allow second-floor addition to existing single-family dwelling	√
36 Shoreham Rd.	Front-yard and building coverage variances to permit construction of sundeck on single-family home in a residential area	√
229 Bishop St.	Side-yard variance necessary for dormer construction on two-family home in a residential zone	√
147 Ashmun St.	Exception to permit community center and front-yard parking, along with building coverage variances in a residential zone	x
1228 Quinnipiac Ave.	Exception to permit car wash in a business zone	√
760-762 George St.	Exception to permit 12-person adult day care on the first floor of three-family dwelling in a residential zone	√
554 Winchester Ave.	Exception to permit convenience store in residential area	√

76-80 Chapel St.	Certificate of approval of location for used car dealer in a residential zone	√	
272 Goffe Tr.	Side-yard variance for dormer construction on single-family home in a residential zone	√	
109 Poplar St.	Utility meter variance on a two-family house in a residential zone	√	
1334 Chapel St.	Side-yard, rear-yard, and building coverage variances to construct single-family dwelling in a business zone		x
2104 Chapel St.	Side-yard variance to construct rear addition to single-family home	√	
1859 Chapel St.	Exception to allow group day-care home in a residential area	√	
26 Chamberlain Pl.	Lot area variance to add efficiency unit to existing three-family dwelling	√	
286-288 Grand Ave.	Exception to allow beer and wine permit for 25-seat restaurant in a business zone	√	
226 Greenwich Ave.	Exception to permit 15- to 20-child day care in a residential zone	√	
454 Elm St.	Side-yard variance for dormer construction in single-family dwelling	√	
1993			
450 Lighthouse Rd.	Use variance to enlarge existing restaurant and install handicapped access ramp	√	
1 Long Wharf Dr.	Use variance to permit attorney's office in an industrial zone	√	
232-234 Columbus Ave.	Lot area variance to build two-family dwelling on empty lot		withdrawn
262 Grand Ave.	Wine and beer permit for 28-seat restaurant	√	
280 Crown St.	Certificate of approval of location and exception to permit three-story garage with offices in a business zone	√	
240-242 Columbus St.	Lot area and front-yard variance to construct two-family dwelling on empty lot	√	
592 Ella Grasso Blvd.	Use variance to permit 168-seat church with child day care serving 40 children in an industrial zone		x

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236-238 Columbus Ave.	Lot area variance to build two-family dwelling on empty lot	√	
461-A Whalley Ave.	Exception to permit 25-child day care	√	
13 Hallock St.	Side-yard, front-yard, and use variance to convert existing garage into social club in a residential zone		x
758-760 Legion Ave.	Side-yard variance to convert two-family dwelling into three-family dwelling with outside egress staircase	√	
226 Greenwich Ave.	Exception to permit 7- to 12-child day care in a residential zone	√	
82 Woolsey St.	Lot area and side-yard variance to transform two-family dwelling into three-family dwelling	√	
399 Whalley Ave.	Use variance to permit xerox and printing center in a business district	√	
656 Whitney Ave.	Use variance to convert two-family dwelling into psychiatric offices on first and second floor in a residential zone		x
704 Whitney Ave.	Exception to permit 25-child church-run day care in low-density residential zone	√	
493 Whitney Ave.	Front-yard variance to construct handicapped access ramp in a residential zone		withdrawn
151 Portsea St.	Use variance to allow grocery beer permit within 1500 feet of package store in RM2 zone		x
51 Linden St.	Side-yard variance to add living room and screened porch area to existing single-family dwelling	√	
28-56 Hillhouse Ave.	Exception to establish planned development unit for construction of Yale Center for International Studies and expansion of Yale School of Management	√	
790 Grand Ave.	Exception to permit billiard parlor in a business zone	√	
345 Kimberly Ave.	Use variance to permit billboard construction in a business zone	√	
249 Townsend Ave.	Front-yard and side-yard variance to construct additions to single-family house	√	

74-80 Wall St.	Building coverage, building height, and floor area variances for construction of Yale Hillel Foundation; exception to permit accessory parking and transfer 11 spaces to institutional parking plan	√
34 Wallace St.	Exception to permit billboard 85 feet above grade where a maximum of 20 feet is permitted in an industrial zone	√
96 Conrad Dr.	Front-yard variance to enclose front porch of single-family dwelling	√
493 Whitney Ave.	Front-yard variance to construct handicapped access ramp to business in a residential zone	√
475 Townsend Ave.	Use variance to permit sale of pizza and bread items in conjunction with existing convenience store in a single-family zone	√
435 Elm St.	Exception to permit administrative offices on first and second floor of existing three-family dwelling to serve nearby community center in a residential zone	√
400-406 Foxon Blvd.	Certificate of approval of location and exception to permit small used car dealership in a business zone	√
60-78 Whalley Ave.	Rear-yard, side-yard, and use variance to permit drug store in a business zone; exception to permit 37 parking spaces where 56 are required	√
430 Howard Ave.	Certificate of approval of location and exception to permit small used car dealership in a business zone	√
125-159 Cranston St.	Lot area variance to construct single-family dwelling on large plot with existing three-family dwelling	√
71 Pine St.	Review of zoning enforcement officer's decision to cease use of property for failure to comply with conditions imposed by zoning board of appeals	√
43 Woodland St.	Front-yard, rear-yard, side-yard, and building coverage variances to allow conversion of existing garage into single-family home in a residential area	√
740 Dixwell Ave.	Exception to permit neighborhood convenience store in a residential zone	x

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1174 Chapel St.	Exception to permit wine and beer permit for 65-seat restaurant in a business zone	√	
794-798 Orange St.	Exception to permit neighborhood grocery store/delicatessen in a residential area	√	
131 Bishop St.	Exception to permit a 7- to 12-child day care in a residential zone		withdrawn
378 Whitney Ave.	Exception to change from one nonconforming use (Laundromat) to another (neighborhood package store) in a residential zone	√	
13 Shelton Ave.	Use variance to permit grocery beer with 1500 feet of another package store in an industrial zone	√	
138-160 Amity Rd.	Exception to permit indoor amusement center in a business zone	√	
87 Goffe St.	Exception to permit 10 parking spaces where 23 spaces are required for vocational school in a business zone	√	
1859 Chapel St.	Exception to permit 12-child day care on the first floor of three-family dwelling in a residential zone	√	
314 Goffe St.	Exception to permit conversion of preexisting beauty parlor into neighborhood grocery store in a residential zone		x
1370-1372 Whalley Ave.	Exception to alter existing gas station by adding single gas pump in a business zone		x
1460 Whalley Ave.	Exception to allow full liquor permit for 102-seat restaurant in a business zone	√	
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons to existing grocery in a residential area		x
49 Warren St.	Lot area, building coverage, and rear-yard variance to create dwelling unit above three-bay garage in a residential zone		x
36 Redfield St.	Lot area and lot width variances to construct two-family dwelling on vacant lot in a residential zone	√	
219 Bishop St.	Side-yard variance to construct addition to single-family house	√	
435 Elm St.	Exception to permit community center for individuals in need of mental services in a residential zone	√	
50 Fitch St.	Exception to allow full liquor permit for 100-seat restaurant in a business district	√	
98-100 James St.	Height variance for construction of garage in residential area		x

31 High St.	Utility meter variance	√	
215 Burwell St.	Use variance to permit construction of five single-family detached homes on separate lots in conformance with adjacent residential zone requirement in a heavy industrial district		x
500 Orange St.	Exception to permit seasonal outdoor seating for 15 persons as accessory to grocery store in a residential zone	√	
86 Spring St.	Use variance to permit small bakery and catering business in a residential zone		x
316 Shelton Ave.	Exception to permit modification from existing 12-child day care to 20-child day care on first floor of three-family dwelling	√	
407 Lombard St.	Exceptions to permit 69 pigeons on one property in a residential zone		x
1000 Quinpiac Ave.	Lot area variance to construct 8 dwelling units in residential area		x
138-140 Elizabeth Ann Dr.	Lot area variance to recognize conversion of two-family dwelling into three-family dwelling	√	
148 Sylvan Ave.	Front-yard, building coverage, and rear-yard variances to expand community center in a residential zone; exception to permit 0 parking spaces where 12 spaces are required	√	
60 Hamilton St.	Exception to permit billboard in an industrial zone	√	
355-357 Central Ave.	Side-yard variance for construction of rear deck for three-family dwelling	√	
125-159 Cranston St.	Lot area variance to construct single-family dwelling on large plot with existing three-family dwelling		x
24 Brown St.	Use variance to permit parking lot for accessory parking for restaurant in a residential zone		x
923 Elm St.	Use variance to allow grocery beer permit with 1500 feet of another beer store		x
460 Fountain St.	Front-yard variance required for construction of second-floor addition to residential dwelling	√	
131 Bishop St.	Exception to permit 7- to 12-child day-care home in residential district	√	

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139-141 Winthrop Ave.	Exception to permit 12 parking spaces where 25 are required for construction of 200-seat church in a residential zone; front-yard and rear-yard variances	√
486 Orange St.	Special exception to allow neighborhood convenience store in a residential area	√
232-234 Columbus Ave.	Lot area and lot width variances required for construction of two-family dwelling	√
315 Foxon Blvd.	Use variance to allow grocery beer permit within 1500 feet of existing package permit in a business zone	√
585 Lombard St.	Front-yard variance to permit construction of restaurant in an industrial zone	√
195-199 Whitney Ave.	Side-yard variance to construct entrance canopy to single-family dwelling	√
107 Concord St.	Front-yard variance to construct foyer for single-family dwelling	√
410-412 Ferry St.	Exception to permit expansion of Food Mart in a residential zone	√
1994		
406-408 Huntington St.	Exception to permit 2 parking spaces where 4 spaces are required and lot area variance to recognize conversion of three-dwelling unit into four-family dwelling unit	√
82-86 Trumbull St.	Exception to permit joint use of 16 parking spaces for 80-seat church and office building	√
45 Water St.	Exception to permit large billboard in an industrial zone	√
159 Middletown Ave.	Exception to permit billboard in a business zone	withdrawn
82 South Water St.	Use variance to allow physical therapy center in a business zone	√
1485 Chapel St.	Exception to permit front-yard parking of 7 spaces for doctor's office	√
98 South Water St.	Exception to permit 15-seat restaurant in a business zone	√

160 Ella Grasso Blvd.	Rear-yard variance for business to construct garage in an industrial zone	√	
54 Platt St.	Rear-yard variance to install handicapped access ramp for church	√	
794 Orange St.	Exception to permit incidental outdoor seasonal seating for 15 persons as accessory to neighborhood convenience store in a residential zone	√	
84 Whalley Ave.	Modification of hours of operation for business supply store in a business zone	√	
49 Cottage St.	Exception to permit incidental outdoor seasonal seating for 15 persons as accessory to neighborhood convenience store in a residential zone	√	
60-78 Whalley Ave.	Exception to allow 37 parking spaces where 59 spaces are required for expansion of drugstore in a business zone; side-yard, rear-yard, and use variances	√	
724 Whitney Ave.	Exception to permit expansion of existing religious institution by converting portion of adjacent house into parish house		x
147 Ashmun St.	Exception to permit community service center and variances for building coverage in a residential zone	√	
707-711 George St.	Use Variance to permit commercial parking lot in a residential zone	√	
280-282 Huntington St.	Front-yard and building coverage variances to reconstruct existing three-family dwelling	√	
776-780 Grand Ave.	Exception to permit 0 parking spaces where 25 are required to accommodate growing 200-seat church in a business district		x
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons as accessory to existing grocery store in a residential zone	√	
159 Middletown Ave.	Exception to permit motor vehicle junkyard in an industrial zone	√	

