



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

RECEIVED

APR 26 2011

1. 6 Bradley Street | 1925
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Goldan Home LLC | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 6 Bradley St. Westport CT 06880 | asoumelidis@landtechconsult.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Andy Soumelidis/LANDTECH | 518 Riverside Avenue Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) | _____
 Attach copy of letter of authorization from owner.

5. 3,119
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Scott Walker | 203.258.7112 | 0809
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

scott.wc@live.com
 EMAIL

WESTPORT BUILDING DEPT

RECEIVED

APR 27 2011

WESTPORT BUILDING DEPT

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office). Letters must be copied to the HDC office prior to the public hearing.

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH **POSTING OF DEMOLITION SIGN**
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 District 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 for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay. The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

6 Bradley St - 100 ft Abutters

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
D03067000	38 DANBURY AVE	SMITH SCOTT	38 DANBURY AVE	WESTPORT	CT	06880
D03068000	36 DANBURY AVE	JUMPER CHRISTOPHER & PATRICIA A	36 DANBURY AVE	WESTPORT	CT	06880
D03069000	8 BRADLEY ST	STERN CARLY & PETER	8 BRADLEY ST	WESTPORT	CT	06880
D03071000	39 FAIRFIELD AVE	BAUM STEPHEN G TRUSTEE	39 FAIRFIELD AVE	WESTPORT	CT	06880
D03081000	30 FAIRFIELD AVE	MATTERA CONSTRUCTION 30 FAIRFIELD AVENUE LLC	15 DANIEL COURT	WESTPORT	CT	06880
D03108000	31 FAIRFIELD AVE	LIPTON JUDITH	225 W 86 ST	NEW YORK	NY	10024
D03109000	5 BRADLEY ST	BANKS MELISSA	5 BRADLEY ST	WESTPORT	CT	06880
D03110000	7 BRADLEY ST	GRAYBILL JEFFREY & LAURA HULL	670 WEST END AVE APT 17C	NEW YORK	NY	10025
D04094000	42 FAIRFIELD AVE	FALLQUIST MICHAEL J & KELLY J	42 FAIRFIELD AVE	WESTPORT	CT	06880
D04095000	38 FAIRFIELD AVE	BACKON LOIS K TRUST	38 FAIRFIELD AVE	WESTPORT	CT	06880
D04096000	4 BRADLEY ST	COCHRAN JEREMY DOUGLAS &	4 BRADLEY ST	WESTPORT	CT	06880

DEMOLITION
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 6 Bradley St has been filed in the Office of the Town Building Official on April 23, 2021.

Name and address of the owner: Goldan Home LLC

6 Bradley Street

Westport, CT 06880

Age of the building or structure: 1925

Square footage of the building or structure: 3,119 sq. ft.

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

Ad Order Number 0002627380	Customer Account 166876
Sales Rep. mhutchings	Customer Information LAND-TECH CONSULTANTS, INC. 518 RIVERSIDE AVE STE #2 WESTPORT CT 068805741 USA
Order Taker mhutchings	
Ordered By SAMANTHA	Phone: 2034542110
Order Source Phone	Fax: 2034544971 Email: tryder@landtechconsult.com

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 6 Bradley St. has been filed in the Office of the Town Building Official on April 23, 2021.	
Name and address of the owner:	Golden Home LLC 6 Bradley Street Westport, CT 06880
Age of the building or structure	: 1925
Square footage of the building or structure	: 3,119 sq. ft.
The application is currently pending and available for public inspection in the Office of the Town Building Official.	

Ad Cost	Payment Amt	Amount Due
\$90.68	\$0.00	\$90.68

Blind Box **Materials**

Order Notes

Ad Number 0002627380-01	External Ad #	Pick Up Number
Ad Type Legal Liners	Ad Size 2 X 16 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Norwalk Hour	# Inserts 1	Placement Public Notices
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/25/2021

DEMOLITION

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Name and address of the owner: Goldan Home LLC
6 Bradley Street
Westport, CT 06880

Age of the building or structure: 1925

Square footage of the building or structure: 3,119 sq. ft.

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



Bradley Hdc

Certificate of Mailing — Firm

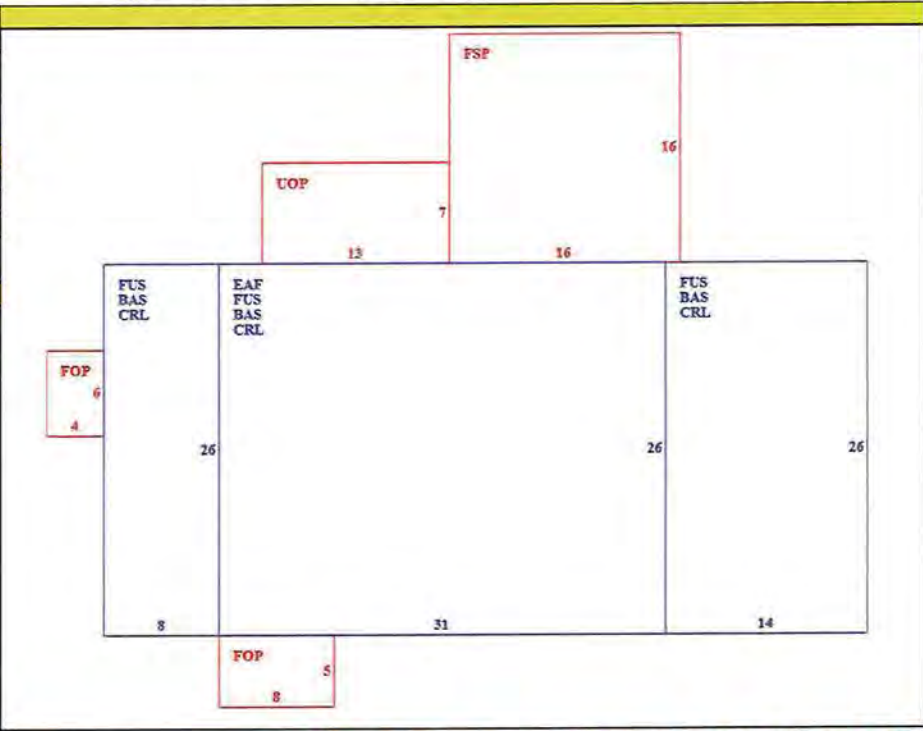
Name and Address of Sender LANDTECH 518 Riverside Ave Westport CT 06880	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here <i>Postmark with Date of Receipt.</i> 0000
	Postmaster, per (name of receiving employee) 		

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	SMITH SCOTT 38 DANBURY AVE WESTPORT CT 06880	55	41		
2.	JUMPER CHRISTOPHER & PATRICIA A 36 DANBURY AVE WESTPORT CT 06880				
3.	STERN CARLY & PETER 8 BRADLEY ST WESTPORT CT 06880				
4.	BAUM STEPHEN G TRUSTEE 39 FAIRFIELD AVE WESTPORT CT 06880				
5.	MATTERA CONSTRUCTION 30 FAIRFIELD AVENUE 15 DANIEL COURT WESTPORT CT 06880				
6.	LIPTON JUDITH 225 W 86 ST NEW YORK NY 10024				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	2.25	2 1/4 Stories			
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable			
Roof Cover	03	Asphalt Shingl			
Interior Wall 1	05	Drywall			
Interior Wall 2	03	Plaster			
Interior Flr 1	14	Carpet			
Interior Flr 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2	2 Full Baths			
Total Half Baths	1	1 Half Bath			
Total Xtra Fixtrs	3				
Total Rooms:	10	10 Rooms			
Bath Style:	02	Average			
Kitchen Style:	03	Modern			
Kitchens	1				
Whirlpool Tubs	1				
Hot Tubs					
Sauna (SF Area)					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	0				
Interior Cond	A				
Fireplaces	1				
Ceiling Height	8.00				

CONDO DATA				
Parcel Id	C	Owne	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Building Value New	569,294
Year Built	1925
Effective Year Built	
Depreciation Code	A
Remodel Rating	MD
Year Remodeled	2012
Depreciation %	29
Functional Obsol	5
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	66
Cns Sect Rcld	375,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
GAR2	Garage	FR	Frame	L	480	33.25	1974	6	75	3	1.00	11,400
SHD1	Shed	FR	Frame	L	39	11.00	1927	1	0	3	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,378	1,378		166.10	228,891
CRL	Crawl Space	0	1,378		0.00	0
EAF	Attic, Expansion, Finished	363	806		74.81	60,296
FOP	Porch, Open	0	64		33.74	2,159
FSP	Porch, Screen	0	256		41.53	10,631
FUS	Upper Story, Finished	1,378	1,378		166.10	228,891
UOP	Porch, Open	0	91		25.55	2,325
Ttl Gross Liv / Lease Area		3,119	5,351			533,193



Property Location 6 BRADLEY ST
 Vision ID 4904

Account # 8990

Map ID D03/ 070/000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 4/16/2021 7:15:40 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GOLDAN HOME LLC			3 Public Sewer	1 Public	1 Compo SE	Description	Code	Appraised	Assessed	6158 WESTPORT, CT
6 BRADLEY ST			2 Public Water			RES LAND	1-1	1,003,200	702,200	
WESTPORT CT						DWELLING	1-3	375,700	263,000	
0						RES OUTBL	1-4	11,400	8,000	
SUPPLEMENTAL DATA										
Alt Prcl ID 53150368,369				Lift Hse NO						
Historic ID 45				Asking \$						
Census 505										
WestportC J14										
Survey Ma										
Survey Ma										
GIS ID D03070000				Assoc Pid#						
							Total	1,390,300	973,200	

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)							
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
4089 0068	01-27-2021	U	I	750,000	10	2020	1-1	702,200	2020	1-1	702,200	2019	1-1	709,700
4089 0066	01-27-2021	U	I	750,000	08		1-3	263,000		1-3	263,000		1-3	271,000
4075 0192	12-14-2020	U	I	0	29		1-4	8,000		1-4	8,000		1-4	8,000
1366 0161	02-23-1995	U	I	0	29	Total		973,200	Total		973,200	Total		988,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	C	0001	

NOTES	
M/99 (88,90)	*ACCESS TO EAF BY PULL DOWN STAIRS
(1) 5-FIXTURE BATH	OUTSIDE SHOWER IN SHED
REMODELED IN 1978 AND 1989	
MK = 78 MB = 89	
SEE-THRU FIREPLACE	
1 - 4 FIX BATH	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	375,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,400
Appraised Land Value (Bldg)	1,003,200
Special Land Value	0
Total Appraised Parcel Value	1,390,300
Valuation Method	C
Total Appraised Parcel Value	1,390,300

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp
76233	02-25-2013	NA	Miscellaneous	100,000	10-19-2013	100	10-01-2013

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
05-12-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
11-21-2019	TM	1	5	76	QC-REVAL
10-19-2013	PG	2	1	00	Measur+Listed
09-19-2005	LV	1	1	00	Measur+Listed
12-15-2004	KC	1	1	00	Measur+Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		0.230 AC	445,500	3.05958	6	1.00	320	3.200		1.0000		1,003,200
Total Card Land Units					0.230 AC	Parcel Total Land Area					0	Total Land Value			1,003,200



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6 Bradley Street
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Square footage of the building or structure: 3,119 sq. ft.

