

**Gwen Crutchfield**

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**Subject:** HC RE INSPECTION 55 CARMEL ST #1ST FL. NM  
**Start:** Mon 3/15/2021 2:00 PM  
**End:** Mon 3/15/2021 2:30 PM  
**Recurrence:** (none)  
**Organizer:** Darrell Ford  
**Categories:** Red Category

Niki

**Gwen Crutchfield**

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**Subject:** 3DAY REINSPECTION  
**Location:** 55 CARMEL ST  
**Start:** Tue 8/25/2020 11:00 AM  
**End:** Tue 8/25/2020 11:30 AM  
**Recurrence:** (none)  
**Organizer:** Gwen Crutchfield  
**Categories:** Red Category

*MS. TAYLOR-COMPLAINANT*

# PETER J. CRISCUOLO, JR.

Connecticut State Marshal

54 Fieldstone Court  
North Haven, CT 06473  
Phone (203) 234-7797 Fax (203) 234-9913

Bill To:  
City of New Haven  
Livable City Initiative  
165 Church Street 3rd Floor  
New Haven, CT 06510



DATE: August 3, 2020

FOR: *Livable City Initiative*  
*v Margaret Taylor-*  
*Tenant*

**RECEIVED**

AUG 12 2020

LIVABLE CITY INITIATIVE

DESCRIPTION	AMOUNT
Service of Order	\$35.00
	\$35.00

**REQUEST FOR PAYMENT**

VENDOR INVOICE OR SCH NO. \_\_\_\_\_

VENDOR NO \_\_\_\_\_

FUND ACCOUNT NO. \_\_\_\_\_

TYPE OF PAYMENT

FORM  DIRECT PAYMENT

PURCHASE ORDER NO. \_\_\_\_\_

BY SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

Make check payable to Marshal Peter J. Criscuolo, Jr.  
Please remit payment along with a copy of the invoice within thirty (30) days.  
**THANK YOU FOR YOUR BUSINESS**

**PETER J. CRISCUOLO, JR.**  
**STATE MARSHAL**  
**54 Fieldstone Court**  
**North Haven, Connecticut 06473**

**234-7797**

**PURCHASE ORDER #20191109-00**

**STATE OF CONNECTICUT )**

**) SS: New Haven**

**August 3, 2020**

**COUNTY OF NEW HAVEN )**

**Then and there by virtue of this original Order from the Office of Livable City Initiative, City of New Haven, and by direction of the Director and/or Deputy Director(s) for the City of New Haven, I served the within named:**

**MARGARET TAYLOR, TENANT**

**by leaving at the usual place of abode of the within named MARGARET TAYLOR at 55 Carmel Street, 1<sup>st</sup> Floor, New Haven, Connecticut**

**Each the original hereof with my endorsement thereon**

**The within and foregoing is the true and attested original Notice from the Office of Livable City Initiative, with my doings thereon endorsed.**

**ATTEST:**



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**STATE MARSHAL**  
**NEW HAVEN COUNTY**  
**PETER J. CRISCUOLO, JR.**

**FEES: \$35.00**



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

VIA STATE MARSHAL  
(Must be returned within ten days if undeliverable)  
**RETURN RECEIPT REQUESTED**

Date: 07/21/2020

MARGARET TAYLOR, TENANT  
55 CARMEL ST 1<sup>ST</sup>  
NEW HAVEN, CT 06511

Re: 55 CARMEL ST 1ST  
Case # C-20-00293  
Inspector: Nicole Minervini

**ORDER**

Dear Sir/Madam;

I am writing to inform you that an inspection of the above premises was performed by this department on 07/14/2020. 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
throughout		Par. 305 Improve housekeeping. <b>(Tenant)</b>	Clean cat hair and other debris	In common area (hallways and stairs) and within apartment	3 Days
throughout property		Par. 304	Remove accumulated Trash/Debris/Rubbish in yard		3 Days
front right corner of roof		Par. 302(a)	Replace missing eaves and/or cornices		21 Days
throughout		Par. 302(f)	Replace missing gutters and/or down spouts		21 Days
throughout		Sec. 9-51 (d)(2)(i)	repair or replace all damages or missing siding	The exterior of buildings and structures	21 Days
front porch		Par. 302(c)	Floorboards and ceiling	Repair or replace broken/loose parts of the porch	21 Days
rear yard		Par. 302(m)	Repair or replace dilapidated garage.		21 Days