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335 Fountain St.	Lot area variance to recognize conversion of 11 unit building to 12 unit building in a residential zone	√
323 Lexington Ave.	Exception to permit 25-child day care in existing single-family house in a residential zone	x
89 Main St.	Certificate of approval of location to permit used car dealership in a residential zone	x
794-798 Orange St.	Use variance to allow preparation and sale of pizza for off-premise consumption in convenience store	√
58 Edwards Ave.	Side-yard variance required for construction of rear sunroom on existing single-family house	√
290 Grand Ave.	Exception to permit 8 parking spaces where 32 are required and side-yard variance to permit construction of community center and day care in a business zone	√
192 Fitch St.	Lot area variance to permit reconfiguration of multi-family dwelling into 10 two-bedroom units and 1 efficiency unit	√
323 Lexington Ave.	Exception to permit 25-child day care in existing single-family house	x
451-471 Foxon Blvd.	Use variance to permit quarry in a business zone	√
488 Dixwell Ave.	Exception to allow 12-child day care in a residential zone	√
73 Foster St.	Building coverage variance to construct three-car garage for two-family dwelling	√
240-244 Greene St.	Exception to permit 160-child day care and offices in former school	√
600 Long Wharf Dr.	Exception to permit game machines at Teletrack facility in an industrial zone	√
780 State St.	Front-yard, lot coverage, and building height variances to convert office building to retail store with four dwelling units in a business zone	√
235 Union Ave.	Certificate of approval of location and exception to permit car repair garage and used car dealer in a business zone	√
386-388 Crown St.	Certificate of approval of location and exception to permit a used car dealer in a business zone	√
474 Winthrop Ave.	Side-yard variance for dormer construction in single-family home	√

56 Stevens St.	Front-yard and side-yard variances to permit enclosure of front porch as living space on single-family dwelling	√	
138 Goffe St.	Exception to permit grocery store in a residential zone		x
405 Foxon Blvd.	Exception to permit pawn shop in existing commercial building in a business zone		x
382 Winthrop Ave.	Exception to permit parking on property line where 2-foot setback is required	√	
272-274 Lombard St.	Side-yard variance for dormer construction in two-family dwelling	√	
740 Dixwell Ave.	Exception to permit neighborhood grocery store in a residential zone		x
333 Valley St.	Exception to permit expansion of existing community center in a residential zone	√	
1185 Whalley Ave.	Exception to permit drive-thru window in conjunction with existing local ice cream store		x
1170 Chapel St.	Wine and beer permit for existing restaurant	withdrawn	
145 Water St.	Exception to permit advertising sign in a business zone	√	
762 Grand Ave.	Exception to permit billboard in a business zone	√	
112 Atwater St.	Front and side-yard variances to allow enclosure of second-floor porch on single-family dwelling	√	
441 Chapel St.	Use variance to convert part of loft industrial structure into 13 artists lofts in an industrial zone	√	
327-329 Newhall St.	Front-yard variance for dormer construction in multi-family dwelling	√	
915 Ella Grasso Blvd.	Building coverage variance and exception to permit existing nursing home in a residential zone	√	
50 Goffe St.	Certificate of approval of location to permit used car sales in a business district		x
118 Clinton Ave.	Exception and building coverage variance to permit expansion of existing adult day care in a residential zone	√	
84 Clark St.	Side-yard and building coverage variance to construct handicapped bathroom in two-family home	√	
1 Grand Ave.	Side-yard and use variance to permit unspecified commercial use of building in a business zone	√	

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246-248 Davenport Ave.	Use variance to permit 8-seat restaurant in a residential zone	√	
1000 Quinnipiac Ave.	Exception to demap planned development unit	√	
44-46 Hotchkiss St.	Lot size, side-yard, rear-yard, and building coverage variance to redraw lot lines	√	
560-570 Whalley Ave.	Exception to permit transition parking for local businesses in a residential zone	√	
192 Fitch St.	Lot area variance to reconfigure existing apartment building		x
110 Hamilton St.	Exception to permit large billboards in an industrial zone	√	
232-234 Columbus Ave.	Lot area and lot width variances required for construction of two-family dwelling	√	
9 Dixwell Ave.	Exception to change from one nonconforming use (bar) to another (take-out restaurant) in a residential zone		
44-46 Hotchkiss St.	Lot area and building coverage variance to divide parcel of land in a residential zone	√	
138-140 Goffe St.	Exception to permit beauty parlor on first floor of two-family dwelling in a residential district		x
405 Foxon Blvd.	Exception to permit pawn shop in existing commercial building in a business zone		x
192 Fitch St.	Lot area variance to reconfigure existing apartment building in a residential zone		x
1995			
475 Forbes Ave.	Exception and certificate of approval of location for gasoline station in a business zone	√	
405 Foxon Blvd.	Review of zoning enforcement officer's decision regarding certificate of occupancy for secondhand store in building zone		x
46 Goffe St.	Certificate of approval of location to reestablish used car dealer permit in a business zone	√	
611 Washington Ave.	Use variance to permit package store within 1500 feet of existing package store and within 500 feet of school in a residential zone		x

473 Russell St.	Exception to permit grocery beer permit for existing grocery store in a residential zone	√	
228 Shelton Ave.	Use variance to permit private social club in a residential zone		x
58 Edwards St.	Side-yard variance to allow construction of utility shed	√	
15 Broadway St.	Exception to permit liquor sales in association with restaurant in a business zone	√	
88 Lawncrest Rd.	Lot area, lot width, and side-yard variance to permit subdivision of property in a residential area	√	
627-629 Chapel St.	Use variance to permit sale of medical supplies in a residential zone	√	
269 Ogden St.	Front-yard, side-yard, and lot coverage variances to construct garage for single-family home	√	
915 Ella Grasso Blvd.	Exception and building coverage variance to allow expansion of nursing home from 120 to 130 beds	√	
49 Cottage St.	Exception, front-yard variance, and building coverage variance to permit expansion of existing coffee and baked good convenience store in a residential zone		x
265-267 Dixwell Ave.	Exception to permit neighborhood bar in a residential zone		x
236 Shelton Ave.	Exception to permit front-yard parking for two church vans for 90-seat church in a residential zone; side-yard variance to construct front foyer	√	
1228 Quinipiac Ave.	Exception to permit expansion of existing retail goods and gasoline station in a business zone	√	
140 Legion Ave.	Exception and front-yard variance to allow 160 parking spaces where 264 are required for regional secondary school in a residential area	√	
8-10 Baldwin St.	Use variance to permit boarding house for not more than 15 residents in a residential zone	√	
424 Howard Ave.	Exception to allow 0 parking spaces where 17 spaces are required to serve 131-seat church in a business district	√	
1390 Whalley Ave.	Exception to permit construction of canopy over pumps at gas station in a business zone	√	

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597 Winchester Ave.	Use variance to allow grocery beer permit within 1500 feet of existing package store in a residential zone		x
188 Rosette St.	Special exception to permit neighborhood convenience store in a residential zone	√	
1159 Whalley Ave.	Exception to permit expansion and remodeling of gas station in a business zone	√	
317 Kimberly Ave.	Certificate of approval of location for used car dealer in an industrial zone	√	
399 Quinipiac Ave.	Certificate of approval of location for used car dealer in an industrial zone	√	
28 Lynwood Pl.	Exception to permit 0 parking spaces where 3 spaces are required to convert two-family dwelling into three-family dwelling	√	
1 Long Wharf Dr.	Exception to permit joint-use parking for 700 parking spaces where 776 are required for regional medical out-patient clinic in addition to existing office building		x
382-396 Grand Ave.	Exception to allow restaurant liquor permit in 101-seat restaurant in a business zone	√	
209 Sherman Ave.	Use variance to permit office on first floor of existing building with two-dwelling units in a residential zone		x
1350 Whalley Ave.	Exception to install drive-thru window at Dunkin Donuts within 250 feet of an existing residential area		x
38 Cove St.	Side-yard variance to permit construction of rear sundeck	√	
136 Chapel St.	Exception to permit 18 parking spaces where 26 are required for 207-seat church in an industrial zone		x
17-31 Boston Ave.	Lot area and lot width variances to subdivide existing lot with single-family home		x
281 Davenport Ave.	Use variance to permit package store with 1500 feet of existing package permit in a residential zone		withdrawn
38 Academy St.	Building coverage and side-yard variances to construct two-bay garage for single-family home	√	

192-196 St. John St.	Exception and front-yard variance to permit construction of garage for single-family home	√	
105 Derby Ave.	Exception to permit pawnshop in existing bank building in a business zone		x
9 North Bank St.	Building coverage, side-yard, and rear-yard variances to construct two-car garage attached to single-family dwelling in a residential zone	√	
1 Long Wharf Dr.	Exception to permit joint-use parking for 700 parking spaces where 776 are required for regional medical out-patient clinic in addition to existing office building	√	
101 Farren Ave.	Exception to permit 12-seat expansion of existing 22-seat café with full liquor permit in a business zone		withdrawn
794-798 Orange St.	Front-yard and rear-yard variances to square off walls on third floor of fire-damaged structure in a residential zone	√	
224 Wooster St.	Exception to permit beauty salon on ground floor of existing six-unit building in a residential zone	√	
34 Salem St.	Certificate of approval of location and use variance to expand existing used car dealership		x
511 Foxon Blvd.	Exception to permit gas station in a business zone	√	
222-234 Whalley Ave.	Exception for drive-thru window within 250 feet of a residential zone; variance to increase signage	√	
472 Orange St.	Use variance to convert two-family dwelling into law offices in a residential zone		x
81 Woolsey St.	Exception to permit transition parking for health clinic in a residential zone	√	
1350 Whalley Ave.	Exception to install drive-thru at Dunkin Donuts within 250 feet of an existing residential area	√	
145 Blake St.	Certificate of approval of location and use variance to permit used car sales incidental to operating of existing repair garage		x
209 Sherman Ave.	Use variance to permit office on first floor of existing building with two dwelling units in a residential zone	√	
240-244 Greene St.	Exception to permit 160-child day care, accessory offices, and secular uses of church hall in a residential zone	√	

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475 Townsend Ave.	Exception to permit seasonal outdoor seating for maximum of 15 seats as accessory use to shops selling baked goods and groceries in a residential zone	x
352 Concord St.	Exception to permit neighborhood grocery store in former package store in a residential zone	√
400 Dixwell Ave.	Building coverage and building height variances sought to construct bus garage in a residential zone for St. Matthew's Church; exception to remove 1 parking space	√
474 Winthrop Ave.	Exception to permit front-yard parking for 1 car at two-family dwelling in a residential area	√
790-798 Congress Ave.	Review of zoning officer's decision to cease operation of dance hall with insufficient parking in a business zone	x
58 Fountain St.	Lot area variance to recognize illegal conversion of apartments that took place in the 1960s	√
1706 Quinipiac Ave.	Use variance to recognize existing conversion of single-family into two-family dwelling	√
17 Terrace St.	Lot area variance to subdivide existing lot containing two four-family dwellings	√
90 Wall St.	Use variance to expand 63-seat restaurant to 164 seats; special exception to permit 0 parking spaces where 25 spaces are required	√
284 Whalley Ave.	Use variance to convert service bays at existing gas station into convenience store	√
758-760 Legion Ave.	Side-yard variance to convert two-family dwelling into three-family dwelling with exterior staircase	√
425 Huntington St.	Side-yard variance to construct addition to single-family dwelling	√
451-453 Huntington St.	Exception to allow neighborhood grocery store in a residential zone	√
99 Laura St.	Exception to permit backing over sidewalk to allow access to proposed loading dock in an industrial zone	√
1297 & 1329 State St.	Review of zoning enforcement officer's refusal to issue permit for billboard in an industrial area	x
105 Lombard St.	Exception to allow 12-child day care in a residential zone	√

420 Ella Grasso Blvd.	Exception to permit change from one nonconforming use (grocery) to another (secondhand goods) in an industrial zone	√
34 Eld St.	Side-yard and building coverage variances to construct rear single-story addition to single-family dwelling	√
2 Auburn St.	Use variance to permit construction of addition to business in a residential zone	√
50-54 Ashmun St.	Exception and front-yard variance required for temporary construction of trailer in a residential zone	√
192 Willow St.	Exception to permit 0 parking spaces where 1 parking space is required, and lot area variance to recognize conversion of two-family dwelling to three-family dwelling in a residential zone	√
84 Wall St.	Use variance to permit existing 148-seat restaurant to add dance floor in a residential zone	withdrawn
600 Long Wharf Dr.	Use variance to permit intercity bus/limousine station in an industrial zone	√
315 Foxon Blvd.	Exception for K-mart to increase allowable size of outdoor signage	x
34 Lloyd St.	Exception to permit junkyard in an industrial zone	withdrawn
261 Townsend Ave.	Side-yard variance to construct second-floor addition to single-family home	√
600 Long Wharf Dr.	Exception to permit large sign painted on building surface	√
215 Blake St.	Exception to allow front-yard parking to support eight-unit building in a residential zone	√
299-301 Townsend Ave.	Use variance to permit expansion of two-family dwelling	√
18 Ashmun St.	Utility variance to permit front-yard parking, electric transformers, and boilers at Yale central power plant in a residential zone	√
36 Canner St.	Exception to permit 0 parking spaces where 1 space is required and change from one nonconforming use (design studio) to another (landscape administrative office)	√
315 Foxon Blvd.	Exception to permit large signage in front of K-mart	√

