

The livable City Initiative
Housing Code Enforcement
City of New Haven
165 Church Street, 3rd Floor
New Haven, CT 06510

SHMUEL AIZENBERG
267 JAMES STREET LLC
101 WHITNEY AVE, SUITE 6B
NEW HAVEN, CT 06510



Justin Elicker
Mayor

LIVABLE CITY INITIATIVE
Housing Code Compliance Notice
165 Church Street, 3 Floor New Haven, CT 06510
Phone: (203) 946-7090 ~ Fax: (203) 946-4899

Certified Mail: 7020 2450 0001 6095 7402

(Must be returned within ten days if undeliverable)

RETURN RECEIPT REQUESTED

Date: 07/15/2021

SHMUEL AIZENBERG
267 JAMES STREET LLC
101 WHITNEY AVE, SUITE 6B
NEW HAVEN, CT 06510

Re: 267 JAMES ST
Case # C-21-00967
Inspector: Edward Rodriguez

ORDER

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 07/14/2021. The inspection revealed violations of the City of New Haven's Housing Code Ordinance. As owner (or as a designated agent of the owner) of the subject premises in question you are hereby ordered to correct all cited violations below in the time frame indicated. A re-inspection will be conducted at the expiration of the order period (see Deadline below).

The Details of the violations discovered, as well as the remedies required, are listed below to this order.

LIST OF VIOLATIONS

Location	Unit	Code	Description	Comment	Deadline
Kitchen Closet		Par. 302(b)	Repair or replace broken/loose/missing or deteriorated door.		21 Days
Roof		Par. 302(a)	Correct condition causing roof to leak		3 Days
Bathroom Front Bedroom		Par. 302(a)	Correct condition causing ceiling to be damp.		3 Days
Basement		Par. 301(b)	Provide adequate minimum openable window area	Provide 2 openable windows	21 Days
Basement		Par.302 (g)	Replace missing and or loose or broken rails and banisters	stairway to basement	21 Days
Common Area		Par. 600	Check all smoke detectors in common area for low battery.	throughout common areas	21 Days

Rear of Building		Par. 302(f) Replace rotted/defective/missing gutters and/or d	Replace rotted/defective/missing gutters and/or down spouts		21 Days
		Abide by the Residential Rental Business License	Abide by the Residential Rental Business License Ordinance of the City of New Haven Sec. 17-1. contact LCI to initiate process		21 Days

Failure to comply with this Order represents a violation of the City of New Haven's Housing Code and may be subject you to criminal prosecution by the State's Attorney's Office. Violators may also be subject to \$100.00 penalty per day of violation per paragraph 102 of the New Haven Housing Code Ordinance.

Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

The City of New Haven's Housing Code Ordinance is available at the City Town Clerk's office, located at 165 Church street or Online at www.municode.com

The City of New Haven does not discriminate on the basis of disability in admission to, access to, or operations of programs, services, or activities. Individuals who need an accommodation, publications in alternate formats or who need auxiliary aids for effective communication in programs and services of the City of New Haven can make such requests by calling (203) 946-7090 or 203-946-8386.

Your attention and cooperation to this matter is appreciated. Should you have any further questions or concerns, please contact this office at 203-946-7090 or 203-946-8386.

Sincerely,

Rafael Ramos
Deputy Director
Housing Code Enforcement, LCI

*"Custom" used under location indicates further information is provided in the comment section.

***"Throughout" if means throughout entire unit/structure, wherever the same violation is present.