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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: 6 Bradley Street

Name: House

NR District: Compo/ Owenoke Historic District

Local District:

Neg No.: 13:22

HRS ID No.: 0045





**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

APR 28 2021

1. 237 Greens Farms Rd, Westport CT
06880

WESTPORT BUILDING DEPT.

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card) 1935

2. Wakeman Brothers LLC

203-493-1567 - Ryan

NAME OF CURRENT PROPERTY OWNER (Please Print)
246-7133

TELEPHONE +1 (413)
RECEIVED

3. 260 Willow St, Southport CT
06890

MAY - 3 2021

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)
francesco.e.daniele@gmail.com

EMAIL
WESTPORT BUILDING DEPT.

4. Spire Construction 6 Marlborough Rd, Norwalk CT 06851

NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 4645 sqft-

SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Oly Mattera Contracting Co., Inc
7 Nimrod Farm Road
Weston Ct 06883
203-856-9074

DEMOLITION CONTRACTOR (Please Print) TELEPHONE
LICENSE NUMBER - DMCR.001131

GinoMattera@OlyMatteraConstruction.com
EMAIL

NOTIFICATION to abutting & across the street property owner(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 DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

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The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

Application for Demolition Permit (continued)

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 PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.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 or remediation contractor
- PROPANE TANK From the propane company that removed the 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 Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4/23/21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Revised 11/14/2019

Charles J. Costa, Trustee
237 Greens Farms Rd.
Westport, CT 06880

March 26, 2021

TO WHOM IT MAY CONCERN:

Please be advised that I hereby authorize Wakeman Brothers, LLC or its agents, contract purchasers' of 237 Greens Farms Rd., Westport, CT or their contractor Ryan Troy, Spire Construction to apply for any and all permits required for the application for a demolition permit for the premises.

Sincerely yours,



Charles J. Costa, Trustee

APRIL 22, 2021

SUBJECT: LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 1114-24 (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 237 Greens Farm Rd, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 23, 2021

Name of address of the owner is Wakeman Brothers LLC of 260 Willow Street, Southport CT 06890. The age of the structure is 91 years old. The structure is 1800 square feet.

The application is currently pending and available to view in the Office of the Town Building Official.

CONSTRUCTION DETAIL (CONTINUED)

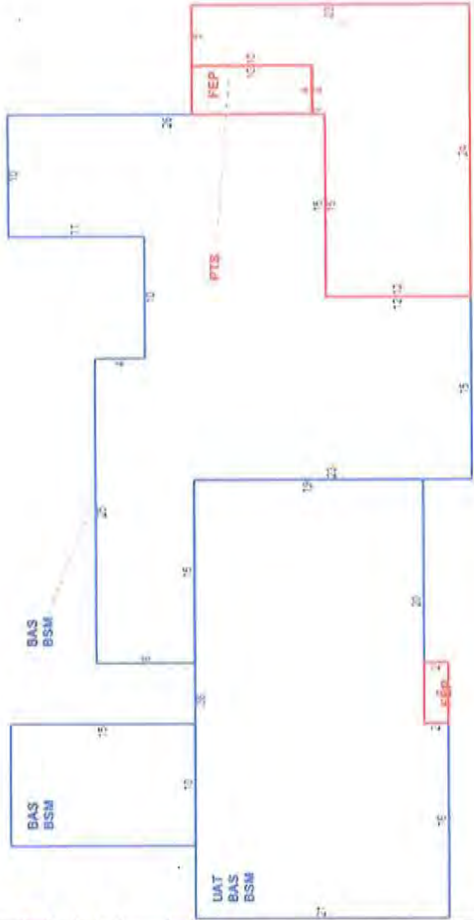
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy:	11	Clapboard	Parcel Id	C	Ownr
Exterior Wall 1:	03	Gable	Adjust Type	Code	Description
Exterior Wall 2:	03	Asphalt Shingl	Condo Fir		Factor%
Roof Structure:	05	Drywall	Condo Unit		
Interior Wall 1:	12	Hardwood	COST / MARKET VALUATION		
Interior Wall 2:	02	Oil	Building Value New		222,792
Interior Fir 1:	05	Hot Water	Year Built		1935
Interior Fir 2:	01	None	Effective Year Built		F
Heat Fuel:	04	4 Bedrooms	Depreciation Code		59
Heat Type:	2	2 Full Baths	Remodal Rating		5
AC Type:	0	8 Rooms	Year Remodeled		1
Total Bedrooms:	0	Average	Functional Obsol		
Total Bathrms:	8		External Obsol		
Total Half Baths:	02		Trend Factor		
Total Xtra Fixtrs:	1		Condition		
Total Rooms:			Condition %		36
Bath Style:			Percent Good		80,200
Kitchen Style:			Cns Sect Rchld		
Kitchens:			Dep % Ovr		
Whirlpool Tubs:			Dep Ovr Comment		
Hot Tubs:			Misc Imp Ovr		
Sauna (SF Area):			Misc Imp Ovr Comment		
Fin Basement:			Cost to Cure Ovr		
Fin Bsmt Qual:			Cost to Cure Ovr Comment		
Bsmt. Garages:					
Interior Cond:					
Fireplaces:					
Ceiling Height:					

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

Code	Descript	Sub	Sub Ty	L	U	B	Units	Unit Pric	Yr Bilt	Cond.	C	% Gd	Grade	Grade A	Appr. V

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,766	1,766	1,766	89.32	157,739
BSM	Basement Area	0	1,766	1,766	17.85	31,530
FEP	Porch, Enclosed	0	50	50	58.95	2,948
PTS	Patio - Stone	0	347	347	13.39	4,645
UAT	Attic, Unfinished	0	716	716	8.98	6,431
	Ttl Gross Liv / Lease Area	1,766	4,645			203,293





500 foot Abutters List Report

Westport, CT
April 27, 2021

Subject Property:

Parcel Number: G06018000
CAMA Number: G06018000
Property Address: 237 GREENS FARMS RD

Mailing Address: COSTA CHARLES J TRUSTEE
115 CANOE BROOK RD
TRUMBULL, CT 6611

Abutters:

Parcel Number: F06022000
CAMA Number: F06022000
Property Address: 60 NYALA FARM RD

Mailing Address: 60 NYALA FARMS ROAD LLC
PO BOX 110295
STAMFORD, CT 06911-0295

Parcel Number: G06008000
CAMA Number: G06008000
Property Address: 244 GREENS FARMS RD

Mailing Address: COHN RYAN M & ROSSI REGINA M
244 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06009000
CAMA Number: G06009000
Property Address: 238 GREENS FARMS RD

Mailing Address: GOJKOVICH MARY W & PAUL
238 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06014000
CAMA Number: G06014000
Property Address: 225 GREENS FARMS RD

Mailing Address: 225 GREENS FARMS ROAD LLC
1903 BURR STREET
FAIRFIELD, CT 6824

Parcel Number: G06015000
CAMA Number: G06015000
Property Address: 8 CLAPBOARD HILL RD

Mailing Address: USDAN JOHN
775 PARK AVE
NEW YORK, NY 10021

Parcel Number: G06016000
CAMA Number: G06016000
Property Address: 231 GREENS FARMS RD

Mailing Address: CUNNINGHAM JESSICA S & MOORE
MARY CHRISTINE
231 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06017000
CAMA Number: G06017000
Property Address: 233 GREENS FARMS RD

Mailing Address: ADAMS CHARLES S JR & GEORGIA S
233 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06019000
CAMA Number: G06019000
Property Address: 241 GREENS FARMS RD

Mailing Address: GIBBONS NATHANIEL W
P O BOX 147
GREENS FARMS, CT 6838

Parcel Number: G06020000
CAMA Number: G06020000
Property Address: 243 GREENS FARMS RD

Mailing Address: PARCIAK WALDEMAR & KATARZYNA
243 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06021000
CAMA Number: G06021000
Property Address: 247 GREENS FARMS RD

Mailing Address: SAXONMEYER MADELINE P EST
1040 REEF ROAD
FAIRFIELD, CT 6824



www.cai-tech.com

Data shown on this report 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 report.



500 foot Abutters List Report

Westport, CT
April 27, 2021

Parcel Number: G06022000
CAMA Number: G06022000
Property Address: 249 GREENS FARMS RD

Mailing Address: 249-251 GFR LLC
ONE GLENDINNING PLACE
WESTPORT, CT 6880

Parcel Number: G06023000
CAMA Number: G06023000
Property Address: 251 GREENS FARMS RD

Mailing Address: 249-251 GFR LLC
ONE GLENDINNING PLACE
WESTPORT, CT 6880

Parcel Number: G06024000
CAMA Number: G06024000
Property Address: 253 GREENS FARMS RD

Mailing Address: WESSAN NEIL J & SHARON E
253 GREENS FARMS RD
WESTPORT, CT 6880

Parcel Number: G06026000
CAMA Number: G06026000
Property Address: 128 MORNINGSIDE DR S

Mailing Address: LEWIS JOAN
128 MORNINGSIDE DR S
WESTPORT, CT 6880

Parcel Number: G06027000
CAMA Number: G06027000
Property Address: 126 MORNINGSIDE DR S

Mailing Address: BROADBENT THOMAS L & NANCY
126 MORNINGSIDE DR S
WESTPORT, CT 6880



www.cai-tech.com

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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

<u>Ad Order Number</u> 0002628151	<u>Customer Account</u> 349420
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> RYAN 6 Marlborough rd NORWALK CT 06851 USA
<u>Order Taker</u> eswanson	<u>Phone:</u> 2033953933
<u>Ordered By</u> Ryan	<u>Fax:</u>
<u>Order Source</u> Phone	<u>Email:</u>

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 1114-24 (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 237 Greens Farm Rd, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 23, 2021.

