

TO: Elinor Carbone, Mayor  
City Council  
FROM: Michael F. Magistrali, Corporation Counsel  
DATE: February 1, 2024  
RE: Building Permit Refund

---



## MEMO

- Building Permit #: PMT19-000286**  
**Property Owner – Korca Enterprises LLC**  
**Property address – 1347 East Main Street**

On March 18, 2019 a Building Permit was issued to Illir's Construction LLC , a copy of which is attached hereto. The permit fee was \$1,173.80.

The work was not started within six (6) months of the issue date of the permit and the permit consequently expired as confirmed in an email from the building department, a copy of which is also attached hereto. At present, the owner of the property, through the same applicant, has reapplied for a new building permit for the same work and he is requesting a refund of the fees charged in connection with the 2019 permit. Because the state fees are not refundable the total allowed to be refunded is \$1,003.00. The Charter/Ordinances provide a mechanism for this in Sec. 84-4 C:

*C. Any refund of building permit fees of \$100.00 or less shall be at the discretion of the Building Official. Any refund greater than \$100.00 shall be at the discretion of the City Council. Any and all refunds shall be paid to the **owner of record** of the property.*

Note that the refund, if any, must go to the "owner of record" not the permittee, who in most cases has paid the fee. In this case should the Council authorize the refund it must be paid to the owner of record, Korca Enterprises LLC, not the permittee, Illir's Construction LLC.

I recommend that the Building Department be authorized to refund the permit fee of \$1,003.00 to Korca Enterprises LLC, owner of record of 1347 East Main Street.



City of Torrington  
Building Department  
140 Main Street  
Torrington, CT 06790

## Request for Refund of Permit Fees

Date: 1/31/2024

Property Address: 1347 East Main Street

Permit Tracking Number: B19-251

Fees to Be Refunded:

City Fees: \$ 973.00

Certificates: \$ 30.00

TOTAL: \$ 1003.00

Reason for Request:

Permit expired; work not performed.

\* \$20.80 state education fee and \$150.00 plan review fee are non-refundable.\*

Homeowner / Contractor Signature:

Print Name:

[Signature]

KORCA ENTERPRISES LLC

On this 1/31/24 day of January, before me, the undersigned notary public, personally appeared Mr. Dytza who proved to me through satisfactory evidence of identification to be the person whose name is signed above, and acknowledged to me that they signed said document voluntarily.

State of Connecticut, County of Litchfield

My Commission Expires: 1-31-2026

[Signature]

Signature of Notary Public

2024 JAN 31 PM 1:10

RECEIVED FOR RECORD  
TORRINGTON TOWN CLERK

Corp. Counsel,  
Building  
Clerk

## Michael Magistrali

---

**From:** Brenda Summers  
**Sent:** Thursday, February 1, 2024 10:19 AM  
**To:** Michael Magistrali  
**Cc:** Kevin Gillette; James Rosa  
**Subject:** FW: Korca Enterprises request for refund  
**Attachments:** 20240201101032.pdf

Good morning,

Yes, the initial Request for Refund of Permit Fees Form was completed by our Department. The 2019 Building Permit expired before any of the work was performed. Attached is a copy of the original Building Permit. Mr. Qyteza has already begun re-applying for a new Building Permit for the same work, as he would like to start this project in the spring.

Please feel free to contact our office if you have any questions.

Best regards,

Brenda Summers  
City of Torrington Building Dept  
860-489-2245

---

**From:** Kevin Gillette <Kevin\_Gillette@torringtonct.org>  
**Sent:** Thursday, February 1, 2024 9:46 AM  
**To:** Brenda Summers <Brenda\_Summers@torringtonct.org>; James Rosa <James\_Rosa@torringtonct.org>  
**Subject:** FW: Korca Enterprises request for refund

Best Regards,

Kevin Gillette, B.O. , E.I.  
Building Official  
City of Torrington  
Ph. 860-489-2245  
Fax. 860-489-2233  
[Kevin\\_Gillette@TorringtonCT.org](mailto:Kevin_Gillette@TorringtonCT.org)

---

**From:** Michael Magistrali <[Michael\\_Magistrali@torringtonct.org](mailto:Michael_Magistrali@torringtonct.org)>  
**Sent:** Thursday, February 1, 2024 9:41 AM  
**To:** Kevin Gillette <[Kevin\\_Gillette@torringtonct.org](mailto:Kevin_Gillette@torringtonct.org)>  
**Cc:** Barbara Saladin <[Barbara\\_Saladin@torringtonct.org](mailto:Barbara_Saladin@torringtonct.org)>  
**Subject:** Korca Enterprises request for refund

Kevin: I'm looking at this Request for Refund and also looking at how the prior corporation counsel handled these. It looks like he sent a memo to the City Council that included a copy of the building permit showing the fees that were