

PURPOSE

This application proposes an amendment to Section 32-18 of the Westport Zoning Regulations which among other incentives, permits adaptive re-use of existing historic, residential structure. More specifically, we seek to amend this section by adding language that would provide the Planning & Zoning Commission with the authority to modify the use of historic residential properties with existing ZBA use variances for limited office space as an accessory use, subject to Special Permit and Site Plan approval.

The object of this endeavor is the future use of existing office space in historic residential structures permitted by variance. Granting use variances are no longer considered desirable ZBA actions, hence some Owners of historic properties with approved variances for professional offices in residential buildings have no regulatory avenue to modify or update the use of such offices. Section 32-18, which encourages adapted reuse of historic properties in the name of preservation, provides a far more appropriate method of bringing iconic properties into the 21st century while assuring the preservation of historic residences.

Section 32-18 was famously adopted by the Planning & Zoning Commission to provide alternatives to the demolition of anachronistic historic structures. Although the majority of historic properties in Westport may currently be appropriately maintained, one has only to look to those historic properties that are not well-maintained to be reminded of the potential future of historic properties that are not protected by preservation easements.

32-18 Historic Residential Structure (HRS)

32-18.9.4 Limited Offices:

One principal historic residence or portion thereof containing an existing office use approved by the Zoning Board of Appeals may be converted to limited office space subject to Special Permit and Site Plan Approval in accordance with §43 & §44, except as modified herein, provided that the following requirements are met:

- a. Location: The site of the existing ZBA approved use:
 - i. must have frontage on a collector or arterial street,
 - ii. must adjoin a commercial zoning district, and
 - iii. must be within 500 feet of a municipal (Town-owned) public parking lot.

- b. Office Uses: The allowable office uses shall be limited to those uses authorized by ZBA variance.

- c. Floor Area: The floor area devoted to limited office uses shall not exceed the floor area approved by the ZBA unless otherwise authorized by the Commission.

32-18.9.4.(5) Limited Offices

One historic accessory structure or portion thereof containing an existing special permit use may be converted to limited office space subject to Special Permit and Site Plan Approval in accordance with §43 & §44,

except as modified herein; provided that the following requirements are met:

- a. Location: The existing Special Permit site (lot):
 - i. must have frontage on a collector or arterial street,
 - ii. must adjoin a commercial zoning district, and
 - iii. Must be within 500 feet of a municipal (Town-owned) public parking lot.
- b. Office Uses: The allowable office uses shall be limited to business, professional or other administrative offices accessory to and directly associated with the existing Special Permit Use. Healthcare offices, medical offices, banks and retail uses shall be excluded.
- c. Floor Area: The floor area devoted to limited office uses shall not exceed either; 5,100 square feet, 60% of the total existing floor area within the accessory historic structure or 20% of the total existing floor area on the site, whichever is less.

HISTORIC RESOURCES INVENTORY
BUILDINGS AND STRUCTURES

FOR OFFICE USE ONLY

Tax Map # 5300 Site # 100
UTM: _____
QUAD: _____
District _____ S _____ NR
If NR. Specify _____
Actual Potential

HISTORIC DISTRICT COMMISSION
TOWN HALL
110 Myrtle Avenue
Westport, CT 06880

203-226-8511 Ext. 210

IDENTIFICATION

1. STREET ADDRESS: 251 Main Street
2. BUILDING NAME: Historic: John Lee's House
3. TOWN/CITY: Westport
- VILLAGE: _____ COUNTY: Fairfield
4. OWNER(S): Theodore and Carol Gluckman

PUBLIC _____ PRIVATE X

5. USE:
Present Residence and Professional Offices

6. ACCESSIBILITY TO PUBLIC:
- | | |
|-----------------------------------|-----------------------|
| Exterior Visible from Public Road | Interior Accessible |
| <u>X</u> YES _____ NO | <u>X</u> YES _____ NO |
- IF YES, EXPLAIN Commercial Offices

DESCRIPTION

7. STYLE OF BUILDING: Shingle Style
- DATE OF CONSTRUCTION: c.1900

8. MATERIAL(S) (indicate use or location when appropriate)
- | | | |
|-----------------------------|----------------------------|----------------------|
| <u>X</u> Clapboard | <u>X</u> Wood Shingle | _____ Board & Batton |
| _____ Aluminum Siding | _____ Asbestos Siding | _____ Asphalt Siding |
| _____ Stucco | _____ Concrete Type: _____ | |
| _____ Brick | _____ Fieldstone | _____ Cobblestone |
| _____ Cut Stone Type: _____ | | |
- X Other (Specify): Rounded Stone Base

