



**CITY OF DANBURY**  
**OFFICE OF NEIGHBORHOOD ASSISTANCE**

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Livable Neighborhoods 2016  
*"Building a Better Danbury"*

**September 2016**

September 26, 2016

Honorable Mayor Boughton and City Council Members:

Below is a table highlighting UNIT activity from the time of last month's City Council report. This does not include any UNIT activity regarding follow up and re-inspection work from previously noted issues. The UNIT works to ensure that each and every issue is resolved as quickly as possible.

<b>Time Period</b>	August 29 <sup>th</sup> - September 26, 2016
<b>Number of Quality of Life Issues</b>	87
<b>Year to Date - 2016</b>	749

The top issues addressed by the UNIT were:

- Garbage/Debris (27)
- Blighted properties (21)
- Front Lawn Parking/Parking violations (16)
- Abandoned/Unregistered vehicles (16)
- Overcrowding/Illegal Apartments and Construction (7)
- Exterior Blight Orders/Notice of Violation (5)

In addition to proactively enforcing the blight among the properties and neighborhoods of Danbury, the UNIT also monitors the vehicles on our streets. An usually high number of unregistered or inoperable vehicles (10) were identified by the UNIT over the last few weeks. Upon tagging them, vehicle owners have 24 hours to remove them from the street, or else the vehicle will be towed away. In many cases, these vehicles have been abandoned, so it is important that our department continue our proactive approach to ensure that they are removed. Additionally, we ask for our residents to contact the UNIT, via 311, if they believe there are abandoned vehicles left on their street.

## PROPERTY PROFILE: 38 Oakland Avenue

In July, the UNIT received a complaint regarding 38 Oakland Avenue. The property rests on a dead end street and the complaint was that it was an eye sore. There were junk vehicles on the property, along with a large accumulation of scrap metal and various other piles of rubbish. Additionally, there were excessively large piles of logs that detracted from the property. Given the condition of the vehicles and the amount of junk around the property, it was obvious that it had been there for a long period of time. The UNIT decided to send an Exterior Blight Order to the owner of the property, who lives in Florida. A few weeks later, the property owner contacted our department and committed to take care of everything. We are proud to report that although all of the clean up work isn't completed yet, the property has significantly improved. The vehicles are gone, most of the junk and scrap metal is removed, and the logs have also been reduced. The enforcement that our department uses to rectify these neighborhoods issues is effective and extremely valuable. While property owners face the risk of being fined \$100/day for blighted properties, which is very expensive, our goal is to achieve compliance and have clean properties, not to assess fines.



**EXTERIOR AND STRUCTURAL BLIGHT CITATIONS:**

**Orders written by UNIT (YTD): 75 (Includes Notice of Violations)**

Below is a review of the Exterior Blight Citations sent this past period:

**Exterior Blight Citations:**

- **1 Comstock Street:** Issued order for the removal of dozens of bags of yard debris and for the cleanup of garbage/rubbish in the rear of the property.
- **3 Comstock Street:** Issued order for the removal of litter and garbage mostly in the back yard of the property. Also the removal of a couch on the front steps. Owner had been previously advised to clean the property.

**Notice of Violations:**

- **14 Hospital Avenue:** Issued notice to homeowner to maintain the outside exterior of his house. Years ago, he scraped and sanded it for painting, however, to date, he has not painted it. The condition of the house plays a factor in depreciating property values in the neighborhood.
- **69 Sand Pit Road:** Patrons of this property are bypassing the exit of the property on to Sand Pit Road and driving over the rear of the property on to Morgan Avenue. This increased and unauthorized traffic has caused safety concerns on Morgan Avenue. UNIT advised for the owners to place some type of barricade to prevent this dangerous activity.
- **3 Tilden Road:** UNIT sent a notice to property owner, citing the Neighborhood Preservation Zone and the restriction of routine outdoor group activity causing a nuisance in the neighborhood.

If we can be of any assistance to you or residents in your ward please contact us at 796-8026 or 311.

Sincerely,

Shawn Stillman  
Coordinator, Office of Neighborhood Assistance