

Westport Historic District Commission

Town Hall

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, JANUARY 12, 2021 AGENDA

Meeting ID: 880 2194 6723

Passcode: 322352 One tap mobile

+16468769923,88021946723# US (New York)

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, January 12, 2021** for the following purposes:

- 1. To approve the minutes of the December 8, 2020 public meeting.
- 2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Nassau Road** and require the full 180-day delay.
- 3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for 12 Bluff Point and require the full 180-day delay.
- 4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **3 Vani Court** and require the full 180-day delay.
- 5. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **21 Prospect Road** and require the full 180-day delay.
- 6. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **40 Richmondville Avenue** and require the full 180-day delay.
- 7. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **11 Boxwood Lane** and require the full 180-day delay.
- 8. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **119 Compo Road South** and require the full 180-day delay.
- 9. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **32 Sturges Cmns** and require the full 180-day delay.
- 10. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **8 Mayflower Parkway** and require the full 180-day delay.
- 11. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **23 Bermuda Road** and require the full 180-day delay.

- 12. A Certificate of Appropriateness application dated December 21, 2020 to build a proposed federal farmhouse style home at **120 Kings Highway North** located in the Kings Highway North Local Historic District and the Kings Highway North National District.
- 13. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated November 20, 2020 for **174 Post Road West and 38 Kings Highway North** in the Kings Highway North Local Historic District to:
 - a. build a 95 unit Assisted Living and Memory Care residence at 174 Post Road West
 - b. demolish current addition at 174 Post Road West
 - c. relocate the house at 174 Post Road West onto 38 Kings Highway North site
 - d. Increasing the width of the driveway which will serve **38 Kings Highway North, 174 Post Road West**, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building
 - e. create 6 parking spaces within the District
 - f. create the breakaway gate at the end of the paved portion of the driveway at 38 Kings Highway North
 - g. build a fence along the property line and screening the Memory Care patio
 - h. build Memory Care patio shown on the plans
 - i. proposed sidewalks abutting the Assisted Living/Memory Care building
 - j. build stone veneer retaining wall
- 14. Officer elections.
- 15. To hear the Chairman's update.
- 16. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at www.westportct.gov, on the Town Calendar web page under January 12, 2021. Due to the closing of Town Hall to the public during the COVID-19 emergency, the Notice and Agenda and application materials for the Historic District Commission hearing cannot be viewed at the Westport Town Clerk's Office or the Historic District Commission Office at this time.

If you would like to give your Public Hearing comments by participating by video in the meeting, please send an email by noon on January 12, 2021, to ddouglass@westportct.gov stating your name and address and the Public Hearing agenda item to which your comments will relate, and video meeting participation details will be emailed to you to enable you to participate by video in the Public Hearing.

Bill Harris, Chair Historic District Commission December 22, 2020

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or effuq@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



Westport Historic District Commission

Town Ball

Westport, Conn. 06880

WESTPORT HISTORIC DISTRICT COMMISSION TUESDAY, DECEMBER 8, 2020 DRAFT MINUTES

Members Present:

Bill Harris, Chair Randy Henkels, Vice Chair Scott Springer, Clerk Marilyn Harding, Member Wendy Van Wie, Alternate

Staff Present:

Donna Douglass, HDC Coordinator

The Westport Historic District Commission held a public meeting at 7:00 PM on **Tuesday**, **December 8**, **2020** for the following purposes:

1. To approve the minutes of the November 10, 2020 Public Meeting.

MOTION (made by Springer): To approve the minutes of the November 10, 2020 public meeting.

SECOND: Harding

SEATED: Harris, Henkels, Harding, Van Wie

VOTE: Unanimously approved.

2. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **64 Woodside Ave** and require the full 180-day delay.

MOTION (made by Springer): To oppose the issuance of the demolition permit for 64 Woodside Ave and require the full 180-day delay.

SECOND: Henkels

SEATED: Harris, Henkels, Springer, Harding, Van Wie

VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.

3. To take such action as the meeting may determine to oppose the issuance of the demolition permit for 27 **Gorham Ave** and require the full 180-day delay.

MOTION (made by Springer): To oppose the issuance of the demolition permit for 27 Gorham Ave and require the full 180-day delay.

SECOND: Van Wie

SEATED: Harris, Henkels, Springer, Harding, Van Wie

VOTE: Unanimously approved. The remainder of the 180-day delay is UPHELD.

4. To take such action as the meeting may determine to oppose the issuance of the demolition permit for **28 Juniper Road** and require the full 180-day delay.

MOTION (made by Springer): To oppose the issuance of the demolition permit for 28 Juniper Road and require the full 180-day delay.

SECOND: Henkels

SEATED: Harris, Henkels, Springer, Harding, Van Wie

VOTE: Unanimously denied. The remainder of the 180-day delay is WAIVED.

5. To take such action as the meeting may determine to approve *A Certificate of Appropriateness* application dated November 18, 2020 to build a 2nd story bathroom addition **6 Old Hill Road** located in the Kings Highway North Local Historic District.

MOTION (made by Springer): To approve *A Certificate of Appropriateness* application dated November 18, 2020 to build a 2nd story bathroom addition 6 Old Hill Road located in the Kings Highway North Local Historic District.

SECOND: Harding

SEATED: Harding, Henkels, Springer, Van Wie

RECUSED: Harris

VOTE: Unanimously APPROVED.

- 6. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* applications dated November 20, 2020 for **174 Post Road West and 38 Kings Highway North** in the Kings Highway North Local Historic District to:
 - a. build a 95 unit Assisted Living and Memory Care residence at 174 Post Road West
 - b. demolish current addition at 174 Post Road West
 - c. relocate the house at 174 Post Road West onto 38 Kings Highway North site
 - d. Increasing the width of the driveway which will serve **38 Kings Highway North, 174 Post Road West**, as well as the hammerhead grass paver turnaround for emergency access to the Assisted Living / Memory Care Building
 - e. Create parking lots within the District
 - f. create the breakaway gate at the end of the paved portion of the driveway at 38 Kings Highway North
 - g. build a fence along the property line and screening the MC patio
 - h. build MC patio shown on the plans
 - i. proposed sidewalks abutting the Assisted Living/Memory Care building
 - j. build stone veneer retaining wall

No motion taken. Meeting held open for the January 12, 2021 HDC Meeting.

SEATED: Harding, Henkels, Van Wie

RECUSED: Harris, Springer

7. To hear the Chairman's update.

No action taken.

8. To adjourn the meeting.

MOTION (made by Harris): To adjourn the meeting.

SECOND: Henkels

SEATED: Harris, Henkels, Springer, Harding, Van Wie

VOTE: Unanimously approved.

Meeting adjourned at 9:40 PM

Bill Harris, Chair Historic District Commission December 9, 2020



TOWN OF WESTPORECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES DEL 1 Z

AND/OR PROPERTIES 50 YEARS OR OLDER

1. 3 Nassau Koad	WESTPORT 96 DING DEFT.
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. Jason Ritzzo	203-246-4594
NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3.3 Nassau Road	1 Jrc+55@gmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Pr	int) EMAIL
1 michael 2, +220 / 42 miller Street,	Fairfield CT 06824
4. Michael Ritzzo / 42 Miller Street, : NAME AND ADDRESS OF LEGAL REPRESENTATIVE (f applicable) (Please Print)
Attach copy of letter of authorization from owner.	
5. Demolition of Structure & Deck + Slat SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BU	o. Including removal. 2,080 Spft
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BU	ILDING OR STRUCTURE TO BE DEMOLISHED)
68 tra Daylament 45	1708-246-4597
6.21270 Development LLC DEMOLITION CONTRACTOR (Please Print)	TELEPHONE LICENSE NUMBER
michael oritae development.com 11+3	
EMAIL	
☐ NOTIFICATION to abutting & across the street property or (list of names and addresses may be obtained from the Assessor's O	
PUBLICATION OF NOTICE OF INTENT TO DEMOL Please submit cut sheet of notice and photograph of sign on proper	
CT ENABLING LEGISLATION empowers the Historic	
demolitions within LOCAL HISTORIC DISTRICTS of PROPERTIES and requires property owners to obtain	
demolitions.	a confidence of reppropriations so sacra
The property owner or legal representative must first obtain a Ce	rtificate of Appropriateness from the Historic District
Commission prior to obtaining demolition permit application.	Helan.
Meeting Date of Historic District Commission to consider demol	nion
The TOWN OF WESTPORT has a demolition delay ordin	ance. Sec 14-21 that provides a 180 day waiting
period following the filing of a demolition permit applicati	H 스크리(레이트) 10. 10. 10. 10. 10. 10. 10. 10. 10. 10.
older. The purpose of the ordinance is to allow interested p	
Historic District Commission (HDC) acts as an interest	ed party when invoking a request for a demolition
delay for properties 50 years or older.	
Meeting Date of Historic District Commission to consider waivi	ng the waiting period:
The HDC meets the second Tuesday of every month. The pr	operty owner or legal representative will receive a copy
of the publicly noticed agenda and is expected to attend the n	neeting. It is recommended that supporting engineering
reports, proposed plans and other information be submitted HDC Office at 341-1184.	at the hearing. If you have questions, please call the
11DC Office at 341-1104.	
FOR HISTORIC DISTRICT COMMISSION DECISION:	
☐ The Historic District Commission considers the property historic District Commission does not consider the property doe	
remainder of the waiting period effective	(DATE)
CICNIATURE OF HIDO OFFICIAL	DATE
SIGNATURE OF HDC OFFICIAL	DATE

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES: No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition. CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District