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340 Dixwell Ave.	Exception and certificate of approval of location to permit gas station with retail food mart in a business zone but within 250 feet of residential use	√	
470 Ella Grasso Blvd.	Certificate of approval of location to permit used car dealer in an industrial zone	√	
21 North Bank St.	Lot area, building coverage, and side-yard variances to subdivide large property with two buildings	√	
1228 Quinipiac Ave.	Exception to change operating hours of car wash in a business zone	√	
459 College St.	Side-yard variance to construct covered porch to Yale Library-Cultural Center	√	
738 Dixwell Ave.	Exception to permit café with liquor permit in a business zone		x
461 Humphrey St.	Side-yard variance to construct rear porch on single-family dwelling	√	
1996			
582 Townsend Ave.	Use variance to permit home office and limited medical practice in a residential zone		withdrawn
475 Forbes Ave.	Certificate of approval of location for small used car dealer	√	
74 Forbes Ave.	Variance to permit large billboard/sign in an industrial zone	√	
95 Elizabeth St.	Side-yard variance for dormer construction in single-family home	√	
441 Chapel St.	Variance to reconfigure residential units into light industry in an industrial zone	√	
473 Whalley Ave.	Lot area variance to subdivide property with two buildings	√	
86-88 Second St.	Exception to convert architectural office into barbershop in a residential zone	√	
55 Laura St.	Certificate of approval of location to permit limited car repair in an industrial zone	√	
1190 Whalley Ave.	Exception to permit shoe repair shop in a residential zone	√	
48 Howe St.	Review of zoning officer's decision to designate alternative detention centers as "rooming house"	√	

74 Forbes Ave.	Variance to permit large billboard in an industrial zone	√	
89-91 Goffe St.	Use variance to permit unisex barber in a business zone	√	
600 George St.	Front-yard and corner visibility variances to construct park with security kiosk	√	
401-411 Forbes Ave.	Exception to permit construction of addition for convenience store in a business zone	√	
338 Elm St.	Exception to permit outdoor courtyard seating in 150-seat restaurant in a business zone	√	
35 High St.	Exception to permit fraternity house for 10 persons in a business zone	√	
35 High St.	Exception for 0 parking spaces where 3 spaces are required for a fraternity house in a business zone	√	
44-46 Hotchkiss St.	Exception to permit 24-hour, 24-child day care in a residential zone		x
511 Foxon Blvd.	Certificate of approval of location for used car dealer and variance to permit display area for 45 used cars in a business zone	√	
410-412 Ferry St.	Exception to expand existing neighborhood grocery store in a residential zone	√	
552 Winchester Ave.	Exception to permit neighborhood convenience grocery in a residential grocery	√	
141 Cold Spring St.	Exception to permit front-yard parking in a residential zone	√	
244 Livingston St.	Side-yard variance to construct rear addition to a single-family dwelling		x
18 Lynwood Pl.	Exception to permit 0 parking spaces where 4 spaces are required to permit nonprofit organization in a residential zone; building coverage, rear-yard, and side-yard variances	√	
810 Woodward Ave.	Exception to permit construction of 20-seat patio deck in conjunction with 72-seat restaurant in a business zone	√	
34 Lloyd St.	Exception to permit junkyard designation in an industrial zone	√	
286 Sherman Ave.	Exception to expand existing home for handicapped from 12 to 16 persons in a residential area	√	
10 Orange Ave.	Certificate of approval of location for used car dealer in an industrial zone	√	

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1210 Chapel St.	Exception to permit 10-person fraternity in a business district	√	
1377 Ella Grasso Blvd.	Exception to permit 9 parking spaces where 29 are required for 7 non-resident professional offices and 15 non-resident staff persons; use variance to permit law offices in a residential zone		x
346 Whalley Ave.	Lot area variance to subdivide property in a business zone	√	
11 Huntington Ave.	Side-yard variance to construct dormer for single-family house	√	
225 Sherman Ave.	Exception to permit adult day care for 20 people in existing three-family dwelling in a residential zone	√	
247 Ferry St.	Lot area variance to permit conversion of vacant retail store to dwelling unit in a business zone	√	
288 Ogden St.	Side-yard and rear-yard variances required to construct second-floor addition to existing single-family dwelling	√	
806 State St.	Exception to permit 85-seat bar and restaurant in a business zone	No jurisdiction	
290 Grand Ave.	Side-yard variances; exception to permit 8 parking spaces where 32 are required to construct community center and day care in a business zone	√	
82-84 Howard Ave.	Exception to permit front-yard parking for 2 cars for existing 8-unit apartment	√	
600 Long Wharf Dr.	Exception to enlarge sign for off-track betting in industrial area		x
315 Foxon Blvd.	Exception to modify condition of K-mart shopping plaza signage	√	
645 Grand Ave.	Use variance to permit 80-person church-run homeless shelter in an industrial zone		x
446-448 Forbes Ave.	Exception to permit expansion of 32-seat restaurant into 73-seat restaurant in a business zone	√	
808 Washington Ave.	Exception to allow junkyard in an industrial zone	√	
16 Amity Rd.	Certificate of approval of location for limited auto repair shop in a business zone	√	
300 George St.	Rear-yard variance to allow subdivision of property within a business zone	√	

775 Whalley Ave.	Exception to permit convenience store with self-serve gasoline pump in a business zone	√	
284 Grand Ave.	Exception to permit 0 parking spaces where 6 are required to convert office building to mixed office space and 4 dwelling units in a business zone	√	
224 Greenwich Ave.	Exception to permit 12-child day care in a residential zone		x
1329 Whalley Ave.	Exception to permit second drive-thru window for Burger King in a business zone	√	
600 Long Wharf Dr.	Exception to permit sign expansion for off-track betting facility in an industrial zone	√	
5 Townsend Ave.	Side-yard variance to construct kitchen addition to single-family home		x
1185 Whalley Ave.	Exception to permit drive-thru window at existing ice-cream shop	√	
18 Lynwood Pl.	Building coverage, rear-yard, and side-yard variances to permit nonprofit organization in a residential zone; exception to allow 0 parking spaces where 4 spaces are required	√	
46 River St.	Exception to permit medical waste processing facility in an industrial zone	√	
200-226 Fountain St.	Building coverage variance needed to connect 2 existing residential towers		x
423 Dixwell Ave.	Exception to permit neighborhood grocery store in a residential area	√	
205 East Grand Ave.	Use and lot area variances to convert rear carriage house into single-family dwelling	√	
215-217 Grand Ave.	Exception to permit drive-thru ATM machine at bank in a business zone		x
1289 Whalley Ave.	Exception to permit billiard center in a business zone	√	
148-156 Temple St.	Lot area variance to sanction conversion of offices to 120-130 dwelling units in a business area	√	
70 York Pl.	Exception to reduce existing parking from 306 to 191 spaces and front-yard and building coverage variances for expansion of Yale's gymnasium	√	
328 Lighthouse Rd.	Use and surface coverage variances to allow 24-seat pizza restaurant; exception to permit front-yard parking in a residential zone	√	
141 Grand Ave.	Exception to permit 6 parking spaces where 11 are required for 86-seat church in a business zone	√	

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355 Foxon Blvd.	Exception to permit drive-thru window for 64-seat Taco Bell in a business zone	x
6131 Lexington Ave.	Front-yard variance to allow enclosure of front porch of single-family home	√
1555-1557 State St.	Exception and certificate of location of approval for small used car dealer in a business zone	√
680 Dixwell Ave.	Use variance to permit conversion of former home improvement business into office for Greater New Haven Clergy Association in a residential area	√
139-141 Winthrop Ave.	Rear-yard and side-yard variances; exception to construct 200-seat church in a residential zone	√
256-260 Davenport Ave.	Lot area, side-yard, and building coverage variances to subdivide lot in a residential zone	√
120 Forbes Ave.	Exception to permit outside storage of petroleum tank in an industrial zone	√
389 Whitney Ave.	Use variance to permit medical offices in normal office building in a residential zone	√
1997		
969 State St.	Exception to permit 0 parking spaces where 3 are required to expand existing restaurant from 20 to 32 seats and add liquor service in a business zone	√
427 Dixwell Ave.	Exception to permit 12-person senior center in a business zone	√
36-38 Lynwood Pl.	Exception to permit 12-person fraternity house in residential area	√
74 Meadow View St.	Rear-yard variance to construct deck for single-family home	√
140 Rosette St.	Lot area, lot width, and front-yard variances to construct two-family dwelling on vacant lot	√
162-164 Rosette St.	Lot area, lot width, front-yard, and side-yard variances to construct two-family dwelling on vacant lot	√
139-141 Rosette St.	Lot width and front-yard variances to construct two-family dwelling on vacant lot	√
206-208 Putnam St.	Lot area, building coverage, front-yard, and side-yard variances to construct two-family dwelling on vacant lot	√
724 Middletown Ave.	Exception to permit change from one nonconforming use (two-family dwelling) to another (office) in an industrial zone	√

27 Country St.	Certificate of approval of location and use variance to expand existing new car dealer in a business zone	√
333 Cedar St.	Exception to amend Yale School of Medicine planned development unit to increase building coverage and floor-area-ratio to add child development center in a residential/office zone	√
282-284 West Ivy St.	Side-yard and building coverage variances to construct second-floor addition to two-family home	√
85 East St.	Exception to construct 24 storage tanks for petroleum gas in industrial area	√
737 Edgewood Ave.	Exception to permit 17 parking spaces where 142 are required to expand Edgewood Ave. Elementary School and add 500-person auditorium; rear-yard and building coverage variances	x
319 Peck St.	Exception to permit 20-foot antennae array on existing elevator shaft in an industrial zone	√
120 Dwight St.	Use and height variances to permit wireless communications antennae array on top of existing residential penthouse in a residential zone	√
1210 Chapel St.	Side-yard variances to convert second and third floors into single dwelling unit within office building in a business zone	√
155 Fulton Tr.	Certificate of approval to permit auto repair shop in former warehouse in an industrial zone	√
737 Edgewood Ave.	Exception to permit 17 parking spaces where 142 are required to expand Edgewood Ave. Elementary School and add 500-person auditorium; rear-yard and building coverage variances	√
50 Mead St.	Exception to increase capacity of convalescent home from 60 to 91 beds in a residential zone	√
63-65 Amity Rd.	Exception to permit restaurant liquor permit in 92-seat restaurant in a business zone	√
345 Fitch St.	Use and height variances to allow wireless communications antennae array on top of existing penthouse in a residential zone	√

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17 Broadway St.	Front-yard, side-yard, and rear-yard variances required to convert existing second-floor retail space into two-dwelling unit in a business zone	√	
18 Shepard St.	Side-yard variance for construction of dormer on single-family home	√	
286-290 Davenport Ave.	Certificate of approval of location and use variance to permit motor vehicle repair garage	√	
386-388 Crown St.	Exception and certificate of approval of location to permit small used car dealer in a business zone	√	
5 Springside Ave.	Exception to permit front-yard parking of two cars for two-family dwelling	√	
290 Grand Ave.	Exception to permit 8 parking spaces where 32 are required to construct community center in a business zone; side-yard and buffer strip variances		x
135 Whitney Ave.	Exception to permit 30 parking spaces where 40 are required for 320-seat church in a residential/office zone	√	
135 Whitney Ave.	Exception to permit 13 parking spaces where 50 are required for 400-seat church in a residential/office zone		x
1 Waterfront St.	Exception to permit construction of temporary meteorological tower in an industrial zone		x
34 Howe St.	Use variance to allow package liquor permit in a residential zone	√	
214 Edgewood Ave.	Use variance to permit grocery beer sales within 500 feet of school in a residential zone		x
44 Brewster St.	Use variance to permit accessory parking for 62 cars in conjunction with government service building in a residential zone		x
451 Foxon Blvd.	Exception to permit drive-thru window for Kentucky Fried Chicken restaurant in a business zone	√	
315 East St.	Review of zoning officer's decision to label "regional substance abuse center" as medical office in an industrial zone	√	
26 Townsend Ave.	Special exception to allow restaurant liquor permit for 150-seat restaurant		x

