

Yale OFFICE OF FACILITIES

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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

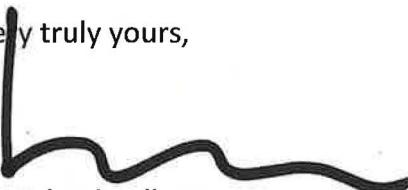
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variance application, the University will submit an application for Development Permit/Site Plan Review to the City Plan Commission for the project. The project involves the renovation of the interior of the building, including replacement of MEP and 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

File No. _____ Ward No. _____
 Date of Filing _____ Hearing _____ Decision _____

APPEAL TO THE BOARD OF ZONING APPEALS FOR A VARIANCE

I.	LOCATION of property	70 York Square Place (Tax Map-Block-Parcel: 281-0329-00600)	Ave.	Zoning District	RM-2
			St.	St.	
			Building Line _____		
	north east	side between _____	St.		
	south west		and		
	north east	corner of _____	St		
	south west		Ave.		
II.	Name of OWNER	Yale University	Address	2 Whitney Ave., New Haven, CT	
	Date of Purchase				
	Name of present proposed or tenant	N/A	or proposed purchaser	N/A	
	Name and signature of APPELLANT	Yale University By: J. Michael Bellamy, Vice President, Facilities, Campus Development & Sustainability Address 2 Whitney Ave., New Haven, CT 06510			
	Party to be notified	Jason Hickey Yale University, Planner	Agent	APPEAL Address P.O. Box 208297, New Haven, CT 06520-8297 Telephone No. 203-909-7357	
III.	THIS APPEAL relates to:				
<input type="checkbox"/> PRINCIPAL BUILDING (S) AND ITS OR THEIR: <input type="checkbox"/> USE <input type="checkbox"/> NO. OF DWELLING UNITS <input type="checkbox"/> FLOOR AREA <input checked="" type="checkbox"/> YARDS <input type="checkbox"/> SIZE OF COURTS		<input type="checkbox"/> ACCESSORY BUILDING (S) <input type="checkbox"/> LOT <input type="checkbox"/> AVERAGE LOT WIDTH <input type="checkbox"/> BUILDING COVERAGE <input type="checkbox"/> BUILDING HEIGHT <input type="checkbox"/> USABLE OPEN SPACE		<input type="checkbox"/> LAND <input type="checkbox"/> DISTANCE BETWEEN BUILDINGS <input type="checkbox"/> AMOUNT OF PARKING OR LOADING <input type="checkbox"/> LOCATION OF PARKING OR LOADING <input type="checkbox"/> SIGNS <input checked="" type="checkbox"/> Projections and structures in yards	
IV.	SECTION (S) of zoning ordinance appealed from: 14(a)(1)f.; 25(b)				
IV.	PRECISE VARIANCE (S) sought: See Attachment A.				
V.	LOT Dimensions (width x depth): irregular			Lot Area: 6.37 acres	
	List all EXITING BUILDING (S) AND USE (S) on this lot, giving symbol for legal basis of each. (PR-permitted as of right; PS-permitted by special exception; PV-previous variance; NCU-nonconforming use existing at effective date of ordinance or amendment; CAL-previous certificate of approval of location – motor vehicle uses) (1) Ray Tompkins House - University Use (PR) (2) Payne Whitney Gymnasium - University Use (PR) (3)				
VII.	Describe in detail the DIFFICULTY or UNREASONABLE HARDSHIP asserted to be in the way of carrying out strict letter of the zoning ordinance:				
	See Attachment A.				

VIII. What circumstances concerning this property are PECULIAR to it and not applicable to the area as a whole? EXPLAIN.

See Attachment A.

IX. Would the requested variance be subject to appropriate CONDITIONS and SAFEGUARDS? EXPLAIN.

See Attachment A.

X. Would the requested variance be in HARMONY with the general purpose and intent of the Ordinance? EXPLAIN.

See Attachment A.

