

December 19, 2025

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

Re: Yale University – 70 York Square Place – Ray Tompkins House

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 and the subsequent related application for Development Permit/Site Plan Review (the “Zoning Applications”) do 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 December 11, 2025.

The Zoning Applications relate to the renovation of the existing Ray Tompkins House located on property owned by the University at 70 York Square Place. The variance application seeks a variance to allow the placement of a new sloped entry walkway, entry terrace and entry stairs on the exterior of the front of the building adjacent to Tower Parkway and partially within the required front yard. The proposed improvements will improve accessibility to the existing building and will be ADA compliant. Following action by the Board of Zoning Appeals on the

variance application, the University will submit an application for Development Permit/Site Plan Review to the City Plan Commission for the project. The project involves the renovation of the interior of the building, including replacement of MEP and fire protection systems. The project will not expand or add any gross floor area to the existing building. Building exterior and site improvements will include stabilization and repair of the existing stone building façade, replacement in kind of the existing building windows and roof, exterior building waterproofing, renovation of the existing parking lot, installation of stormwater management improvements and landscape improvements. The application for Development Permit/Site Plan Review is required due to the volume of soil movement associated with the installation of stormwater improvements.

A total of three parking spaces may be lost as a result of the project. No parking spaces will be added. 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.

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 Zoning Applications do not require an amendment of the OPP. A draft resolution is enclosed.

Very truly yours,

J. Michael Bellamy  
Vice President, Facilities, Campus Development & Sustainability

Enclosures