	CERTIFICATE OF APPROPRIATENESS	for Historic Prop	erties or p	roperties	within a	Historic District
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICA	TION DA	TE		
	COPY OF NOTIFICATION LETTER TO	ADJOINING PR	OPERTY (OWNER	S	
	AQUARION WATER COMPANY	Carol Robles	(203)362	-3062 <u>(</u>	demolitio	ns@aquarionwater.com
	CABLEVISION	-	(203) 696	-4780	rob	in.schilb@alticeusa.com
	EVERSOURCE ENERGY	-		(888) 54	4-4826	FAX (877) 285-4448
	FUEL TANK (For underground tanks)	Fire Marshall's	Office	(203) 34	1-5020	FAX (203) 341-5009
	FUEL TANK (For aboveground tanks)	From the oil co	mpany or i	remediation	on contra	ctor
	PROPANE TANK	From the propagation	ne compan	y that rer	noved the	e tank
	GAS COMPANY	Michael Simon	eau	(203) 79	5-7792	FAX (203) 795-7784
	FRONTIER COMMUNICATIONS	Const. & Eng. I	Dept.	(203) 38	3-6727	
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 34	1-1170	FAX (203) 341-1088
	HEALTH DEPARTMENT	Jeff Andrews		(203) 22	7-9571	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbie	ri	(203) 34	1-1793	
□ C	ERTIFICATE OF INSURANCE (Please Att	ach)				
Connect Town Capplicab requiren	INDERSIGNED, hereby affirm and attest that icut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree the tents in every aspect of that work, and to give granted for HDC members to inspect the prop	Section 7-147 co the Town of Wes to comply with se the applicable 1	ncerning I tport and a uch laws, i	Historic D all other la rules or re	Districts, a aws and a egulations	and Section 17-2 of the rules and regulations and satisfy those
I ALSO proceed knowled	CERTIFY that I am the OWNER of the propwith the work herein outlined, and that the inge.	erty herein descriformation I have	ribed, and a given is to	that I hav	e the lega orrect to	al right and authority to the best of my
SIGNA	TURE OF PROPERTY OWNER/OR AGI	ENT:	er///	(II)		DATE: //:/9.20
SIGNA	TURE OF DEMOLITION CONTRACTO	R:		-		
SIGNA	TURE OF BUILDING OFFICIAL:					

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CURRENT OWNER			CT 0		RD OF OWNERSHIP	RITZZO JASON WASHINGTON MUTUAL MORTGAGE TR ET VOREL NANCY V FINNIE LINDA W		EXE De				qns	0				L	Issue Date			Description	Single Family Re	
CURR.	RITZZO JASON	3 NASSAU RD	WESTPORT		RECORD	RITZZO JASON WASHINGTON M VOREL NANCY V FINNIE LINDA W		Year Code				Nand	1000	M/2566(14)				SSI DI III BL			Use Code	101 Sin	

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Ritzzo Development LLC 42 Miller Street Fairfield, CT06824 www.ritzzodevelopment.com

Re: Letter of Authorization

November 23, 2020

To whom it may concern,

I give Ritzzo Development LLC, as or representative permission on our behalf, to execute any documents necessary pertaining to any permits including demolition for our property known as; 3 Nassau Road, Westport, CT.

Thank you,

Jason Ritzzo 203-246-4594

jrct55@gmail.com

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the historic district commission requirements i have notified by mail the following owners of property abutting and cross the street from the property to be demolished:

3 Nassau Road

- 1. 38 Harbor Road
 - o Stephen Danuszar M TR
- 2. 40 Harbor Road
 - Jean-Francois Geschwind & Margaret
- 3. 42 Harbor Road
 - o 42 Harbor Road LLC
- 4. 4 Pebble Beach Lane
 - o Crystal Lynn Caligiuri & Kenneth Marshall Porter
- 5. 6 Pebble Beach Lane
 - Alan Kravetz and Julie Druker
- 6. 5 Nassau Road
 - Todd and Rachel Turcotte
- 7. 21 Bermuda Road
 - Lourdes Fuentes M
- 8. 2 Nassau Road
 - o Alan Kaye

Signature of owner or authorized agent

Michael Rotto



Ritzzo Development LLC 42 Miller Street Fairfield, CT06824

Re: 3 Nassau Road INTENT TO DEMOLISH

To whom it may concern,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Nassau Road has been filed in the Office of the Town Building Official on November 24th, 2020. The intent is to build a new FEMA compliant home in its place. The structure is 59 years old and 2,080 sqft. The application is currently pending and available for public inspection.

Please contact the Westport Building Department with any questions; (203) 341-5025.

Thank you. All the best,

Ritzzo Development LLC

CC: Westport Building Department



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number

Customer Account

204764

Sales Rep. eswanson

0002596673

Customer Information

RITZZO ELECTRIC 31 Franklin St

Order Taker eswanson

WESTPORT CT 06880

USA

Ordered By

Phone: 2032464597

Fax: Order Source

Phone

EMail: michaelritzzo@gmail.com

Ad Cost

Payment Amt

Amount Due \$37.32

\$37.32 \$0.00

Blind Box

Materials

Order Notes

Ad Number

External Ad #

Pick Up Number

0002596673-01

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 9 li

Color Requests

Product and Zone

Inserts

Placement

Westport News

1

BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 11/27/2020

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances. Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 3 Nassau Road, has been tiled in the Office of the Town Building Official on November 24, 2020. The structure is 2,080 square feet and due to the age of the structure being more than 59 years; the application will be reviewed by the Westport Historic District Commission. The application is currently pending and available for public inspection in the Office of the Town Building Official.





TOWN OF WESTPORT APPLICATION FOR DEMOLITION PERMITCEIVED FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDER 10 14

1. 12 Bluff Point	1196	9
ADDRESS OF WORK (Please Print)	DATE	BUILT (From Assessor's Card)
2. Ridge Capital, LLC		1
NAME OF CURRENT PROPERTY OWNER (Please I	Print)	TELEPHONE
3. 16 Bluff Point, Westport, CT 06880		
ADDRESS OF CURRENT PROPERTY OWNER (Plea	ise Print)	EMAIL
4. Peter Cadoux Architects, Westport, CT 06880 (2		peter@cadouxaia.com
NAME AND ADDRESS OF LEGAL REPRESENTATI	IVE (If applicable) (Please I	Print)
Attach copy of letter of authorization from owner.		
5. Demolition of Existing residence: 3,683 sq. ft	The state of the s	
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF TI	HE BUILDING OR STRUCT	URE TO BE DEMOLISHED)
6. T. B. D	and the second second	
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
ENIAIL		
NOTIFICATION to abutting & across the street prop	erty owner(s) within 7 days fro	om the date of demolition application
(list of names and addresses may be obtained from the Assess	or's Office).	
PUBLICATION OF NOTICE OF INTENT TO DE	MOLISH X PO	STING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on p	property to the HDC office price	or to public hearing.
CT ENABLING LEGISLATION empowers the His	toula Distuist Commission	- (IIDC) to and all
demolitions within LOCAL HISTORIC DISTRIC	TS or of designated LOC	CAL HISTORIC
PROPERTIES and requires property owners to ol		
demolitions.	THE STATE OF THE S	
The property owner or legal representative must first obtain	a Certificate of Appropriat	eness from the Historic District
Commission prior to obtaining demolition permit application		
Meeting Date of Historic District Commission to consider	demolition:	
The TOWN OF WESTPORT has a demolition delay	ordinance, Sec.14-21 that	provides a 180 day waiting
period following the filing of a demolition permit app	lication for buildings 500	sq. ft. or larger and 50 years or
older. The purpose of the ordinance is to allow intere	sted parties to explore alte	rnatives to demolition. The
Historic District Commission (HDC) acts as an int	terested party when invo	king a request for a demolition
delay for properties 50 years or older.		
Meeting Date of Historic District Commission to consider	waiving the waiting period:	
The HDC meets the second Tuesday of every month. The	he property owner or legal	representative will receive a copy
of the publicly noticed agenda and is expected to attend	the meeting. It is recomme	ended that supporting engineering
reports, proposed plans and other information be subm HDC Office at 341-1184.	itted at the hearing. If you	have questions, please call the
FOR HISTORIC DISTRICT COMMISSION DECISION	ON:	
☐ The Historic District Commission considers the property	y historically significant and	does not waive the balance of delay.
☐ The Historic District Commission does not consider the	property historically signific	ant. The Commission waives the
remainder of the waiting period effective	(DAT	E)
SIGNATURE OF HDC OFFICIAL		DATE

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES: No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

	CERTIFICATE OF APPROPRIATENES	S for Historic Pro	perties or	properties	within a	Historic District
	COPY OF NEWSPAPER PUBLICATION	N AND PUBLICA	ATION D	ATE		
	COPY OF NOTIFICATION LETTER TO	ADJOINING PE	ROPERTY	OWNER	S	
	AQUARION WATER COMPANY	Carol Robles	(203)36	2-3062	demolitic	ons@aquarionwater.com
	CABLEVISION	-	(203) 69	96-4780	rob	in.schilb@alticeusa.com
	EVERSOURCE ENERGY	•		(888) 54	4-4826	FAX (877) 285-4448
	FUEL TANK (For underground tanks)	Fire Marshall'	Office	(203) 34	1-5020	FAX (203) 341-5009
	FUEL TANK (For aboveground tanks)	From the oil co	ompany or	r remediati	on contra	actor
	PROPANE TANK	From the prop	ane compa	any that ren	noved th	e tank
	GAS COMPANY	Michael Simon	neau	(203) 79	5-7792	FAX (203) 795-7784
	FRONTIER COMMUNICATIONS	Const. & Eng.	Dept.	(203) 38	3-6727	
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 34	1-1170	FAX (203) 341-1088
	HEALTH DEPARTMENT	Jeff Andrews		(203) 22	7-9571	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbi	eri	(203) 34	11-1793	
	CERTIFICATE OF INSURANCE (Please A	Attach)				
Conno Town applic requir	E UNDERSIGNED, hereby affirm and attest to ecticut Building Code, the CT General Statute Code and the Demolition Delay Ordinance of the to the demolition of property, and I agreements in every aspect of that work, and to go y granted for HDC members to inspect the pr	es Section 7-147 of of the Town of We te to comply with ive the applicable	oncerning stport and such laws	Historic I all other l rules or re	Districts, aws and egulation	and Section 17-2 of the rules and regulations as and satisfy those
I ALS proce know	SO CERTIFY that I am the OWNER of the pred with the work herein outlined, and that the ledge.	roperty herein description I have	eribed, and e given is	d that I hav true and c	e the leg	al right and authority to the best of my
SIGN	ATURE OF PROPERTY OWNER/OR A	GENT: Pete	r Cadoux.	, AIA, Pres	ident _	DATE:_12.4.2020
SIGN	ATURE OF DEMOLITION CONTRACT	OR:				
SIGN	ATURE OF BUILDING OFFICIAL:					

Ridge Capital, LLC 12 Bluff Point Westport, CT 06880

December 1, 2020

To Whom It May Concern,

Let this letter serve as authorization for the following firms to secure any and all permits necessary to begin construction of my home located 12 Bluff Point, Westport, CT 06880, in accordance with plans and specifications submitted by those listed below.