XI. If the requested variance is a USE variance, answer each of the following: N/A

1. Do the zoning regulations allow NO REASONABLE USE of the property in question for reasons PECULIAR to the property and not applicable to the area as a whole? EXPLAIN.
2. Is the use proposed the MINIMUM variance necessary in order to allow a reasonable use of the property? EXPLAIN.
3. Will the use impair the essential CHARACTER of the area or the OBJECTIVES of the COMPREHENSIVE PLAN of the City? EXPLAIN.
4. If any attempts have been made to SELL the property for use in accordance with the purposes for which it is zoned, supply the following information:
 - a) period (s) in which placed on market and agent (s) used in each period:
 - b) period (s) listed with Real Estate Board:
 - c) period (s) advertised in newspaper (attach copy of one or more such ads, if any):
 - d) other sales efforts during each period:
 - e) asking price during each period:

XII

State of Connecticut ss. New Haven December 8, 2025
County of New Haven

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

Authorized Agent for Yale University.....Owner, who made oath

that the statements herein were true and correct before me.



Notary Public

Ellen C Spychalla
NOTARY PUBLIC

State of Connecticut

My Commission Expires 11/30/2030

XIV. [] Hearing Fee to be paid upon filing of this Appeal – see Fee Listing

- [] Bulk Variance
- [] Use Variance
- [] Use and Bulk Variance

[] Required plans filed with Appeal as follows:

(a) **10 copies of a scaled PLOT PLAN**, with a North arrow, showing the lot in question and the following if applicable:

1. existing buildings,
2. proposed construction and use of outdoor areas,
3. existing and proposed curb cuts, driveways, and parking and loading facilities,
4. existing and proposed fences, walls, landscaping and signs,
5. such other information as may be required to define clearly the nature and need of the appeal..

(b) **10 copies of scaled FLOOR PLANS and ELEVATIONS:**
for each floor and each side of proposed construction, including use of all floor areas.

BELOW THIS LINE FOR BOARD USE ONLY

XV. Communication with regard to this Appeal received from:

[] City Plan Dept	[] Health Dept.	[] Bureau of Engineering
[] Dept of Traffic & Parking	[] Police Dept.	[] _____
[] LCI – Livable City Initiative	[] Fire Dept.	[] _____

XVI. Previous Board of Zoning Appeals cases at this location (file number, year, proposed construction and/or, Board decision, and court decision where applicable).

NEW HAVEN BOARD OF ZONING APPEALS

NOTICE is hereby given that State Law requires the Board of Zoning (BZA) to hold a public hearing to review your application and/or appeal. The BZA will make its decision based upon testimony at the public hearing and the documents you submit with your application...

TO BE CONSIDERED COMPLETE, your application **MUST** include the documents and required information listed below.

If you fail to submit the **REQUIRED DOCUMENTS AND INFORMATION** to describe the zoning relief requested, **YOUR APPLICATION AND/OR APPEAL MAY BE DENIED.**

REQUIRED MATERIALS

1. **SIGNED AND NOTARIZED ORIGINAL APPLICATION/APPEAL FORM** **SUBMITTED**
YES **NO**
Answer all questions completely and include a clear, detailed description of your zoning relief proposal.

2. **SCALED SITE PLAN** **SUBMITTED**
YES **NO**
Ten (10) copies of Scaled Plans representing the zoning relief sought
(A MINIMUM SCALE OF 1 INCH = 20 FEET IS STRONGLY RECOMMENDED)

SCALED SITE PLAN with North arrow showing the lot in question and if applicable:

- Existing buildings;
- Proposed construction and use of indoor and outdoor areas;
- Existing and proposed curb cuts, driveways, parking and loading facilities;
- Existing and proposed fences, walls, landscaping and signs;

If you are seeking yard variances within five (5) feet of a property line or a lot split, a **Class A-2 Survey** may be required.