76 Peck Alley	Rear-yard and side-yard variances to construct two-story addition onto two-family dwelling in a residential zone	√	
216 Kimberly Ave.	Exception to permit front-yard parking of 1 car in a residential zone	√	
24 Cassius St.	Side-yard, rear-yard, and building coverage variances to permit construction of 2-car garage for single-family dwelling		x
611 Washington Ave.	Exception to permit neighborhood grocery in a residential zone	√	
95 Hamilton St.	Use variance to permit 60-person dormitory within existing rehabilitation center in an industrial zone	√	
44-46 Hotchkiss St.	Exception to permit 24-hour, 24-child day care and temporary 12-child day care on first floor of two-family dwelling in a residential area		x
451-471 Foxon Blvd.	Exception to refill former quarry	√	
540-580 Ella Grasso Blvd.	Use variance and special exception for joint-use parking to permit flea market in an industrial zone	√	
579 & 583 George St.	Exception to permit front-yard parking for 10 cars as part of contiguous parking lot in a residential zone	√	
39 Onyx St.	Exception to permit 0 parking spaces where 10 spaces are required to allow playground use for 80-student elementary school in a business zone	√	
355 Foxon Blvd.	Variance to permit 11-foot fence where maximum height of 8 feet is allowed in a business zone	√	
261 Portsea St.	Use variance to allow radio station with offices and studios; exception to permit 0 parking spaces where 12 spaces are required	√	
216 Kimberly Ave.	Exception to permit front-yard parking for 1 car in a residential zone	√	
317 Kimberly Ave.	Certificate of approval of location for 20-car used car dealer in an industrial zone	√	
1045 Whalley Ave.	Exception to permit 22-member nonprofit recreation club, dedicated to restoration of antique cars, on lot with dental offices in a residential zone	√	

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20 Farren Ave.	Exception to permit conversion of former restaurant to liquor store in a residential zone		x
94-96 Linden St.	Building coverage variance to allow reconstruction of garage for three-family dwelling	withdrawn	
232-236 Cedar St.	Use variance to permit 75-bed overflow homeless shelter	√	
205-225 Fairmont Ave.	Use variance to permit manufacturing in existing industrial building in a business zone	√	
518-526 Howard Ave.	Building coverage variance to allow enclosure of rear porches on 13-unit apartment building	√	
82 South Water St.	Use variance to expand therapy center in a business zone	√	
236 Crown St.	Rear-yard variance for seasonal outdoor deck on existing 60-seat restaurant in a business zone	√	
400 Sargent Dr.	Sign variance to increase size of wall sign in a business zone		x
488 Orange St.	Exception to permit neighborhood fish market in a residential zone		x
390 Townsend Ave.	Use variance to permit insurance agency office in commercial building in a residential zone	√	
451 Foxon Blvd.	Sign size variance	√	
236 Crown St.	Rear-yard variance to expand 63-seat restaurant to 117 seats; loading variance to permit 1 on-street loading space		x
1998			
136 Chapel St.	Use variance to permit 144-seat church in an industrial zone	√	
232 York St.	Side-yard, building coverage, and floor-area-ratio variances for addition to Yale's Rose Alumni House, located in a residential zone		x
127 Fitch St.	Exception to allow restaurant liquor permit for 84-seat restaurant in a business zone	√	
192 Forbes Ave.	Certificate of approval of location for new car dealer in an industrial zone		x
35-47 Wheeler Ave.	Certificate of approval of location for general repairer in an industrial zone	√	

285 Nicoll St.	Variance to permit backing and loading of delivery trucks across sidewalk in an industrial zone	√
53-57 Canner St.	Exception to permit convenience store in a business zone at location within 250 feet of existing residential zone	√
1350 Whalley Ave.	Exception to install drive-thru Dunkin Donuts	x
944 State St.	Special exception to permit café liquor permit for 18-seat café in a business zone	√
19 Bernhard Rd.	Variance to permit specialty medical office in a light industrial zone	√
135 Grand Ave.	Exception to permit small used car dealership in a business zone	√
46 River St.	Review of zoning officer's decision that biomedical waste facility is most similar to junkyard under New Haven zoning ordinance	√
314-320 Munson St.	Lot area, lot width, front-yard, side-yard, and rear-yard variances to permit church-led development group to construct 2 two-family townhouses in a residential zone	withdrawn
746-766 Orchard St.	Lot area, lot width, front-yard, and side-yard variances to permit church-led development group to construct 3 two-family townhouses in a residential zone	√
78 Wolcott St.	Side-yard variance for church-backed development group to add dormer extension to existing two-family dwelling in a residential zone	√
82 Wolcott St.	Side-yard variance for church-backed development group to add dormer extension to existing two-family dwelling in a residential zone	√
34 Richard St.	Side-yard variance for church-backed development group to add dormer extension to existing three-family dwelling in a residential zone	√
46 Middletown Ave.	Exception to permit continued use of vehicle junkyard in an industrial zone	√
67 Mill River St.	Use variance to permit small machine shop in a residential zone	√

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282 Ferry St.	Exception and rear-yard variance to permit expansion of existing package store in a residential neighborhood	√
230 Ferry St.	Certificate of approval of location and use variance for a small used car dealer (10 display maximum) in a residential zone	withdrawn
65 East Grand Ave.	Front-yard variance and building coverage variance to install handicapped access ramp on church in a residential zone	√
175 Wooster St.	Exception to allow full liquor permit and parking reduction from 8 to 12 parking spaces for 48-seat restaurant in a business zone	√
1266 Ella Grasso Blvd.	Building coverage variance to install elevator addition on rear of existing two-family home	√
204-208 Peck St.	Rear-yard, front-yard, building coverage variances and parking exception (allow one front-yard parking space) to construct 96-seat church addition in a residential zone	√
302-312 Ashmun St.	Lot area variance to permit construction of 2 zero lot line townhouses in a residential zone	√
280-288 Ashmun St.	Lot area, rear-yard, and side-yard variances to permit construction of 2 zero lot line townhouses in a residential zone	√
156 Valley St.	Front-yard variance to permit construction of side addition on two-family dwelling in a residential zone	√
282, 268-70 Ferry St.	Exception and rear-yard variance to permit expansion of existing package store in a residential zone	√
490 Prospect St.	Exception to permit 31 parking spaces where 33 spaces are required for nonprofit Christian service training organization in a residential zone	√
98-100 Wooster St.	Use variance and exemption to permit 0 parking spaces where 12 spaces are required to permit restaurant to add 32-seat seasonal outside seating in a residential zone	√
300 George St.	Use variance to permit research laboratory in central business district	x
11 Douglas St.	Side-yard, front-yard variances to convert porch of existing single-family dwelling into living space	√

425 West Rock Ave.	Side-yard variance to convert warehouse into living space in a business zone	√	
229 Grand Ave.	Certificate of approval of location for auto repair/social club in a business zone	√	
254-59 Columbus Ave.	Sign variance for boys and girls club in a residential zone		x
8 Legion Ave.	Use variance to permit automotive detailing business in a residential/office zone		x
660 Winchester Ave.	Exception to permit Christian-run 18-child day care in office and residential building in a residential zone	√	
46 River St.	Exception to permit biomedical waste facility in an industrial zone	√	
130 Bassett St.	Variance to permit curb cut expansion to allow school vehicle to back over public school sidewalk		x
446-448 Forbes Ave.	Exception to permit 20 seasonal outdoor seats for restaurant in a business zone	√	
200-226 Fountain St.	Lot area variance to convert 123 existing dwelling units into 219 assisted care dwelling units in a residential area		x
183-89 Humphrey St.	Use variance and exception to permit 7 front-yard parking spaces in 34-space lot where 43 spaces are required to expand restaurant from 90 to 169 seats in a residential zone		withdrawn
18-20 Compton St.	Exception to permit conversion from family day-care home to group day-care home in a residential zone	√	
375 Foxon Blvd.	Sign variance for restaurant in a business zone	√	
62 East Grand Ave.	Exemption to permit church-run 32-child day care in a residential zone		x
50-56 Dwight St.	Side-yard variance to allow church to replace exterior fire escape in a residential zone	√	
1946-1948 Chapel St.	Special exception to permit change from one nonconforming use (real estate office) to another (attorney's office) in a residential zone	√	
246-248 Davenport Ave.	Use variance to allow 32-seat restaurant with wine and beer permit in a residential zone	√	

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130 Edgewood Ave.	Front-yard variance and exception to permit 44 parking spaces where 125 are required for multi-purpose room at Timothy Dwight School in a residential zone	√	
600 Chapel St.	Use variance to convert rooming house to bed and breakfast in a residential zone	√	
754 Orange St.	Side-yard variance to raise roof on multi-family dwelling in a residential zone	√	
273 Grand Ave.	Exception to permit automotive detailing business in a business zone	√	
204-210 State St.	Building coverage, open space, and floor-area-ratio variances to convert industrial building into 33 dwelling units, where 24 units in a business zone	withdrawn	
1859 Chapel St.	Exception to permit 15-child day care in three-family dwelling in a residential zone	√	
232-236 Cedar St.	Use variance to permit temporary overflow homeless shelter in a business zone	√	
37 High St.	Exception to convert dwelling into 11-room fraternity house in a business zone	√	
265-267 Dixwell Ave.	Exception to allow wine and beer permit with live entertainment in 112-seat restaurant in a business zone	√	
315 Whitney Ave.	Exception to permit 2 rights of way and 8 parking spaces where 12 are required to access rear building on lot in a residential/office zone; side-yard, rear-yard, and building coverage variances		x
161 Alden Ave.	Side-yard variance to allow rear addition on a single-family home	withdrawn	
274 Burr St.	Front-yard variance for construction of single-family home	√	
135 Grand Ave.	Exception to permit small used car dealership in a business zone	√	
204 Crown St.	Variance to allow 2 on-street pick up spaces for 30-child day care in a business zone	√	
372 Whalley Ave.	Exception to permit billiards parlor in a business zone	√	
88 Broadway St.	Exception to permit 2 drive up ATMs in a business zone	√	
600 Long Wharf Dr.	Sign variance for off-track betting facility in an industrial zone	withdrawn	

35-37 Townsend Ave.	Exception to permit restaurant liquor permit and to allow 5 parking spaces where 8 are required for 32-seat restaurant in a business zone	√	
431 Orange St.	Use variance to permit 3 non-occupant professional offices on first floor of residential building; exception to permit 0 parking spaces where 12 spaces are required	√	
116 Davenport Ave.	Exception to expand day care in a residential zone	√	
219 Bishop St.	Front-yard and side-yard variances to permit sunken two-car garage; exemption to permit front-yard parking for house	√	
175 Humphrey St.	Side-yard, front-yard and building coverage variance to expand restaurant in a residential zone	√	
64 James St.	Exception to permit 1 front-yard parking space for two-family dwelling	√	
273 Grand Ave.	Exception to permit 0 parking spaces where 2 spaces are required for auto detailing and barbershop	√	
280 Kimberly Ave.	Variance for sign pole height for McDonalds in an industrial zone		x
83-85 Lombard St.	Exception to convert existing garage into laundry service in a residential zone	√	
110-112 Davenport Ave.	Exception to expand day care from 32-child capacity to 96-child capacity in a residential zone	√	
116 Court St.	Floor-area-ratio variance to convert commercial space into dwelling units in a business zone		withdrawn
70 Pond Lily Ave.	Exception to permit 256 parking spaces where 300 are required to convert 550-seat restaurant to a 1200-person nightclub in a business zone	√	
10 Tolli Tr.	Lot area variance to construct single-family home in a residential zone		x
30 Gando Dr.	Sign variance in an industrial zone	√	
386-388 Crown St.	Exception to permit joint-use parking between 104-seat church and auto repair center		x
8 Legion Ave.	Use variance to permit oil change business in a residential/office zone		withdrawn
63-65 Amity Rd.	Exception to add nightclub to existing restaurant in a business zone	√	
488 Orange St.	Exception to allow hair salon in a residential zone		x