9. STRUCTURAL SYSTEM

Wood Frame Post and beam Balloon
 Load bearing masonry Structural iron or steel
 Other (Specify) _____

10a. ROOF (Type)

Gable Flat Mansard Monitor Sawtooth
 Gambrel Shed Hip Round
 Other (Specify) _____

10b. ROOF (Material)

Wood Shingle Roll Asphalt Tin Slate
 Asphalt Shingle Built-up Tile
 Other (Specify) _____

11. NUMBER OF STORIES: Two and One Half (2-1/2)

APPROXIMATE DIMENSIONS: 60' wide x 80' deep

12. CONDITION

a. Structural:
 Excellent Good Fair Deteriorated

b. Exterior:
 Excellent Good Fair Deteriorated

13. INTEGRITY (Location):

On original site Moved _____ WHEN?

ALTERATIONS: Yes No

If yes, explain: Professional office wing added to right front and
entry door changes

14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

Barn Shed Garage
 Carriage House Shop Garden
 Other landscape features or buildings (specify) Backyard is all
asphalt - large trees, lawn, gravel parking in front

15. SURROUNDING ENVIRONMENT

Open Land Woodland Residential
 Scattered buildings visible from site Commercial
 Industrial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

The ^h House sits at front end of site. Crowded on to the lot behind the Thomas Rowland house on the south and an Italianate house which belonged to Lee's Family also.

17. OTHER NOTABLE FEATURES OF BUILDINGS OR SITE (interior and/or exterior)

This three-story, wood-frame, shingle-style house has a combination of decorative shingles in the cross gables, clapboard on the first two stories and a cobblestone foundation. The projecting bays and enclosed porches reflect the picturesque massing of this Queen Anne period house.

SIGNIFICANCE

18. ARCHITECT: _____

BUILDER: _____

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

The cross gables arrangement, accents in wooden shingle decoration and clapboards combined with the cobblestone foundation are all part of the picturesque and sometimes pretentious Victorian shingle style. At a time when a man's home was his castle, his refuge from the hard, cruel capitalistic world John Lee, owner of Lee's Manufacturing Company built his Castle on Main Street. Crowding houses together with other members of the Lee's family this location must have held a high position of social status for the nineteenth century industrialist.

SOURCES

PHOTO

PHOTOGRAPHER: L. McWeeney DATE: 9/83

VIEW: South and West Elevation NEGATIVE ON FILE: WHDC



COMPILED BY

NAME: L. McWeeney DATE: _____

ORGANIZATION: Westport Historic District Commission

ADDRESS: Westport Town Hall - 110 Myrtle Avenue - Westport, CT 06880

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

None Known Highways Vandalism Developers
Renewal Private Zoning Deterioration
Other _____
Explanation _____

HISTORIC RESOURCES INVENTORY BUILDING AND STRUCTURES

HISTORIC DISTRICT COMMISSION
TOWN HALL
110 Myrtle Avenue
Westport, Connecticut 06880

203-226-8511 Ext. 210

FOR OFFICE USE ONLY	
Town No.: 5300	Site No.: 100
UTM	
QUAD:	
DISTRICT	IF NR, SPECIFY
<input type="checkbox"/> S <input type="checkbox"/> NR	<input type="checkbox"/> Actual <input type="checkbox"/> Potential

IDENTIFICATION

1. BUILDING NAME (Common) *(Historic)*
John Lee's House

2. TOWN/CITY **WSPT** VILLAGE _____ COUNTY **FC**

3. STREET AND NUMBER (and/or location)
251 Main St

4. OWNER(S)
THEODORE & CAROL GLUCKMAN Public Private

5. USE (Present) *(Historic)*
RESIDENCE & PROF. OFFICES

6. ACCESSIBILITY TO PUBLIC: EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN
COMM. OFFICES

DESCRIPTION

7. STYLE OF BUILDING **R.A. SHINGLE STYLE** DATE OF CONSTRUCTION **c. 1900**

8. MATERIAL(S) (Indicate use or location when appropriate)

<input type="checkbox"/> Clapboard	<input type="checkbox"/> Asbestos Siding	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Other (Specify) ROUNDED STONE BASE
<input checked="" type="checkbox"/> Wood Shingle	<input type="checkbox"/> Asphalt Siding	<input type="checkbox"/> Fieldstone	
<input type="checkbox"/> Board & Batten	<input type="checkbox"/> Stucco	<input type="checkbox"/> Cobblestone	
<input type="checkbox"/> Aluminum Siding	<input type="checkbox"/> Concrete Type: _____	<input type="checkbox"/> Cut stone Type: _____	

