

LOST IN NEW HAVEN, INC.
80 HAMILTON STREET
NEW HAVEN, CT 06511

March 10, 2026

VIA HAND-DELIVERY

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

Mr. Michael Smart
City/Town Clerk
City of New Haven
200 Orange Street
New Haven, CT 06510

Re: Petition to Amend the Text of the New Haven Zoning Ordinance, Section 42, Table 3, Use Table, Paragraph V, to Permit Cultural Activities Not Carried On As A Gainful Business, Including Art Galleries, Libraries and Museums to be Permitted As-Of-Right in Light Industrial (IL) Districts.

Dear President Walker-Myers and Mr. Smart:

Lost in New Haven, Inc., the operator of the Lost in New Haven Museum, respectfully requests that the New Haven Board of Alders amend the text of the New Haven Zoning Ordinance to permit nonprofit cultural activities, including art galleries, libraries and museums located in IL Districts to be as-of-right uses. Currently, such uses are prohibited in the IL zones. The requested amendment furthers the goals Vision 2034 to support the arts, to repurpose vacant industrial and manufacturing buildings for cultural activities, to make the arts more accessible to New Haven residents, and to update the Zoning Ordinance to support neighborhood development.

The Lost in New Haven Museum ("Lost In New Haven" or the "Museum") holds in excess of 20,000 objects, maps, photographs and other memorabilia that document New Haven's 400 year plus industrial, cultural and artistic history. The Museum is open to the public for visitation and tours and partners with schools and community organizations to host educational programs and musical and cultural events.

Lost in New Haven is located at 80 Hamilton Street in the IL District. As stated above, museums are not permitted uses in the IL District. In 2021, the New Haven Board of Zoning Appeals granted a use variance to permit Lost in New Haven to occupy a vacant industrial building at 80 Hamilton Street. In granting the use variance, the Board of Zoning Appeals noted that the former industrial building at that location was

President Tyisha Walker
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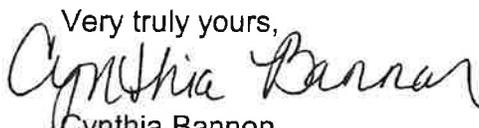
"perfect for what [was] proposed," noting that the high ceilings, strong concrete floors, sufficient size as well as the loading dock supported museum use.

Today, Lost in New Haven seeks to expand the Museum. Lost in New Haven has additional objects that it wishes to display, it needs space for its administrative functions (offices, a conference room), it requires storage spaces, and desires to have a library, a classroom, a community function space, and a gallery where it can host temporary exhibitions, including art shows of local artists. To achieve these goals, Lost in New Haven wishes to occupy the second floor of 80 Hamilton Street and also to acquire an adjoining vacant industrial property at 60 Hamilton Street, which is also in the IL District. In both instances, additional museum use is not permitted. Accordingly, the requested zoning amendment is necessary to allow the expansion of the Museum as-of-right thereby providing certainty to the Museum, its donors and its funders that museum use is an allowed use at these locations.

In sum, Lost in New Haven is seeking to change the text of the New Haven Zoning Ordinance to permit it to occupy these properties as-of-right. The Museum recognizes that such change would impact properties in addition to 60 and 80 Hamilton Street but believes that such zoning amendment is appropriate for those locations as well. This amendment will allow vacant and underutilized factories and warehouses, which are not appropriate for modern manufacturing, to be repurposed as cultural institutions. Such change will enliven neighborhoods, provide desperately needed space for the arts and bring museums, libraries and art galleries to a number of new locations in the City, thereby making cultural activities more accessible to the residents of New Haven.

The attached Petition for a Text Amendment complies with the requirements of Section 64(d)(2) of the Zoning Ordinance for an amendment to the Zoning Ordinance as well as the Charter requirements for a zoning amendment, as set forth in the attached Petition.

For all of these reasons, we urge approval of this Petition. Enclosed please find a check for the filing fee in the amount of \$1,500.

