



CITY OF DANBURY
DEPARTMENT NEIGHBORHOOD ASSISTANCE
155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

Rich J Antous Jr
UNIT Coordinator

796-8026

Livable Neighborhoods 2006

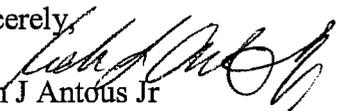
“Building a Better Danbury”

Honorable Mayor & Common Council Members:

Entering our third month of full time operation we are a very busy office. We are involving ourselves more with communication than the traditional enforcement methods. We have been successful in building communication channels through the different departments. We have had successful sweeps on Maple and Town Hill Ave and have met with the residents and homeowners. The office has become very busy with residents meeting and stopping in for assistance. We try to provide assistance or direction to whomever seeks our help.

In the report there are examples of the activity we come across please feel free to call our office for any information or assistance you need in your wards.

Sincerely,


Rich J Antous Jr
Coordinator Office of Neighborhood Assistance

Summary of UNIT Inspections

Members of the UNIT team conducted inspection activity. These activities took place in November 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

November 2006

12 James St

Three Family

Illegal basement apartment
Inadequate window size
Insufficient ceiling height
No permits for illegal basement

Had a meeting with owners to try and help them legalize the apartment. Will need a variance and a modification from the state and go before the ZBA for a variance. The plot is too small for a three family they need 11,250 sq ft and only have 7450 sq ft. Also will need to provide 6 parking spaces.

The basement has been re-inspected and vacated

23 Kingswood Rd

Single Family

Drainage
Runoff from 23 Kingswood damaging 21 Kingwoods driveway
Conversation with both homeowners produced a mutual solution
Contractor Ciafolletti to fix already existing drainage

158 Osborne St

Commercial Auto Repair/Sales

Complaints from neighborhood
Environmental
Non- permitted exterior painting/repair
Excess cars that are not in compliance with site plan approval
Cars blocking line of site when entering Osborne St from Somers St.

Inspection prior to Thanksgiving
Most of the issues we wanted to be followed were taking care of
Owner of business very cooperative
Need owner of property to blacktop surface
Cleared back of building of all cars

We will continue to monitor this concern

13 Crescent Dr

Single Family

Front lawn parking
Unregistered vehicle
Commercial food business/residential zone
Improper food storage and handling
Food thrown out temperature 60 degrees well below safety temperature for hot food
No smoke detection

14 & 16 Homestead Ave

Two Family

Multiple visits about multiple unregistered vehicles
Front lawn parking
Apparent car repair
Cease and Desist
Will seek legal action if not rectified

5 Nabby Rd

Condominiums

Blown service panel

8 units without power for 3 weeks

UNIT involvement asked assistance from Fire Marshal's office in to post building and Health, Housing and Welfare to find adequate temporary housing

When we entered building it was a fire hazard due to extensive extension cords being run from good part of building to power whole apartments

Immediate cease of all temporary cords issue by Fire Marshal

DFD also on scene

We are currently working on these homeowners and the management company to restore power before the onset of much colder temperatures

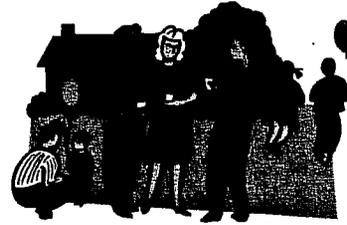
Once again thank you for expedient work through communication and experienced hands on efforts by your staffs. I believe we took a possible disaster and responded to the aid of some of our citizens to ensure that they were safe and sheltered. Coordination of Health, Housing and Welfare, the Fire Marshal's office, the Danbury Fire department, and UNIT was an example of the type of umbrella coverage we are capable of performing when we have cooperation. I would like to make special reference to Paul Schierloh, Don Melillo, and Denise Chance for excellent field work.

UNIT Coordinator
Rich J Antous Jr

Unregistered Vehicles

58 Franklin St	2
23 Stone St	1
11 Comstock St	1
61 Osborne St	1
16 Comstock St	1
28 Comstock St	1
73 Rowan St	1

The month of November generated approximately 45 inspections of complaints from illegal apartments combined with over 100 inspections regarding motor vehicle violations, blight, non-permitted construction, zoning, and neighborhood related issues.



The Office of Neighborhood Assistance

Preserving the quality of life in our
neighborhoods and the safety of
individuals living in them

Mayor Mark D Boughton



Zoning Inspector

- Commercial
 - Industrial
 - Mercantile
- Residential
 - Single Family
 - Multi Family
- Controls Growth
- Maintains Quality of Life
- Unregistered Motor Vehicles
- Maintained the Plan of Development

Zoning Inspector

The need for managing our land and building use is essential to the future growth of our city. Maintaining the quality of life in our residential neighborhoods is at the heart of our Zoning concerns.

UNIT

- 480 Unified Inspections (Illegal Apartments)
- Increased Compliance
- Multi Lingual Seminars
- Increased Citizens Awareness
- Upgraded Neighborhood Quality of Life
- Maintained Website Violators

Technology

- Qalert
- Looking Glass
- GIS
- Vision Appraisal

UNIT Coordinator

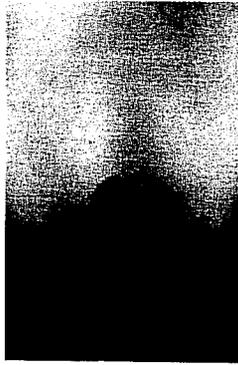
Rich J Antous Jr

Please feel free to call the Office of Neighborhood Assistance at 203-796-8026 for any neighborhood related concerns. If we cannot answer your inquiry we will certainly find the right department, commission, or organization to assist you.

Departments

- Building
- Fire Marshal
- Health and Housing
- Permit and Technology
- Police
- UNIT
- Zoning

155 Deer Hill Ave
Danbury, CT 06810
203-796-8026
r.antous@ci.danbury.ct.us



Permit and Technology Center

- Permit Approval for all Land and Building Use
- All Applications, Inspections and Code Enforcement Tracked in HTE
- GIS & ACRMIS Database for Property and Land Use
- User Friendly Technology

Director of Permitting
Sean Hearty

Building Inspector

- Structural Modifications
- Remodeling
- Additions
- Roofing and Siding
- Decks
- Blight Remediation

Inspector and Blight Officer
Larry Miguel

Fire Marshal

- Education and Prevention
- Inspections
- Fire Prevention Seminars
- Investigations
- Unsafe Conditions
 - Heating
 - Smoke Detection
 - Electrical
 - Egress

Deputy Fire Marshal
Jim Johnson

*Have an emergency plan of exit in case of fire. Go over this plan with your family and practice your route of exit. Make sure you have **working** smoke detection. Only use extension cords for temporary use.*

Call 911 in case of emergency.

Health and Housing

- Interior
 - Windows
 - Heating Systems
 - Ceiling Height
- Exterior
 - Rubbish
- Attic and Basement Occupancy
- Lead Paint

Senior Housing Inspector
Don Melillo

Bedrooms and living space must have proper ceiling heights. Windows must be a certain size and a mean temperature of 65 degrees must be maintained in the colder months. Any questions pertaining to West Nile Virus or lead paint abatement please call the Health and Housing Department.