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**CITY OF DANBURY**  
155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**PLANNING & ZONING DEPARTMENT**  
(203) 797-4525  
(203) 797-4586 (FAX)

May 24, 2011

To: Mayor Mark D. Boughton  
Members of Common Council

From: Dennis I. Elpern  
Planning Director

Re: Application for Deferral of Assessment Increases  
64 Bells Lane, Danbury

We have received an application for a deferral of assessment increases from ILO Enterprises, LLC for construction of a 4 unit row house at 64 Bells Lane.

According to the Application, the current assessed value of the property is \$ 173,700 and the total cost of new construction is given at \$ 450,000.

We find that the application meets the eligibility criteria specified in § 18-25 of the Code of Ordinances for consideration by City Council. Note that deferrals are based on the *increase* in the assessment on the property due to construction or improvements. Increases of less than \$ 500,000 are eligible for a maximum deferral of fifty percent (50%) for a period not to exceed three years.

c: Laszlo L. Pinter, Corporation Counsel  
Colleen Burke, Assessor's Office

Attachment

14-1

RECEIVED

MAY 10 2011

PLANNING & ZONING  
CITY OF DANBURY



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**APPLICATION**

**DEFERRAL OF ASSESSMENT INCREASES  
ATTRIBUTABLE TO CONSTRUCTION OR IMPROVEMENTS  
WITHIN THE CITY OF DANBURY**

Pursuant to §18-25 of the Code of Ordinances of the City of Danbury, this application must be completed and submitted to the Department of Planning and Zoning by all applicants seeking to secure a deferral of assessment increases for construction or improvements on property located within the City of Danbury.

Location of Property: 64 Bells Lane (aka Bells Ln)

Tax Assessor's Map Number: H13-333 Town Clerk Map and Lot Number: 242 / None

Name, Address and Telephone Number of Owner: 203-893-1941  
ILO Enterprises, LLC 76 Old Country Rd Oxford CT 06478

Name, Address and Telephone Number of Applicant/Agent/Lessee (if other than owner): 203 893 1941  
Agent: Michael Aiello 76 Old Country Rd Oxford CT 06478

Description and Use of Construction or Improvement: Remove fire gutted  
structure & Replace w/ 4 Row houses for  
low income family rentals

Present Assessed Value of Property: 173,700<sup>00</sup>

Estimated Cost of New Construction or Improvements Subject to Deferment: 450,000<sup>00</sup>

Estimated Time Frame for Completion of Construction or Improvement: 6 mos - 1 year

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Length of Time and Percent of Assessment Increase Requested for Deferral, as permitted in §18-25(d)(2) for the cost of construction or improvements specified above:

7 years / 100%

Attach a site plan and other specifications drawn to scale indicating all existing and proposed construction and other improvements sufficient for the Tax Assessor to determine the assessment of the property after completion of all proposed construction or improvements for which this deferral is being requested.

The applicant is advised that approval by Common Council and receipt of all benefits available through this deferral requires the applicant to enter into a written agreement with the City fixing the assessment of the real property, air space and all construction and improvements which are the subject of the agreement. All such construction and improvements to be undertaken are subject to the eligibility criteria specified in §18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Applicant: [Signature] Date: 5/10/11

Applicant/Agent Name and Title: Michael Aiello Agent of Applicant

**FOR DEPARTMENT USE ONLY**

The Common Council of the City of Danbury:

The Department of Planning and Zoning has reviewed this Application for a deferral of assessment increases attributable to construction or improvements and has established that:

Yes the real property or property subject to air rights is located within the City of Danbury:

Yes the applicant proposed to use the construction or improvements to real property or property subject to air rights for uses eligible in §18-25;

Not the property or property subject to air rights is not delinquent in the payment of taxes owed to the City or taxes owed to the Downtown Special Services District at the time of application; and,

Yes the applicant proposes to enter into a written agreement with the City fixing the assessment of the real property, air space and all improvements thereon or therein and to be constructed thereon or therein, upon such terms and conditions as are provided herein and therein.

Accordingly, the Department of Planning and Zoning finds that the application (does) (does not) meet the eligibility criteria in §18-25 of the Code of Ordinances.

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Signed: [Signature] Date: 5/24/2011



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PLANNING & ZONING DEPARTMENT  
(203) 797-4525  
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November 6, 2007

RE: 64½ Bells Lane  
Assessor's lot #H13333

To Whom It May Concern:

The Tax Assessor's records dating back to 1953 indicate that the above referenced property has been continuously used as a four-family dwelling. Based upon this information, I have determined that the legal use of this property is a four-family dwelling.

Additionally, please note that the legal address of this property is **64 Bells Lane**, the U. S. Postal scanning system does not recognize the "½" designation. You may use A, B, C & D after the street number to differentiate between the units. Please make the appropriate adjustment to your records and be sure this number is posted on the outside of the structure, on the mailbox and that any tenants are aware of the correct number. Thank you for your cooperation in this matter.

Sincerely,



Sean P. Hearty  
Director of Permit Coordination/ ZEO