9. STRUCTURAL SYSTEM

<input checked="" type="checkbox"/> Wood frame	<input type="checkbox"/> Post and beam	<input type="checkbox"/> balloon
<input type="checkbox"/> Load bearing masonry	<input type="checkbox"/> Structural iron or steel	
<input type="checkbox"/> Other (Specify) _____		

10. ROOF (Type)

<input checked="" type="checkbox"/> Gable	<input type="checkbox"/> Flat	<input type="checkbox"/> Mansard	<input type="checkbox"/> Monitor	<input type="checkbox"/> sawtooth
<input type="checkbox"/> Gambrel	<input checked="" type="checkbox"/> Shed	<input type="checkbox"/> Hip	<input type="checkbox"/> Round	<input type="checkbox"/> Other (Specify) _____

(Material)

<input type="checkbox"/> Wood Shingle	<input type="checkbox"/> Roll Asphalt	<input type="checkbox"/> Tin	<input type="checkbox"/> Slate
<input checked="" type="checkbox"/> Asphalt shingle	<input type="checkbox"/> Built up	<input type="checkbox"/> Tile	<input type="checkbox"/> Other (Specify) _____

11. NUMBER OF STORIES **2 1/2** APPROXIMATE DIMENSIONS **60' wide x 80' deep**

12. CONDITION (Structural) *(Exterior)*

<input type="checkbox"/> Excellent	<input type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated	<input type="checkbox"/> Excellent	<input checked="" type="checkbox"/> Good	<input type="checkbox"/> Fair	<input type="checkbox"/> Deteriorated
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13. INTEGRITY (Location) WHEN? (Alterations) IF YES, EXPLAIN

<input type="checkbox"/> On original site	<input type="checkbox"/> Moved	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	PROF. OFFICE WING ADDED TO RIGHT FRONT ENTRY DOOR CHANGED
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14. RELATED OUTBUILDINGS OR LANDSCAPE FEATURES

<input type="checkbox"/> Barn	<input type="checkbox"/> Shed	<input checked="" type="checkbox"/> Garage	<input checked="" type="checkbox"/> Other landscape features or buildings (Specify)
<input type="checkbox"/> Carriage house	<input type="checkbox"/> Shop	<input type="checkbox"/> Garden	BACKYARD IS ALL ASPHALT LARGE TREES, LAWN, GRAVEL PARKING IN FRONT

15. SURROUNDING ENVIRONMENT

<input type="checkbox"/> Open land	<input type="checkbox"/> Wood-land	<input checked="" type="checkbox"/> Residential	<input type="checkbox"/> Scattered buildings visible from site
<input type="checkbox"/> Commercial	<input type="checkbox"/> Indus-trial	<input type="checkbox"/> Rural	<input type="checkbox"/> High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

HOUSE SITS AT FRONT END OF SITE Crowled on to the lot behind the Thomas Rowland house on the south and an Italianate house which belonged to ~~the~~ Lees family also.

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

This three story, wood frame shingle style house has a combination of decorative shingles in the gable cross gables, clapboard on the first two stories and a cobble stone foundation. The projecting bays and enclosed porches reflect the picturesque massing of this ^{Queen Anne} period house.

BUILDER

The cross gables arrangement, accents in wooden shingle decoration ~~and~~ ^{and} clapboards combined with the cobblestone foundation ~~are~~ ^{are} all part of the ~~pre~~ picturesque and sometimes pretentious Victorian shingle style. At a time when a man's home was his castle, his refuge from the hard, cruel capitalistic world John Lees, ~~built~~ ^{was} owner of Lees Manufacturing Co built his castle on Main Street. ^{near} Crowding together with other members of the Lees family, this location must have held a high position of social status for the nineteenth century industrialist.