- 1. Peter Cadoux Architects, P.C., 35 Post Road West, Westport, CT 06880
 - a. Peter Cadoux A.I.A. President (203) 227-4304)
- 2. Michael Calise, 215 Post Road West, Westport, CT 06880

a. (203) 226-0000

Signed,

Thomas Capasse, Managing Member

12 BLUFF PT

Location 12 BLUFF PT

Mblu C02/ / 010/000 /

Acct# 7133

Owner RIDGE CAPITAL LLC

Assessment \$3,010,800

Appraisal \$4,301,143

PID 3081 **Building Count** 1

Current Value

	Appraisal							
Valuation Year	Improvements	Land	Total					
2015	\$767,243	\$3,533,900	\$4,301,143					
	Assessment							
Valuation Year	Improvements	Land	Total					
2015	\$537,100	\$2,473,700	\$3,010,800					

Owner of Record

Owner

RIDGE CAPITAL LLC

Sale Price \$9,875,000

Co-Owner Address

16 BLUFF PT

Certificate

Book & Page

WESTPORT, CT 06880

Sale Date

3626/0144 07/09/2015

Instrument

27

Ownership History

	Ownersh	ip History			
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
RIDGE CAPITAL LLC	\$9,875,000	1	3626/0144	27	07/09/2015
MCINERNEY THOMAS E & PAULA G	\$0	2	3626/0142	29	07/09/2015
MCINERNEY THOMAS E	\$0	3	2579/0045	29	07/25/2005
MCINERNEY THOMAS E	\$2,337,500	1	1613/0110	00	07/15/1998

Building Information

Building 1: Section 1

Year Built:

1969

Living Area:

3,683

Replacement Cost:

\$968,162

Building Percent Good:

Replacement Cost

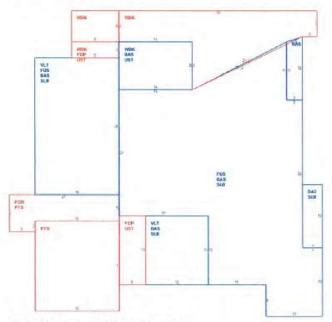
В	uilding Attributes
Field	Description
ityle	Custom Contemp
/lodel	Residential
Grade:	Туре ІІ
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Cedar or Redwd
Exterior Wall 2	
Roof Structure:	Gable
Roof Cover	Asphalt Shingl
nterior Wall 1	Drywall
nterior Wall 2	
nterior Flr 1	Hardwood
nterior Flr 2	Average
Heat Fuel	Electric
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	5 Full Baths
Total Half Baths:	0
Total Xtra Fixtrs:	3
Total Rooms:	7 Rooms
Bath Style:	Average
Kitchen Style:	Average
Kitchens	1
Whirlpool Tubs	
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt, Garages	0
nterior Cond	A
Fireplaces	1
Ceiling Height	10.00
Elevator	
Sprinklers	No
Acc Apts	
Jsrfld 300	

Building Photo



(http://images.vgsi.com/photos2/WestportCTPhotos/\00\03\18\42.jpg)

Building Layout



(ParcelSketch.ashx?pid=3081&bid=3081)

	Building Sub-Areas (s	q ft)	Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	2,024	2,024
FUS	Upper Story, Finished	1,659	1,659
FOP	Porch, Open	92	0
POR	Pergola	115	0
PTS	Patio - Stone	387	0
SLB	Slab	1,863	0
UST	Utility, Storage	218	0
VLT	Vaulted Ceiling	572	0
WDK	Deck, Wood	516	0
		7,446	3,683

Usrfld 301	
Usrfld 302	
Usrfld 304	
Fndtn Cndtn	
Basement	
Usrfld 701	
Usrfld 305	
Usrfld 900	No
Usrfld 901	No
Usrfld 303	

Extra Features

		Extra Features		<u>Legend</u>
Code	Description	Size	Value	Bldg #
GEN	Generator	1.00 UNITS	\$0	1

Land

Land Use Land Line Valuation

Use Code 101L **Size (Acres)** 0.51

DescriptionSingle Family OFFrontage0ZoneADepth0

Neighborhood350Assessed Value\$2,473,700Alt Land ApprNoAppraised Value\$3,533,900

Category

Outbuildings

Outbuildings <u>Le</u>									
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #			
PAT1	Patio	CR	Concrete	452.00 S.F.	\$2,600	1			

Valuation History

Appraisal										
Valuation Year	Improvements	Land	Total							
2019	\$767,243	\$3,533,900	\$4,301,143							
2018	\$767,300	\$3,533,900	\$4,301,200							
2017	\$767,300	\$3,533,900	\$4,301,200							

Assessment								
	Valuation Year	Improvements	Land	Total				
	2019	\$537,100	\$2,473,700	\$3,010,800				
	2018	\$537,100	\$2,473,700	\$3,010,800				



RE: Proposed new home 12 Bluff Point Westport, CT. 06880

December 4, 2020

Cedar Point Yacht Club 1 Bluff Point Westport, CT. 06880

Dear Neighbor of 1 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner:

Ridge Capital, LLC

12 Bluff Point

Westport, CT 06880

Age of the building or structure:

1969

Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.



RE: Proposed new home 12 Bluff Point Westport, CT. 06880

December 4, 2020

Ronald Marsilio 10 Bluff Point Westport, CT. 06880

Dear Neighbor of 10 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC

12 Bluff Point

Westport, CT 06880

Age of the building or structure: 1969

Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.



RE: Proposed new home 12 Bluff Point Westport, CT. 06880

December 4, 2020

Ridge Capital, LLC 16 Bluff Point Westport, CT. 06880

Dear Neighbor of 16 Bluff Point:

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Town Building Official on or about December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC

12 Bluff Point

Westport, CT 06880

Age of the building or structure: 1969

Square footage of the building or structure: app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.

DEMOLITION Notice of Intent to Demolish

of the Town Building Official on or about Friday, December 04, 2020 In accordance with Article II, Section 14-24 (a), (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point has been filed in the Office

Name & Address of the Owner: Ridge Capital, LLC, 16 Bluff Point Age of the building or structure: 1969

Square footage of building or structure: 3,683 sq. ft.

The application is currently pending and available for public inspection in the Office of the Town Building Official.





CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number **Customer Account**

0002598466 218828

Sales Rep. afarrell

Customer Information
PETER CADOUX ARCHITECTS, P.C. 35 POST ROAD WEST

Order Taker WESTPORT CT 06880 afarrell

USA

Ordered By

Phone: 2032274304

Fax: Order Source

EMail: caroline@cadouxaia.com Phone

> Ad Cost Payment Amt **Amount Due** \$63.24 \$63.24 \$0.00

Blind Box Materials

Order Notes

Ad Number 0002598466-01 External Ad # Pick Up Number

PO Number Ad Type Ad Size

Legal Liners 2 X 25 li Color **Color Requests**

\$0.00

Product and Zone <u>Placement</u> # Inserts Westport News **Public Notices** 1

Note: Retail Display Ads May Not End in Identified Placement

Run Dates 12/11/2020

Ad Content Proof Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

December 4, 2020

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 12 Bluff Point, Westport, CT has been filed in the Office of the Foundation Official on December 4, 2020.

Name and Address of the Owner: Ridge Capital, LLC

12 Bluff Point

Westport, CT 06880

Age of the building or structure: 1969

Square footage of the building or structure; app. 3,683 sq. ft.

The application is currently pending and available for public inspection in the office of the Town Building Official.