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400-406 Foxon Blvd.	Certificate of approval of location for used car dealer (20 vehicle maximum) in a business zone	√	
30-50 Morris Cove Rd.	Exception to change from one nonconforming use (convalescent home parking) to another (55 auxiliary spaces for adjacent 299-seat restaurant and catering facility) in a residential zone	√	
1999			
801 Whalley Ave.	Exception to add grocery store to existing gas station in a business zone		x
944 State St.	Special exception to permit 0 parking spaces where 3 spaces are required to increase seating in existing café in a business zone from 18 to 30 seats	√	
315 Whitney Ave.	Exception to permit 2 rights-of-way and 2 off-site parking spaces to subdivide property in a residential/office zone; side-yard, rear-yard, building coverage, and floor-area-ratio variances	√	
135 Grand Ave.	Exception to permit small used car dealership in a business zone		x
142 Gando Dr.	Certificate of approval of location for auto shop in an industrial area		x
30 Gando Dr.	Sign size variance in an industrial zone		x
164 Howard Ave.	Exception to permit 16-bed transient supportive housing with 4 staff in a residential zone	√	
501 George St.	Side-yard variance to allow porch enclosure at Ronald McDonald House	√	
44 Linden St.	Side-yard variance for construction of addition to single-family house	√	
600 Long Wharf Dr.	Lot variance to permit expansion of off-track betting	√	
21 Bernhard Rd.	Special exception to permit 30-person capacity gymnastics center in an industrial zone		withdrawn
44B Laura St.	Certificate of approval of location for auto repair facility in an industrial zone	√	
10 Orange Ave.	Certificate of approval of location for small used car dealership	√	
260-264 Dwight St.	Lot area variance to convert 40-bed convalescent home to 11-unit apartment in a residential zone	√	
328 Lighthouse Rd.	Use variance to increase operating house of pizza restaurant in a residential zone	√	

5 Horsley Ave.	Rear-yard and building coverage variances to reconfigure lot lines around deck and swimming pool	x
95 Hamilton St.	Use variance to permit 1140-seat church and 30-child head start program; exception to permit joint-use parking	√
255 Grand Ave.	Rear-yard and building coverage variances to construct addition to existing laundry in a business zone	√
180 Cove St.	Side-yard variance to permit addition to single-family home	√
90 Hamilton St.	Use variance to permit 80-seat church with 32-child day care and related offices in an industrial zone	√
303-305 Grand Ave.	Exception to permit 40-seat café with liquor permit in a business zone	√
53-57 Canner St.	Exception to permit 6-seat neighborhood coffee house in a residential zone	x
282 Ashmun St.	Side-yard variance to permit construction of home on vacant lot in a residential zone	√
47 Woodward Ave.	Lot area variance to construct single-family dwelling in a residential zone	√
214 Edgewood Ave.	Use variance to permit grocery beer sales within 420 feet of school and 1500 feet of similar permit	√
180 Kohary Dr.	Rear-yard variance to construct deck on single-family home	√
407 James St.	Use variance to permit temporary use for charter school with 150 students and 20 staff in an industrial zone	√
4-6 Admiral St.	Lot area, lot width, and rear-yard variances to construct 2 zero lot line townhouses in a residential area	√
62-64 Canner St.	Exception to permit neighborhood convenience store on first floor of existing building with 2 dwelling units above	√
123 Carmel St.	Exception to permit 2 video game machines in existing neighborhood grocery store	x

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117-121 Auburn St.	Lot area, lot width, front-yard, and side-yard variances to allow subdivision of property in residential areas with two single-family dwellings; special exception to permit 0 parking spaces where 3 spaces are required		x
50 Concord St.	Side-yard and building coverage variances to allow expansion of single-family home	√	
783 Orange St.	Lot area, side-yard, and rear-yard variances to convert 3-bay garage to 2-bedroom dwelling unit in a residential area	√	
771 Grand Ave.	Exception to expand 52-seat restaurant with wine and beer permit to 144-seat restaurant with full liquor and add 16 transition parking spaces	√	
353 Crown St.	Side-yard variance to construct Yale School of Drama	√	
186 Edwards St.	Use variance to convert first-floor dwelling into law offices in a residential zone	√	
627-629 Chapel St.	Use variance to permit conversion of second floor of existing residential structure in a residential zone into office and storage space for Yale Surgical Company		x
20 Arch St.	Exception to permit 1 parking space where 3 are required to convert from two- to three-family dwelling	√	
801-805 Edgewood Ave.	Use variance to permit real estate office in a residential zone		x
103 South Water St.	Side-yard variance for construction of historic wrap-around front porch for residential dwelling	√	
1 Grand Ave.	Use and side-yard variance to allow woodworking store, two dwelling units, retail, and coffee shop with 40 seats	√	
115 Wallace St.	Exception to permit manufacturing in a light industrial zone	√	
29-45 Broadway St.	Exception to permit 0 parking spaces where 172 are required to construct retail and commercial space in a business zone	√	
200 & 226 Fountain St.	Height variances to allow installation of elevator shafts in nonconforming apartment houses in low-density residential zone	√	

222 Dwight St.	Lot area variance to acknowledge conversion of three-family dwelling to four-family dwelling	√	
36-38 Maple St.	Exception to permit 12-child day care in two-family dwelling in a residential area		x
223 Whalley Ave.	Use variance to permit employment agency in an automotive sales zone	√	
64 Morris Cove Rd.	Side-yard variance for addition to single-family home	√	
327-333 Sherman Ave.	Use and rear-yard variances to permit expansion of nonprofit organization office in a residential zone	√	
365-379 Whalley Ave.	Exception to permit 30 parking spaces where 60 are required to allow reconfiguration of existing parcels in a business zone	√	
130 Bassett St.	Exception to permit 8 front-yard parking spaces at Lincoln-Bassett School in a residential zone	√	
888 Whalley Ave.	Exception to permit café liquor license in a business zone	√	
51 Providence St.	Height variance for garage		withdrawn
342-348 Munson St.	Lot area, front-yard, and side-yard variances to permit construction of 4 two-family zero lot line townhouses in a residential zone		x
759-781 Orchard St.	Lot area, front-yard, and side-yard variances to permit construction of 4 two-family zero lot line townhouses in a residential zone	√	
444 Grand Ave.	Certificate of approval of location for auto repair shop in industrial area	√	
250 Sargent Dr.	Sign size variance in a business zone	√	
31 Judson Ave.	Certificate of approval for auto repair shop in a residential zone	√	
1175 State St.	Use variance and sign height variance to allow general retail and signs in an industrial area	√	
774 State St.	Side-yard and building coverage variances to convert rear commercial space to one dwelling unit in a business zone		withdrawn
980 Whalley	Front-yard, building coverage, and use variance to expand doctor's office	√	
64 Carmel St.	Exception to permit 12-child day care in a residential zone	√	

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110-174 Kimberly Ave.	Rear-yard, building coverage, and building height variances for school construction; exception to permit 123 parking spaces where 179 are required	√	
205 Fairmont Ave.	Use variance and certificate of approval of location for auto repair shop in a business and residential zones	√	
100 Cold Spring St.	Exception to permit change from one nonconforming use (day-care office) to another (apartment) in structure with child day care and 2 apartments in a residential zone	√	
488 Orange St.	Exception to permit neighborhood deli in a residential zone	√	
29 Whalley Ave.	Review of zoning officer's order to cease operation of fraternity house and use variance to permit fraternity house in a business zone	√	
528 Orange St.	Exception to permit neighborhood deli with seasonal outdoor seating in a residential zone	√	
372 Whalley Ave.	Exception to permit beer and wine sales, add 3 video games, and amend operating hours to existing billiard parlor in a business zone	√	
341-343 Crown St.	Exception to permit expansion of restaurant from 44 to 80 seats in a business zone		x
140 Middletown Ave.	Exception to permit waste processing facility in an industrial zone		x
207 Terminal Lane	Exception and use variance to permit 7 parking spaces where 12 spaces are required to permit 94-seat church in an industrial zone	√	
184 Grand Ave.	Use variance to permit sale of grocery-beer within 100 feet of Fair Middle School and 400 feet of package store in a residential zone		x
105 Downing St.	Lot area and front-yard variance to construct 4 dwelling units in a residential zone		x
63 Grant St.	Use variance to permit addition to existing single-family dwelling	√	
108 Greenwood St.	Use variance to permit sale of grocery-beer within 1500 feet of similar license in a residential zone	√	
30-50 Morris Cove Rd.	Exception to permit change from one nonconforming use (convalescent home) to different use (indoor garden pavilion) and 52 auxiliary parking spaces for adjacent restaurant)		x

2000		
51 Farren Ave.	Special exception to permit conversion of repair garage in a residential zone into a neighborhood grocery	x
1 Church St.	Use variance to permit conversion of office basement into research laboratory in a business zone	x
110-160 Amity Rd.	Exception, certificate of approval of location, and sign variance to permit gasoline station convenience store in a business zone	√
487 Dixwell Ave.	Exception to permit 12-child day care in multi-family dwelling in residential area	√
127 Wall St.	Building coverage variance for construction of dining hall addition to Yale Law School	√
528 Orange St.	Exception to permit drycleaner in residential district	√
392-394 Crown St.	Lot area, rear-yard, side-yard, and building coverage variances to convert existing warehouse in a business zone into dwelling unit; permission to convert existing garage into 3 dwelling units	√
175 Humphrey St.	Variance to allow live music at bar in a residential zone	√
415 Townsend Ave.	Use variance to convert ground floor of accessory church building into storage area	x
110-116 Amity Rd.	Sign size variance in a business zone	x
347 Forbes Ave.	Certificate of approval of location for 6-car used car dealer in an industrial zone	x
1545 State St.	Exception and certificate of approval of location for small used car dealer in a business zone	√
197 Chatham St.	Front-yard variance to construct patio for employee use in a residential zone	√
167 Cedar St.	Exception to permit laundromat in residential area	√
4 Tolli Tr.	Variance to construct single-family residence in a residential zone	√
150 Truman St.	Use variance to permit retail sales in an industrial zone	√
589 Valley St.	Use variance to allow grocery-beer sales in existing neighborhood convenience store in a residential zone	√

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18-20 Compton St.	Exception to permit 12-child day care in residential dwelling	x
794-802 Orange St.	Use variance to permit 51-seat restaurant and 3 parking spaces where 13 are required in a residential zone	√
301 Ogden St.	Height variance to construct garage for single-family home	withdrawn
98 South Water St.	Use variance to permit grocery-beer permit within 500 feet of school in a business zone	withdrawn
333 Cedar St.	Exception to amend Yale School of Medicine planned development unit to increase allowable building coverage and floor-area-ratio for laboratory addition	x
367 Elm St.	Rear-yard, side-yard, and building coverage variances to complete construction of deck for four-story apartment building	√
110-174 Kimberly Ave.	Exception for planned development unit for construction of arts magnet school in a residential zone	√
90 Sargent Dr.	Certificate of approval of location for auto repair shop in an industrial zone	√
444 Grand Ave.	Certificate of approval of location for auto repair shop in an industrial zone	√
480 Sherman Parkway	Exception for planned development unit for construction of field house of local high school in a residential zone	√
588 Ferry St.	Review of zoning officer's order to cease business at dance hall in a residential zone	√
290 Grand Ave.	Exception to permit 4 parking spaces where 8 are required to convert existing parking area to play space for 15-child day care in a business zone	x
806-808 State St.	Exception to allow rear-yard seating 85-seat bar/restaurant in a business zone	√
119 Cove St.	Ground coverage variance to recognize extension of paving to provide off-street parking	x
345 Whalley Ave.	Exception to permit bar/café in a business zone	√
137-139 Portsea St.	Exception to permit 1 front-yard parking space for two-family dwelling	√
888 Winchester Ave.	Exception to allow expansion of juvenile group home from 8 to 13 youths in a residential zone	x