SOURCES

PHOTO

COMPILED BY

PHOTOGRAPHER

DATE

VIEW

NEGATIVE ON FILE

NAME

DATE

ORGANIZATION

ADDRESS

Place

Photograph

Here

20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE

- None known Highways Vandalism Developers Other _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 251 Main Street

Name: House

NR District:

Local District:

Neg No.: 31:23

HRS ID No.: 0517





**Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145**

Planning and Zoning Department Request for Comments

Date: March 31, 2021
From: Mary Young, Planning and Zoning Director
RE: **Text Amendment #789/PZ-21-00151, to modify §32-18, Historic Residential Structures**

- | | | |
|-------------------------------------|---|--|
| <input checked="" type="checkbox"/> | Building Department– Attn: Steve Smith | ssmith@westportct.gov |
| <input checked="" type="checkbox"/> | Conservation Dept. – Attn: Alicia Mozian | amozian@westportct.gov |
| <input checked="" type="checkbox"/> | DEEP – Attn: John Gaucher | john.gaucher@ct.gov |
| <input checked="" type="checkbox"/> | DPW Engineering Dept. - Attn: Keith Wilberg | kwilberg@westportct.gov |
| <input checked="" type="checkbox"/> | Fire Marshal - Attn: Nathaniel Gibbons | ngibbons@westportct.gov |
| <input checked="" type="checkbox"/> | Historic District Commission – Attn: Donna Douglass | ddouglass@westportct.gov |
| <input checked="" type="checkbox"/> | Parks & Recreation: Attn: Jennifer Fava | jfava@westportct.gov |
| <input checked="" type="checkbox"/> | Police Dept. - Attn: Staff Alan D’Amura | adamura@westportct.gov |
| <input checked="" type="checkbox"/> | RTM P&Z Committee Chair – Attn: Matt Mandell, FYI | matthew@westportd1.com |
| <input checked="" type="checkbox"/> | Town Attorney – Attn: <input checked="" type="checkbox"/> Peter Gelderman | pgelderman@berchemmoses.com |
| | <input checked="" type="checkbox"/> Nick Bamonte, FYI | nbamonte@berchemmoses.com |
| | <input checked="" type="checkbox"/> Ira Bloom, FYI | ibloom@berchemmoses.com |
| | <input checked="" type="checkbox"/> Eileen Flug, FYI | eflug@westportct.gov |
| <input checked="" type="checkbox"/> | Westport Weston Health Dept. - Attn: Mark Cooper | mcooper@wwhd.org |
| <input checked="" type="checkbox"/> | WestCOG. - Attn: Francis Pickering | referral@westcog.org |
-

Proposal

Text Amendment #789, submitted by Mel Barr, barrplan@earthlink.net, proposes to modify §32-18, Historic Residential Structures, to add zoning incentives the Planning and Zoning Commission may grant to help preserve existing historic residential structures. The amendment if adopted, will grant Lot Area and Lot Shape relief to enable division of property in the Residence A district if the following criteria is met:

- (a) The lot is at least 0.6 acres, but not more than 1.0 acres, in size;
- (b) The lot has frontage on at least two streets, one of which must be public,
- (c) The lot is located within the Sewer Limit Line in the 2017 POCD, as amended; and
- (d) The lot contains at least one (1) Historic Residential Structure which shall be preserved and retained on one (1) of the new lots created.

The amendment will also allow Setbacks, Height and Coverage requirements for both lots to be governed by the Residence B District standards in §14-4, §14-5 and §14-6.

The targeted benefitting property is 8 Otter Trail off Imperial Avenue. 10 other properties qualify.

Attached herein for your review are materials prepared by Mel Barr, including:

- Text Amendment #789, dated 2/26/21; and
- Explanatory Statement for Text Amendment #789 w/attachments, revised 3/4/21.

The public hearing is scheduled for May 13, 2021. Please return written comments to me before: April 23, 2021.

Thank you!

2/26/21

Proposed Text Amendment
Historic Residential Structures (HRS)
New Subsection 32-18.5(f)

SEC. 32-8 HISTORIC RESIDENTIAL STRUCTURES

SEC. 32-18.5 Commission Action
Proposed Subsection (f):

(f) Allow lot area and shape in Residence A Districts to be reduced to an extent equal to the area and shape requirements of lots in the Residence B District. The incentives in this section apply only to a lot that: (a) is at least 0.6 acres, but not more than 1.0 acres, in size; (b) has frontage on at least two streets, one of which must be public, (c) is located within the Sewer Limit Line in the 2017 POCD, as amended; and (d) contains at least one (1) Historic Residential Structure which shall be preserved and retained on one (1) of the new lots created. The Setbacks, Height and Coverage requirements for both lots shall be governed by the standards in Sections 14-4, 14-5 and 14-6 for Residence B Districts. The following provisions shall also apply:

- (i) The new lot created must have no more than a maximum of sixty percent (60%) of the original Gross Lot Area and each lot shall be of such shape that a rectangle of 60 feet x 80 feet will fit on the lot.
- (ii) One lot created under this subsection must contain at least one (1) historic residential structure as defined herein and listed on the HDC's Historic Resources Inventory.
- (iii) The incentives in §32-18 apply only to the lot on which there is a historic residential structure at least 100 year old or older and has not been remodeled for at least 20 years.
- (iv) The age of the structure and remodeling shall be determined by the Actual Year Built (AYB) and the Actual Year Remodeled (AYR) both as listed on the Tax Assessor's Field Card records when submitted with the zoning application.