TOWN OF WESTPORT

RECEIVED APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

DEC 0.9 2000

ADDRESS OF WORK (Please Print)	194 BWESTBORT DUM
	DATE BUILT (From Assessor's Card)
2. HOLT DAMES VANZANOT + ABIGALL NAME OF CURRENT PROPERTY OWNER (Please Print)	(- : And (separator) & Card]
OF CURRENT PROPERTY OWNER (Please Print)	
3 lug no n	TELEPHONE
ADDRESS OF CURRENT PROPERTY OWNER (Please Print	7 0/ 991-
ADDRESS OF CURRENT PROPERTY OWNER (Please Pri	nt) 06896 1 robersirder.com
4. 50. 3	EMAIL EMAIL
NAME AND ADDRESS LLC 943 POST RD 8 1	WINT IT AL SOL
4. SR. 3 ANI, LLC 943 POST ED E NAME AND ADDRESS OF LEGAL REPRESENTATIVE (III) Attach copy of letter of authorization from owner.	applicable) (Please Brit a)
Attach copy of letter of authorization from owner.	(r case r rint)
5. Osaan	
SCOPE OF DEMONSTRATION 1548 SOFT HOUSE	2
OF DEMOLITION (SQUARE FOOTAGE OF THE BUIL	LDING OR STRUCTURE IN THE
5. DEAD OF 1,548 SOFT HOOS SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUIL 6. SIR DEM / OWN ER DEMOLITION CONTRACTOR (Please Print)	TO BE DEMOLISHED)
DEMOLITION CONTRACTOR ON	203-227-1-11-1
	TELEPHONE LICENSE NUMBER
cob@Sirden.com	LICENSE NUMBER
EMAIL	
NOTIFICATION to abutting & across the street property owner(s) of names and addresses may be obtained from the Assessor's Office).	
of names and addresses may be obtained from the property owner(s)	within 7 days from the date of demonstration
of names and addresses may be obtained from the Assessor's Office). PUBLICATION OF NOTICE OF INTERIOR.	Letters must be copied to the FDC office application (list
PUBLICATION OF NOTICE OF INTENT TO DEMOLISH	unite prior to the
Please submit cut sheet of notice and photograph of sign on property	POSTING OF DEMOLITION SIGN
OT CALADA OLO	to the HDC office prior to public hearing.
CI DIVADILINE I HEICH ATION	
	Strict Committee
remailingus within LOCAL HISTORIC DISTRICTS	strict Commission (HDC) to review all
PROPERTIES and requires property owners to about	of designated LOCAL HISTORIC
demolitions.	Certificate of Appropriatency for
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CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES: No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

	CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District													
	COPY OF NEWSPAPER PUBLICATIO	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE												
	COPY OF NOTIFICATION LETTER TO	COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS												
	AQUARION WATER COMPANY	Beverly Doyle												
	CABLEVISION	,	(203)445-7395	FAX (203)330-4618										
1949	EVERSOURCE ENERGY	robin schilb@alticeusa.com (203) 696-4780												
	FUEL TANK (For underground tanks)	Fire Marshall's Office		FAX (877) 285-4448										
	FUEL TANK (For aboveground tanks)		(203) 341-5020	FAX (203) 341-5009										
	PROPANE TANK	From the oil company of												
	GAS COMPANY	From the propane compa Michael Simoneau												
	FRONTIER COMMUNICATIONS	Const. & Eng. Dept.		FAX (203) 795-7784										
	CONSERVATION DEPARTMENT	Colin Kelly	(203) 383-6727											
	HEALTH DEPARTMENT	Jeff Andrews		FAX (203) 341-1088										
	PUBLIC WORKS DEPARTMENT		(203) 227-9571											
	(If on Sewer)	Deborah Barbieri	(203) 341-1793											
	CERTIFICATE OF INSURANCE (Please A	ttach)												
applie requir hereby	UNDERSIGNED, hereby affirm and attest the cricut Building Code, the CT General Statutes Code and the Demolition Delay Ordinance of able to the demolition of property, and I agree ements in every aspect of that work, and to give granted for HDC members to inspect the pro-	at I am familiar with the research for the Section 7-147 concerning the Town of Westport and to comply with such laws, we the applicable local and sperty.	rnature Districts, a all other laws and r rules or regulations itate requirements p	and Section 17-2 of the tules and regulations and satisfy those precedence. Permission is										
PALS	I ALSO CERTIFY that I am the OWNER of the property herein the cited, and that I have the legal right and authority to knowledge.													
	SIGNATURE OF PROPERTY OWNER/OR AGENT: DATE: 12/9/2020													
SIGN.	ATURE OF DEMOLITION CONTRACTO	PR:		DATE 124 1/2020										
SIGN	ATURE OF BUILDING OFFICIAL:		and actives to the space of the description of the Community of the description of the State of the Community of the State	The state of the s										
		The second secon		and the second s										

Revised 7/16/18

State Use 101 Print Date 104/2020 7:30:33 PM		
of 1 Card# 1 of 1		
Edg Name ; Sec ₹ 1 of	WARE NAME OF STATE OF	55.751 55.751 55.751 555.751
Map ID COS/1073/00/1 Sdg # ; COMSTRUCTION DETAIL (CONTINUED)	1 1 1 1 1 1 1 1 1 1	20.00 20.00 20.00 20.00 20.00 20.00 20.00
count # 12901	Fire Cod	Ling Area Hoo Area Et Area (1.116
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ger - Ango Ago a	Assessed 290,400 95,300		385,700 IENTS (HISTORY)	290,400 2017 95,300	345.700	ven by a Dara Colocolor o	APPRAISED VALUE SUMMARY	Trebutanianianianianianianianianianianianiania	<u>D</u>	Tings		e e		ā	VISIT/CHANGE HISTORY	Type is Cd	10 Measu 08 Measu 66 INSPE 2 00 Measu 01 Measu		Location Adjustment Adj	1,0000	Total Land Value
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Account # 12		D a m	2 1			Assemblian Assemblian		Coal	AS Nond Name							- Cheschphon			Zone Land Type La	ΑÀ	otal Card Land Units (
ocation 3 VANI CT 8766 CURRENT OWNER	HOLT JAMES VANZANDT & ABIGAIL 489 BLACK FIOCK TPKE	CT DEE	RECORD OF OWNERSHIP	HOLT JAMES VANZANDT & ABIGAIL VANZA HOLT JAYNE V Z		Code Desc			ang hamananan	ď						Sauc Oale Ape			Description	Single Family Re	12.1
Property Location Vision ID 8786 CURRE	HOLT JAME	REDDING 1	The control of the co	HOLT JANE		V Ray			FIG	1000	22.5 1920364	16 RD	E003	V VN-4838baskijakvenna sam		E FEB			B Use Code	5	

THE FAIRFIELD COUNTY BAR ASSOCIATION RESIDENTIAL REAL ESTATE SALES AGREEMENT

(Revised July 14, 2015)

AGREEMENT made as of the day of December, 2020 between JAMES VANZANDT HOLT and ABIGA VANZANDT HOLT of 3 Vani Court, Westport, Connecticut 06880 (hereinafter referred to as the SELLER, whether or or more), and SIR DEVELOPMENT, LLC, a limited liability company with a principal place of business at 943 Post Ros East, Westport, Connecticut 06880 (hereinafter referred to as the BUYER, whether one or more).	пe
WITNESSETH:	
1. PROPERTY. The SELLER, in consideration of the purchase price hereinafter specified, hereby agrees to sell acconvey, and the BUYER hereby agrees to purchase the real property commonly known as 3 Vani Court, Westpo Connecticut 06880 and specifically described in Schedule A attached hereto (the "Premises") subject to the encumbrances and exceptions to title set forth or referred to in paragraph 6(e) and Schedule A (legal description at	irt he

2. CONSIDERATION. The purchase price (CINCUR HUNDRED FIGHTY FIVE THOUSAND AND ROLD (CINCUR) OF DOLLARS which the BUYER agrees to pay as follows:

(a) As a part of the deposit heretofore paid, receipt of which is hereby acknowledged, subject to collection;



(b) As the balance of the deposit before or upon the signing of this Agreement, receipt of which is hereby acknowledged, subject to collection;



(c) Upon the delivery of the deed by wire transfer or by certified check or official cashier's check drawn by and upon a federally regulated or state chartered bank, the proceeds of which are immediately available:



TOTAL

exceptions, if any) attached hereto.

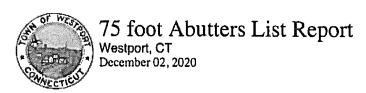
3. ESCROW. SELLER's attorney (the "Escrow Agent") shall hold the Deposit of Paragraph 2(a) above, in escrow in an IOLTA account until closing of title or sooner termination of this Agreement in accordance with its terms, and shall pay over or apply the Deposit in accordance with the terms of this paragraph. The Escrow Agent shall hold the Deposit in an attorney's IOLTA account for the benefit of the parties. At the closing of title as contemplated hereunder, the Deposit shall be paid by the Escrow Agent to or as directed by the SELLER. If for any reason the closing does not occur and either party gives notice to the Escrow Agent pursuant to Paragraph 32 demanding payment of the Deposit, then the Escrow Agent shall give prompt notice of such demand to the other party. If the Escrow Agent does not receive from such other party notice of an objection to the proposed payment within seven (7) business days after giving such notice, the Escrow Agent is hereby authorized and directed to make such payment In accordance with the notice. If the Escrow Agent receives such notice of objection within said seven (7) business day period, or if for any other reason the Escrow Agent in good faith shall elect not to make such payment, then the Escrow Agent may continue to hold such amount until otherwise directed by notice from the parties to this Agreement or a final, non-appealable judgment, order or decree of a Court of competent jurisdiction. However, the Escrow Agent shall have the right at any time to deposit the Deposit and the interest thereon, if any, with a court of competent jurisdiction where the Premises is located and shall give notice of such deposit to SELLER and BUYER. Upon such deposit or other disbursement in accordance with the terms of this Paragraph 3, the Escrow Agent shall be relieved and discharged of all further obligations and responsibilities hereunder.

The parties acknowledge that the Escrow Agent is acting solely as a stakeholder at their request and for their convenience and that the Escrow Agent shall not be liable to either party for any act or omission on its part unless.