300 George St.	Use variance to allow research laboratory in a business zone	√	
110 Dell Dr.	Exception for planned development unit to construct 20 single-family detached dwellings for the elderly	√	
1 Long Wharf Dr.	Exception to eliminate need to improve intersection under earlier agreement with BZA	√	
328 Lighthouse Rd.	Exception to permit neighborhood grocery store in a residential zone		x
74 Meadow View St.	Rear-yard variance to allow enclosure of sundeck to create family room	√	
88 Concord St.	Front-yard variance to construct single-family dwelling in legally existing nonconforming lots in a residential zone	√	
1219 Townsend Ave.	Certificate of approval of location to reestablish gas station in a business zone	√	
794-802 Orange St.	Use variance to permit 51-seat restaurant, and exception to permit reduction of parking requirement from 13 to 3 spaces	√	
175 Elm St.	Front-yard variance for gas meter on Graduate Club in a residential zone	√	
18 Ashmun St.	Front-yard variance to allow addition to Yale central power plant in a residential area	√	
206 Willow St.	Review of zoning officer's order alleging that commercial parking lot has been established in a residential area	√	
188 Willow St.	Review of zoning officer's decision alleging that nonconforming business has been expanded in a residential zone; exception and use variance to permit reconfiguration of restaurant parking lot		x
320 Blatchley Ave.	Exception to permit 24-child day care in single-family home in a residential area	√	
852-858 State St.	Exception to permit wine and beer service in existing 42-seat restaurant in a business zone	√	
185 Cold Spring St.	Sign illumination variance for church	√	
28 Parker Pl.	Side-yard addition to permit addition to single-family home	√	
37 East Pearl St.	Exception to permit 1 front-yard parking space for residential building	√	

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230 Ashmun St.	Exception to permit 3 front-yard parking spaces and front-yard variance to construct entrance canopy and elevator to housing authority offices in a residential zone	√
146 McKinley St.	Side-yard and rear-yard variances required to construct two-bay garage for single-family home	√
28 Ann St.	Side-yard variances for dormer construction on two-family dwelling	√
12 Daniel Dr.	Exception to permit 12-child day care in single-family home	√
880 State St.	Exception to convert auto repairer into convenience store in a business zone	√
130-146 Sylvan Ave.	Exception for planned development unit designation for 39 elderly housing units on .83 acre parcel in a residential zone	√
514 Chapel St.	Use and sign variance to permit professional design office in a residential zone	√
770-772 Orange St.	Use variance to permit 52-seat restaurant; use variance to permit 16 joint parking spaces for a restaurant; exception to permit 0 parking spaces where 13 are required in a residential zone	√
231 Division St.	Exception to permit joint-use parking and front-yard parking spaces with residential zone	√
690 Ella Grasso Blvd.	Use variance to permit meat, fish, and produce market in an industrial zone	√
100 Dover Dr.	Exception to permit 24-child day care in New Haven Department of Children and Family's community building in a residential zone	√
232-236 Cedar St.	Use variance to allow operation of homeless shelter in a business zone	√
320 Foxon Blvd.	Certificate of approval of location to permit auto repair in a business zone	√
965 State St.	Exception to permit commercial kennel for 40 cats in a business zone	√
750 Edgewood Ave.	Front-yard variance to allow construction of dormer for single-family dwelling	√
914 Howard Ave.	Use variance to permit rooming house for troubled youth that includes 14 offices, 24 bedrooms, and up to 48 residents in a business zone	√
375 Grand Ave.	Use variance to permit grocery-beer sales within 1500 feet of similar license in a business zone	√

91 Grand Ave.	Exception to permit 0 parking spaces where 3 spaces are required for 25-seat church in a business zone		x
8 Legion Ave.	Use variance and certificate of approval of location to permit small used car dealer in a residential/office zone	√	
299 Washington Ave.	Exception to permit car wash and automotive detailing in a business zone		x
276 Grand Ave.	Use variance to permit grocery-beer sales within 500 feet of school and 1500 feet of another package store in a business zone		x
178 Bradley St.	Exception to permit front-yard parking for single-family house		x
50 Ives Pl.	Exception to permit backing across sidewalk for two-bay loading dock in an industrial zone	√	
266-270 Fairmont Ave.	Exception to permit transition parking for 49-space employee parking lot in a residential zone	√	
586 Ella Grasso Blvd.	Use variance to permit 101-bed emergency shelter in an industrial zone	√	
127 Wall St.	Exception to permit 10-child group day care at Yale Law School	√	
809 State St.	Exception to permit 2 parking spaces where 4 are required to convert existing structure from 2 to 4 dwelling units in a business zone	√	

Table 2.

APPEALS TO THE BOARD OF ZONING APPEALS (1992-2000): RELIGIOUS INSTITUTIONS

ADDRESS	RELIEF SOUGHT	GRANTED	DENIED
1992			
838 Whalley Ave.	Exception to permit joint-use parking for meeting of New Haven Friends Meeting (New Haven Friends)	withdrawn	
94 Webster St.	Exception to permit joint-use parking for 8 additional spaces, and building coverage and rear-yard variances to allow construction of addition to church (Little Rock Church of Christ)	√	
147 Ashmun Rd.	Building coverage variance to permit construction of additions to church (St. Martin's Roman Catholic Church)	√	
1 Long Wharf Dr.	Use variance to permit 800-seat church in an industrial zone (Church on the Rock)	√	
1993			
592 Ella Grasso Blvd.	Use variance to permit 168-seat church with child day care serving 40 children in an industrial zone (Rhema Christian Center–Independent)		x
704 Whitney Ave.	Exception to permit 25-child church-run day care in low-density residential zone (Presbytery of Southern New England)	√	
74-80 Wall St.	Building coverage, building height, and floor area variances for construction of Yale Hillel Foundation; exception to permit accessory parking and transfer 11 spaces to institutional parking plan (Hillel–Jewish)	√	
139-141 Winthrop Ave.	Exception to permit 12 parking spaces where 25 are required for construction of 200-seat church in a residential zone; front-yard and rear-yard variances (Holy Trinity Church – Church of God)	√	
1994			
82-86 Trumbull St.	Exception to permit joint use of 16 parking spaces for 80-seat church and office building (Church of Jesus Christ of the Latter-Day Saints)	√	
54 Platt St.	Rear-yard variance to install handicapped access ramp for church (Union Temple Church)	√	

724 Whitney Ave.	Exception to permit expansion of existing religious institution by converting portion of adjacent house into parish house (First Presbyterian Church of New Haven)	x
776-780 Grand Ave.	Exception to permit 0 parking spaces where 25 are required to accommodate growing 200-seat church in a business district (Mt. Olive #2 Church)	x
240-244 Greene St.	Exception to permit 160-child day care and offices in former school (St. Michael's Roman Catholic Church)	√
1995		
236 Shelton Ave.	Exception to permit front-yard parking for two church vans for 90-seat church in a residential zone; side-yard variance to construct front foyer (No denomination specified)	√
424 Howard Ave.	Exception to allow 0 parking spaces where 17 spaces are required to serve 131-seat church in a business district (Joy Temple Church of Christ in Prayer-Pentecostal)	√
136 Chapel St.	Exception to permit 18 parking spaces where 26 are required for 207-seat church in an industrial zone (Church of God of Prophecy-non-denominational)	x
240-244 Greene St.	Exception to permit 160-child day care, accessory offices, and secular uses of church hall in a residential zone (St. Michael's Roman Catholic Church)	√
400 Dixwell Ave.	Building coverage and building height variances to construct bus garage in a residential zone; exception to remove 1 parking space (St. Matthews Church-Baptist)	√
1996		
645 Grand Ave.	Use variance to permit 80-person church-run homeless shelter in an industrial zone (Immanuel Baptist Church)	√
141 Grand Ave.	Exception to permit 6 parking spaces where 11 are required for 86-seat church in a business zone (Inspirational Zion-Church of God in Christ)	x

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680 Dixwell Ave.	Use variance to permit conversion of former home improvement business into office for Greater New Haven Clergy Association in residential area (Greater New Haven Clergy Association)	√
139-141 Winthrop Ave.	Rear-yard and side-yard variances; exception to construct 200-seat church in a residential zone (Holy Trinity Church–Church of God)	√
48 Howe St.	Review of zoning officer’s decision to designate alternative detention centers as rooming houses (Powerhouse Ministries)	√
1997		
135 Whitney Ave.	Exception to permit 13 parking spaces where 50 are required for 400-seat church in a residential/office zone (Christ Presbyterian Church of New Haven)	x
135 Whitney Ave.	Exception to permit 30 parking spaces where 40 are required for 320-seat church in a residential/office zone (Christ Presbyterian Church of New Haven)	x
95 Hamilton St.	Use variance to permit 60-person dormitory within existing rehabilitation center in an industrial zone (Church on the Rock–Church of Christ)	x
1998		
136 Chapel St.	Use variance to Permit 144-seat church in an industrial zone (God Miracle Unlimited Church–Church of God)	x
314-320 Munson St.	Lot area, lot width, front-yard, side-yard, and rear-yard variances to permit church-led development group to construct 2 two-family townhouses in a residential zone (Development group of the Beulah Heights First Pentecostal Church)	√
746-766 Orchard St.	Lot area, lot width, front-yard, and side-yard variances to permit church-led development group to construct 3 two-family townhouses in a residential zone (Development group of the Beulah Heights First Pentecostal Church)	√

78 Wolcott St.	Side-yard variance for church-backed development group to add dormer extension to existing two-family dwelling in a residential zone (East Pearl Street United Methodist Church, Good Samaritan Church, Saint Francis Catholic Church, and St. Rose Catholic Church)	√
82 Wolcott St.	Side-yard variance for church-backed development group to add dormer extension to existing two-family dwelling in a residential zone (East Pearl Street United Methodist Church, Good Samaritan Church, Saint Francis Catholic Church, and St. Rose Catholic Church)	√
34 Richard St.	Side-yard variance for church-backed development group to add dormer extension to existing three-family dwelling in a residential zone (East Pearl Street United Methodist Church, Good Samaritan Church, Saint Francis Catholic Church, and St. Rose Catholic Church)	√
65 East Grand Ave.	Front-yard variance and building coverage variance to install handicapped access ramp on church in a residential zone (Pilgrim Congregational Church)	√
204-208 Peck St.	Rear-yard, front-yard, building coverage variances and parking exception (allow 1 front-yard parking space) to construct 96-seat church addition in a residential zone (Third Star of Jacob Christian Church)	√
490 Prospect St.	Exception to permit 31 parking spaces where 33 spaces are required for nonprofit Christian Service training organization in a residential zone (Overseas Ministries Study Center)	√
660 Winchester Ave.	Exception to permit Christian day care in office and residential building in a residential zone (Christian Community Action)	√
62 East Grand Ave.	Exemption to permit church-run 32-child day care in a residential zone (St. James Episcopal Church)	√
50-56 Dwight St.	Side-yard variance to allow Church to replace exterior fire escape in a residential zone (Ebenezer Chapel Church)	√

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386-388
Crown St. Exception to permit joint-use parking between 104-seat church and auto repair center (No denomination specified) withdrawn

1999		
95 Hamilton St.	Use variance to permit 1140-seat church and 30-child head start program; exception to permit joint-use parking (Church on the Rock–Church of Christ)	√
90 Hamilton St.	Use variance to permit 80-seat church with 32-child day care and related offices in an industrial zone (YMCA)	√
759-781 Orchard St.	Lot area, front-yard, and side-yard variances to permit construction of 4 two-family zero lot line townhouses in a residential zone (Development group of the Beulah Heights First Pentecostal Church)	√
207 Terminal Ln.	Exception and use variance to permit 7 parking spaces where 12 spaces are required to permit 94-seat church in an industrial zone (Elohim Christian Center–Pentecostal Church)	x
2000		
415 Townsend Ave.	Use variance to convert ground floor of accessory church building into storage area (St. Bernadette’s Catholic Church)	x
185 Cold Spring St.	Sign illumination variance for church (Church of the Redeemer)	√
231 Division St.	Exception to permit joint-use parking and front-yard parking spaces with residential zone (Community Baptist Church)	√
91 Grand Ave.	Exception to permit 0 parking spaces where 3 spaces are required for 25-seat church in a business zone (Church of the New Beginnings)	√
24 Kossuth St.	Exception to permit 0 parking spaces or 4 front-yard spaces and 8 valet spaces where 16 spaces are required to recognize existing conversion of garage to 122-seat church (New Growth Outreach Ministries)	√

Table 3.