Name of address of the owner is Wakeman Brothers LLC of 260 Willow Street, Southport CT 06890. The age of the structure is 91 years old. The structure is 1800 square feet.

The application is currently pending and available to view in the Office of the Town Building Official.

<u>Ad Cost</u> \$27.28	<u>Payment Amt</u> \$27.28	<u>Amount Due</u> \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box Materials

Order Notes

<u>Ad Number</u> 0002628151-01	<u>External Ad #</u>	<u>Pick Up Number</u>
<u>Ad Type</u> BR Legal Liner	<u>Ad Size</u> 2 X 11 li	<u>PO Number</u>
	<u>Color Requests</u>	

<u>Product and Zone</u> Westport News	<u># Inserts</u> 1	<u>Placement</u> BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/7/2021

Sent from my iPhone

DEMOLITION

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 237 Greens Farms Road, Westport, CT 06880 has been filed in the Office of the Town Building Official on April 23, 2021.

Name and address of the owner: Wakeman Bros LLC
260 Willow Street, Fairfield, CT
Age of the building or structure: 1935 (85 years)
Square footage of the building or structure: 4,645 sf

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



**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

APR 28 2021

1. 16 Prospect Road | 1962
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. John Cotter | 203-246-9076
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 16 Prospect Rd, Westport, Ct, 06880 | lcotter@hotmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

RECEIVED

4. Coastal Luxury Homes
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

MAY - 5 2021

5. 2,662 sq ft
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

WESTPORT BUILDING DEPT.

6. John Burtische Excavating and Turkey | 203-460-0205 | DMCR001128
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

jburtische@gmail.com
EMAIL

NOTIFICATION to abutting & across the street property owner(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 DEMOLISH POSTING OF DEMOLITION SIGN
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 District 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 for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

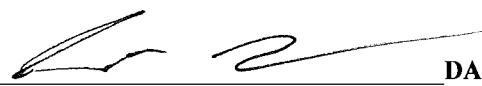
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:


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 APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.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 or remediation contractor
- PROPANE TANK From the propane company that removed the 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 Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

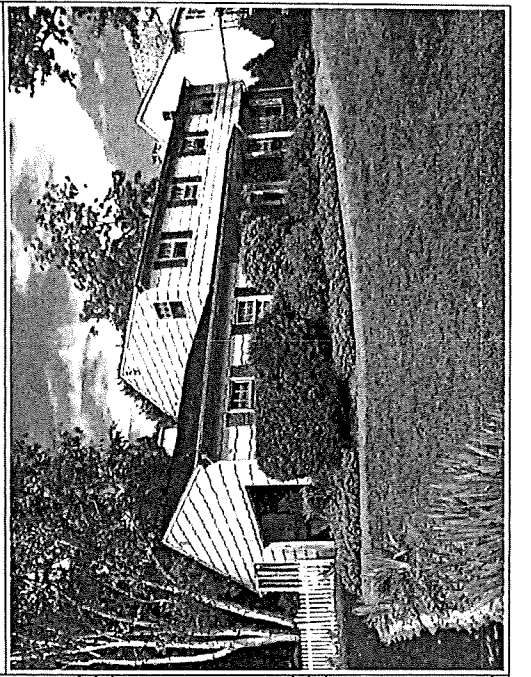
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 04/23/2014

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
03	Colonial	1	8.00
01	Residential		
11	B		
2	2 Stories		
1	Wood Shingle		
14	Brick Veneer		
19	Gable		
03	Asphalt Shingl		
03	Drywall		
05	Carpet		
14	Hardwood		
12	Oil		
02	Hot Water		
05	Central		
03	5 Bedrooms		
05	2 Full Baths		
1	1 Half Bath		
2	9 Rooms		
1	Average		
9	Modern		
02	Kitchens		
03	Whitewood Tub		
1	Hot Tubs		
	Sauna (SF Area		
	Fin Basement		
	Fin Basement		
0	Bmnt Garages		
A	Interior Cond		
1	Fireplaces		
8.00	Ceiling Height		



OB - OUTBUILDING & YARD ITEMS (1) - BUILDING EXTRA FEATURES (B)											
Code	Description	Sub	Qty	Unit	Price	Yr. Bt	Cond.	C	% Gd	Grade	Appr. V
SPL1	InGroun	VN	576	L	34.00	2007	6	75	4	1.35	19,800
PAT1	Patio	SN	240	L	16.50	2015	5	60	3	1.00	2,400
PER	Pergola	SN	240	L	22.00	2015	5	60	3	1.00	3,200
PAT1	Patio	SN	340	L	16.50	2015	5	60	3	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprct Value
BAS	First Floor	1,430	1,430	1,430	160.53	229,555
BSM	Basement Area	0	1,144	462	64.28	26,781
PGR	Garage	0	160	160	32.11	29,688
FOP	Porch, Open	1,232	220	0	0.00	5,137
FUS	Upper Story, Finished	0	0	0	0.00	197,770
SLB	Slab	0	24	24	13.38	321
WDK	Deck, Wood	0	0	0	0.00	0
Ttl Gross Liv / Lease Area					2,662	4,952,242

CONDO DATA	
Parcel Id	Owner
1	1

COST / MARKET VALUATION	
Building Value New	536,710
Year Built	1962
Effective Year Built	A
Depreciation Code	38
Remodal Rating	1
Year Remodelled	62
Depreciation %	332,800
Functional Obso	
External Obso	
Trend Factor	
Condition	
Condition %	
Percent Good	
Crs Sect Rmid	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

Property Location: 16 PROSPECT RD
 Vision ID: 9510
 Account #: 13654
 Map ID: E071/0693/000/
 Bldg # 1 of 1
 State Use 101
 Print Date 4/16/2021 11:52:46 P

CURRENT OWNER		COTTER JOHN P & LAURA J	
UTILITIES		1 Public	1 Public
STRT/ROAD		LOCATION	
TOPO		16 PROSPECT RD	
Bldg Name		WESTPORT, CT	
Sec # 1 of 1		6158	

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		U/V		SALE PRICE		TC	
COTTER JOHN P & LAURA J		1118 0039		09-06-1991		U		525,000			

EXEMPTIONS		OTHER ASSESSMENTS	
Year	Description	Amount	Comm Int
		0.00	
ASSESSING NEIGHBORHOOD		Batch	
NRNG	0002		

M/469, 4778(1) :
 PORTABLE HOT TUB = NV

BUILDING PERMIT RECORD		VISIT/CHANGE HISTORY	
Permit Id	Issue Date	Type	IS
67561	11-13-2006	SP	19
Description		Purpose/Result	
Swimming Pool		Field Review	
Amount: 27,000		80 Data Moller No Change	
Date Comp: 08-20-2009		00 Measur+Listed	
% Comp: 100		56 INSPECTION NOTICE SE	
Date Comp: 16 X 36 IG POOL		57 Office review - town record	
Date Comp: 08-20-2009		00 Measur+Listed	

LAND LINE VALUATION SECTION		LOCATION ADJUSTMENT	
B Use Code	Description	Zone	Adj Unit P
1	101 Single Family Rte	AA	1,0000
Land Units: 1,020 AC		Land Value: 666,400	
Parcel Total Land Area: 1,020 AC		Total Land Value: 666,400	

PREVIOUS ASSESSMENTS (HISTORY)		APPRaised VALUE SUMMARY	
Year	Code	Year	Code
2020	1-1	2019	1-1
2019	1-3	2018	1-3
2018	1-4	2017	1-4
Total	719,700	Total	759,900

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	332,800	Appraised Bldg. Value (Card)	332,800
Appraised XI (B) Value (Bldg)	0	Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,800	Appraised Ob (B) Value (Bldg)	28,800
Appraised Land Value (Bldg)	666,400	Appraised Land Value (Bldg)	666,400
Special Land Value	0	Special Land Value	0
Total Appraised Parcel Value	1,028,000	Total Appraised Parcel Value	1,028,000
Valuation Method	C	Valuation Method	C

APPRaised VALUE SUMMARY		APPRaised VALUE SUMMARY	
Appraised Bldg. Value (Card)	332,800	Appraised Bldg. Value (Card)	332,800
Appraised XI (B) Value (Bldg)	0	Appraised XI (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	28,800	Appraised Ob (B) Value (Bldg)	28,800
Appraised Land Value (Bldg)	666,400	Appraised Land Value (Bldg)	666,400
Special Land Value	0	Special Land Value	0
Total Appraised Parcel Value	1,028,000	Total Appraised Parcel Value	1,028,000
Valuation Method	C	Valuation Method	C

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

- Douglas and Keith Gilmore; 11 Harding Lane, Westport, CT, 06880
- Christopher and Carol Gette; 26 Prospect Road, Westport, CT, 06880
- Richard and Karen Stein; 24 Prospect Road, Westport, CT, 06880
- Robert and Kathleen Donovan; 22 Prospect Road, Westport, CT, 06880
- 13 Prospect Road, LLC; 13 Prospect Road, Westport, CT, 06880
- 15 Prospect Road, LLC; 15 Prospect Road, Westport, CT, 06880
- 21 Prospect Road, LLC; 21 Prospect Road, Westport, CT, 06880
- Mark and Sarah Hale; 14 Prospect Road, Westport, CT, 06880
- John and Wong May Mcauley; 9 Harding Lane, Westport, CT, 06880



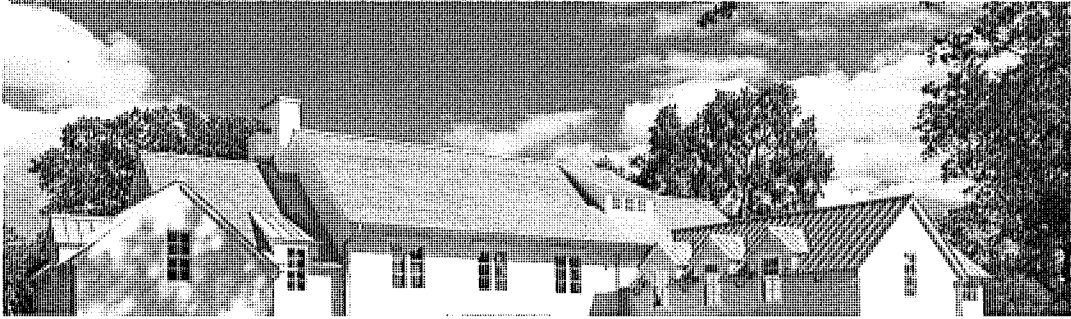
Signature of owner or authorized agent

04/23/2021

Date

Conor Mcauley

Print Name



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 joe@coastal-lux.com

April 23, 2021

Demolition of 16 Prospect Road

To Whom It May Concern:

As a courtesy, we would like to inform you that we will be demolishing 16 Prospect Road, Westport, CT 06880 within the next few months once permitted. We will do our best to minimize airborne dust and debris.