near back porch		Par.301(f)	Repair/replace light fixture	Provide adequate lighting for exterior stairs	21 Days
front entry door		Par. 302(b)	Replace missing glass in door.		21 Days
entire back porch		Par. 302(h)	Chipping, flaking and/or peeling paint		21 Days
back porch		Par.302 (g)	Provide handrail and replace ballisters	Replace missing and or loose or broken rails and ballisters	21 Days
back porch		Par. 302(a)	Remove and replace rotted floorboards	Remove and replace rotted floorboards	21 Days
throughout property		Par. 304(a)	Remove dead storage/unsafe/unregistered vehicles		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.**

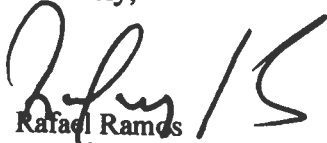
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

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](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.

**CERTIFIED MAIL**

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



7019 1120 0001 4762 5460

US POSTAGE \$005.80

U.S. Postal Service  
**CERTIFIED MAIL RECEIPT**

**OFFICIAL USE**

Certified Mail Fee  
 Extra Services & Fees (check box, add fee as appropriate)  
 Return Receipt (hardcopy)  
 Return Receipt (electronic)  
 Certified Mail Restricted Delivery  
 Adult Signature Required  
 Adult Signature Restricted Delivery

Postage  
 Total Postage and Fees

Date

Serial and Cont. No. of PO Box No.

City, State, ZIP+4®

**RECEIVED**

**AUG 12 2020**

SHMUEL AIZENBERG MANAGER  
SAHN DEL LLC  
107 WHALLEY AVE  
NEW HAVEN, CT 06511

651 DECVABLE CITY INITIATIVE/WS/20  
RETURN TO SENDER  
NO SUCH NUMBER  
UNABLE TO FORWARD

NSN BC: 06510201099 \*0984-06646-23-40  
06510201099  
0651183220 0017

**RECEIVED**  
AUG 12 2020

SHMUEL AIZENBERG MANAGER  
SAHN DEL LLC  
107 WHALLEY AVE  
NEW HAVEN, CT 06511

7019 1120 0001 4762 5460

PS Form 3811, July 2015 PSN 7530-02-000-6069

55 Carnel st

Domestic Return Receipt

A. Signature  Agent  Addressee

B. Received by (Printed Name) \_\_\_\_\_ C. Date of Delivery \_\_\_\_\_

D. Is delivery restricted?  Yes  No  
 If YES, enter delivery restriction code: \_\_\_\_\_

Restricted Delivery   
 Restricted Delivery   
 Certified Mail Restricted Delivery   
 Adult Signature Restricted Delivery



Justin Elicker  
Mayor

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Sincerely,



Rafael Ramos  
Deputy Director  
Housing Code Enforcement, LCI

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## Business Inquiry

### Business Details

Business Name: **SAHN DEL LLC**      Citizenship/State Inc: **Foreign/DE**  
Business ID: **1319155**      Last Report Filed Year: **NONE**  
Business Address: **50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515, USA**      Business Type: **Foreign Limited Liability Company**  
Mailing Address: **50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515, USA**      Business Status: **Active**  
Date Inc/Registration: **Aug 22, 2019**      Name in Place of Formation: **SAHN DEL LLC**  
Commence Business Date: **Aug 22, 2019**  
Annual Report Due Date: **03/31/2020**  
NAICS Code: **NONE**      NAICS Sub Code: **NONE**

### Principals Details

Name/Title	Business Address	Residence Address
SHMUEL AIZENBERG MANAGER	50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515, USA	50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515, USA

### Agent Summary

Agent Name **OCEAN MANAGEMENT, LLC**  
Agent Business Address **50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515, USA**  
Agent Residence Address **NONE**  
Agent Mailing Address **50 FITCH STREET, SUITE 206B, NEW HAVEN, CT, 06515**

### OTHER ADDRESSES:

Address in the State of Formation: **1013 CENTRE ROAD, SUITE 403-B, WILMINGTON, DE, 19805, USA**  
Mailing Address in the State of Formation: **1013 CENTRE ROAD, SUITE 403-B, WILMINGTON, DE, 19805, USA**

