



**CITY OF DANBURY**  
**DEPARTMENT NEIGHBORHOOD ASSISTANCE**

155 DEER HILL AVENUE  
DANBURY, CONNECTICUT 06810

**Rich J Antous Jr**  
**UNIT Coordinator**

796-8026

Livable Neighborhoods 2006

*"Building a Better Danbury"*

Honorable Mayor & Common Council Members:

**Clarification of abating/vacating of apartments.**

In the past two and half years that we have been doing unified code enforcement we have never placed anyone to a shelter due to our activity. We do not displace residences from their living unit for basic non-compliance of code such as: illegal apartment or non-permitted construction. If a condition does not immediately endanger their safety or well being, we follow our normal abatement procedures. However there are and will be instances that extreme measures will be required. The following is a listing of current categories that will require the movement or relocation of occupants.

1) Unsafe conditions:

*Inadequate window size, insufficient ceiling height, no egress*

In these cases we try to locate the individuals temporarily to other parts of the dwelling or to family/friends until the condition is made safe for inhabitance

2) Extremely unsafe living conditions

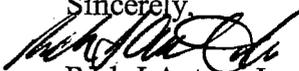
*Collapsed roof, carbon monoxide/gas leaks, fire, compromised structural integrity*

In the event of negligence by the property owner. That property owner is financially responsible for their living arrangements.

Ex.) Fifth Ave roof collapse by roofing contractors.

In the case of an act of God or unforeseen incidence. The City will provide services that include shelter, food, and clothing.

Sincerely,



Rich J Antous Jr

## Summary of UNIT Inspections

Members of the UNIT team conducted inspection activity. These activities took place in October for the purpose of illegal code violations pertaining to the City of Danbury ordinances. These activities were conducted for the integrity of our neighborhoods and the safety of the individuals living in these dwellings.

### Violations:

UNIT Inspections                      October 2006

32 White St (Famous John's Pizza)                      Commercial/Residential

Upon complaints from tenants in the 2<sup>nd</sup> floor residential apartments we inspected two residential apartments that had been converted into two working prep kitchens for the restaurant below. The use on the bottom floor is commercial, but the top floor is residential. It would be inconceivable to have two kitchen type areas next to apartments with no sense of heat, fire wall, floor construction, drainage.

This was all done by the tenant of the restaurant with no notice to the owner (John Lee). Upon calling John Lee who owns the building he explained he had no knowledge and he also had a residential only lease. Meeting between the city, owner and tenant occurred.

Apartments will be put back to their original residential use.

Illegal construction/no permits  
Non- permitted use  
Commercial/residential

### Apartment kitchens included:

New floor tile  
8 X 10 walk-in cooler  
Double bay sink  
Commercial Hobart mixer (approx 1000lbs)  
Electrical  
Plumbing  
No Permits

83 Topstone Dr    Single Family

Full basement apartment  
No permits  
Illegal bedrooms/no egress  
Full kitchen

House being sold as a two family in a single family zone  
Meeting with owners to try to legalize space into separation of storage and living area  
Bedrooms. Owners did not cooperate and refused inspection. This will result in the new owners carrying the burden of compliance.

19 Beckett St    Single Family

Illegal basement apartment  
Bedroom no windows  
Inadequate egress  
In-ground pool no fence

Stratten Place  
Abandoned Tan Jeep Cherokee/Towed/Parked on city highway  
Blue Grand Cherokee/Unregistered

36 & 38 Franklin St                                      Three Family

Previous issues with illegal dumping and filling. Orders were sent by Health to stop dumping. Since orders were sent more dumping with illegal debris has encroached upon the river and the next property. Must return slope to stable condition and remove illegal debris.

38 Franklin wants to improve his property by constructing a new driveway and parking lot on his property, but can not go forward because of all the fill 36 Franklin has dumped.

13 Crescent Dr

Single Family

Re-inspection

Commercial food business has ceased. Dwelling in full compliance.

Unregistered vehicles

18 Boulder Ridge Rd

Black Honda

Blue Ford Pick-up

58 Driftway Rd

Single Family

Garbage, debris, and junk strewn through out yard and porch

Unregistered Red Chevy Lumina

Unregistered Silver Pontiac Bonneville

Mill Plain Rd sign sweep

10/13/06

Sandwich boards on public right of way

Panda West Parking Lot

Nails

Bambinos

Milano's

Bagelman parking lot

Roma's

Hypnosis spa

Molly's

Lilian August 20 X 10 sign stuck on illegally parked trailer

23 Stevens St

Three Family

Illegal construction/no permits

Raised roof to legalize bedroom

This same owner has issues regarding 7 Grandview. Owner has a history of not regarding any code or ordinance. This would be an ideal person that a fine might be employed. We will keep coming back to an illegal code violation because he regards it as a price of doing business with no regard for his tenants safety or concern for the neighborhoods he has property in.