If you have any questions or concerns, please feel free to contact me at 203-856-7267.

Sincerely,

Conor Maccabe
Coastal Luxury Homes
203-856-7267
conor@coastal-lux.com



100 foot Abutters List Report

Westport, CT
April 26, 2021

Subject Property:

Parcel Number: E07093000
CAMA Number: E07093000
Property Address: 16 PROSPECT RD

Mailing Address: COTTER JOHN P & LAURA J
16 PROSPECT RD
WESTPORT, CT 6880

Abutters:

Parcel Number: E07034000
CAMA Number: E07034000
Property Address: 11 HARDING LN

Mailing Address: GILMORE DOUGLAS AND KEITH
11 HARDING LN
WESTPORT, CT 6880

Parcel Number: E07090000
CAMA Number: E07090000
Property Address: 26 PROSPECT RD

Mailing Address: GETTE CHRISTOPHER R & CAROL E
26 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E07091000
CAMA Number: E07091000
Property Address: 24 PROSPECT RD

Mailing Address: STEIN RICHARD E & KAREN J TRUSTEE
24 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E07092000
CAMA Number: E07092000
Property Address: 22 PROSPECT RD

Mailing Address: DONOVAN ROBERT G & KATHLEEN M
22 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E08105000
CAMA Number: E08105000
Property Address: 13 PROSPECT RD

Mailing Address: 13 PROSPECT ROAD LLC
13 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E08106000
CAMA Number: E08106000
Property Address: 15 PROSPECT RD

Mailing Address: 15 PROSPECT ROAD LLC
13 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E08107000
CAMA Number: E08107000
Property Address: 21 PROSPECT RD

Mailing Address: 21 PROSPECT ROAD LLC
21 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E08108000
CAMA Number: E08108000
Property Address: 14 PROSPECT RD

Mailing Address: HALE MARK J & SARAH A
14 PROSPECT RD
WESTPORT, CT 6880

Parcel Number: E08117000
CAMA Number: E08117000
Property Address: 9 HARDING LN

Mailing Address: MCAULEY JOHN G AND WONG MAY
9 HARDING LN
WESTPORT, CT 6880



www.cai-tech.com

Data shown on this report 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 report.

Ad Order Number
0002827703

Sales Rep.
mhutchings

Order Taker
mhutchings

Ordered By
CONOR

Order Source
Phone

Customer Account
348856

Customer Information
CONOR MACCABE COASTAL LUXURY HOMES
1723 POST RD E
WESTPORT CT 06880
USA

Phone: 2038567267
Fax:
EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 11, 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 structures at 4 Pequot Trail, Westport, CT has been filed in the Office of the Town Building Official on March 22, 2021.

Name and address of the owner:
John Carter
16 Prospect
Westport, CT, 06880

Age of the building or structure:
59 Years Old

Square footage of the building or structure: 2,662 Gross Sq. Ft.

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

Ad Cost **Payment Amt** **Amount Due**
\$29.76 \$0.00 \$29.76

Blind Box **Materials**

Order Notes

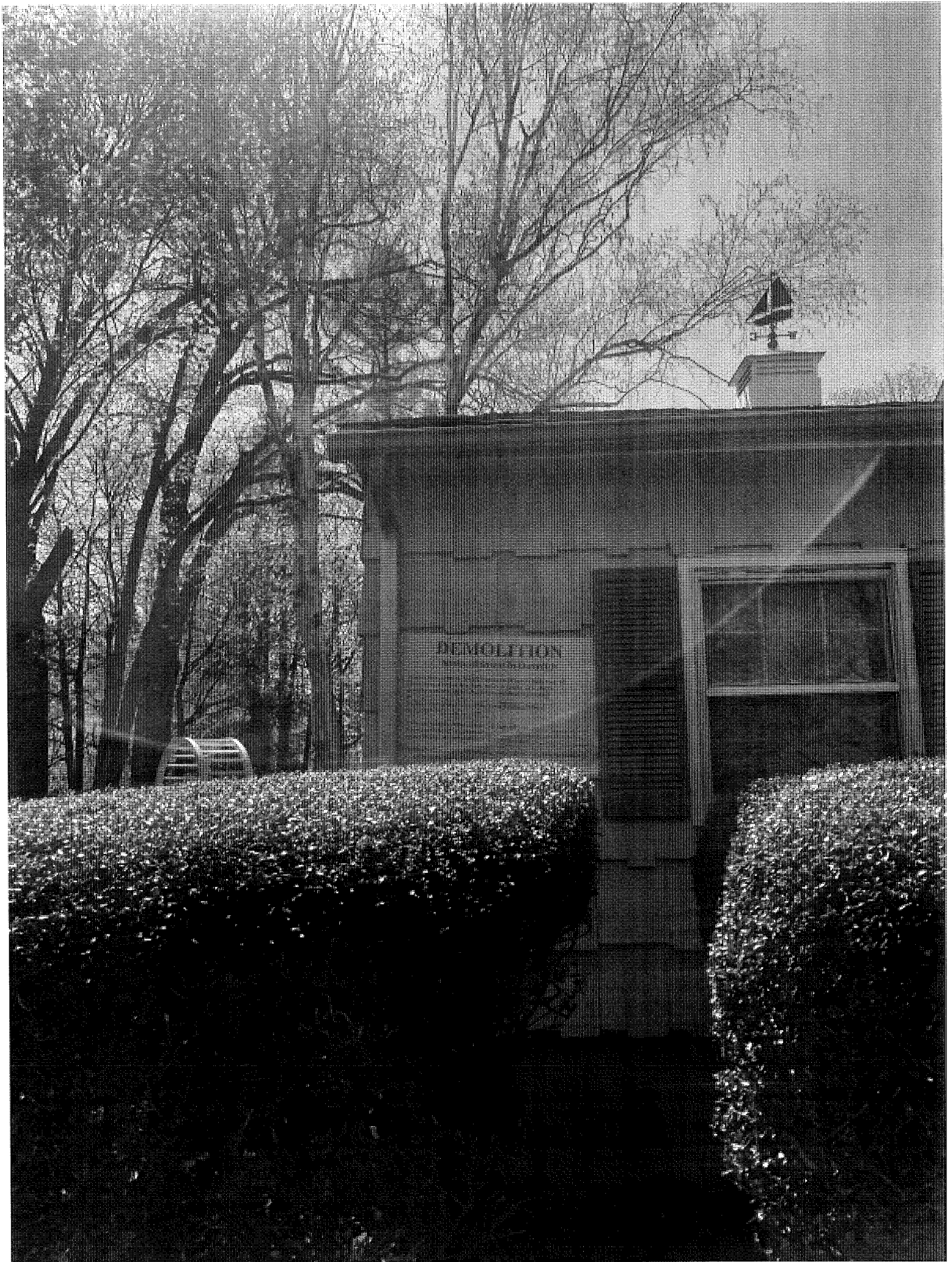
16 Prospect

Ad Number	External Ad #	Pick Up Number
0002827703-01		
Ad Type	Ad Size	PO Number
BR Legal Liner	1 X 23 1/2	16 Prospect
Color	Color Requests	
\$0.00		

Product and Zone	# Inserts	Placement
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/30/2021





**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

MAY - 5 2021

1. 21 Manitow Road | 1952
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Curt Kuliga | 201-982-8806
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 21 Manitow Road | ckuliga@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. 1723 Post Road East, Westport, CT, 06890
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. 1,226 - whole house demo
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. John Burtische Excavating and Trucking | 203-460-0205 | DMCRO01128
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

jburtische@gmail.com
 EMAIL

WESTPORT BUILDING DEPT.

RECEIVED

MAY - 5 2021

WESTPORT BUILDING DEPT.

NOTIFICATION to abutting & across the street property owner(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 DEMOLISH POSTING OF DEMOLITION SIGN
 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 District 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 for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property 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:

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- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
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- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
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- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
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- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

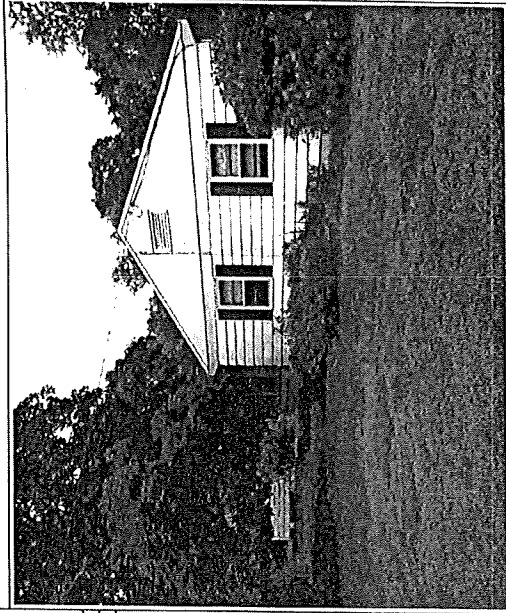
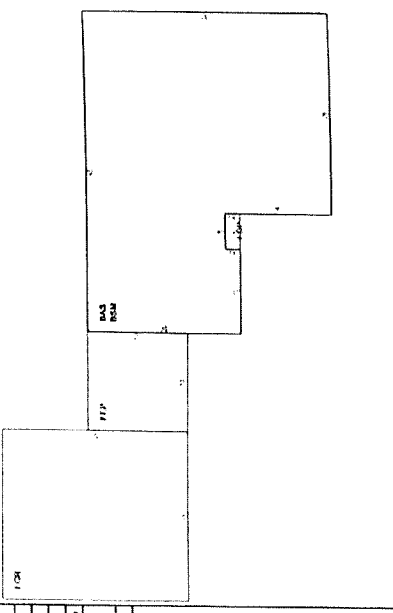
SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 04/23/2021

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

Estmt	Code	Description	Element	Code	Description
01	Barch		1		
01	Residential				
08	C			8.00	
1	1 Story				
14	Wood Shingle				
03	Gable				
03	Asphalt Shingl				
05	Drywall				
14	Carpet				
03	Average				
02	Oil				
05	Hot Water				
01	None				
03	3 Bedrooms				
1	1 Full Bath				
0	1 Half Bath				
5	5 Rooms				
02	Average				
02	Average				
1	Average				
03	Whitwood Tubs				
03	Hot Tubs				
03	Sauna (SF Area				
03	Fin Basement				
03	Basmt Outl				
03	Basmt Garages				
03	Basmt Cond				
03	Interior Cond				
03	Purposos				
03	Ceiling Height				