- (v) The new residential structure on the new lot that does not have a historic residential structure is not regulated by §32-18.
- (vi) However, said new residence on the new lot shall not exceed a maximum of 3,000 SF of total floor space on the 1st & 2nd floors, exclusive of basements, cellars, attics & garages.
- (vii) The general requirements for subdivisions or re-subdivision under §51 of these Regulations shall continue to apply and the applicant may concurrently file an application under §51 and for the incentives listed in §32-18.5 hereof.
- (viii) This Subsection (f) shall expire one (1) year following the effective date of this zoning Text Amendment.

32-18.6 Conditions of Approval (Continued)



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

Revised: March 4, 2021
February 26, 2021

MEMORANDUM

To: P&Z Commission

From: Melvin H. Barr, Jr., Planning Consultant

Re: Statement of Reasons
Proposed Text Amend
Sec. 32-18.5(f) of Historic Residential Structures

Purpose

Recently approved Text Amend. #701 for (Sec. 32-18.5(d) allowed the lot area and shape to be reduced on conforming lots in Res. AAA, AA and A Zones where there are two historic residences on the same lot, provided each new lot contained at least one historic structure. Text Amend #711 for Sec. 32-18.5(e) extended this lot-division concept to non-conforming lots containing 100-year old structures in the Res. AAA Zone where one of the new lots would contain a 100-year old structure, but the other could be vacant. This lot division concept was extended by Amend. #722 to include lots in the Res. AAA Zone that are divided by the Aspetuck River. One such lot division was approved on Coleytown Road.

The purpose of this amendment is to further expand the authority of the P&Z Commission to grant both Lot Area and Lot Shape incentives to help preserve other 100-year old historic structures on **conforming** lots in the Res. A Zone. The Residence A standards would be reduced to the requirements of the Residence B District. This would allow eligible properties to be divided into two (2) lots; one for retention of the existing historic residential structure and one vacant lot for a new house.

Such a lot division would provide the necessary economic incentive to preserve the existing historic residential structure by allowing a small home on the newly created vacant lot. Toward this end, the amendment proposes that this new residence not exceed a maximum of 3,000 SF of total floor space on the first and second floors.

1427 Chopsey Hill Road, Bridgeport, CT 06606
OFFICE PHONE (203) 549-9133 – CELL (202) 984-3015
Email: barrplan@earthlink.net



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

Statement of Reasons
Sec. 32-18.5(f)
Page 2 of 3

Revised: March 4, 2021
February 26, 2021

Site Selection Criteria

An eligible property must contain at least 0.6 acres in area and contain an existing historic residential structure that: (a) is at least 100 years old; (b) is listed on the HDC's "Historic Resources Inventory" (HRI); and (c) has not been "Remodeled" for 20 years.

In order to further limit the number of potentially eligible lots in the Res. A Zone, the following additional site criteria is also proposed:

1. The site shall have lot frontage on at least two streets, one of which is public;
2. The site shall be located within the Town's Sewer Limit Line;
3. The new lot shall not exceed 60% of the original gross lot area; and
4. Each lot shall contain a rectangle of 60 feet x 80 feet.

Target Site

The "target" property for this proposed lot-division amendment is 8 Otter Trail off-of Imperial Avenue, which contains 0.64 acres and one historic Craftsman house built in 1919-20. The neighborhood contains a preponderance of non-conforming lots that were created and developed in the 1920's & 1930's by the Remlin Family. The division of this property would create two ¼ acre +/- lots with the existing historic house on Remlin Court and the new vacant lot off-of Otter Trail. Refer to attached GIS Map, Tax Card and Lot Split Map.

Other Potential Sites

Based on the proposed requirements and site eligibility criteria, there appear to be at least ten (10) other "Potentially Eligible **Conforming** Lots" in the Res. A Zone. Refer to the list of properties on the attached Table #1.

