



CITY OF DANBURY
DEPARTMENT NEIGHBORHOOD ASSISTANCE

155 DEER HILL AVENUE
DANBURY, CONNECTICUT 06810

Rich J Antous Jr
UNIT Coordinator
Livable Neighborhoods 2007

796-8026
Fax 203-797-4586

"Building a Better Danbury"
r.antous@ci.danbury.ct.us

Honorable Mayor & Common Council Members:

As I reported last month we are involving ourselves more with communication than the traditional enforcement methods. We have been successful in building communication channels through the different departments.

Our focus continues to be safety and the quality of the life in our city's neighborhoods. We are achieving more compliance with returning illegal apartments back to their correct zoning and building codes. When we do find an illegal apartment we are first concerned about safety egress, ceiling height, and electrical wiring, then first assessing if this living area has proper fire and health requirements. We then focus on getting the owner to comply with the proper zoning and building regulations. In the instance of a converted attic or basement to an additional apartment it must first be determined if the property can be legalized. For instance a property that has insufficient lot size or frontage the process of legalizing the additional apartment becomes moot because the property does not even support the additional apartment. This means if they cannot get permission to legalize (satisfy the minimum zoning requirements) the attic or basement must be brought back to its original storage purpose.

During this time of year residents routinely discard or put their furniture to the curb either to discard or feel that someone will come by to pick up a rain soaked couch. With the new ordinance we have a new tool to enforce this activity which has been working well. It is usually very obvious or easily obtained where the discarded furniture is coming from. We approach either tenant or owner and ask them to remove the items and if they do not, we can use the new ordinance which is effective in most cases. As I have stated before the compliance is our main objective and this new ordinance has helped in the effort to keep our neighborhoods clean.

Sincerely,



Rich J Antous Jr
Office of Neighborhood Assistance
Coordinator UNIT Operations

Included below are some examples of the many inspections we conduct in a month's time. If we can be of any assistance in your wards please give us a call at 796-8026 or try 311.

49 Chestnut St Ext

Illegal apartment third apartment
Inadequate ceiling height
Insufficient window size
Non-permitted use

The owners have been into permit center to inquire if the basement maybe be used for living area included with 2nd apartment. Many modifications would have to be met with. This will be the third time, will make him tear-out to the studs if legalization is not possible.

Ceilings/windows must be upgraded just to meet the minimum fire code

20 Lake Ave

Illegal attic occupancy
Insufficient window size
Inadequate ceiling height

Owners have diligently pulled permits for legalization of attic occupancy.

10 Golden Hill Ave (same owner as 49 Chestnut St Ext)

Illegal boarding house
3 unregistered vehicles
Illegal attic occupancy

This dwelling in a single family zone is being used for a boarding house. The house will be brought into compliance as a single family dwelling. Also we have ordered the owners to do lead abatement since there is a child under two yrs of age present.

135 South St

Illegal basement apartment

1st floor should be retail upper two floors apartments

Basement has inadequate ceiling height and window area

Premise is vacated and turned back into storage.

Litter/dumping systematic inspections

Smith St

Wildman St

Hobson St

Unregistered vehicle sweep 43 unregistered

Jackson Dr

Clearview Dr

Woodbury Dr

Cedar Dr

A quick sweep of these three roads resulted in 43 unregistered vehicles which were all tagged and photographed. Owners were notified to register or remove the vehicles. A re-compliance inspection will be taken within 10 days of the vehicle being tagged.

57 Sheridan St

Unregistered Vehicles(2)

Commercial food business in a residential zone

Food temp in danger zone range

56 Customers daily for lunch and dinner

Owner can not produce food at this location in this unsafe manner

Looking for a commercial kitchen

On Thursday July 26 between 5:00pm and 8:00pm members of the UNIT and Police Department conducted a systematic inspection of neighborhood nuisance activity to evaluate problem locations, and respond to multiple neighborhood complaints regarding these activities. The concern is the concession of alcohol and food without permit and also the activity of a commercial business in a residential zone. We will follow up with a weekend inspection of these locations:

73 Garfield Ave
61 Davis St
34 New St
28 Osborne St
12- 14 Franklin St

311/Qalert Report

The month of July saw the 311 Call Center continue to evolve as the nerve center for the City of Danbury, as over 400 calls were placed with inquiries including, but not limited to the location of the recycling truck, town parks information, Saturday's With the Mayor, FEMA assistance, City Center Danbury Events, the Farmer's Market, and wildlife safety. The most frequently asked questions revolved about garbage disposal; citizens every day called for information on the next dumping day at the Public Works Complex, how they can get rid of old computers, and also what they can do with their brush and twigs. This month the 311 Call Center also stretched beyond Danbury's borders as complaints were received from passing motorists in New Fairfield, Brookfield, and Ridgefield. Requests for information were also received from states such as New Jersey, Florida, and Illinois. Other City departments also utilize the 311 Call Center seeking phone numbers outside of City Hall while also seeking information about events going on in Danbury.