In the presence of: (L.S.) ___(L.S.) JAMES VANZANDT HOLT $\{L.S.\}$ ABIGAIL VANZANOT HOLT SIR DEVELOPMENT/LLC (L.S.) Title to said Premises is to be taken in the name or names of ACCEPTANCE OF ESCROW I HEREBY ACCEPT RECEIPT OF THE DEPOSIT AS SPECIFIED IN PARAGRAPH 2, SUBJECT TO COLLECTION, AND THE UNDERSIGNED AGREES TO ACT IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 3 OF THIS AGREEMENT. ESCROW AGENT: /John R. Flore This is the July 14, 2015 version of the Fairfield County Bar Association Residential Real Estate Sales Agreement approved and adopted by the Fairfield County Bar Association. ATTACHMENTS: (For Reference Only) ☐ Schedule A Legal Description ☐ Consumer Finance Protection Bureau ("CFPB") Addendum ☐ Residential Property Condition Disclosure Report ☐ Property Listing ☐ Buyer's Rider to Contract of Sale

IN WITNESS WHEREOF, the parties to these presents have hereunto set their hands and seals, as of the day

first above written.



Subject Property:

Parcel Number: CAMA Number: C05073000 C05073000

Property Address: 3 VANI CT

Mailing Address: HOLT JAMES VANZANDT & ABIGAIL

VANZANDT

469 BLACK ROCK TPKE REDDING, CT 06896

Abutters:

Parcel Number: CAMA Number: C05071000 C05071000

Property Address: 210 COMPO RD S

Parcel Number: CAMA Number: C05072000 C05072000

Property Address: 208 COMPO RD S

Parcel Number:

C05074000

CAMA Number:

C05074000

Property Address: 7 VANI CT

Parcel Number:

C05093000

CAMA Number:

C05093000

Property Address: 6 VANI CT

Parcel Number:

C05094000

CAMA Number: Property Address: 4 VANI CT

C05094000

Parcel Number:

C05095000

CAMA Number:

C05095000

Property Address: 2 VANI CT

Parcel Number:

C05099000

CAMA Number:

C05099000

Property Address: 205 COMPO RD S

Parcel Number:

C05100000

CAMA Number:

C05100000

Property Address: 207 COMPO RD S

Parcel Number:

C05101000

CAMA Number:

C05101000 Property Address: 209 COMPO RD S Mailing Address: MCCULLOCH PETER AND

210 COMPO RD S

WESTPORT, CT 06880

Mailing Address: DORR PETER A

208 COMPO RD S WESTPORT, CT 06880

Mailing Address: THIBAULT ELIZABETH M AND

7 VANI CT

WESTPORT, CT 06880

Mailing Address: GIUNTA RICHARD A

6 VANI CT

WESTPORT, CT 06880

Mailing Address:

TOMLINSON JARED W & WATERS

HEATHER H

4 VANI CT

WESTPORT, CT 06880

Mailing Address: AUSTIN LAURIE A NELSON

2 VANI CT

WESTPORT, CT 06880

Mailing Address: HOLMES MCKENNA ERIN & NIGEL

205 COMPO RD S

WESTPORT, CT 06880

Mailing Address: FANNING JOHN F & ANN MARIE

207 COMPO RD S

WESTPORT, CT 06880

Mailing Address: PICCIRILLO NICHOLAS AND DAWN

PANASY

209 COMPO RD S WESTPORT, CT 06880

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commission requirements, I have notified by mail the following owners of properties abutting and across the street from the property be demolished: <u>3 Vani Ct</u>

Mr. and Mrs. Peter McCulloch 210 Compo Rd S Westport, CT 06880

> Mr. Peter Dorr 208 Compo Rd S Westport, CT 06880

Ms. Elizabeth Thibault 7 Vani Ct Westport, CT 06880

Mr. Richard Giunta 6 Vani Ct

Westport, CT 06880

Mr. Jared Tomlinson 4 Vani Ct Westport, CT 06880

Ms. Laurie Nelson-Austin 2 Vani Ct

Westport, CT 06880

Mr. and Mrs. Holmes 205 Compo Rd S Westport, CT 06880

Mr. and Mrs. Fanning 207 Compo Rd S Westport, CT 06880

Mr. and Mrs. Piccirillo 209 Compo Rd S Westport, CT 06880

Signature of owner or authorized agent

Date

Print Nama



Mr. and Mrs. Holmes 205 Compo Rd S Westport, CT 06880

Re: 3 Vani Ct

Dear Mr. and Mrs. Holmes,

This letter is to inform you that an application for a permit to demolish the structure known as 3 Vani Ct has been filed in the Office of the Town Building Official on December 9, 2020. The contract vendee of the property is SIR-3 Vani, LLC, 943 Post Road East, Westport, CT. The structure is 72 years old and 1,548 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

Julie Hardyn, Member

CC: Westport Building Department

Ad Order Number 0002599408

Customer Account

179980

Sales Rep. mhutchings

Customer information SIR DEVELOPMENT

Order Taker mhutchings

943 Post Road East WESTPORT CT 06880

USA

Ordered By Staphania

Phone: 2032276616

Order Source

Phone

Fax:

EMail: stephanie@sirdev.com

Ad Cost \$33.48

Payment Amt \$0.00

Amount Due \$33.48

Blind Box <u>Materials</u>

Order Notes

Ad Number 0002599408-01 External Ad#

Pick Up Number

Ad Type BR Legal Liner

Ad Size 2 X 13 %

PO Number

Color 10.00

Color Requests

Product and Zone

#Inserts

<u>Placement</u> **BR Legal**

Westport News 1 Note: Rutis Display Add May Not End in Identified Placement

Run Dates

Ad Content Proof
Note: Ad this does not retired actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

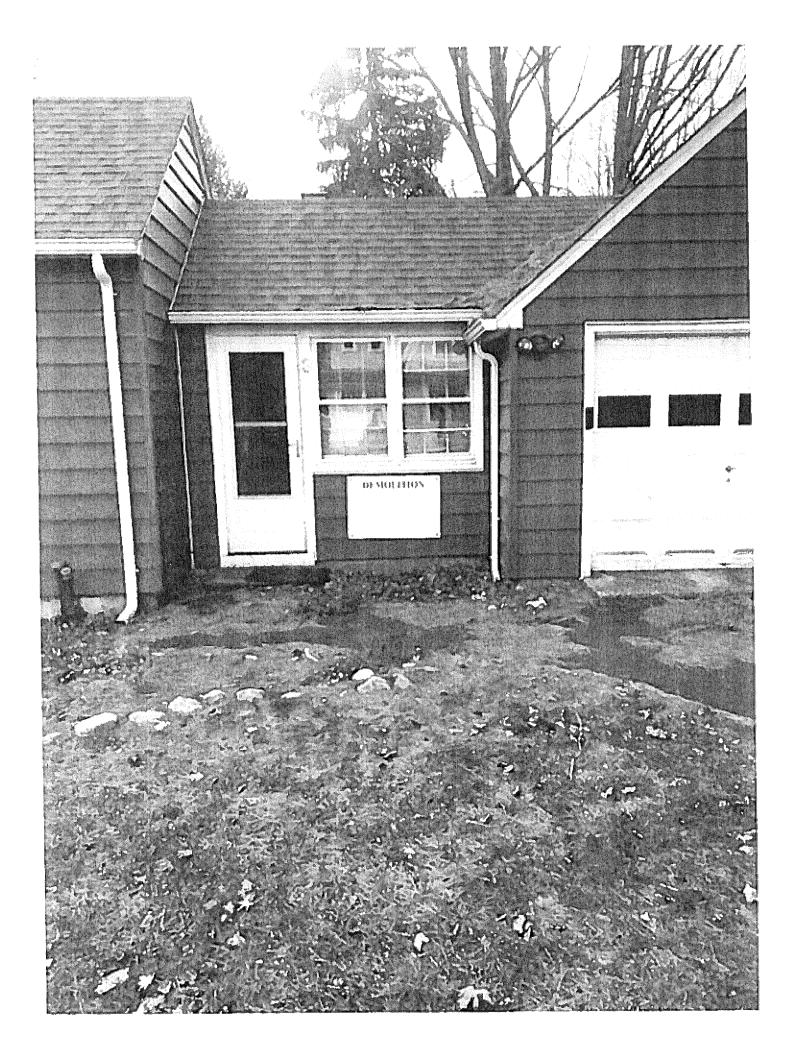
in accordance with Article R. Berson 14-24 (at 12) of the Code of Ordhonces. Town of Westport, milke is lively, given that a demoklion permit application for the building or directure of 3 Vazir Ct has been flaid in the Oricle of the Years Quitting Official on Decomber 9, 2020.

Rums and address of the contract vended: SIR-3 Vans. LLC 963 Poss Blad East, Westpurt, CT

Age of the building or structure: 72 years

Source tootage of the building or structure: 1 548 square feet

The application is currently providing and available for public, respection in the Office of the Fown Building Official.





TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

DEC 1 2 2020

1. 21 Prospect Read	196 WESTPORT BUILDING DEPT.
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. 21 fraspect Road LLC	1203-820-4608
NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 13 Prospect Road Westport CT	Inceriale mer com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL
4. Toe Nazzaro P.O. Bex 509 Georgetown	CT 06829
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If a	pplicable) (Please Print)
Attach copy of letter of authorization from owner.	
5. Entire House, 3,35/ sq. +t.	
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUIL	DING OR STRUCTURE TO BE DEMOLISHED)
6. Nazzaro Inc	203-948-6434 1985 CT
DEMOLITION CONTRACTOR (Please Print)	TELEPHONE LICENSE NUMBER
se nazzaroine com	
EMAIL	
☐ NOTIFICATION to abutting & across the street property own	er(s) within 7 days from the date of demolition application (list of
names and addresses may be obtained from the Assessor's Office).	
PUBLICATION OF NOTICE OF INTENT TO DEMOLIS	
Please submit cut sheet of notice and photograph of sign on property	to the HDC office prior to public hearing.
CT ENABLING LEGISLATION empowers the Historic Di	strict Commission (HDC) to review all demolitions
within LOCAL HISTORIC DISTRICTS or of designated	LOCAL HISTORIC PROPERTIES and requires
property owners to obtain a Certificate of Appropriateness. The property owner or legal representative must first obtain a Certificate of Appropriateness.	for such demolitions.
Commission prior to obtaining demolition permit application.	
Meeting Date of Historic District Commission to consider demoliti	on:
The TOWN OF WESTPORT I	0.11019
The TOWN OF WESTPORT has a demolition delay ordinan following the filing of a demolition permit application for bu	ildings 500 sq. ft. or larger and 50 years or older. The
purpose of the ordinance is to allow interested parties to expl	ore alternatives to demolition. The Historic District
Commission (HDC) acts as an interested party when inve	oking a request for a demolition delay for properties 50
years or older.	
Meeting Date of Historic District Commission to consider waiving	the waiting period:
	1 71457912
The HDC meets the second Tuesday of every month. The prop	erty owner or legal representative will receive a copy of the
publicly noticed agenda and is expected to attend the meeting.	It is recommended that supporting engineering reports.
proposed plans and other information be submitted at the hear 341-1184.	ing. If you have questions, please call the HDC Office at
FOR HISTORIC DISTRICT COMMISSION DECISION: The Historic District Commission considers the property historic	cally significant and does not waive the balance of delay
☐ The Historic District Commission does not consider the property	y historically significant. The Commission waives the
remainder of the waiting period effective	(DATE)
SIGNATURE OF HDC OFFICIAL	DATE

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES: No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

	CERTIFICATE OF APPROPRIATENES	S for Historic Properties or	properties within a	Historic District
o.	COPY OF NEWSPAPER PUBLICATION	N AND PUBLICATION D.	ATE	
DZ	COPY OF NOTIFICATION LETTER TO	ADJOINING PROPERTY	OWNERS	
	AQUARION WATER COMPANY	Carol Robles (203)36	52-3062 demoliti	ons@aquarionwater.com
	CABLEVISION		carl.jenkins@a	lticetechservicesusa.com
	EVERSOURCE ENERGY		(888) 544-4826	FAX (877) 285-4448
	FUEL TANK (For underground tanks)	Fire Marshall's Office	(203) 341-5020	FAX (203) 341-5009
	FUEL TANK (For aboveground tanks)	From the oil company o	r remediation contr	ractor
	PROPANE TANK	From the propane comp	any that removed the	he tank
	GAS COMPANY	Michael Simoneau	(203) 795-7792	FAX (203) 795-7784
	FRONTIER COMMUNICATIONS	Const. & Eng. Dept.	(203) 383-6727	
	CONSERVATION DEPARTMENT	Colin Kelly	(203) 341-1170	FAX (203) 341-1088
	HEALTH DEPARTMENT	Jeff Andrews	(203) 227-9571	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbieri	(203) 341-1793	
D	CERTIFICATE OF INSURANCE (Please	Attach)		
Buildi Demo prope	UNDERSIGNED, hereby affirm and attesting Code, the CT General Statutes Section 7- lition Delay Ordinance of the Town of West rty, and I agree to comply with such laws, rugive the applicable local and state requirementy.	-147 concerning Historic Di port and all other laws and ales or regulations and satisf	istricts, and Section rules and regulation by those requiremen	17-2 of the Town Code and the as applicable to the demolition of its in every aspect of that work.
I ALS	O CERTIFY that I am the OWNER of the p he work herein outlined, and that the information	roperty herein described, an ation I have given is true an	nd that I have the le	gal right and authority to proceed t of my knowledge.
SIGN	ATURE OF PROPERTY OWNER/OR A	GENT:		DATE: 12/7/2020
SIGN	ATURE OF DEMOLITION CONTRACT	TOR: JUNE VI	Nazzore I	Inc.
SIGN	ATURE OF BUILDING OFFICIAL:	0 11		

Revised 11/14/2019

Building Department Town of Westport Westport, CT. 06880

Letter of Authorization:

I am the owner of 21 Prospect Road, Westport, CT.

I hereby authorize Joe Nazzaro of Nazzaro Inc., Georgetown, CT. to act as my agent for the purpose of obtaining a permit to demolish the house at 21 Prospect Road, Westport.

Joe Nazzaro has full authority to perform any acts necessary to obtain a Permit to Demolish the existing house on my behalf.

Sincerely,

Melissa Ceriale 21 Prospect Road LLC.

203-820-4608

Ad Order Number

Customer Account

0002598498

132947

<u>Sales Rep.</u> mhutchings

Customer Information NAZZARO INC

Order Taker

133 REDDING ROAD GEORGETOWN CT 06829

USA

mhutchings Ordered By JOSEPH

Phone: 2035449347

Order Source

Fax: EMail:

Phone

Amount Due

Ad Cost \$69.44

Payment Amt \$0.00

\$69.44

Blind Box

<u>Materials</u>

Order Notes

Ad Number 0002598498-01

External Ad #

Pick Up Number

Ad Type BR Legal Liner

<u>Ad Size</u> 2 X 14 fi PO Number

Color \$0.00

Color Requests

Product and Zone

Inserts Placement BR Legal

Westport News 2 Note: Retail Display Ada May Not End in Identified Placement

Run Dates 12/11/2020, 12/18/2020

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demoktor permit application for the building or structure at 21 Prospect. Road has been filed in the Office of the fown Building Official on December 7, 2020.

Name and Address of the owner: 21 Prospect Read, LLC

13 Prospect Road, Weetport, CT 06880

Age of the building or structure, 60 years.

Square lootage of the building or structure: 3,351 square feet

The application is currently pending and available for public inspection in the Office of the Team Building Official.



Sample Letter

December 7, 2020

Robert & Kathleen Donovan 22 Prospect Road Westport, CT 06880

RE: Legal Notice of Intent to Demolish

Dear Mr. & Mrs. Donovan

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and address of the owner:

21 Prospect Road LLC

13 Prospect Road, Westport, CT

Age of the building or structure:

60 years

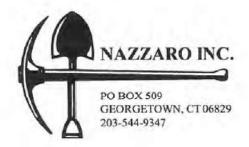
Square footage of the building or structure:

3,351

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Thank you,

Joe Nazzaro Nazzaro Inc.



December 7, 2020

25 Prospect Road LLC 13 Prospect Road Westport, CT 06880 Copy of letter sent to Abutting Properties

RE: Legal Notice of Intent to Demolish

Dear 25 Prospect Road LLC,

In accordance with the Code of Ordinances, Town of Westport, CT notice is hereby given that a demolition permit application for the building or structure at 21 Prospect Road has been filed in the Office of the Town Building Official on December 7, 2020.

Name and address of the owner: 21 Prospect Road LLC

13 Prospect Road, Westport, CT

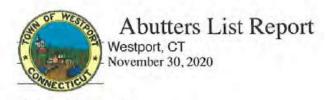
Age of the building or structure: 60 years

Square footage of the building or structure: 3,351

The application is currently pending and available for public inspection in the Office of the Town Building Official.

Thank you,

Joe Nazzaro Nazzaro Inc.



Subject Properties:

Parcel Number: CAMA Number: E07092000

E07092000

Property Address: 22 PROSPECT RD

Mailing Address:

DONOVAN ROBERT G & KATHLEEN M

22 PROSPECT RD

WESTPORT, CT 06880

Parcel Number:

E07093000

CAMA Number:

E07093000

Property Address:

16 PROSPECT RD

Mailing Address: COTTER JOHN P & LAURA J

16 PROSPECT RD

WESTPORT, CT 06880

Parcel Number:

E07098000

CAMA Number:

E07098000

Property Address: 25 PROSPECT RD

Mailing Address:

25 PROSPECT ROAD LLC

13 PROSPECT RD

WESTPORT, CT 06880

Parcel Number:

E08104000

CAMA Number: Property Address: 11 PROSPECT RD A

E08104000A

Mailing Address:

11A PROSPECT ROAD LLC

13 PROSPECT RD

WESTPORT, CT 06880

Parcel Number:

E08105000

CAMA Number:

E08105000

Property Address: 13 PROSPECT RD

Mailing Address:

13 PROSPECT ROAD LLC

13 PROSPECT RD

WESTPORT, CT 06880

Parcel Number:

E08106000

CAMA Number:

E08106000

Property Address: 15 PROSPECT RD

Mailing Address: 15 PROSPECT ROAD LLC

13 PROSPECT RD

WESTPORT, CT 06880

4 Parcel Number:

E08108000

CAMA Number:

E08108000

Property Address: 14 PROSPECT RD

Mailing Address: HALE MARK J & SARAH A

14 PROSPECT RD

WESTPORT, CT 06880

Abutters:

Parcel Number: CAMA Number: E08107000

Property Address: 21 PROSPECT RD

E08107000

Mailing Address: 21 PROSPECT ROAD LLC

21 PROSPECT RD

WESTPORT, CT 06880

Legal Notice

Ad Order Number

Customer Account

0002598498

132947

Sales Rep. mhutchings Customer Information NAZZARO INC

133 REDDING ROAD

Order Taker mhutchings

GEORGETOWN CT 06829

USA

Ordered By JOSEPH

Phone: 2035449347

Order Source

Fax: EMail:

Phone

Payment Amt \$0.00

Amount Due \$69.44

Ad Cost \$89.44 Blind Box

<u>Materials</u>

Order Notes

External Ad #

Pick Up Number

Ad Number 0002598498-01

Ad Type

= 2 X 14 B

PO Number

BR Legal Liner

Color \$0.00

Color Requests

Product and Zone Westport News

Inserts Placement BR Legal 2

Note: Retail Display Ada May Not End in Identified Placement

Run Dates 12/11/2020, 12/18/2020

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with the Code of Ordinances, Town of Westport, CT noise is harday given that a demolition permit application for the building or structure at 21 Prospect. Road has been filed in the Office of the Town Building Official on December 7, 2020.