Sunset Provision

In addition to the site eligibility criteria, this proposed amendment also includes a "sunset provision" that would limit the "window of opportunity" to twelve (12) months, unless the Commission chose to modify or subsequently repeal this provision.



*Land Use Planning
Development Coordination
Regulatory Process Management*

Barr Associates LLC

Planning and Development Consultant

Statement of Reasons
Sec. 32-18.5(f)
Page 3 of 3

Revised: March 4, 2021
February 26, 2021

Town Plan

1. This proposed amendment is consistent with the 2017 Town Plan of Conservation & Development, in that it will help:
 - a) to protect historic resources, including use flexibility and dimensional flexibility, and to preserve Town character (Pg 22 & 25);
 - b) to encourage the ongoing efforts of public and private owners to sensitively preserve and maintain historic structures and sites (Pg 29); and
 - c) to maintain residential character and the overall residential density pattern within a range that is reflective of the built form of the neighborhood or otherwise appropriate for the location (Pg 83).
2. This amendment is also consistent with the Connecticut General Statutes in that it offers a reasonable consideration for the protection of historic factors and would help to conserve the value of buildings and encourage the development of housing opportunities.

###

- Attachments:
- 1) 8 Otter Trail - GIS Map
 - 2) 8 Otter Trail - Tax Card
 - 3) 8 Otter Trail - Lot Split Map
 - 4) Table #1 - Eligible Lots

1427 Chopsey Hill Road, Bridgeport, CT 06606
OFFICE PHONE (203) 549-9133 – CELL (202) 984-3015
Email: barrplan@earthlink.net