Very truly yours,

Cynthia Bannon
Managing Director

Enclosures

cc: Laura Brown, Executive Director of the City Plan Department (VIA Hand-Delivery)

Attachment A: Petition for Zoning Map Amendment
Attachment B: Proposed Ordinance for Zoning Text Amendment

ATTACHMENT B

ZONING ORDINANCE TEXT AMENDMENT APPROVING AN AMENDMENT TO SECTION 42, TABLE 3. USE TABLE, PARAGRAPH V OF THE NEW HAVEN ZONING ORDINANCE TO PERMIT CULTURAL ACTIVITIES NOT CARRIED ON AS A GAINFUL BUSINESS, INCLUDING ART GALERIES, LIBRARIES, AND MUSEUMS, TO BE DESIGNATED AS-OF-RIGHT IN THE LIGHT INDUSTRIAL (IL) DISTRICT

WHEREAS, pursuant to 1925 Special Act No. 490 §5, Article XIII §2 of the Charter of the City of New Haven, and § 64(d)(1) of the Zoning Ordinance, City of New Haven (the "Zoning Ordinance"), Lost in New Haven, Inc. LLC ("Petitioner") filed with the New Haven City Clerk for transmission to the Board of Alders a Petition (the "Petition") requesting that the Board of Alders amend the text of the New Haven Zoning Ordinance, Section 42, Table 3, Use Table, Paragraph V to permit Cultural activities not carried on as a gainful business, including art galleries, libraries and museums, to be permitted as-of-right in the Light Industrial (IL) Districts, as set forth on Schedule A attached hereto (the "Text Amendment"); and

WHEREAS, on _____, 2026 pursuant to the City of New Haven Charter and the Zoning Ordinance, the Board of Alders referred the Petition to the New Haven City Plan Commission for a public hearing and for their advice; and

WHEREAS, on _____, the City Plan Commission following its public hearing rendered an advisory report to the Board of Alders after considering the factors set forth in § 64(d)(2) of the Zoning Ordinance recommending _____ of the Petition, City Plan Commission Report No. _____; and

WHEREAS, following the public hearing of the Board of Alders Legislation Committee on _____, the Committee issued a _____ report; and

WHEREAS, the Board of Alders finds that the Text Amendment to the Zoning Ordinance requested in the Petition is in accordance with the Comprehensive Plan of Development and the Comprehensive Plan for the City of New Haven as such Amendment will facilitate the repurposing of vacant industrial buildings for cultural uses and encourage the development of cultural activities in neighborhoods outside of downtown New Haven; in accordance with the goals and strategies set forth in Vision 2034, the City's Comprehensive Plan of Development; and

WHEREAS, the Board of Alders further finds that the Text Amendment to the Zoning Ordinance requested in the Petition is designed to lessen congestion in the streets, secure safety, promote health and the general welfare, provide adequate light and air, prevent the overcrowding of land, avoid undue concentrations of population, provide adequate provisions for all forms of transportation and other public requirements, reflect the character of the applicable zoning district and its peculiar suitability for the uses to be allowed in such district, conserve the value of existing buildings, and encourage the most appropriate use of land in the City; and

WHEREAS, the Board of Alders further finds that the Text Amendment to the Zoning Ordinance requested in the Petition is uniform for each class of buildings or structures within the IL District.

NOW THEREFORE BE IT ORDAINED by the Board of Alders of the City of New Haven that the Petition of Lost in New Haven, Inc. is granted for an amendment to the Zoning Ordinance text permitting Cultural activities not carried on as a gainful business, including art galleries, libraries and museums, be allowed as-of-right in the Light Industrial (IL) District, and the text of the Zoning Ordinance, Section 42, Table 3. Use Table, Paragraph V shall be amended to provide that such uses are permitted as-of-right in the IL District. This Ordinance shall be effective on the day after the date of publication of notice of the adoption of this Ordinance.

Signed

Date

SCHEDULE A

TABLE 3, USE TABLE

Key: R - Permitted As-of-Right SP - Special Permit SE - Special Exception X - Not Permitted NA - Not Applicable
 In case of conflict between this Table 3 and the text of the Zoning Ordinance, the text shall prevail.

Use	BA	BA-1	CGD	BA-2	BC	BD	BD-1	BD-2	BD-3	BE	MUL W	TOC	IL	IM	IH	Parking	Loading
V. Institutional and Public Uses																	
Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R	R	R	R	R	R	R	R	R	X	R/R	R	X R	X	X		h