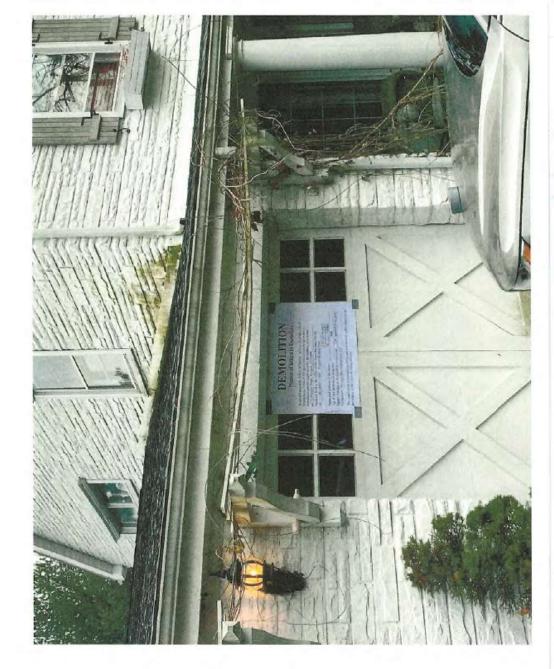
Name and Address of the owner: 21 Prospect Road, LLC

13 Prospect Road, Weeport, CT 06880

Age of the building or structure: 60 years.

Square lootage of the building or structure: 3.351 square feet

The application is currently pending and available for public inspection in the Office of the Town Building Official.



*

Notice of Intent to Demolish

13 Prospect Road LLC Westport, CT 06880 In accordance with Article II, Section 14-24 (a) (2) of the Code of 21 Prospect Road LLC Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure 1960 has been filed in the Office of the Town Building Official December 7, 2020 - Westport Building Dept. at 21 Prospect Road, Westport, CT 06880 Age of the building or structure: Name and address of the owner:

The application is currently pending and available for public inspec the Office of the Town Building Official.

Square footage of the building or structure: 3,351 square ft. living s

Contractor: Nazzaro Inc., Georgetown, CT



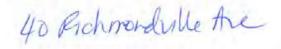
TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

RECEIVED

DEC 1 4 2020

1. 40 Richmondulle Arepue	WESTPORT BUILDING DEPT.
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. Marian Lyens	(203)595-1239
NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE
3. 40 Exhmerely (6 All ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	Dand Veccottabitat
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	EMAIL
4. 40 Comorely le fix LC David Vg. NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicab Attach copy of letter of authorization from owner.	le) (Please Print)
5. 1467 sq. ft. Snele Family House to he scope of DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OF	DR STRUCTURE TO BE DEMOLISHED)
6. TRP Demolition Go3	984-6466 DMCR 601068
Demolition Contractor (Please Print) TELEP Description Contractor (Please Print) EMAIL	HONE LICENSE NUMBER
☐ NOTIFICATION to abutting & across the street property owner(s) wit (list of names and addresses may be obtained from the Assessor's Office).	hin 7 days from the date of demolition application
☐ PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to the H	☐ POSTING OF DEMOLITION SIGN DC office prior to public hearing.
PROPERTIES and requires property owners to obtain a Certificate of Commission prior to obtaining demolition permit application. Meeting Date of Historic District Commission to consider demolition:	cate of Appropriateness for such
The TOWN OF WESTPORT has a demolition delay ordinance, Sec period following the filing of a demolition permit application for bur older. The purpose of the ordinance is to allow interested parties to Historic District Commission (HDC) acts as an interested party delay for properties 50 years or older. Meeting Date of Historic District Commission to consider waiving the wait	ildings 500 sq. ft. or larger and 50 years or explore alternatives to demolition. The when invoking a request for a demolition
The HDC meets the second Tuesday of every month. The property ow of the publicly noticed agenda and is expected to attend the meeting. I reports, proposed plans and other information be submitted at the hea HDC Office at 341-1184.	t is recommended that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION: ☐ The Historic District Commission considers the property historically sig ☐ The Historic District Commission does not consider the property historic remainder of the waiting period effective	
SIGNATURE OF HDC OFFICIAL	DATE



Appropriateness approval for the demolition.

SIGNATURE OF BUILDING OFFICIAL:

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES: No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of

Ц	CERTIFICATE OF APPROPRIATENES	S for Historic Proj	perties or	properties	s within a	HISTORIC DISTRICT
	COPY OF NEWSPAPER PUBLICATION	N AND PUBLICA	TION DA	ATE		
	COPY OF NOTIFICATION LETTER TO	ADJOINING PR	OPERTY	OWNER	RS	
	AQUARION WATER COMPANY	Carol Robles	(203)36	2-3062	demolitic	ons@aquarionwater.com
	CABLEVISION		(203) 69	6-4780	rob	in.schilb@alticeusa.com
	EVERSOURCE ENERGY	2		(888) 5	44-4826	FAX (877) 285-4448
	FUEL TANK (For underground tanks)	Fire Marshall's	o Office	(203) 3	41-5020	FAX (203) 341-5009
	FUEL TANK (For aboveground tanks)	From the oil co	ompany or	r remediat	tion contra	actor
	PROPANE TANK	From the propa	ane compa	any that re	emoved th	e tank
	GAS COMPANY	Michael Simor	neau	(203) 7	195-7792	FAX (203) 795-7784
	FRONTIER COMMUNICATIONS	Const. & Eng.	Dept.	(203) 3	883-6727	
	CONSERVATION DEPARTMENT	Colin Kelly		(203) 3	341-1170	FAX (203) 341-1088
	HEALTH DEPARTMENT	Jeff Andrews		(203) 2	227-9571	
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbi	ieri	(203) 3	341-1793	
	CERTIFICATE OF INSURANCE (Please	Attach)				
Con Tow appl requ	IE UNDERSIGNED, hereby affirm and attest necticut Building Code, the CT General Statut in Code and the Demolition Delay Ordinance icable to the demolition of property, and I agreeiements in every aspect of that work, and to go granted for HDC members to inspect the p	tes Section 7-147 of of the Town of We ee to comply with give the applicable	concerning estport and such laws	g Historic d all other s, rules or	Districts, laws and regulation	and Section 17-2 of the rules and regulations as and satisfy those
proc	SO CERTIFY that I am the OWNER of the preed with the work herein outlined, and that the wledge.	property herein des	cribed, an ve given i	d that I has thue and	ave the leg	gal right and authority to the best of my
SIG	NATURE OF PROPERTY OWNER/OR A	GENT:		M	/	DATE: 2 11/2
SIG	NATURE OF DEMOLITION CONTRAC	TOR:			1	

State Use 101 Print Date 10/1/2020 5:46:33 PM		6158	WESTPORT, CT	VISION		Code Assessed		Total 306400	Assessor	IRY	134,300	0	6,100	299,700	0	440,100	O	440,100	#1.000 (J.+00 mil.)	Purposivitesuit	Changed as a result of use Measur/LtrSnt - Letter Sent Measur/Int Refusal - No inf INSPECTION NOTICE SE Measur/LtrSnt - Letter Sent Sat or SSPM Attm @ Int In		Adj Unit P Land Value	299,700	d Value 299,700
State Use 10 Print Date 10	Assessed	209,800	94,000		308,100	Lŀ	2017	306400	isit by a Data Collector or	APPRAISED VALUE SUMMARY			lg)			0)		9	HANG	S a	c 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	1	Location Adjustment Ad	1.0000	Total Land Value
Card # 1 of 1	CORRENT ASSESSMENT		1-3 1-4 6,100		Total 440,100	Accessed Year Code Assessed V Year	0 2018 1-1 00 1-3 00 1-4	308100 Total	This signature acknowledges a visit by a Data Collector or Assesson	APPRAIS	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method	Total Appraised Parcel Value		0 6	00-03-2019 Prg o 11-23-2014 VA 11-03-2014 BG 10-28-2014 VA 10-28-2005 VA 00-07-2005 JG		Notes		
Bldg Name Sec # 1 of 1	5	5	DWELLING RES OUTBL			Year Code	1-1	Total	unt Comm Int				Batch			•				Comments	,	ECTION	. Nbhd. Adj	1.300 CI/ACCESS	
C12//166/000/ Bldg# 1	ROAD LOCATION		7 A		Assoc Pid#	-			THER ASSESSMEI Number				Tracing						l H	p Date Comp		LAND LINE VALUATION SECTION	Site Index Cond. Nbhd.	5 0.90	arcel Total Land Area 0.2200
O a	UTILITIES STRT/ROAD	2 Public Water	SUPPLEMENTAL DATA			SALE DATE Q/U	08-06-2008 U 04-17-2007 U 05-07-2004 Q 03-25-2002 Q 02-16-2000 Q		Code Description		0.00	ASSESSING NEIGHBORHOOD	a	NOTES					Ö	Insp Date % Comp		LAI	Unit Price Size Adj	380,000 3.06390	
1# 9258) 090T	0 0	Alt Prcl ID 5299031	- () m m	GIS ID C12166000		EST 2928 0173 EST 2787 0329 2400 0245 1973 0319 1755 0308		Amount		Total		Nbhd Name							Description Amount			Land Type Land Units	0.220 AC	and Units 0.220 AC
40 RICHMONDVIL	CURRENT OWNER	N OOST		MA 02649		RECORD OF OWNERSHIP	N & WILLEM S M & MARIAN & MICHELLE		EXEMPTIONS Description				Sub Nbt			/E; COMM. INFL.				Issue Date Type D			Description Zone La	Single Family Re	Total Card Land Units
Property Location Vision ID 5170	CURR	LIEVENS MARIAN OOST	P O BOX 367	MASHPEE	1	RECO	LIEVENS MARIAN OOST OOST LIEVENSE MARIA OOST LIEVENSE WILLE HOWARD LIVINGSTON MACLANE LEXI		Year Code				Nbhd 0001	8	M/ 6675	2015 BLIND DRIVE; COMM. INFL	ECO-CI		lŀ	Permit Id Iss			B Use Code	101 Sin	