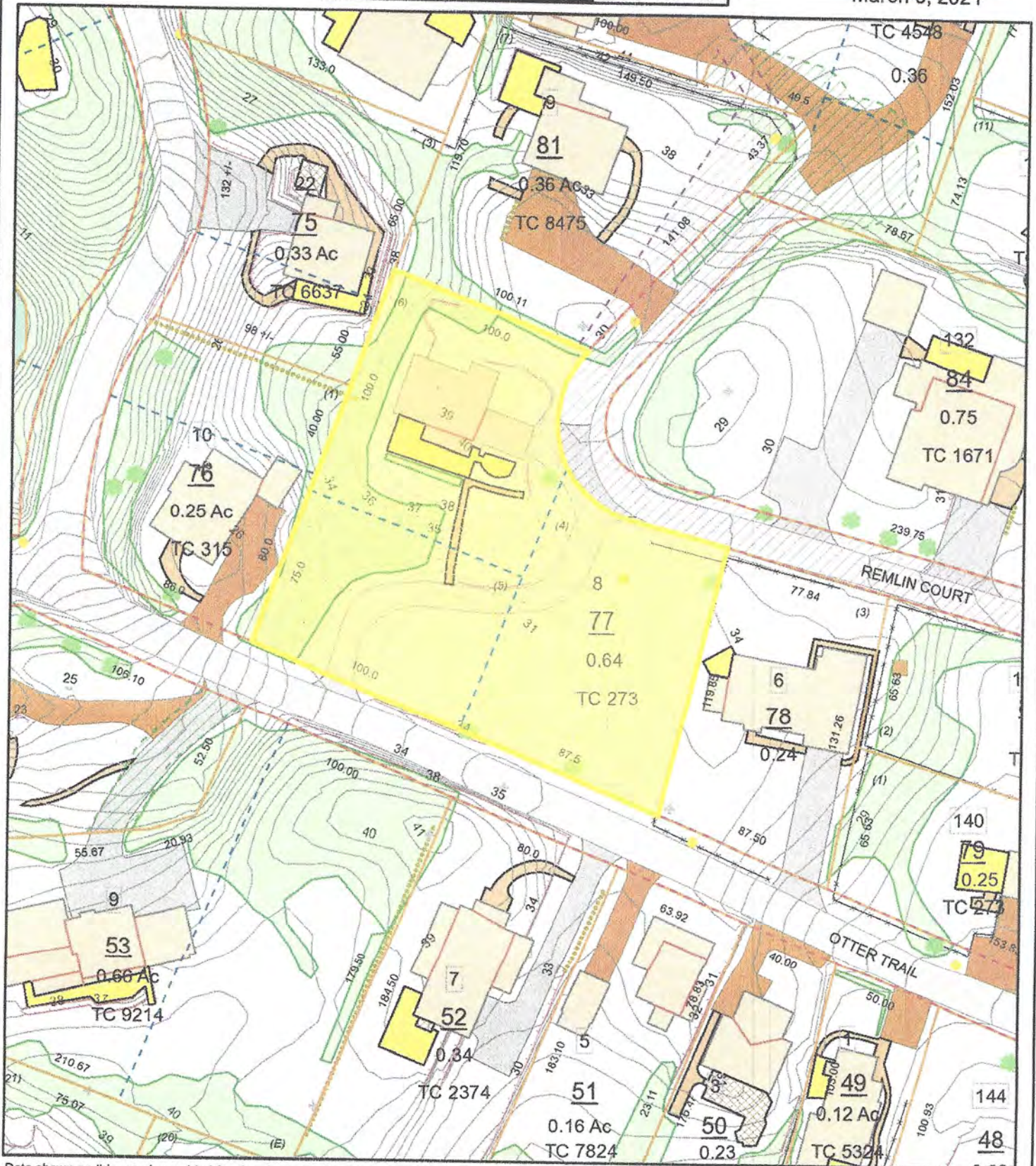
8 Otter Trail

Westport, CT

1 inch = 60 Feet



March 3, 2021



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

CURRENT OWNER DEMETRES AUDREY M	TOPO 6 Sepsic 2 Public Water	UTILITIES 2 Private	STRT/ROAD	LOCATION	CURRENT ASSESSMENT Code: 1-1, 1-3 Appraised: 664,600, 238,900 Assessed: 465,200, 167,200	6158 WESTPORT, CT
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8 OTTER TRL	Alt Prcl ID: 53030171-173 Historic ID: 1128 Census: 505 WestportC: G13 Survey Ma: Survey Ma	SUPPLEMENTAL DATA Lift Hse Asking \$	Assoc Pld#	VISION
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RECORD OF OWNERSHIP	BK-VOL/PAGE 3639 0284 1485 0105	SALE DATE 08-26-2015 11-18-1996	Q/U U Q	V/I I I	SALE PRICE 0 375,000	VC 0 00	PREVIOUS ASSESSMENTS (HISTORY) Year: 2019, 2018, 2017 Code: 1-1, 1-3 Assessed: 490,400, 179,200 Year: 2018, 2017 Code: 1-1, 1-3 Assessed: 490,400, 179,200	Total: 903,500 / 632,400	Total: 669,600
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EXEMPTIONS	OTHER ASSESSMENTS
Year: Code: Description: Amount: Code: Description: Number: Amount: Comm Int:	Year: Code: Assessed: Year: Code: Assessed: V: Year: Code: Assessed:

ASSESSING NEIGHBORHOOD	NOTES
Nbhd: 0002, Sub: R, Nbhd Name: B, Tracing: Batch	Appraised Bldg. Value (Card): 238,900 Appraised Xf (B) Value (Bldg): 0 Appraised Ob (B) Value (Bldg): 0 Appraised Land Value (Bldg): 664,600 Special Land Value: 0 Total Appraised Parcel Value: 903,500 Valuation Method: C

BUILDING PERMIT RECORD	LAND LINE VALUATION SECTION
Permit ID: 59661, Issue Date: 04-11-2000, Description: NEW KIT CABI, Amount: 7,000, Insp Date: 100, Date Comp: NEW KIT CABINETS, NEW W	Notes: ACCESS OFF REMLIN CTALS, Location Adjustment: 1.0000, Adj Unit P: Land Value: 664,600

ASSESSING NEIGHBORHOOD	NOTES
Nbhd: 0002, Sub: R, Nbhd Name: B, Tracing: Batch	Appraised Bldg. Value (Card): 238,900 Appraised Xf (B) Value (Bldg): 0 Appraised Ob (B) Value (Bldg): 0 Appraised Land Value (Bldg): 664,600 Special Land Value: 0 Total Appraised Parcel Value: 903,500 Valuation Method: C

LAND LINE VALUATION SECTION	NOTES
Permit ID: 59661, Issue Date: 04-11-2000, Description: NEW KIT CABI, Amount: 7,000, Insp Date: 100, Date Comp: NEW KIT CABINETS, NEW W	Notes: ACCESS OFF REMLIN CTALS, Location Adjustment: 1.0000, Adj Unit P: Land Value: 664,600

ASSESSING NEIGHBORHOOD	NOTES
Nbhd: 0002, Sub: R, Nbhd Name: B, Tracing: Batch	Appraised Bldg. Value (Card): 238,900 Appraised Xf (B) Value (Bldg): 0 Appraised Ob (B) Value (Bldg): 0 Appraised Land Value (Bldg): 664,600 Special Land Value: 0 Total Appraised Parcel Value: 903,500 Valuation Method: C