7 Grandview

Single Family

Second time we have removed this basement apartment

Non-permitted construction

Illegal Bathroom

Illegal Bedroom

Illegal kitchen

Insufficient ceiling height

Inadequate windows

Apartment must be returned to storage area

77 Deer Hill Ave    Pre-existing/non-conforming    Two Family

4 separate units occupy this two family dwelling.

One commercial office

Three Separate apartments

Second floor/Attic apartment

Inadequate window size

Stairway too narrow

No hand rail

No heat

No permits  
Insufficient ceiling height/Must be vacated  
Tenant moved to lower floor  
Second floor apartment 4 locked bedrooms communal kitchen

First floor  
Illegal studio apartment  
Illegal office/Can open the office up to main floor/acceptable to have a home office that is attached to main floor apartment  
No smoke detection  
Must make first floor back into one occupancy  
Owner very cooperative  
Remove sheetrock to office  
Remove barricaded door to studio apartment and remove kitchen  
He will be brought into compliance and will come to the Building departments for permits assisted by the Office of neighborhood assistance

7 Colby Lane

Single Family

Third time abated illegal basement apartment  
No windows in bedroom  
No permits for electrical, construction  
Needs to be removed and kept as storage

Unregistered vehicles  
81 Deer Hill Ave  
Unregistered wreck/black Nissan  
Commercial ambulance used for construction  
32 Lake Ave  
Unregistered Taurus/tagged 3 times  
3 Well Ave  
Unregistered Camero  
23 Stevens St  
Unregistered Jeep

35 W Wooster St

Two Family

Dumpster located on city right of way  
Overflowing with garbage/debris  
Strong odor  
Yard strewn with condoms, garbage, junk  
Broken windows in structure

37 Park Ave

Two Family

Illegal attic occupancy/has been asks to remove the UNIT was at the dwelling for a compliance inspection  
Inadequate window size  
No heat  
Refrigerator, oven, junk left outside

Vehicles  
39 W Wooster Ave  
Large commercial forklift/residential  
37 Park Ave  
Unregistered white SUV

17 Griffing Ave

Two Family

Tenants of 17 Griffing Ave asked the UNIT to inspect their house because they felt the owner was not providing an adequate living arrangement for them. Upon inspections of the first floor apartment one male and his mother (ambulatory) and a single women on the second floor expressed their concerns. Initial inspection revealed numerous violation of code.

Illegal basement apartment  
Unsafe electrical wiring  
Water heaters did not have proper ventilations

Furnace pipe compromised and carbon monoxide found leaking into basement/ Fire department called UNIT responded Sunday October 8<sup>th</sup>(Miguel, Antous) on site with Fire Department and Fire Marshal's office.

Unsafe piping of upstairs wall furnace

As of October 27<sup>th</sup> all violation have been rectified

**Maple Ave UNIT Sweep**

On October 23<sup>rd</sup> from 5:00pm to 7:00pm at Broadview Middle School we held a Neighborhood meeting for the residence of Maple Ave.

Rich J Antous Jr, Sean Hearty, Larry Miguel, Jim Johnson were present to explain the role of the Office of Neighborhood Assistance(UNIT) and to answer any questions. The meeting was the attended by Maple Ave residents and also other citizens.

We passed out numerous informational literature ranging from ticks and West Nile Virus to Fire Safety etc. We proceeded to explain our role and then opened up the conversation to Q and A. We invited the neighborhood to please look for us on October 26<sup>th</sup> when the sweep would occur.

**October 26<sup>th</sup> 2006 Sweep**

The sweep went very smooth the first part we completed in a day.

**Illegal apartments/occupancy**

These dwellings entered Oct 26

82 Maple Ave

64 Maple Ave

58 Maple Ave

48 Maple Ave

**Unregistered Vehicles**

82 Maple Ave/Red Sports Car

68 Maple Ave/Blue Dodge Ram, Blue Pontiac Bonneville

62 Maple Ave/White Plymouth Neon

63 Maple Ave/ Black Passport,Blue Ford Contour

69 Maple Ave/Blue Ford Pickup

67 Maple Ave/Black Toyota Camry, Green Honda Accord

61 Maple Ave/Silver Dodge Caravan, Silver Honda Accord

59 Maple Ave/Maroon Honda Accord

29 Maple Ave/White Ford Taurus

27 Maple Ave/White Saturn

60 Maple Ave 6 Unregistered Vehicles

58 Maple Ave 3 Unregistered Vehicles

33, 31, and 27 Maple Ave turned there front yards in to parking lots. There is ample room in the driveway and back yards. We will endeavor to bring the front yards back and have the vehicles park in the proper required areas. These three landlords were absentee landlords.