Code	Sub	Sub Ty	UB	Units	Unit Prc	Yr Bt	Cond	C	% Gd	Grade	Abpt	V
OB - OUTBUILDING & YARD ITEMS (L) / XF - BUILDING EXTRA FEATURES (B)												
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value						
BAS	Firs Floor	1,226	1,226	1,226	88.83	108,906						
BSM	Basement Area	0	0	0	17.75	21,763						
FEP	Porch, Enclosed	0	182	182	57.59	10,482						
FGR	Garage	0	576	576	35.47	20,431						
FOP	Porch, Open	0	10	10	17.77	178						
Tot Gross Liv / Lease Area		1,226	3,220	3,220	161,760							



Property Location: 21 MANITOU RD
 Vision ID: 2508
 Account #: 6549
 Map ID: C05/1025000/
 Bldg # 1
 Bldg Name: Sec # 1 of 1
 Card # 1 of 1
 State Use 101
 Print Date 4/15/2021 11:44:23 P

TOPO	UTILITIES	STRT/ROAD	LOCATION	Code	Appraised	Assessed
61 Sepsic	2 Private			1-1	1,082,100	757,500
2 Public Water				1-3	106,100	74,300
SUPPLEMENTAL DATA						
AIR PLOT ID: 53040300-5						
Ltr: Hse Asking \$						
Historic ID: 505						
Census: Westport CT 06880						
Westport CT 06880						
Survey Ma 2896						
Survey Ma 2896						
GIS ID: C05025000						
Assoc Pld#						

RECORD OF OWNERSHIP	BACKLOG/PAGE	SALE DATE	QU	VI	SALE PRICE	VC
KULGA CURT & ANNA KARIN	3900	0182	U	U	1,590,000	10
FERRARO LENA M EST	3888	0248	U	U		0
FERRARO LENA M	0099	0583	U	U		0

Year	Code	Description	Amount	Number	Amount	Comm Int
EXEMPTIONS						
Total: 0.00						

Sub	Code	Description	Amount
0001	R	0001	

Year	Code	Assessed	Year	Code	Assessed
2020	1-1	757,500	2019	1-1	599,000
2020	1-3	74,300	2019	1-3	77,300
Total: 831,800					

Year	Code	Assessed	Year	Code	Assessed
PREVIOUS ASSESSMENTS (HISTORY)					
Total: 1,188,200					

Year	Code	Assessed	Year	Code	Assessed
PREVIOUS ASSESSMENTS (HISTORY)					
Total: 831,800					

APPROXIMATE VALUE SUMMARY
 Appraised Bldg. Value (Card) 106,100
 Appraised Xt (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 1,082,100
 Special Land Value 0
 Total Appraised Parcel Value 1,188,200
 Valuation Method C

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
BUILDING PERMIT RECORD								
Total Appraised Parcel Value 1,188,200								

Date	Id	Type	IS	CD	Purpose/Result
06-15-2020	VA				Data Mailer No Change
08-01-2020	SR			21	DC Review
03-02-2020	VA			60	Mailer Sent
08-17-2015	VA			10	Message/Trst - Letter Sent
07-31-2015	RH			02	Sat or >SPM Attn @ Int In
07-30-2015	RH			01	Measure/No Interior Insp
07-09-2015	VA			66	INSPECTION NOTICE SE

Notes	Location Adjustment	Adj Unit P	Land Value
	1.0000		1,082,100
Total Land Value 1,082,100			

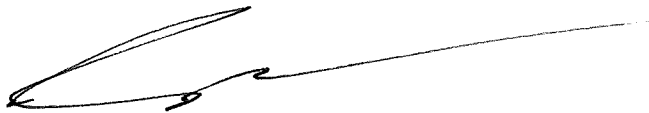
Zone	Description	Land Units	Land	Zone	Description	Land Units	Land
101	Single Family R6	AAA	1.060 AC	101	Single Family R6	AAA	1.060 AC
Total Card Land Units			1.060 AC	Parcel Total Land Area			1.060 AC

Parcel Total Land Area 1.060 AC

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

- Albert and Katherine Copersino; 22 Manitou Road, Westport, CT, 06880
- James and Eric Klein; 20 Manitou Road, Westport, CT, 06880
- Melissa Bautista; 18 Manitou Road, Westport, CT, 06880
- Doug and Elizabeth Pardon; 26 Manitou Road, Westport, CT, 06880
- Craig and Kim Berry; 24 Manitou Road, Westport, CT, 06880
- Kimberly Iannacone; 17 Manitou Road, Westport, CT, 06880
- Brett and Britt Sheiber; 25 Manitou Road, Westport, CT, 06880
- Mari-Eleanor Miller; 11 Manitou Road, Westport, CT, 06880



Signature of owner or authorized agent

04/23/2021

Date

Gaur Maccabe

Print Name



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 joe@coastal-lux.com

April 23, 2021

Demolition of 21 Manitou Road, Westport

To Whom It May Concern:

As a courtesy, we would like to inform you that we will be demolishing the 21 Manitou Road, Westport, CT 06880 within the next few days once permit. We will do our best to minimize airborne dust and debris.

If you have any questions or concerns, please feel free to contact me at 203-856-7267.

Sincerely,

Conor Maccabe
Coastal Luxury Homes
203-856-7267
conor@coastal-lux.com



100 foot Abutters List Report

Westport, CT
April 26, 2021

Subject Property:

Parcel Number: C05025000
CAMA Number: C05025000
Property Address: 21 MANITOU RD

Mailing Address: KULIGA CURT & ANNA KARIN
21 MANITOU RD
WESTPORT, CT 6880

Abutters:

Parcel Number: C04006000
CAMA Number: C04006000
Property Address: 22 MANITOU RD

Mailing Address: COPERSINO ALBERT S & KATHERINE S
22 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C04007000
CAMA Number: C04007000
Property Address: 20 MANITOU RD

Mailing Address: KLEIN JAMIE S TR & ERIC S TR
20 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C04008000
CAMA Number: C04008000
Property Address: 18 MANITOU RD

Mailing Address: BAUTISTA MELISSA JOSINE LOINAZ
TRUSTEE
18 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C05022000
CAMA Number: C05022000
Property Address: 26 MANITOU RD

Mailing Address: PARDON DOUGLAS & ELIZABETH
26 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C05023000
CAMA Number: C05023000
Property Address: 24 MANITOU RD

Mailing Address: BERRY CRAIG J & KIM R
24 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C05024000
CAMA Number: C05024000
Property Address: 17 MANITOU RD

Mailing Address: IANNACONE KIMBERLY A
17 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C05026000
CAMA Number: C05026000
Property Address: 25 MANITOU RD

Mailing Address: SHEIBER BRET & BRITT
25 MANITOU RD
WESTPORT, CT 6880

Parcel Number: C05029000
CAMA Number: C05029000
Property Address: 11 MANITOU RD

Mailing Address: MILLER MARI-ELEANOR
11 MANITOU RD
WESTPORT, CT 6880



www.cai-tech.com

Data shown on this report 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 report.

Order Confirmation

Ad Order Number 0002627706	Customer Account 348856
Sales Rep. mhutchings	Customer Information CONOR MACCABE COASTAL LUXURY HOMES 1723 POST RD E WESTPORT CT 06880 USA
Order Taker mhutchings	
Ordered By CONOR	Phone: 2038567267
Order Source Phone	Fax: Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Section 17-24 (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 4 Pequot Trail, Westport, CT has been filed in the Office of the Town Building Official on March 22, 2021.

Name and address of the owner:
Curt Kujala
21 Manitou Road
Westport, CT, 06880

Age of the building or structure:
60 Years Old

Square footage of the building or structure: 1,226 Gross Sq. Ft.

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

Ad Cost \$28.52	Payment Amt \$0.00	Amount Due \$28.52
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

21 Manitou Road

Ad Number 0002627706-01	External Ad #	Pick Up Number 0002627704
Ad Type BR Legal Liner	Ad Size 1 X 22 li	PO Number 21 Manitou Road
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/30/2021





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

RECEIVED

APR 28 2021

1. 36 Green Acre Lane | 1930
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Leora Shapiro | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 36 Green Acre Lane, Westport, CT, 06880 | leora@shapiro.org
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Coastal Luxury Homes, 1723 Post Road East, Westport, CT, 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

RECEIVED

MAY -5 2021

5. Partial demolition of main house
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. John Burtische Excavating and Tracing | 203-460-0205 | DMCR 001128
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

jburtische@gmail.com
 EMAIL

NOTIFICATION to abutting & across the street property owner(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 DEMOLISH POSTING OF DEMOLITION SIGN
 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 District 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 for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

- The Historic District Commission considers the property historically significant and does not waive the balance of delay.
- The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

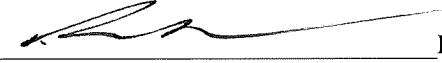
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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 APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.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 or remediation contractor
- PROPANE TANK From the propane company that removed the 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 Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 04/23/2021

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

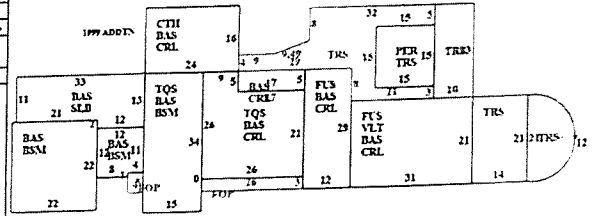
Property Location 36 GREEN ACRE LN
 Vision ID 7065 Account # 11183

Map ID D07/115/000 /
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 1 of 2