CONSTRUCTION DETAIL (CONTINUED)

Element	Description	Cd	Element	Cd	Description
06	Conventional Residential	1	Fireplaces	8.00	
10	B- 1 1/2 Stories		Ceiling Height		
14	Wood Shingle		Elevator		
03	Gable		CONDO DATA		
03	Asphalt Shingl		Parcel Id		
03	Plaster		Adjust Type		
12	Hardwood		Condo Flr		
02	Oil		Condo Unit		
06	Steam		COST / MARKET VALUATION		
01	None		Building Value New		331,796
04	4 Bedrooms		Year Built		1920
1	1 Full Bath		Effective Year Built		G
1	1 Half Bath		Depreciation Code		26
9	9 Rooms		Remodel Rating		2
02	Average		Year Remodeled		1
03	Modern		Functional Obsol		72
1	Kitchens		External Obsol		238,900
1	Whirlpool Tubs		Trend Factor		
1	Hot Tubs		Condition		
1	Sauna (SF Area		Condition %		
1	Fin Basement		Percent Good		
1	Fin Bsmt Qual		Cns Sect Rcnld		
1	Bsmt. Garages		Dep % Ovr		
A	Interior Cond		Misc Imp Ovr		
1	Fireplaces		Misc Imp Ovr Comment		
8.00	Ceiling Height		Cost to Cure Ovr		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	Sub	Ty	LB	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Grade A	Appr. V
BAS	First Floor				1,194								170,914
BSM	Basement Area				1,194								34,211
FEP	Porch, Enclosed				168								15,603
FHS	Half Story, Finished				888								76,296
FOP	Porch, Open				24								716
PTS	Patio - Stone				570								12,310
WDK	Deck, Wood				18								286
Ttl Gross Liv / Lease Area												4,056	310,336

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eiff Area	Unit Cost	Undeprec. Value
BAS	First Floor	1,194	1,194	143.14	170,914	
BSM	Basement Area	0	1,194	28.65	34,211	
FEP	Porch, Enclosed	533	168	92.87	15,603	
FHS	Half Story, Finished	0	888	85.92	76,296	
FOP	Porch, Open	0	24	29.82	716	
PTS	Patio - Stone	0	570	21.60	12,310	
WDK	Deck, Wood	0	18	15.90	286	



TABLE #1

**POTENTIALLY ELIGIBLE CONFORMING LOTS
IN THE RESIDENCE A ZONE
WITH 100 YEAR OLD HISTORIC HOUSE
ON A MINIMUM 0.6 ACRE SITE
FOR POSSIBLE LOT DIVISION
UNDER PROPOSED HRS SEC. 32-18.5(F)**

#	PID MAP/LOT	ADDRESS	LOT SIZE 0.6-1.0	LOT SHAPE 60'X80'	FRONTAGE ON TWO STREETS	LOCATED IN SEWER SERVICE AREA	AGE OF HOUSE	LISTED ON HRI	REMODELED IN LAST 20 YEARS
1	D12/032	17 CROSS HIGHWAY	0.80	Y	Y	Y	1865	Y	N
2	D03/054	63 COMPO BEACH RD.	0.85	Y	Y	Y	1912	Y	N
3	D08/061	82 COMPO RD S.	0.97	Y	Y	Y	1910	Y	N
4	E06/052	139 HILLSPPOINT RD.	0.75	Y	Y	Y	1880	Y	N
5	C07/166	151 IMPERIAL AVE.	0.71	Y	Y	Y	1870	Y	N
6	B07/002	74 KINGS HWY S.	0.81	Y	Y	Y	1900	Y	N
7	C07/077	8 OTTER TRAIL	0.64	Y	Y	Y	1920	Y	N
8	C10/116	1 SAINT JOHN PLACE	0.66	Y	Y	Y	1870	Y	N
9	C10/126	2 SAINT JOHN PLACE	0.57	Y	Y	Y	1817	Y	N
10	D07/049	4 TRANQUILITY LANE	0.79	Y	Y	Y	1919	Y	N
11	B06/007	48 TREADWELL AVE.	0.71	Y	Y	Y	1900	Y	N

NOTES: Y = YES; N = NO

SOURCE: TOWN GIS MAPS, TOWN TAX CARDS, 2017 POCD & HDC'S HISTORIC RESOURCE INVENTORY (HRI)

BARR ASSOC. LLC, FEBRUARY 2021; Rev. 3/4/21