Warranty D1



Instr # 2019-10111  
Local Tax \$ 825  
State Tax \$1237.5

VOL 9829 PG 13  
11/01/2019 11:51:54 AM  
2 Pages  
WARRANTY

Michael B. Smart City Clerk

To all people to whom these presents shall come, greeting:

KNOW YE, THAT Farmington Properties, LLC, a Connecticut limited liability company with its principal offices in Hamden, Connecticut, for the consideration of ONE HUNDRED SIXTY FIVE THOUSAND DOLLARS (\$165,000.00) received to its full satisfaction of SAHN DEL LLC a Delaware limited liability company with its principal offices in New Haven, Connecticut (50 Fitch St., suite 206B) does give, grant, bargain, sell and confirm unto said SAHN DEL LLC and unto its successors and assigns forever all that certain piece or parcel of land with the improvements thereon described on SCHEDULE A attached hereto and made a part hereof.

Said premises are subject to building lines if established, all laws, ordinances or governmental regulations, including building and zoning ordinances, affecting said premises and taxes on the list of 2018 which taxes the grantee hereby assumes and agrees to pay as part of the consideration for this deed.

To have and to hold the above granted and bargained premises, with the appurtenances thereof, unto it the said grantee and unto its successors and assigns forever, to it and their own proper use and behoof.

AND ALSO, the said grantor does for its successors and assigns covenant with the said grantee, and with its successors and assigns forever, that at and until the ensembling of these presents and it is well seized of the premises, as a good indefeasible estate in FEE SIMPLE; and has good right to bargain and sell the same in manner and form as is above written; and that the same is free from all encumbrances whatsoever, except as above state.

AND FURTHERMORE, the said grantor does by these presents bind itself and its successors and assigns forever to Warrant and Defend the above granted and bargained premises to it the said grantee, and to its successors and assigns, against all claims and demands whatsoever, except as above stated.

IN WITNESS WHEREOF the Grantor hereunto set its hand and seal this 20 day of September 2019

Signed, Sealed and Delivered in the presence of:

\_\_\_\_\_  
Jessica d'Amico  
  
\_\_\_\_\_  
William S. Nathanson

Farmington Properties, LLC  
  
by \_\_\_\_\_  
Edward Lockery, member  
  
by \_\_\_\_\_  
Virginia Lockery, member

State of Connecticut

County of New Haven

ss: Hamden

On this the 20 day of September, 2019, the undersigned officer, personally appeared Edward Lockery and Virginia Lockery, members, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they, as members of the Grantor duly authorized, executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

\_\_\_\_\_  
William S. Nathanson  
Commissioner of the Superior Court

**SCHEDULE A  
PROPERTY DESCRIPTION**

All that certain piece or parcel of land with the buildings and improvements thereon, situated in the Town and County of New Haven and State of Connecticut known as No. 19-20 Valley Place North, also being shown and designated as:

Lot No. 126 as shown on a certain map or plat entitled "West Hills, New Haven Connecticut, filed June 2, 1947, and Revisions thereof by New England Survey Service, Inc., Civil Engineers and Surveyors", by R.B. Ullian Project # Conn. - 6101, which map or plat was filed in the Town Clerk's Office of the City of New Haven in Map Book 15, pages 1-14 inclusive, more particularly bounded and described as follows:

**SOUTHWESTERLY:** By Valley Place North 47.51 feet, by a curved line;  
**WESTERLY:** By a passageway as shown on said map, 101.06 feet;  
**NORTHERLY:** By Lots Nos. 110 and 109, as shown on said map, 96 feet;  
**NORTHERLY AGAIN  
& NORTHEASTERLY:** By Lot No. 108, as shown on said map, 154.44 feet, by a bent line;  
**EASTERLY:** By Rock Creek Road, 146.11 feet;  
**SOUTHERLY AND  
SOUTHEASTERLY:** By Lot No. 127, as shown on said map, 207.24 feet, by a bent line.

Together with all rights and easements which exist concerning sewer service and sewer system as recited in a deed from United States of America to the grantors herein dated March 17, 1968, recorded in Volume 1966, Page 235 of the New Haven Land Records.

11/01/2019 11:51:54 AM  
Michael B. Smart City Clerk  
City of New Haven