

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 6177
(Must be returned within ten days if undeliverable)
RETURN RECEIPT REQUESTED

Date: 07/14/2021

MENACHEM GUREVITCH / MANAGING MEMBER
NETZ BONDS NEW HAVEN IX
399 WHALLEY AVENUE
NEW HAVEN, CT, 06511

Re: 314 GREENWICH AV 2ND
Case # C-21-00955
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 07/12/2021. 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
		Par. 302(a) Correct condition causing ceiling to be damp.	Correct condition causing ceiling to be damp.	Kitchen ceiling badly stained due to water damage.	21 Days
		Par. 302(a) Correct condition causing ceiling to be in danger	Correct condition causing ceiling to be in danger of collapse.	Kitchen ceiling in danger of collapse	21 Days
		Par. 302(a) Remove loose plaster, replaster, and repaint ceiling	Remove loose plaster, replaster, and repaint ceiling.	Kitchen ceiling throughout has loose plaster	
		Par. 301(d) Repair/Replace inoperative electrical "light" fix	Repair/Replace inoperative electrical "light" fixture	Kitchen overhead light due to water damage from ceiling leakage	21 Days

		Par. 301(d) Repair or replace inoperative electrical outlet	Repair or replace inoperative electrical outlet	Kitchen light switch left hand side wall by refrigerator due to water damage	21 Days
		Par. 302(h) Remove chipping, flaking and/or peeling paint at	Remove chipping, flaking and/or peeling paint at interior wall	Kitchen left hand side of wall above light switch-	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.

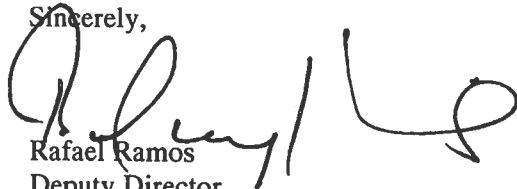
Any person adversely affected by any order which has been issued in connection with the enforcement of any provisions of this title may request an appeal, within 20 days of service of this order, per paragraph 203 of the Housing Code Ordinance of the City of New Haven.

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.