



Michael B. Smart City Clerk



CITY OF NEW HAVEN  
New Haven, Connecticut  
www.cityofnewhaven.com



BOARD OF ZONING of  
APPEALS  
ROOM 501  
HALL OF RECORDS  
200 Orange Street  
New Haven, Connecticut  
06510

Toni N. Harp  
Mayor

**Certified Return Receipt # 7008 3230 0001 5386 6073**

April 13 2016

Gregory Mucilli, Esq.  
265 Church Street, Suite 1207  
New Haven, CT 06510

RECEIVED  
BY \_\_\_\_\_  
MAY 25 2016  
CITY OF NEW HAVEN  
BOARD OF ZONING APPEALS

RE: 418 State Street  
Application: 16-13-V, 16-14-S  
Owner: 105 Court St LLC

Dear Attorney Mucilli:

Your appeal relative to the above referenced property seeking a variance to permit 0sf of usable open space where 450sf is required and a Special Exception to permit 0 on-site parking spaces where 13 are required. (Zone:BD-1) was considered by the Board of Zoning Appeals on April 12, 2016 in accordance with Section 63 of the New Haven Zoning Ordinance. **Permission is hereby granted.**

Permission granted by the Board will become null and void one year after the effective date of this decision, unless:

1. **The grant of relief has been recorded on the Land Records of the City of New Haven within 120-days of the date of publication of approval; and,**
2. **A valid permit has been issued and construction diligently pursued; or**
3. **A Certificate of Occupancy has been issued; or**
4. **The appeal is renewed.**

The effective date is considered the date of publication of the decision in a newspaper having substantial circulation in the municipality. Publication is scheduled for April 15, 2016. An appeal by any person aggrieved by the decision must be taken to **Superior Court Judicial District of New Haven** within fifteen (15) days after the date of publication.

I CERTIFY THIS TO BE A TRUE COPY OF THE DOCUMENT  
RECORDED IN THE NEW HAVEN LAND RECORDS, DATED AT  
NEW HAVEN, CT THIS

\_\_\_\_\_  
DAY OF \_\_\_\_\_  
*[Signature]*  
Michael B. Smart, CITY CLERK

RECEIVED

MAY 23 2016

CITY OF NEW HAVEN

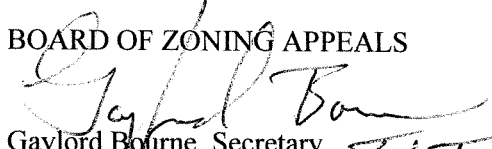
**A certified copy of the Board's decision is required to be recorded on the Land Records at your expense. Enclosed are two certified copies of this decision letter, one to be recorded on the Land Records in the Office of City-Town Clerk (2nd floor, 200 Orange Street), and one to be returned to this office showing proof of recording.**

An application for renewal must be made in writing not less than 30 days and not more than 60 days prior to the lapse of the original approval. Only one extension of the original approval, for a period of not more than one year, may be granted.

Please be advised that the request granted is to be exercised in strict accordance with the relief sought and the plans submitted in support thereof. Any deviation from this approval required additional approval from the Board. A permit from the City of New Haven Building Department, at 200 Orange Street, Room 502, is required before commencing any work. **Please bring a copy of this decision letter showing the volume, page number, and when it was recorded on the Land Records with you when applying for a building permit. No Building permit can be issued without proof of zoning and recording.**

Sincerely yours,

BOARD OF ZONING APPEALS

  
Gaylord Bourne, Secretary *TWT*