



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

Justin Elicker  
 Mayor

BK PG  
 9372 0053

Date: 03/15/2021

Certified Mail: 7019 1120 0002 0408 2243  
 (Must be returned within ten days if undeliverable)  
**RETURN RECEIPT REQUESTED**

**MENACHEM GUREVITCH, MANAGER**  
**KLEE II LLC**  
 399 WHALLEY AVE STE 103  
 NEW HAVEN, CT 06511

Re: 29 DICKERMAN ST, 1ST  
 Case # C-21-00032  
 Inspector: Ben-Elohim Zephaniah

**ORDER**

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 01/12/2021. 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		Par. 302(e)	Remove and replace worn covering on floor	Kitchen floor and subfloor needs to be replaced due to floor being uneven and broken because subfloor is slanted	21 Days DONE
Kitchen		Par. 302(b)	Correct condition causing doors not to be weather tight	Kitchen door is not weather tight.	21 Days DONE
Throughout		Par. 309	Rid apartment of rodent infestation. Provide documentation of treatment plan from Licensed Exterminator.	Throughout- exterminate for rodents' infestation- There was visual evidence of rodent infestation.	3 Days NOT DONE
Kitchen		Par. 302(a)	Correct condition causing ceiling to bulge.	Kitchen ceiling bulging due to makeshift repair.	21 Days NOT DONE

DONE

Bedroom		Par. 302(a)	Repair holes and repaint ceiling.	Bedroom right rear ceiling has hole due to peeling paint from moisture coming from the roof.	21 Days <del>NOT DONE</del>
Right Bedroom		Par. 301(d)	Repair or replace inoperative electrical outlet	Right bedroom all electrical outlets in bedroom have shortages in outlets, they were tested and are insecurely connected to walls. repair or replace	21 Days <del>NOT DONE</del>
Throughout		Par. 302(a)	Correct condition causing roof to leak	Repair roof throughout.	21 Days <del>NOT DONE</del>
Livingroom		Par. 301(d)	Repair or replace inoperative electrical outlet	Living room outlets have electrical problem due to insecure outlets throughout. Correct electrical problem.	21 Days <del>NOT DONE</del>

**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.**

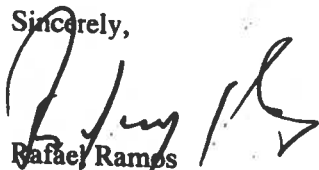
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

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](http://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.

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

MENACHEM GUREVITCH, MANAGER  
 KLEE II LLC  
 399 WHALLEY AVE STE 103  
 NEW HAVEN, CT 06511



9590 9402 6010 0069 4304 63

2. Article Number (Transfer from service label)

7019 1120 0002 0408 2243

PS Form 3811, July 2015 RSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature **Handy Management, LLC**  
 P.O. Box 3616  
 Woodbridge, CT 06525

B. Received by (Printed Name)

C. Date of Delivery

3/19/12

D. Is delivery address different from item label delivery address below?

Yes  No

**RECEIVED**  
 MAR 29 2012  
 LIVABLE CITY INITIATIVE  
 C-21-0003

3. Service type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery
- Priority Mail Express

Domestic Return Receipt



Instr # 2016-00278  
Local Tax \$ 3225  
State Tax \$0

Michael B. Smart City Clerk

Return to: Klee II, LLC

C/O Weisman Law Firm

P.O. Box 260

Waterbury, CT 06720

**CONNECTICUT STATUTORY FORM WARRANTY DEED**

The Grantor, G & H 8, LLC a a limited liability company organized under the laws of the State of Connecticut whose principal business is located at 19 Howe Street New Haven, Connecticut, for the consideration of Six Hundred Forty Five Thousand and 00/100 Dollars (\$645,000.00) paid, grant to the Grantee, Klee II, LLC a limited liability company organized under the laws of the State of Connecticut whose principal business is located at 399 Whalley Avenue, Suite 103 New Haven, Connecticut

3225.00  
L

with **WARRANTY COVENANTS**

a certain piece or parcel of land, with the buildings and improvements thereon, situated in the town of New Haven, Connecticut, as more particularly described in

Exempt  
E

**SCHEDULE A**  
**attached hereto and**  
**made a part hereof.**

Said premises are subject to all matters appearing on the land records, and Taxes in favor of the Town of New Haven on the List of October 1, 2015, which taxes the grantee herein assumes and agrees to pay and to any and all provisions of any municipal ordinance, regulation or any federal, state or local, public or private laws, with special reference to the provisions of any zoning rules and regulations governing the subject premises and subject to the provisions, if applicable, of any inland/wetlands or coastal wetland statutes, ordinances, rules and regulations and restrictions and easements as appear of record.



## SCHEDULE A

All that certain piece or parcel of land with all the improvements thereon, situated in the City of New Haven, County of New Haven and State of Connecticut, more particularly bounded and described as follows:

**SOUTHERLY:** by Dickerman Street, 100 feet;

**WESTERLY:** by land now or formerly of the Estate of Matilda E. Euell, 127 feet, more or less;

**NORTHERLY:** in part by land now or formerly of John Ocone and Angeline Ocone, in part by land now or formerly of Fred Searles, and in part now or formerly of Israel J. Hoffman, 101 feet, more or less, by a straight line; and

**EASTERLY:** by land now or formerly of Israel J. Hoffman, 113 feet, more or less, by a straight line parallel with the westerly line of land herein described.

# Business Inquiry

[Report a Problem?](#)

## Business Details

**Business Name** : KLEE II, LLC      **Business ID** : 0606305      **Business Status** : Active  
**Business Type** : Domestic Limited Liability Company      **Citizenship/State Inc:** : Domestic/CT      **Date Inc/Registration** : Nov 09, 1998  
**Last Report Filed Year** : 2021  
**Business Address** : 399 WHALLEY AVENUE, NEW HAVEN, CT, 06511, USA      **Mailing Address** : PO BOX 3616, WOODBRIDGE, CT, 06525, USA  
**Annual Report Due Date** : 03/31/2022  
**NAICS Code:** : Real Estate and Rental and Leasing (53)      **NAICS Sub Code:** : Lessors of Residential Buildings and Dwellings (531110)

## Agent Summary

**Agent Name** : MANDY MANAGEMENT, LLC  
**Agent Business Address** : 399 WHALLEY AVENUE, NEW HAVEN, CT, 06511  
**Agent Residence Address** : NONE  
**Agent Mailing Address** : PO BOX 3616, WOODBRIDGE, CT, 06525, USA

## Principals

Name/Title	Business Address	Residence Address
MENACHEM GUREVITCH / MANAGER	399 WHALLEY AVENUE, NEW HAVEN, CT, 06511	734 LEFFERTS AVE, BROOKLYN, NY
NETZ, U.S.A., LLC / MEMBER	YOVEL TOWER 125, MENACHEM BEGIN ST, TEL AVIV, ISREAL	NONE

[Back](#)

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**Gwen Crutchfield**

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**Subject:** REINSPECT (2ND TIME) C-21-00032 ZB  
**Location:** 29 DICKERMAN ST #8  
**Start:** Tue 8/10/2021 10:15 AM  
**End:** Tue 8/10/2021 10:45 AM  
**Recurrence:** (none)  
**Organizer:** Gwen Crutchfield  
**Categories:** Red Category

**REINSPECTION**

TT: SHAUNA ELBERT@860-356 6808  
LL: MANDY

*Go to Warrant*

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