3. **FLOOR PLANS AND ELEVATIONS** **SUBMITTED**
YES **NO**
Ten (10) copies of the following if applicable
SCALED FLOOR PLAN of each floor including use of all floor area.
SCALED ELEVATIONS for each side, if new construction is proposed.
A MINIMUM SCALE OF 1/8 INCH = 1 FOOT IS STRONGLY
RECOMMENDED

For any change in zoning use classification under the state building code (BOCA), or for any construction costing more than \$25,000, an Architect or Engineer *must* prepare your plans on a Class A-2 Survey base.

4. **OTHER INFORMATION**, as necessary to clearly define the nature of the zoning relief or Special Exception sought such as:

- Days and hours of operation
- Number of Employees
- Provisions for Employee Parking
- Signs

NOTE: Required Materials are to be submitted as follows: **SUBMITTED**
a.) The Original Application form and b.) ALL copies of plans and other **YES** **NO**
materials sorted, folded and stapled in sets (ten total).

ONCE FILED, FILING FEES(S) FOR YOUR APPLICATION/APPEAL ARE NOT REFUNDABLE.

I HAVE READ THIS NOTICE AND UNDERSTAND THAT MY APPLICATION AND/OR APPEAL MAY BE DENIED IF THE MATERIALS REQUIRED TO BE SUBMITTED ARE NOT COMPLETE.

BY:

Signature of Applicant
Yale University

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

Date: December

Date: December 8, 2025

Telephone Number 203-432-9878

Attachment A to Variance Application

IV. Precise Variance(s) Sought

Permit construction of sloped entry walkway, entry terrace and entry stairs to within 0 feet, 6 inches of front property line and within 17 foot required front yard.

VII. Difficulty or Unreasonable Hardship

The applicant, Yale University, seeks a variance in connection with the construction of a sloped entry walkway, entry terrace and entry stairs which will provide access to the front entrance of the Ray Tompkins House. The Ray Tompkins House fronts Tower Parkway. (The parcel which is the subject of this application (Assessor's M/B/L: 281/0329/00600, 70 York Square Place) (the "Property") abuts both Tower Parkway and York Square Place and also contains the Payne Whitney Gymnasium. The University uses an address of 20 Tower Parkway for the Ray Tompkins House and 70 Tower Parkway for the Payne Whitney Gymnasium.) The proposed improvements will be partially located within the required 17 foot front yard and will extend to within 0 feet, 6 inches of the front property line adjacent to Tower Parkway. The proposed improvements may include handrails. The proposed ADA compliant improvements will replace the existing exterior entry area improvements at the front of the building, which are located partially within the front yard.

The size, shape and configuration of the Property and of the existing building, which predates zoning, present difficulty and unreasonable hardship in a number of respects. It is not feasible to move the proposed entry improvements farther from the front property line as this would result in the placement of the entry/exit point of the sloped pedestrian entry walkway in close proximity to vehicles utilizing the existing vehicular entry drive that is adjacent to the building. The proposed location of the improvements will prevent conflicts between pedestrians and vehicles. In addition, moving the proposed improvements inward towards the building would require the removal of a very large tree located on the Property.

The requested variance is in harmony with the surrounding area and will promote accessible entry to the building and the protection of pedestrian access areas. The requested variance will also provide necessary support to the function of the University, a use allowed by right in the RM-2 district.

VIII. Circumstances Peculiar to the Property

The front property line is irregular in shape. In addition, the shape of the existing building, which predates zoning, is irregular and the building is not a uniform distance from the property line.

IX. Conditions and Safeguards

In accordance with the City's requirements.

X. Harmony with Ordinance

The proposed front entry improvements are appropriate for the RM-2 district, which allows university use by right. The requested variance will improve accessibility to the existing building. The properties on the opposite side of Tower Parkway and York Square Place are educational facilities owned by Yale University. The relief requested is in harmony with the general purpose and intent of the Zoning Ordinance. In addition, the public health, safety and general welfare will be served and substantial justice done through the requested relief.