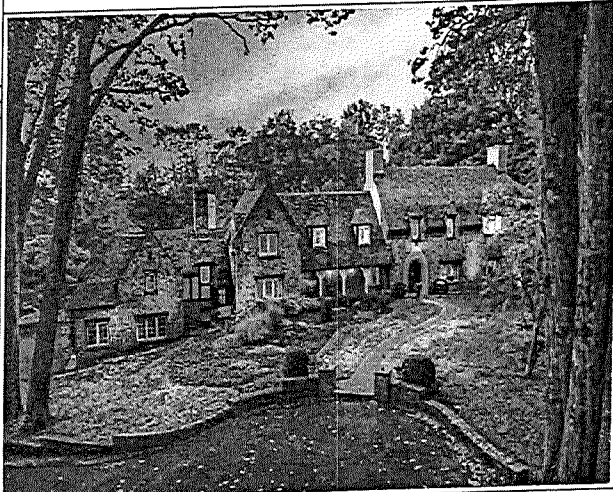
State Use 201
 Print Date 4/19/2021 4:06:06 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	113	Custom Tudor	Fireplaces	2	
Model:	01	Residential	Calling Height	9.00	
Grade:	18	Type II	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	21		Parcel Id		Owne
Exterior Wall 1	01	Stone/Masonry			
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	08	Clay Tile	Condo Unit		
Interior Wall 1	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		1,722,470
Interior Flr 1	12	Hardwood	Year Built		1930
Interior Flr 2	18	Slate	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		VG
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		
Total Bedrooms	05	5 Bedrooms	Depreciation %		13
Total Baths:	4	4 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		1
Total Xtra Floors	3		Trend Factor		
Total Rooms:	12	12 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		87
Kitchens	1		Cns Sect Rcnld		1,498,500
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	819		Misc Imp Ovr Comment		
Fin Bsmt Qual	5	Living Area Q	Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	2				
Calling Height	9.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Btt	Cond. C	% Gd	Grade	Grade A	Appr. V
SHD1	Shed	FR	Frame	L	140	11.00	1930	5	60	3	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eft Area	Unit Cost	Undeprec Value
BAS	First Floor	3,580	3,580		253.04	905,870
BSM	Basement Area	0	1,134		50.65	57,439
CRL	Crawl Space	0	2,059		0.00	0
CTH	Cathedral Ceiling	0	384		50.74	19,484
FOP	Porch, Open	0	98		51.64	5,061
FUS	Upper Story, Finished	999	999		253.04	252,783
PER	Pergola	0	225		25.87	5,820
SLB	Slab	0	387		0.00	0
TQS	Three Quarter Story	881	1,101		202.48	222,925
TBS	Terrace - Stone	0	1,454		50.64	74,140
Ttl Gross Liv / Lease Area		5,460	12,082			1,551,872



Property Location 36 GREEN ACRE LN Map ID D071115000 / Bldg Name State Use 201
 Vision ID 7065 Account # 11183 Bldg # 1 Sec # 1 of 1 Card # 1 of 2 Print Date 4/15/2021 4:06:07 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
SHAPIRO ERIC NATHAN & GOREN L			3 Public Sewer	1 Public		Description	Code	Appraised	Assessed
36 GREEN ACRE LN			2 Public Water			RES LAND	1-1	675,400	472,800
WESTPORT CT 06880		SUPPLEMENTAL DATA				DWELLING	1-3	1,498,500	1,049,000
		Art Prcd ID	S3171219-A		Lift Hse	RES OUTBL	1-4	900	600
		Historic ID			Asking \$				
		Census	505						
		WestportC	H28						
		Survey Ma	5831						
		GIS ID	D07115000		Assoc Pkd#				
						Total	2,174,800		1,522,400

6158
WESTPORT, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	DU	VI	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SHAPIRO ERIC NATHAN & GOREN LEORA		4072 0263	12-07-2020	O	I	2,570,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PARRY WILLIAM F & ANITA		1289 0307	12-29-1993	U	I	1,400,000		2020	1-1	472,800	2020	1-1	472,800	2019	1-1	486,500
									1-3	1,049,000		1-3	1,049,000		1-3	813,600
									1-4	600		1-4	600		1-4	600
								Total	1,522,400		Total	1,522,400		Total	1,300,700	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0002	R	0002	

NOTES	
M/5831(A). 681, 680	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,498,500
Appraised Xt (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	675,400
Special Land Value	0
Total Appraised Parcel Value	2,174,800
Valuation Method	C
Total Appraised Parcel Value	2,174,800

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Co	Purpost/Result
71449	02-26-2010	AL	Alterations	14,000	09-15-2010	100		RENOVATE 1ST FLOOR BED	10-13-2020	VA			81	Data Mailer Change
58873	08-01-1999		16 X 24 1 ST A	100,000		100		16 X 24 1 ST ADD TO REAR	10-07-2020	PG	3	5	56	Changed as a result of disc
									03-02-2020	VA			60	Mailer Sent
									11-06-2019	TM	1	1	76	QC-REVAL
									11-09-2010	JD			55	NOAH - Visual
									09-15-2010	TM	2		00	Measur+Listed
									04-29-2010	MI			69	Partial Int Inson (See Perm

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	201	Single Family Re	AA		2.230 AC	360,000	0.46738	5	1.00	180	1.800			1.0000	675,400
Total Card Land Units					2.230 AC	Parcel Total Land Area					2	Total Land Value			675,400

Property Location 36 GREEN ACRE LN
 Vision ID 7065

Account # 11183

Map ID D07//115/000/

Bldg # 1

Bldg Name
 Sec # 1 of 1

Card # 2 of 2

State Use 201
 Print Date 4/16/2021 4:06:09 PM

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT									
SHAPIRO ERIC NATHAN & GOREN L			3 Public Sewer 2 Public Water	1 PUBLIC		Description	Code	Appraised	Assessed	6158 WESTPORT, CT					
36 GREEN ACRE LN		SUPPLEMENTAL DATA				RES LAND	1-1	675,400	472,800						
WESTPORT CT 06880		Air Pict ID 53171219-A Historic ID Census 505 WestportC H28 Survey Ma 5831 Survey Ma GIS ID D07115000				DWELLING	1-3	1,498,500	1,049,000						
		Lmt Hse Asking \$ Assoc Pict#				RES OUTBL	1-4	900	600						
						Total		2,174,800	1,522,400						
RECORD OF OWNERSHIP						PREVIOUS ASSESSMENTS (HISTORY)									
BK-VOL/PAGE	SALE DATE	QU	VI	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
						2020	1-1	472,800	2020	1-1	472,800	2019	1-1	496,500	
							1-3	1,049,000		1-3	1,049,000		1-3	813,600	
							1-4	600		1-4	600		1-4	600	
						Total		1,522,400	Total		1,522,400	Total		1,300,700	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total															
ASSESSING NEIGHBORHOOD															
Nbhd	Sub	Nbhd Name	B	Tracing	Batch										
0002	R	0002													
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
Total Card Land Units					Parcel Total Land Area					Total Land Value					

VISION

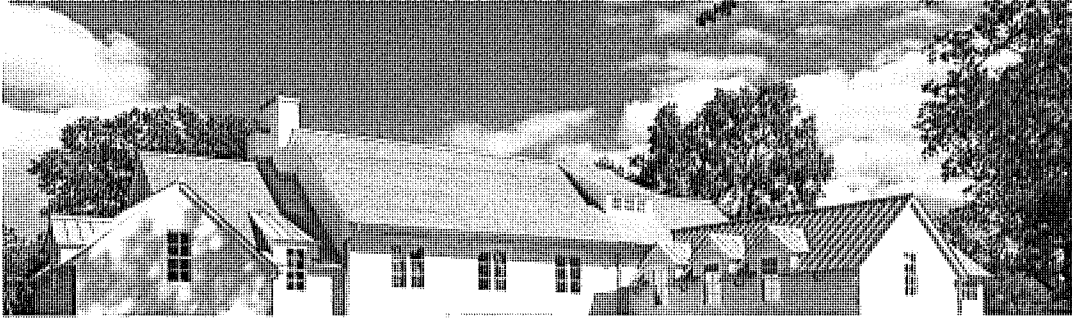
Property Location 36 GREEN ACRE LN
 Vision ID 7065 Account # 11183

Map ID D071/115/000/
 Bldg # 1

Bldg Name
 Sec # 1 of 1 Card # 2 of 2

State Use 201
 Print Date 4/16/2021 4:06:08 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)									
Element	Cd	Description	Element	Cd	Description							
Style:	113	Custom Tudor	Fireplaces	2								
Model:	01	Residential	Ceiling Height	9.00								
Grade:	18	Type II	Elevator									
Stories:	2	2 Stories	CONDO DATA									
Occupancy	1		Parcel Id		Ownr							
Exterior Wall 1	21	Stone/Masonry										
Exterior Wall 2												
Roof Structure:	03	Gable	Adjust Type	Code	Description							
Roof Cover	08	Clay Tile	Condo Fir		Factor%							
Interior Wall 1	03	Plaster	Condo Unit									
Interior Wall 2			COST / MARKET VALUATION									
Interior Flr 1	12	Hardwood	Building Value New									
Interior Flr 2	18	Slate										
Heat Fuel	02	Oil	Year Built									
Heat Type:	05	Hot Water	Effective Year Built									
AC Type:	03	Central	Depreciation Code									
Total Bedrooms	05	5 Bedrooms	Remodel Rating									
Total Bthrms:	4	4 Full Baths	Year Remodeled									
Total Half Baths	1	1 Half Bath	Depreciation %									
Total Xtra Fltrs	3		Functional Obsol									
Total Rooms:	12	12 Rooms	External Obsol									
Bath Style:	02	Average	Trend Factor									
Kitchen Style:	02	Average	Condition									
Kitchens	1		Condition %									
Whirlpool Tubs			Percent Good									
Hot Tubs			Cns Sect Rmkid									
Sauna (SF Area)			Dep % Ovr									
Fin Basement	819		Dep Ovr Comment									
Fin Bsmt Qual	5	Living Area Q	Misc Imp Ovr									
Bsmt. Garages	0		Misc Imp Ovr Comment									
Interior Cond	A		Cost to Cure Ovr									
Fireplaces	2		Cost to Cure Ovr Comment									
Ceiling Height	9.00		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bilt	Cond. C	% Gd	Grade	Grade A	Appr. V
BUILDING SUB-AREA SUMMARY SECTION												
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value						
VLT	Vaulted Ceiling	0	651		12.83	8,350						
Tot Gross Liv / Lease Area												



+ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 joe@coastal-lux.com

April 23, 2021

Partial Demolition of 36 Green Acre Lane

To Whom It May Concern:

As a courtesy, we would like to inform you that we will be demolishing part of the structure at 36 Green Acre Lane, Westport, CT 06880 within the next few days once permitted. We will do our best to minimize airborne dust and debris.

If you have any questions or concerns, please feel free to contact me at 203-856-7267.