APPEALS TO THE BOARD OF ZONING APPEALS (1992-2000): RESTAURANTS

ADDRESS	RELIEF SOUGHT	GRANTED	DENIED
1992			
24 Brown St.	Use variance to permit accessory parking for Consiglio's restaurant		x
974-976 State St.	Exception to permit 0 parking spaces where 10 spaces are required for 40-seat restaurant	√	
101 Farren Ave.	Exception to expand seating capacity of existing 22-seat tavern into 40-seat pizzeria and permit 0 parking spaces where 6 are needed		x
286-288 Grand Ave.	Exception to allow beer and wine permit for 25-seat restaurant	√	
1993			
450 Lighthouse Rd.	Use variance to enlarge existing restaurant and install handicapped access ramp	√	
262 Grand Ave.	Wine and beer permit for 28-seat restaurant	√	
1174 Chapel St.	Exception to permit wine and beer permit for 65-seat restaurant in a business zone	√	
1460 Whalley Ave.	Exception to allow full liquor permit for 102-seat restaurant in a business zone	√	
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons to existing grocery in a residential area		x
50 Fitch St.	Exception to allow full liquor permit for 100-seat restaurant in business district	√	
500 Orange St.	Exception to permit seasonal outdoor seating for 15 persons as accessory to grocery store in a residential zone	√	
24 Brown St.	Use variance to permit parking lot for accessory parking for restaurant in a residential zone		x
585 Lombard St.	Front-yard variance to permit construction of restaurant in an industrial zone	√	
1994			
98 South Water St.	Exception to permit 15-seat restaurant in a business zone	√	

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794 Orange St.	Exception to permit incidental outdoor seasonal seating for 15 persons as accessory to neighborhood convenience store in a residential zone	√
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons as accessory to existing grocery store in a residential zone	√
246-248 Davenport Ave.	Use variance to permit 8-seat restaurant in a residential zone	√
1995		
15 Broadway St.	Exception to permit liquor sales in association with restaurant in a business zone	√
265-267 Dixwell Ave.	Exception to permit neighborhood bar in a residential zone	x
382-396 Grand Ave.	Exception to allow restaurant liquor permit in 101-seat restaurant in a business zone	√
475 Townsend Ave.	Exception to permit seasonal outdoor seating for maximum of 15 seats as accessory use to shops selling baked goods and groceries in a residential zone	x
90 Wall St.	Use variance to expand 63-seat restaurant to 164 seats; special exception to permit 0 parking spaces where 25 spaces are required	√
1996		
338 Elm St.	Exception to permit outdoor courtyard seating in 150-seat restaurant in a business zone	√
810 Woodward Ave.	Exception to permit construction of 20-seat patio deck in conjunction with 72-seat restaurant in a business zone	√
806 State St.	Exception to permit 85-seat bar and restaurant in a business zone	√
446-448 Forbes Ave.	Exception to permit expansion of 32-seat restaurant into 73-seat restaurant in a business zone	√
328 Lighthouse Rd.	Use and surface coverage variances to allow 24-seat pizza restaurant; exception to permit front-yard parking in a residential zone	√

1997		
969 State St.	Exception to permit 0 parking spaces where 3 are required to expand existing restaurant from 20 to 32 seats and add liquor service in a business zone	√
63-65 Amity Rd.	Exception to permit restaurant liquor permit in 92-seat restaurant in a business zone	√
26 Townsend Ave.	Special exception to allow restaurant liquor permit for 150-seat restaurant	√
236 Crown St.	Rear-yard variance for seasonal outdoor deck on existing 60-seat restaurant in a business zone	x
236 Crown St.	Rear-yard variance to expand 63-seat restaurant to 117 seats; loading variance to permit 1 on-street loading space	√
1998		
127 Fitch St.	Exception to allow restaurant liquor permit for 84-seat restaurant in a business zone	x
944 State St.	Special exception to permit café liquor permit for 18-seat café in a business zone	√
175 Wooster St.	Exception to allow full liquor permit and parking reduction from 8 to 12 parking spaces for 48-seat restaurant in a business zone	√
98-100 Wooster St.	Use variance and exemption to permit 0 parking spaces where 12 spaces are required to permit restaurant to add 32-seat seasonal outside seating in a residential zone	x
446-448 Forbes Ave.	Exception to permit 20 seasonal outdoor seats for restaurant in a business zone	x
246-248 Davenport Ave.	Use variance to allow 32-seat restaurant with wine and beer permit in a residential zone	√
265-267 Dixwell Ave.	Exception to allow wine and beer permit with live entertainment in 112-seat restaurant in a business zone	x
35-37 Townsend Ave.	Exception to permit restaurant liquor permit and to allow 5 parking spaces where 8 are required for 32-seat restaurant in a business zone	√
175 Humphrey St.	Side-yard, front-yard and building coverage variance to expand restaurant in a residential zone	√

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30-50 Morris Cove Rd.	Exception to change from one nonconforming use (convalescent home parking) to another (55 auxiliary spaces for adjacent 299-seat restaurant and catering facility) in a residential zone	x
1999		
944 State St.	Special exception to permit 0 parking spaces where 3 spaces are required to increase seating in existing café in a business zone from 18 to 30 seats	√
328 Lighthouse Rd.	Use variance to increase operating hours of pizza restaurant in a residential zone	x
303-305 Grand Ave.	Exception to permit 40-seat café with liquor permit in a business zone	x
771 Grand Ave.	Exception to expand 52-seat restaurant with wine and beer permit to 144-seat restaurant with full liquor and add 16 transition parking spaces	√
1 Grand Ave.	Use and side-yard variance to allow woodworking store, 2 dwelling units, retail, and coffee shop	√
341-343 Crown St.	Exception to permit expansion of restaurant from 44 to 80 seats in a business zone	x
30-50 Morris Cove Rd.	Exception to permit change from one nonconforming use (convalescent home) to different use (indoor garden pavilion and 52 auxiliary parking spaces for adjacent restaurant)	x
2000		
175 Humphrey St.	Variance to allow live music at bar in a residential zone	x
806-808 State St.	Exception to allow rear-yard seating 85-seat bar/restaurant in a business zone	x
345 Whalley Ave.	Exception to permit bar/café in a business zone	√
794-802 Orange St.	Use variance to permit 51-seat restaurant, and exception to permit reduction of parking requirement from 13 to 3 spaces	√
852-858 State St.	Exception to permit wine and beer service in existing 42-seat restaurant in a business zone	√
770-772 Orange St.	Use variance to permit 52-seat restaurant; use variance to permit 16 joint parking spaces for restaurant; exception to permit 0 parking spaces where 13 are required in a residential zone	√

Table 4.
APPEALS TO THE BOARD OF ZONING APPEALS (1992-2000): LAND USES MOST SIMILAR TO CHURCHES

ADDRESS	RELIEF SOUGHT	GRANTED	DENIED
1992			
229 Grand Ave.	Special exception to permit 165-seat social club with liquor permit in existing commercial building; exception to permit 13 parking spaces where 41 are required	√	
40 George St.	Exception to permit off-track betting teletheater	√	
6-10 Baldwin St.	Use variance to permit boarding house for not more than 15 people	√	
24 Brown St.	Use variance to permit accessory parking for Consiglio's restaurant		x
974-976 State St.	Exception to permit 0 parking spaces where 10 spaces are required for 40-seat restaurant	√	
101 Farren Ave.	Exception to expand seating capacity of existing 22-seat tavern into 40-seat pizzeria and permit 0 parking spaces where 6 are needed		x
295 Wilmont Rd.	Exception to expand existing community center and permit child day care and front-yard parking	√	
396-430 Ella Grasso Blvd.	Use variance to permit outdoor retail shopping area in an industrial zone	√	
147 Ashmun St.	Exception to permit community center and front-yard parking; building coverage variances		x
1859 Chapel St.	Exception to allow group day-care home in residential area	√	
226 Greenwich Ave.	Exception to permit 15- to 20-child day care in a residential zone	√	
1993			
450 Lighthouse Rd.	Use variance to enlarge existing restaurant and install handicapped access ramp	√	
461-A Whalley Ave.	Exception to permit 25-child day care	√	
13 Hallock St.	Side-yard, front-yard, and use variance to convert existing garage into social club in a residential zone		x

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28-56 Hillhouse Ave.	Exception to establish planned development unit for construction of Yale Center for International Studies and expansion of Yale School of Management	√
790 Grand Ave.	Exception to permit billiard parlor in a business zone	√
435 Elm St.	Exception to permit administrative offices on first and second floor of existing three-family dwelling to serve nearby community center in a residential zone	√
60-78 Whalley Ave.	Rear-yard, side-yard, and use variance to permit drug store in a business zone; exception to permit 37 parking spaces where 56 are required	√
138-160 Amity Rd.	Exception to permit indoor amusement center in a business zone	√
87 Goffe St.	Exception to permit 10 parking spaces where 23 spaces are required for vocational school in a business zone	√
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons to existing grocery in a residential area	x
435 Elm St.	Exception to permit community center for individuals in need of mental services in a residential zone	√
500 Orange St.	Exception to permit seasonal outdoor seating for 15 persons as accessory to grocery store in a residential zone	√
316 Shelton Ave.	Exception to permit modification from existing 12-child day care to 20-child day care on first floor of three-family dwelling	√
148 Sylvan Ave.	Front-yard, building coverage, and rear-yard variances to expand community center in a residential zone; exception to permit 0 parking spaces where 12 spaces are required	√
24 Brown St.	Use variance to permit parking lot for accessory parking for restaurant in a residential zone	x
585 Lombard St.	Front-yard variance to permit construction of restaurant in an industrial zone	√

1994		
82 South Water St.	Use variance to allow physical therapy center in a business zone	√
1485 Chapel St.	Exception to permit front-yard parking of 7 spaces for doctor's office	√
98 South Water St.	Exception to permit 15-seat restaurant in a business zone	√
794 Orange St.	Exception to permit incidental outdoor seasonal seating for 15 persons as accessory to neighborhood convenience store in a residential zone	√
49 Cottage St.	Exception to permit incidental outdoor seasonal seating for 15 persons as accessory to neighborhood convenience store in a residential zone	√
60-78 Whalley Ave.	Exception to allow 37 parking spaces where 59 spaces are required for expansion of drugstore in a business zone; side-yard, rear-yard, and use variances	√
147 Ashmun St.	Exception to permit community service center and variances for building coverage in a residential zone	√
707-711 George St.	Use variance to permit commercial parking lot in a residential zone	√
771 Orange St.	Exception to permit seasonal exterior seating for 15 persons as accessory to existing grocery store in a residential zone	√
323 Lexington Ave.	Exception to permit 25-child day care in existing single-family house in a residential zone	x
290 Grand Ave.	Exception to permit 8 parking spaces where 32 are required and side-yard variance to permit construction of community center and day care in a business zone	√
323 Lexington Ave.	Exception to permit 25-child day care in existing single-family house	x
333 Valley St.	Exception to permit expansion of existing community center in a residential zone	√
915 Ella Grasso Blvd.	Building coverage variance and exception to permit existing nursing home in a residential zone	√

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118 Clinton Ave.	Exception and building coverage variance to permit expansion of existing adult day care in a residential zone	√	
246-248 Davenport Ave.	Use variance to permit 8-seat restaurant in a residential zone	√	
560-570 Whalley Ave.	Exception to permit transition parking for local businesses in a residential zone	√	
1995			
228 Shelton Ave.	Use variance to permit private social club in a residential zone		x
915 Ella Grasso Blvd.	Exception and building coverage variance to allow expansion of nursing home from 120 to 130 beds	√	
49 Cottage St.	Exception, front-yard variance, and building coverage variance to permit expansion of existing coffee and baked good convenience store in a residential zone		x
265-267 Dixwell Ave.	Exception to permit neighborhood bar in a residential zone		x
140 Legion Ave.	Exception and front-yard variance to allow 160 parking spaces where 264 are required for regional secondary school in a residential area	√	
8-10 Baldwin St.	Use variance to permit boarding house for not more than 15 residents in a residential zone	√	
1 Long Wharf Dr.	Exception to permit joint-use parking for 700 parking spaces where 776 are required for regional medical out-patient clinic in addition to existing office building		x
1 Long Wharf Dr.	Exception to permit joint-use parking for 700 parking spaces where 776 are required for regional medical out-patient clinic in addition to existing office building	√	
81 Woolsey St.	Exception to permit transition parking for health clinic in a residential zone	√	
475 Townsend Ave.	Exception to permit seasonal outdoor seating for maximum of 15 seats as accessory use to shops selling baked goods and groceries in a residential zone		x
790-798 Congress Ave.	Review of zoning officer's decision to cease operation of dance hall with insufficient parking in a business zone		x

