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

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

February 28, 2005

To: Mayor Mark D. Boughton  
✓ Members of Common Council

From: Dennis I. Elpern

Re: Request for Assessment Deferral  
14-16 State Street

We have received an application for a deferral of assessment increases from Spain Brothers, LLC for the conversion of a warehouse and automobile repair shop into 27 residential units at 14-16 State Street.

The total cost of new construction is given at \$ 850,000.

We find that the application meets the eligibility criteria specified in § 18-25 of the Code of Ordinances.

Attachment

c: Laszlo L. Pinter, Corporation Counsel  
Colleen Velez, Assessor's Office  
Bryan V. Doto, Esq.



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## APPLICATION

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

Pursuant to Section 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 eligible applicants seeking to secure a deferral of assessment increases for completed construction or improvements on property located within the City of Danbury.

Location of Property: 14-16 State Street, Danbury, CT

Tax Assessor's Map Number: 115209 Town Clerk Map and Lot Number: 9551

Name, Address and Telephone Number of Owner:

Spain Brothers, LLC

17 Kellogg Street

Bethel, CT 06801

203-743-6384

Name, Address and Telephone Number of Applicant/Agent/Lessee (if other than owner):

Brendan Spain, Managing Member of Spain Brothers, LLC

17 Kellogg Street

Bethel, CT 06801

203-743-6384

Description and Use of Construction or Improvement: Converting blighted property located on 14-16 State Street, Danbury, CT into twenty seven [27] individual units.

[See attached for further detail.]

Present Assessed Value of Property: \$590,800.00

Estimated Cost of New Construction or Improvements Subject to Deferment: \$850,000.00

Estimated Time Frame for Completion of Construction or Improvements: April 1, 2005

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

Entire increase deferred each year for a period not to exceed two [2] years.

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 Section 18-25 of the Code of Ordinances and must comply with all municipal land use regulations and building and health codes.

Applicant/Agent Signature:  Date: 2/22/05

Applicant/Agent Name and Title: BRENDAN SPAIN MANAGING MEMBER SPAIN BEERS

**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 within the City of Danbury and has established that:

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- Yes the real property or property subject to air rights is located within the City of Danbury;
  - Yes the applicant proposes to use the construction or improvements to real property or property subject to air rights for uses eligible under Section 18-25;
  - Yes 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.

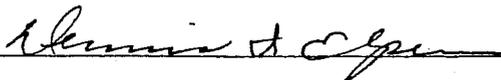
Accordingly, the Department of Planning and Zoning recommends that the application (does) (~~does not~~) meet the eligibility criteria in Section 18-25 of the Code of Ordinances for the following reasons:

Meets eligibility requirements for further consideration by Common Council.

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Signed:  Date: February 28, 2005