March 11, 2022

The Honorable Tyisha Walker-Myers  
President, Board of Alders  
City of New Haven  
165 Church Street  
New Haven, CT 06510

Re: Yale University – 82-90 Wall Street – Renovation of Existing Building

Dear President Walker-Myers and Honorable Members of the Board of Alders:

On behalf of Yale University, and pursuant to the Order of the Board of Alders adopted on September 6, 2016 (File No. LM-2016-0241) (the “Order”) approving Yale University’s Central/Science Campus Overall Parking Plan (“OPP”), we are communicating to you in order to request a determination and adoption of a resolution by unanimous consent certifying that the enclosed Application for Variance to the Board of Zoning Appeals (the “Application”) does not require an amendment to the OPP. The Order requires review by the Board of Alders of certain zoning applications of Yale University which propose new entitlements for the purpose of determining whether the application requires an amendment to the OPP. The Order specifically allows the Board of Alders to make such a determination by unanimous consent. This letter and the documents submitted herewith provide information enabling the Board of Alders to make a determination that an OPP amendment is not required. Enclosed are copies of the Application and plans submitted to the Board of Zoning Appeals on March 11, 2022.

The Application involves property owned by the University at 82-90 Wall Street. The Application seeks variances to enable the provision of an accessible entrance to the front and improved accessibility to the rear of the buildings; creation of outdoor terrace, patio and landscape space; creation of classroom space in an addition to the rear of the Property; and provision of a decorative and functional enclosure wall between a portion of the Property and the adjacent garden on the Elizabethan Club property to the south.

No parking spaces will be added or lost as a result of the project.

No parking is required for the project under Section 12(b)(1)(g) of the Zoning Ordinance since the project will not expand the University’s existing student body, no faculty or employees will be added, and no new places of assembly will be created. The project will have no impact on the Central/Science Campus OPP.
For all the reasons outlined in this submission, Yale University respectfully requests a determination and resolution by the Board of Alders by Unanimous Consent certifying that the Application does not require an amendment of the OPP. A draft resolution is enclosed.

Very truly yours,

Lauren Zucker
Associate Vice President for New Haven Affairs and University Properties

Enclosures