90 Wall St.	Use variance to expand 63-seat restaurant to 164 seats; special exception to permit 0 parking spaces where 25 spaces are required	√	
459 College St.	Side-yard variance to construct covered porch to the Yale Library-Cultural Center	√	
1996			
338 Elm St.	Exception to permit outdoor courtyard seating in 150-seat restaurant in a business zone	√	
35 High St.	Exception to permit fraternity house for 10 persons in a business zone	√	
35 High St.	Exception for 0 parking spaces where 3 spaces are required for a fraternity house in a business zone		x
44-46 Hotchkiss St.	Exception to permit 24-hour, 24-child day care in a residential zone	√	
18 Lynwood Pl.	Exception to permit 0 parking spaces where 4 spaces are required to permit nonprofit organization in a residential zone; building coverage, rear-yard, and side-yard variances	√	
810 Woodward Ave.	Exception to permit construction of 20-seat patio deck in conjunction with 72-seat restaurant in a business zone	√	
286 Sherman Ave.	Exception to expand existing home for handicapped from 12 to 16 persons in a residential area	√	
1210 Chapel St.	Exception to permit 10-person fraternity in a business district		x
1377 Ella Grasso Blvd.	Exception to permit 9 parking spaces where 29 are required for 7 non-resident professional offices and 15 non-resident staff persons; use variance to permit law offices in a residential zone	√	
225 Sherman Ave.	Exception to permit adult day care for 20 people in existing three-family dwelling in a residential zone	√	
806 State St.	Exception to permit 85-seat bar and restaurant in a business zone	√	
290 Grand Ave.	Side-yard variances; exception to permit 8 parking spaces where 32 are required to construct community center and day care in a business zone	√	
815 Woodward Ave.	Exception to permit transition parking for 26 spaces in a residential zone	√	

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446-448 Forbes Ave.	Exception to permit expansion of 32-seat restaurant into 73-seat restaurant in a business zone	√
284 Grand Ave.	Exception to permit 0 parking spaces where 6 are required to convert office building to mixed office space and 4 dwelling units in a business zone	x
600 Long Wharf Dr.	Exception to permit sign expansion for off-track betting facility in an industrial zone	x
18 Lynwood Pl.	Building coverage, rear-yard, and side-yard variances to permit nonprofit organization in a residential zone; exception to allow 0 parking spaces where 4 spaces are required	√
1289 Whalley Ave.	Exception to permit billiard center in a business zone	√
70 York Pl.	Exception to reduce existing parking from 306 to 191 spaces and front-yard and building coverage variances for expansion of Yale's gymnasium	√
328 Lighthouse Rd.	Use and surface coverage variances to allow 24-seat pizza restaurant; exception to permit front-yard parking in a residential zone	√
1997		
969 State St.	Exception to permit 0 parking spaces where 3 are required to expand existing restaurant from 20 to 32 seats and add liquor service in a business zone	√
36-38 Lynwood Pl.	Exception to permit 12-person fraternity house in residential area	√
737 Edgewood Ave.	Exception to permit 17 parking spaces where 142 are required to expand Edgewood Ave. Elementary School and add 500-person auditorium; rear-yard and building coverage variances	√
50 Mead St.	Exception to increase capacity of convalescent home from 60 to 91 beds in a residential zone	√
290 Grand Ave.	Exception to permit 8 parking spaces where 32 are required to construct community center in a business zone; side-yard and buffer strip variances	√

44 Brewster St.	Use variance to permit accessory parking for 62 cars in conjunction with government service building in a residential zone	√	
95 Hamilton St.	Use variance to permit 60-person dormitory within existing rehabilitation center in an industrial zone		x
44-46 Hotchkiss St.	Exception to permit 24-hour, 24-child day care and temporary 12-child day care on first floor of two-family dwelling in a residential area	√	
540-580 Ella Grasso Blvd.	Use variance and special exception for joint-use parking to permit flea market in an industrial zone	√	
579 & 583 George St.	Exception to permit front-yard parking for 10 cars as part of contiguous parking lot in a residential zone	√	
39 Onyx St.	Exception to permit 0 parking spaces where 10 spaces are required to allow playground use for 80-student elementary school in a business zone	√	
261 Portsea St.	Use variance to allow radio station with offices and studios; exception to permit 0 parking spaces where 12 spaces are required	√	
1045 Whalley Ave.	Exception to permit 22-member nonprofit recreation club, dedicated to restoration of antique cars, on lot with dental offices in a residential zone		x
232-236 Cedar St.	Use variance to permit 75-bed overflow homeless shelter	√	
82 South Water St.	Use variance to expand therapy center in a business zone	√	
236 Crown St.	Rear-yard variance for seasonal outdoor deck on existing 60-seat restaurant in a business zone		x
488 Orange St.	Exception to permit neighborhood fish market in a residential zone	√	
236 Crown St.	Rear-yard variance to expand 63-seat restaurant to 117 seats; loading variance to permit 1 on-street loading space	√	
1998			
232 York St.	Side-yard, building coverage, and floor-area-ratio variances for addition to Yale's Rose Alumni House in a residential zone	√	

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175 Wooster St.	Exception to allow full liquor permit and parking reduction from 8 to 12 parking spaces for 48-seat restaurant in a business zone	√	
98-100 Wooster St.	Use variance and exemption to permit 0 parking spaces where 12 spaces are required to permit restaurant to add 32-seat seasonal outside seating in a residential zone		x
446-448 Forbes Ave.	Exception to permit 20 seasonal outdoor seats for restaurant in a business zone		x
183-89 Humphrey St.	Use variance and exception to permit 7 front-yard parking spaces in 34-space lot where 43 spaces are required to expand restaurant from 90 to 169 seats in a residential zone	√	
18-20 Compton St.	Exception to permit conversion from family day-care home to group day-care home in a residential zone	√	
246-248 Davenport Ave.	Use variance to allow 32-seat restaurant with wine and beer permit in a residential zone	√	
130 Edgewood Ave.	Front-yard variance and exception to permit 44 parking spaces where 125 are required for multi-purpose room at Timothy Dwight School in a residential zone	√	
600 Chapel St.	Use variance to convert rooming house to bed and breakfast in a residential zone	√	
1859 Chapel St.	Exception to permit 15-child day care in three-family dwelling in a residential zone	√	
232-236 Cedar St.	Use variance to permit temporary overflow homeless shelter in a business zone	√	
37 High St.	Exception to convert dwelling into 11-room fraternity house in a business zone	√	
372 Whalley Ave.	Exception to permit billiards parlor in a business zone	√	
35-37 Townsend Ave.	Exception to permit restaurant liquor permit and to allow 5 parking spaces where 8 are required for a 32-seat restaurant in a business zone	√	
431 Orange St.	Use variance to permit 3 non-occupant professional offices on first floor of residential building; exception to permit 0 parking spaces where 12 spaces are required	√	

116 Davenport Ave.	Exception to expand day care in a residential zone	√
175 Humphrey St.	Side-yard, front-yard and building coverage variance to expand restaurant in a residential zone	√
70 Pond Lily Ave.	Exception to permit 256 parking spaces where 300 are required to convert 550-seat restaurant to 1200-person nightclub in a business zone	x
63-65 Amity Rd.	Exception to add nightclub to existing restaurant in a business zone	x
30-50 Morris Cove Rd.	Exception to change from nonconforming use (convalescent home parking) to another (55 auxiliary spaces for adjacent 299-seat restaurant and catering facility) in a residential zone	x
1999		
944 State St.	Special exception to permit 0 parking spaces where 3 spaces are required to increase seating in existing café in a business zone from 18 to 30 seats	√
164 Howard Ave.	Exception to permit 16-bed transient supportive housing with 4 staff in a residential zone	√
21 Bernhard Rd.	Special exception to permit 30-person capacity gymnastics center in an industrial zone	√
303-305 Grand Ave.	Exception to permit 40-seat café with liquor permit in a business zone	x
53-57 Canner St.	Exception to permit 6-seat neighborhood coffee house in a residential zone	√
407 James St.	Use variance to permit temporary use for charter school with 150 students and 20 staff in an industrial zone	√
771 Grand Ave.	Exception to expand 52-seat restaurant with wine and beer permit to 144-seat restaurant with full liquor and add 16 transition parking spaces	√
353 Crown St.	Side-yard variance to construct Yale School of Drama	√
1 Grand Ave.	Use and side-yard variance to allow woodworking store, 2 dwelling units, retail, and coffee shop	√
29-45 Broadway St.	Exception to permit 0 parking spaces where 172 are required to construct retail and commercial space in a business zone	√
365-379 Whalley Ave.	Exception to permit 30 parking spaces where 60 are required to allow reconfiguration of existing parcels in a business zone	√

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130 Bassett St.	Exception to permit 8 front-yard parking spaces at Lincoln-Bassett School in a residential zone	√	
110-174 Kimberly Ave.	Rear-yard, building coverage, and building height variances for school construction; exception to permit 123 parking spaces where 179 are required	√	
528 Orange St.	Exception to permit neighborhood deli with seasonal outdoor seating in a residential zone	√	
341-343 Crown St.	Exception to permit expansion of restaurant from 44 to 80 seats in a business zone		x
30-50 Morris Cove Rd.	Exception to change from one nonconforming use (convalescent home) to different use (indoor garden pavilion and 52 auxiliary parking spaces for adjacent restaurant)		x
2000			
127 Wall St.	Building coverage variance for construction of dining hall addition to Yale Law School	√	
175 Humphrey St.	Variance to allow live music at bar in a residential zone		x
110-174 Kimberly Ave.	Exception for planned development unit for construction of arts magnet school in a residential zone	√	
480 Sherman Parkway	Exception for planned development unit for construction of field house of local high school in a residential zone	√	
588 Ferry St.	Review of zoning officer's order to cease business at dance hall in a residential zone		x
290 Grand Ave.	Exception to permit 4 parking spaces where 8 are required to convert existing parking area to play space for 15-child day care in a business zone	√	
806-808 State St.	Exception to allow rear-yard seating 85-seat bar/restaurant in a business zone		x
345 Whalley Ave.	Exception to permit bar/café in a business zone	√	
888 Winchester Ave.	Exception to allow expansion of juvenile group home from 8 to 13 youths in a residential zone	√	
794-802 Orange St.	Use variance to permit 51-seat restaurant, and exception to permit reduction of parking requirement from 13 to 3 spaces	√	

206 Willow St.	Review of zoning officer's order alleging that commercial parking lot has been established in a residential area	x
188 Willow St.	Review of zoning officer's decision alleging that nonconforming business has been expanded in a residential zone; exception and use variance to permit reconfiguration of restaurant parking lot	√
320 Blatchley Ave.	Exception to permit 24-child day care in single-family home in residential area	√
770-772 Orange St.	Use variance to permit 52-seat restaurant; use variance to permit 16 joint parking spaces for restaurant; exception to permit 0 parking spaces where 13 are required in a residential zone	√
690 Ella Grasso Blvd.	Use variance to permit meat, fish, and produce market in an industrial zone	√
100 Dover Dr.	Exception to permit 24-child day care in New Haven Department of Children and Family's community building in a residential zone	√
232-236 Cedar St.	Use variance to allow operation of homeless shelter in a business zone	√
914 Howard Ave.	Use variance to permit rooming house for troubled youth that includes 14 offices, 24 bedrooms, and up to 48 residents in a business zone	√
266-270 Fairmont Ave.	Exception to permit transition parking for 49-space employee parking lot in a residential zone	√
586 Ella Grasso Blvd.	Use variance to permit 101-bed emergency shelter in an industrial zone	√
127 Wall St.	Exception to permit 10-child group day care at Yale Law School	√