



Justin Elicker
Mayor

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

VIA CERTIFIED MAIL
7021 0350 0000 6033 1094
(Must be returned within ten days if undeliverable)

Date: 08/18/2022

OCEAN 103 DEL LLC
SHMUEL AIZENBERG AS PRINCIPAL
101 WHITNEY AVE STE 6B
NEW HAVEN, CT 06510

Re: 57 CARMEL ST 2ND FLOOR
Case # C-22-02816
Inspector: Nicholas Caprio

ORDER

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 08/16/2022. 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	Code	Description	Comment	Deadline
	Par. 304 Remove accumulated Trash/Debris/ Rubbish in yard	Remove accumulated Trash/Debris/Rubbish in yard		3 Days
rear of property	Other Complaints	repair or replace hatchway doors		3 Days
throughout property	Par. 302(f) Replace rotted/defecti ve/missing gutters and/or d	Replace rotted/defective/missing gutters and/or down spouts	X	3 days
front exterior first floor and 2nd	Par. 302(c) Correct condition causing	Correct condition causing porch to be in danger of collapse	X	3 Days

floor balcony.	porch to be in danger			
rear of property	Other Complaints	prune tree limbs away from property.		3 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	expired 1/31/2021 X	0 Hours

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,


 Mark Stroud
 Deputy Director
 Housing Code Division, 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.