Sincerely,

Conor Maccabe
Coastal Luxury Homes
203-856-7267
conor@coastal-lux.com

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commissions requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished:

- Aspetuck Land Trust Inc; 239 Toilsome Hill Road, Fairfield, CT, 06825
- Carolyn Rie; 32 Valley Road, Westport, CT, 06880
- Michael Mackey and Lynn Sadosky; 28 Valley Road, Westport, CT, 06880
- Mark and Kimberly Shapiro; 33 Green Acre Lane, Westport, CT, 06880
- Lynda Browne; 37 Green Acre Lane, Westport, CT, 06880



Signature of owner or authorized agent

04/23/2021

Date

Conor Maccabe

Print Name

Ad Order Number 0002627704	Customer Account 348856
Sales Rep. mhutchings	Customer Information CONOR MACCABE COASTAL LUXURY HOMES 1723 POST RD E WESTPORT CT 06880 USA
Order Taker mhutchings	
Ordered By CONOR	Phone: 2038567267
Order Source Phone	Fax: Email:

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article II, Sec. 6317A 24 (a) (2) of the Code of Ordinances, Town of Westport, no license is hereby given that a demolition permit application for the building or structure at 4 Pequot Trail, Westport, CT has been filed in the Office of the Town Building Official on March 22, 2021.

Name and address of the owner:
Lesia Shapiro
36 Green Acre Lane
Westport, CT, 06880

Age of the building or structure:
91 Years Old

Square footage of the building or structure: 5400 Gross Sq. Ft.

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

Ad Cost \$28.52	Payment Amt \$0.00	Amount Due \$28.52
---------------------------	------------------------------	------------------------------

Blind Box **Materials**

Order Notes

36 Green Acre Lane

Ad Number 0002627704-01	External Ad #	Pick Up Number 0002627703
Ad Type BR Legal Liner	Ad Size 1 X 22 li	PO Number 36 Green Acre Lane
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/30/2021



100 foot Abutters List Report

Westport, CT
April 26, 2021

Subject Property:

Parcel Number: D07115000
CAMA Number: D07115000
Property Address: 36 GREEN ACRE LN

Mailing Address: SHAPIRO ERIC NATHAN & GOREN
LEORA MICHELLE
36 GREEN ACRE LN
WESTPORT, CT 6880

Abutters:

Parcel Number: D07056000
CAMA Number: D07056000
Property Address: 22 GREEN ACRE LN

Mailing Address: ASPETUCK LAND TRUST INC
239 TOILSOME HILL RD
FAIRFIELD, CT 6825

Parcel Number: D07060000
CAMA Number: D07060000
Property Address: GREEN ACRE LN

Mailing Address: ASPETUCK LAND TRUST INC
239 TOILSOME HILL RD
FAIRFIELD, CT 6825

Parcel Number: D07109000
CAMA Number: D07109000
Property Address: 32 VALLEY RD

Mailing Address: RIE CAROLYN
32 VALLEY RD
WESTPORT, CT 6880

Parcel Number: D07110000
CAMA Number: D07110000
Property Address: 28 VALLEY RD

Mailing Address: MACKEY MICHAEL AND SADOSKY LYNN
K
28 VALLEY RD
WESTPORT, CT 6880

Parcel Number: D07113000
CAMA Number: D07113000
Property Address: 33 GREEN ACRE LN

Mailing Address: SHAPIRO MARK S & KIMBERLY A
33 GREEN ACRE LN
WESTPORT, CT 6880

Parcel Number: D07114000
CAMA Number: D07114000
Property Address: 37 GREEN ACRE LN

Mailing Address: BROWNE LYNDA KOMMEL TRUSTEE
37 GREEN ACRE LN
WESTPORT, CT 6880

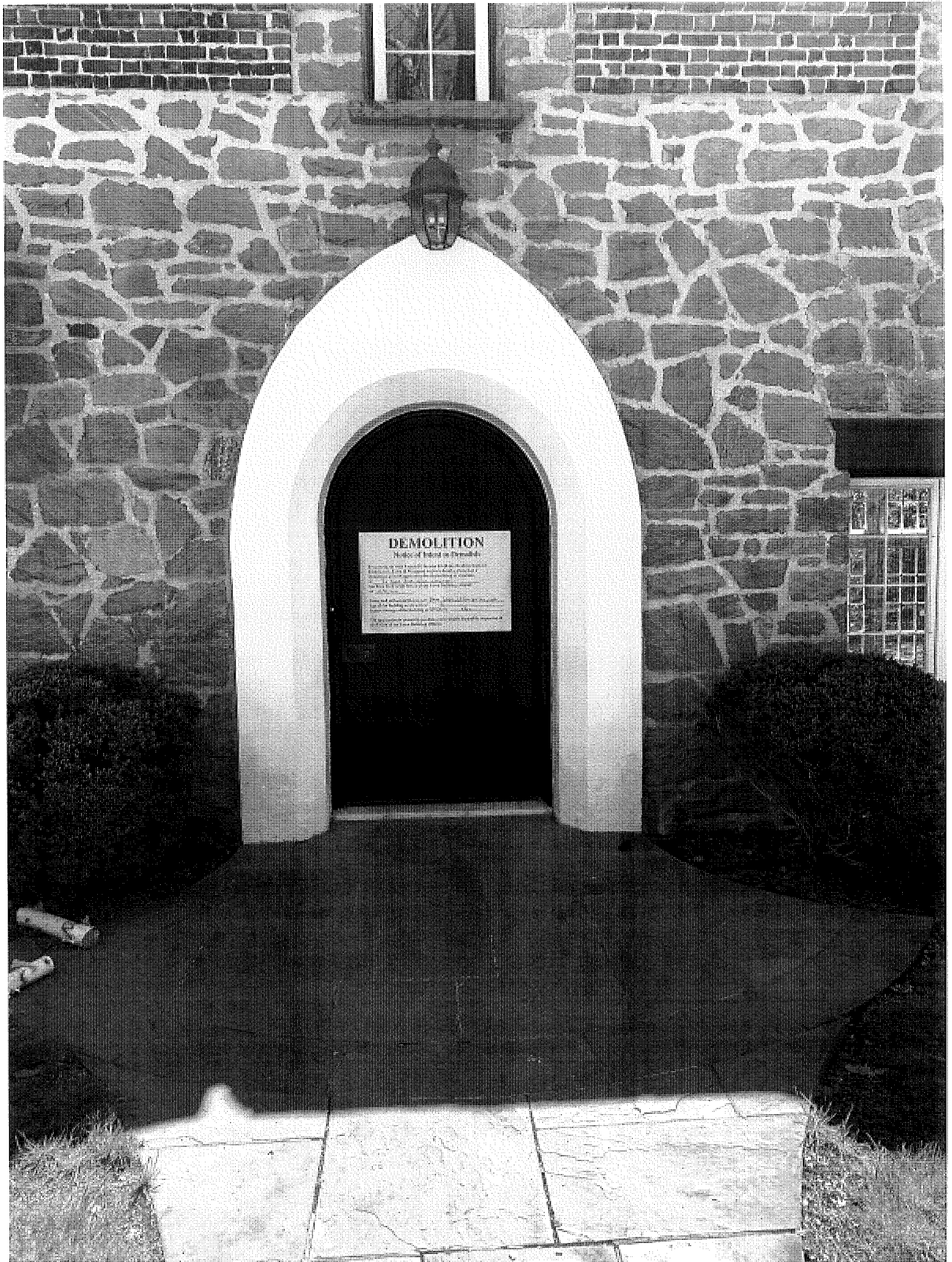
Parcel Number: D07116000
CAMA Number: D07116000
Property Address: GREEN ACRE LN

Mailing Address: ASPETUCK LAND TRUST INC
239 TOILSOME HILL RD
FAIRFIELD, CT 6825



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Data shown on this report 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 report.



DEMOLITION
Notice of Intent to Demolish

1. I, the undersigned, owner of the above described property, hereby give notice of my intent to demolish the same within the time specified in this notice.

2. The property is located at [Address] and is zoned [Zoning Code].

3. The demolition of the property is necessary for [Reason for Demolition].

4. The demolition of the property will be completed by [Date].

5. The demolition of the property will be in accordance with the provisions of the [Code].

6. The demolition of the property will be in accordance with the provisions of the [Code].

7. The demolition of the property will be in accordance with the provisions of the [Code].

8. The demolition of the property will be in accordance with the provisions of the [Code].

9. The demolition of the property will be in accordance with the provisions of the [Code].

10. The demolition of the property will be in accordance with the provisions of the [Code].



**TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES
AND/OR PROPERTIES 50 YEARS OR OLDER**

RECEIVED

MAY 11 2021

1. 18 Bradley St, Westport | 1969
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Kevin Rakin | _____
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 36 Church Lane Westport CT 06880 | kevin@krakin.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

WESTPORT BUILDING DEPT.

4. _____
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

RECEIVED

MAY 12 2021

5. _____
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

WESTPORT BUILDING DEPT.

6. _____ | _____ | _____
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL _____

NOTIFICATION to abutting & across the street property owner(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 DEMOLISH POSTING OF DEMOLITION SIGN
 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 District 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 for such demolitions.

The property owner or legal representative must first obtain a *Certificate of Appropriateness* 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 application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking 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 property 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 hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay.
 The Historic District Commission does not consider the property 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 APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@alticetechservicesusa.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 or remediation contractor
- PROPANE TANK From the propane company that removed the 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 Deborah Barbieri (203) 341-1793
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 4-28-21

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



150 foot Abutters List Report

Westport, CT
April 22, 2021

Subject Property:

Parcel Number: D03055000
CAMA Number: D03055000
Property Address: 18 BRADLEY ST

Mailing Address: 18 BRADLEY LLC
36 CHURCH LANE
WESTPORT, CT 6880

Abutters:

Parcel Number: D03034000
CAMA Number: D03034000
Property Address: 57 COMPO BEACH RD

Mailing Address: 57 CBR LLC
9 SILVER BROOK RD
WESTPORT, CT 6880

Parcel Number: D03035000
CAMA Number: D03035000
Property Address: 3 APPLETREE TRL

Mailing Address: BARRATO JOSEPH J & CHRISTOPHER C
TRSTEES
3 APPLETREE TRL
WESTPORT, CT 6880

Parcel Number: D03036000
CAMA Number: D03036000
Property Address: 5 APPLETREE TRL

Mailing Address: SLAUGHTER STEVEN AND KELLY
MARION
5 APPLETREE TRL
WESTPORT, CT 6880

Parcel Number: D03051000
CAMA Number: D03051000
Property Address: 8 APPLETREE TRL

Mailing Address: TEMLOCK STEPHEN TRUSTEE
8 APPLETREE TRL
WESTPORT, CT 6880

Parcel Number: D03052000
CAMA Number: D03052000
Property Address: 4 APPLETREE TRL