State Use 101 Print Date 10/1/2020 5:46:34 PM	e developped desire le sel gapet sed, est l'actions		
Sta Prii	A Section Sect		
Card # 1 of 1	20 P P P P P P P P P P P P P P P P P P P		
Bldg Name Sec # 1 of 1	7 12 12 12 12 12 12 12 12 12 12 12 12 12	£ ₹ §	
	%,0	6,100	20,456 5,867 537,291
C12//166/000/ Bldg# 1 DETAIL (CONTINUED)	Description Description Pactor%	0 4	Undeprivation of the state of t
Map ID C12//	3.00 3.00 MAR	ATUF	a Unit Cost 130.38 26.10 84.85 78.28 130.38 13.18
Map ID CONSTRUCTION	s eight Cox T/T COST/	Ffective Year Built Effective Year Built Depreciation Code Remodel Rating Year Remodeled Depreciation % Functional Obsol External Obsol Trend Factor Condition Condition % Percent Good Cns Sect Rould Dep % Ovr Dep Ovr Comment Misc Imp Ovr Comment Misc Imp Ovr Comment Cost to Cure Ovr Cost to Cur	MARY SECTION Area Eff Area 924 189 528 226 445 3,236
9258	Fire Ceil Adju	Year Year Perer Perer Perer Perer Cond Perer Cond Misc Oost1 ASS(L) / XF - BI Dit Pric Cost1 Z7.95 1974	SUB-AREA SUMMAR Living Area Floor Area 924 924 0 924 0 189 317 528 317 528 0 445
40 RICHMONDVILLE AVE Account #	Description Cape Cod Residential C Asbest Shingle Gable Asphalt Shingl Plaster Hardwood Oil	Central Year Built O3 Sedrooms Effective Year Built O3 3 Bedrooms Depreciation Code	BUILDING SUB- Living
83	Cd Cap	03 Seding 3 Beding 3 Seding 3	BUILDING Description Description Basement Area Basement Area Porch, Enclosed Half Story, Finished Upper Story, Finished Patio - Concrete Ttl Gross Liv / Lease Area
Property Location Vision ID 5170	Element Style: Model Grade: Stories: Occupancy Exterior Wall 1 Exterior Wall 1 Exterior Wall 1 Interior Wall 1 Interior Wall 2 Interior Wall 2 Interior Heat Fr 2 Heat Tweel	oms s: s: ixtrs ixtrs s:	Code BAS First Floor BSM Basement FEP Porto, EN FHS Upper Sto PTC Patio - Co



ONNEUROT POST THE NEWS-TIMES THE ADVOCATE | The Reur | GREENWICH OTIME.

Damen News [Faithfeld Cozen] New Carean News [The Spectrum] Westport News | Widen Volager

Ad Consent Proof
Note Ad size does not reflect actual ad
LEGAL HOTICE OF INTERN TO GERMOLISH

Age of the building or structure. Built 1900

Square hoosige of the building or structure: 1467

in appointment meth Article to Seption 1.15 is a prior the Code of Ordinarios. Town of Westport, indicate in hearthy given staid a demokratic priority and a seption to the code of the Article of the Code of the Seption 1.55 is a seption to the busing of a discussion at 46 Postmonocous Australia Seption Mad in the Office of the Fount Building Official on December 13, 2020.

Name and address of the owner LEVENS WARRAY COST 40 Recompress Ave.

The application is committee pending and evaluate for public respection in the Chica of the Count Building Official

Order Confirmation

Ad Order Humbra 0002800650 Customer Account 324623 Customer Information CCO HABITATS 20 KETCHUM STREET WESTPORT CT 06850 Sales Rep. Order Taker Ordered By Phone; 2032953600 East EMait Order Source Phone

Payment Amt \$0.00 Amount Due \$34 72

Blind Box Materials

Order Notes

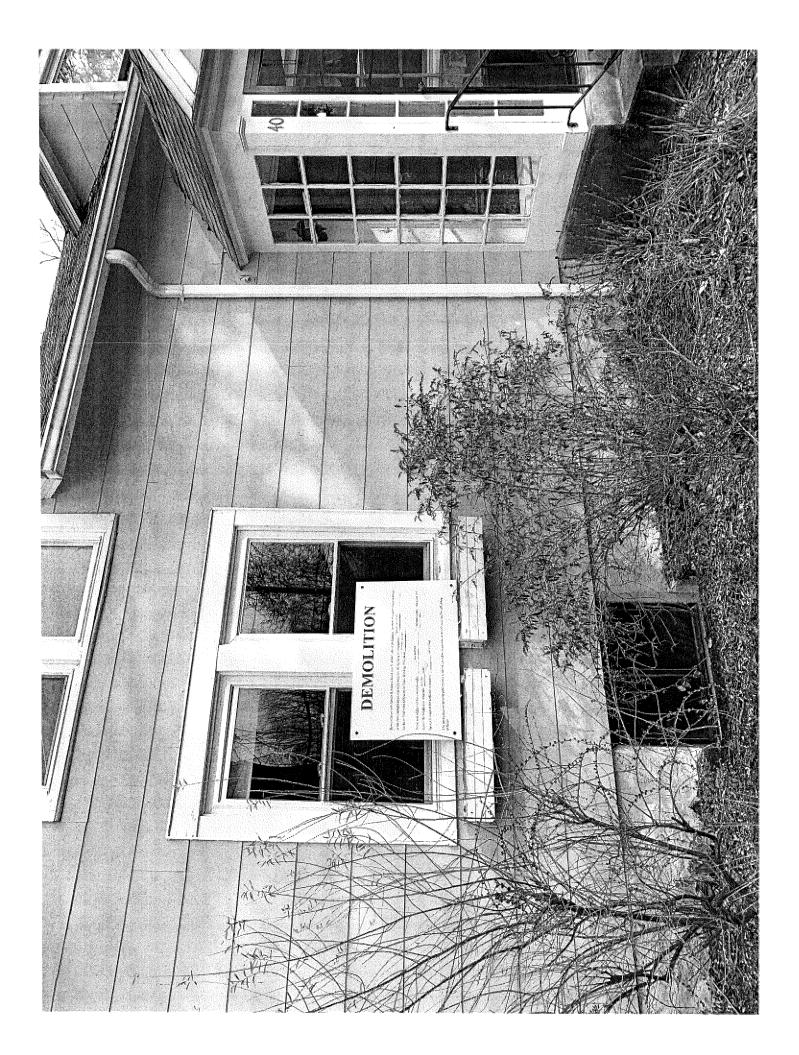
Ad Cost \$34.72

Ad Number 00026-0650-01 External Act # Pick Up Hamber 0002599069 Ag lype BR Legal Lines Ad Size 2 X 14 h PO Number

Color Requests

finsers Placement Balega Eteduct and Zoze Einsetts Blacet Westport News 1 BR L Note Resid Characy Adv May Not End in Identified Placement

Hun Dates 12/10/2021





December 14th 2020

Good Afternoon:

Please note that demolition is scheduled for the following property on Monday February 1st 2021.

40 Richmondville Ave Westport, CT 06880

Please do not hesitate to contact me for any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal I CCO Habitats | O: 203 295 3600 | C: 917 532 5818 davidv@ccohabitats.com I website I linkedin I twitter I

Executive Assistant I Leah Mink | O: 203 295 3600 | C: 203 595 1239 | leahm@ccohabitats.com



Subject Property:

Parcel Number:

C12166000

CAMA Number: Property Address: C12166000

40 RICHMONDVILLE AVE

Mailing Address: LIEVENS MARIAN OOST P O BOX 367 MASHPEE, MA 2649

Abutters:

Parcel Number: C12045000

CAMA Number: C12045000

Property Address: 37 RICHMONDVILLE AVE

37 RICHMONDVILLE AVE

WESTPORT, CT 6880

Parcel Number: C12046000 CAMA Number:

C12046000

Property Address: 41 RICHMONDVILLE AVE Mailing Address: THE MILL AT RICHMONDVILLE LLC 250 POST ROAD EAST WESTPORT, CT 6880

Mailing Address: WILLOWBROOK CEMETERY ASSOC INC

C12087000 C12087000 Parcel Number: CAMA Number:

Property Address: MAIN ST

Parcel Number: C12163000 C12163000 CAMA Number:

Property Address: 54 RICHMONDVILLE AVE

WESTPORT, CT 6880 Mailing Address: IZZO JAMES J & JUDITH L

Mailing Address: PALMER PETER

2 IZZO LN

87 POST RD E

WESTPORT, CT 6880

Parcel Number: CAMA Number: C12164000

C12164000 44 RICHMONDVILLE AVE Property Address:

Parcel Number: C12165000 CAMA Number: C12165000

Property Address: 42 RICHMONDVILLE AVE

Parcel Number: C12167000 CAMA Number: C12167000

Property Address: 38 RICHMONDVILLE AVE

Parcel Number: C12168000

CAMA Number: C12168000 Property Address: 36 RICHMONDVILLE AVE

Mailing Address: PALMER CARLO J 18 LEES LN

WESTPORT, CT 6880

Mailing Address: CABRAL BETTY 20 LEES LN

WESTPORT, CT 6880

Mailing Address: CARUSONE FAUSTO JR 52 CRANBURY RD WESTPORT, CT 6880

Mailing Address:

CARUSONE FAUSTO & STEFANA 36 RICHMONDVILLE AVE WESTPORT, CT 6880