Mailing Address: STEFFENS EDYTHE PUMFEY LAKE
TRUSTEES
PO BOX 1026
CAPTIVA, FL 33924-1026

Parcel Number: D03053000
CAMA Number: D03053000
Property Address: 61 COMPO BEACH RD

Mailing Address: SHEAR RONALD HENRY AND
1112 PARK AVE APT 6 A
NEW YORK, NY 10028

Parcel Number: D03054000
CAMA Number: D03054000
Property Address: 63 COMPO BEACH RD

Mailing Address: FENG MICHAEL & WINNIE C CHIN
63 COMPO BEACH RD
WESTPORT, CT 6880

Parcel Number: D03056000
CAMA Number: D03056000
Property Address: 25 NORWALK AVE

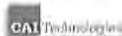
Mailing Address: KLR HOLDING LLC
36 CHURCH ST
WESTPORT, CT 6880

Parcel Number: D03057000
CAMA Number: D03057000
Property Address: 29 NORWALK AVE

Mailing Address: BARTIE KIRSTEN GILL
29 NORWALK AVE
WESTPORT, CT 6880

Parcel Number: D03058000
CAMA Number: D03058000
Property Address: 28 NORWALK AVE

Mailing Address: KLABER ADAM
28 NORWALK AVE
WESTPORT, CT 6880



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150 foot Abutters List Report

Westport, CT
April 22, 2021

Parcel Number: D03059000
CAMA Number: D03059000
Property Address: 12 BRADLEY ST

Mailing Address: 12 BRADLEY STREET LLC
12 BRADLEY ST
WESTPORT, CT 6880

Parcel Number: D03149000
CAMA Number: D03149000
Property Address: 19 NORWALK AVE

Mailing Address: LIPIRA ROBERT D TR & MARY ANNE TR
19 NORWALK AVE
WESTPORT, CT 6880

Parcel Number: D03150000
CAMA Number: D03150000
Property Address: 21 NORWALK AVE

Mailing Address: ALBERTELL JON & IULENE
21 NORWALK AVE
WESTPORT, CT 6880

Parcel Number: D03151000
CAMA Number: D03151000
Property Address: 15 BRADLEY ST

Mailing Address: JAFFE HOLLY
15 BRADLEY ST
WESTPORT, CT 6880

Parcel Number: D03152000
CAMA Number: D03152000
Property Address: 17 BRADLEY ST

Mailing Address: LAM TERENCE TR & YU LINDA TR
17 BRADLEY ST
WESTPORT, CT 6880

Parcel Number: D03153000
CAMA Number: D03153000
Property Address: 16 WESTPORT AVE

Mailing Address: KAYE STEPHEN H REVOCABLE TRUST
16 WESTPORT AVE
WESTPORT, CT 6880

Parcel Number: D03154000
CAMA Number: D03154000
Property Address: 14 WESTPORT AVE

Mailing Address: KRAMER JARED & LING HU
14 WESTPORT AVE
WESTPORT, CT 6880

Parcel Number: D03161000
CAMA Number: D03161000
Property Address: COMPO BEACH RD

Mailing Address: WESTPORT TOWN OF
110 MYRTLE AVE
WESTPORT, CT 6880

Parcel Number: D03162000
CAMA Number: D03162000
Property Address: 19 BRADLEY ST

Mailing Address: KESSELMAN RICHARD & PAMELA
19 BRADLEY ST
WESTPORT, CT 6880

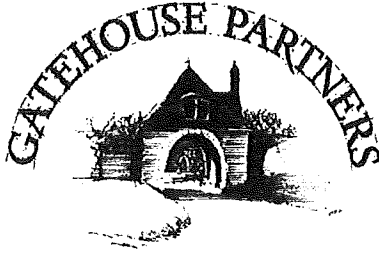


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4/22/2021

Page 2 of 2



11 Henry Street Greenwich, CT 06830
203/ 532-9486 fax 203/ 532-9487

April 23, 2021

I am writing to you on behalf of Kevin Rakin, the owner of 18 Bradley Street Westport CT 06880. This letter is to inform you that he is applying to the Town of Westport for a permit to demolish the home located at the same address.

Thank you for your time and please let me know if you have any questions and/or comments.

Sincerely,

Justin Edwards

18 BRADLEY ST

Location 18 BRADLEY ST

Mblu D03 / / 055/000 /

Acct# 5622

Owner KLR HOLDINGS LLC

Assessment \$1,247,100

Appraisal \$1,781,600

PID 1594

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$452,700	\$1,328,900	\$1,781,600

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$316,900	\$930,200	\$1,247,100

Owner of Record

Owner KLR HOLDINGS LLC

Sale Price \$0

Co-Owner

Certificate

Address 36 CHURCH LANE

Book & Page 4122/0113

WESTPORT, CT 06880

Sale Date 05/04/2021

Instrument 29

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
KLR HOLDINGS LLC	\$0		4122/0113	29	05/04/2021
18 BRADLEY LLC	\$0		4036/0162	29	08/24/2020
KLR HOLDINGS LLC	\$2,050,000		4024/0267	00	07/17/2020
ALTER STEVEN M & LISA M	\$1,510,000	1	2334/0023	00	12/02/2003
SPIVAK DAVID B	\$540,000	2	1506/0139		03/31/1997

Building Information

Building 1 : Section 1

Year Built: 1969

Building Photo

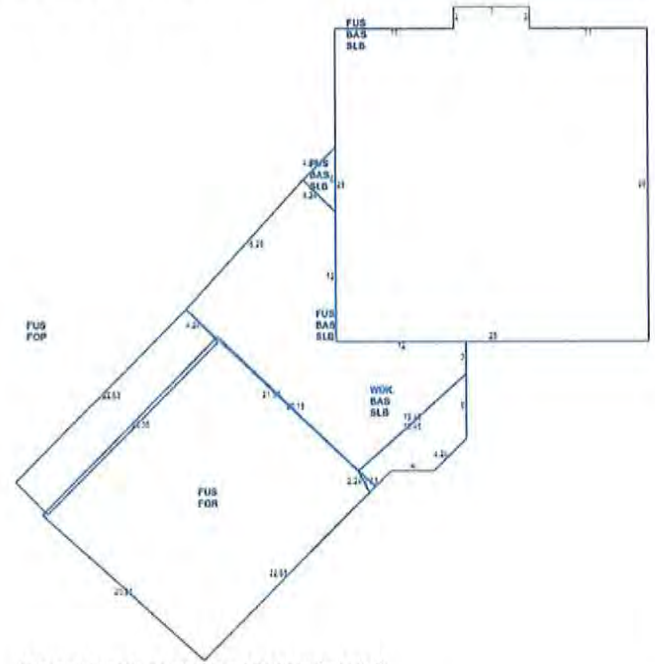
Living Area: 2,906
Replacement Cost: \$574,332
Building Percent Good: 78
Replacement Cost Less Depreciation: \$448,000

Building Attributes	
Field	Description
Style	Contemporary
Model	Residential
Grade:	B+
Stories:	2 Stories
Occupancy	1
Exterior Wall 1	Pre-Fab Wood
Exterior Wall 2	
Roof Structure:	Hip
Roof Cover	Asphalt Shingl
Interior Wall 1	Drywall
Interior Wall 2	
Interior Flr 1	Ceram Clay Til
Interior Flr 2	Hardwood
Heat Fuel	Gas
Heat Type:	Forced Air
AC Type:	Central
Total Bedrooms:	4 Bedrooms
Total Bthrms:	3 Full Baths
Total Half Baths:	1 Half Bath
Total Xtra Fixtrs:	1
Total Rooms:	7 Rooms
Bath Style:	Modern
Kitchen Style:	Modern
Kitchens	1
Whirlpool Tubs	1
Hot Tubs	
Sauna (SF Area)	
Fin Basement	
Fin Bsmt Qual	
Bsmt. Garages	0
Interior Cond	G
Fireplaces	2
Ceiling Height	
Elevator	
Sprinklers	No



([http://images.vgsi.com/photos2/WestportCTPhotos//0034/WESTPORT-1%20\(320\)_34073.JPG](http://images.vgsi.com/photos2/WestportCTPhotos//0034/WESTPORT-1%20(320)_34073.JPG))

Building Layout



(ParcelSketch.ashx?pid=1594&bid=1594)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	1,711	1,711
BAS	First Floor	1,195	1,195
FGR	Garage	464	0
FOP	Porch, Open	96	0
SLB	Slab	1,195	0
WDK	Deck, Wood	44	0
		4,705	2,906

Acc Apts	
Fndtn Cndtn	
Basement	

Extra Features

Extra Features	Legend
No Data for Extra Features	

Land

Land Use

Use Code 201C
Description Single Family
Zone A
Neighborhood 320
Alt Land Appr No
Category

Land Line Valuation

Size (Acres) 0.34
Frontage 0
Depth 0
Assessed Value \$930,200
Appraised Value \$1,328,900

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAT1	Patio	SN	Stone	281.00 S.F.	\$4,700	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2020	\$452,700	\$1,328,900	\$1,781,600
2019	\$489,300	\$1,348,900	\$1,838,200
2018	\$489,200	\$1,348,900	\$1,838,100

Assessment			
Valuation Year	Improvements	Land	Total
2020	\$316,900	\$930,200	\$1,247,100
2019	\$342,500	\$944,200	\$1,286,700
2018	\$342,500	\$944,200	\$1,286,700



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

<u>Ad Order Number</u>	<u>Customer Account</u>
0002629197	349501
<u>Sales Rep.</u>	<u>Customer Information</u>
eswanson	GATEHOUSE PARTNERS, LLC
<u>Order Taker</u>	11 henry st
eswanson	GREENWICH CT 06830
	USA
<u>Ordered By</u>	<u>Phone:</u> 2035329486
Justin	<u>Fax:</u>
<u>Order Source</u>	<u>Email:</u> jedwards@gatehousepartners.com
Phone	

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

LEGAL NOTICE OF INTENT TO DEMOLISH
To whom it may concern, notice is hereby given that Gatehouse Partners LLC has filed an application with the Westport building department for approval to demolish the building or structure described below: Year Built: 1969, Address: 18 Bradley St, Westport CT 06880. Type of Structure: Single Family Home. Owner: Kevin Rakun.

Ad Cost Payment Amt Amount Due
\$16.12 \$0.00 \$16.12

Blind Box Materials

Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002629197-01		
<u>Ad Type</u>	<u>Ad Size</u>	<u>PO Number</u>
BR Legal Liner	2 X 6 li	
<u>Color Requests</u>		

<u>Product and Zone</u>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
5/7/2021