

For Office Use Only:
Date of Filing: _____
Date of Public Hearing: _____
65 Day Period Ends: _____
Type of Work: _____

Westport Historic District Commission Application for Certificate of Appropriateness

Application is hereby made for the issuance of a Certificate of Appropriateness under the Historic District Ordinance of Westport, Connecticut, enacted pursuant to the enabling authority contained in Chapter 97A, Section 7-147d and 147s, as amended, of the General Statutes of Connecticut.

SECTION 1 (To be completed by the Applicant):

Address of proposed work: 30 Evergreen Ave
Owner: JR Vellotti + R. Ganeshan Phone: 6462691109 Email Address: Vellotti@aol.com
Agent/Contractor: Same Address: _____ Phone: _____ Email: _____
Anticipated date of completion of construction: Sept 2022
JR Vellotti 25 Mar 2022
Owner's Signature - Application must be signed Date

SECTION 2 (To be completed by the Zoning Enforcement Officer)

- Appears to comply with regulations
- Appears not to comply with regulations
- More information needed

Signature of Zoning Enforcement Officer indicating preliminary review of compliance with zoning regulations.

When the application form is completed and all application materials compiled, return completed application with application materials to:

Historic District Commission Coordinator
Town Hall, 110 Myrtle Avenue, Room 108, Monday through Friday from 8:30 a.m. to 4:30 p.m.

SECTION 3 (To be completed by the Historic District Commission)

Date of Public Hearing: _____

- Preliminary Certificate of Appropriateness granted

List any conditions or modifications: _____

- Certificate of Appropriateness denied

List reasons for denial: _____

Signature/Chair, WHDC _____ Date _____
Approval

Signature/Chair, WHDC _____ Date _____
Final Inspection

After approval has been obtained from the Historic District Commission, work cannot commence until proper zoning and building permits have been obtained from the Planning and Zoning and Building Departments.



WESTPORT™

Historic District Commission

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
Telephone (203) 341-1184

WESTPORT HISTORIC DISTRICT COMMISSION LEGAL NOTICE

Meeting ID: 871 5274 5224
Passcode: 670288
Dial by your location
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/87152745224?pwd=dXJYem9QTlQrWlpYNGJZb0duVm8rZz09>

The Westport Historic District Commission will hold a public meeting at 7:00 p.m. on **Tuesday, April 12, 2022** for the following purposes:

1. To take such action as the meeting may determine to approve a *Certificate of Appropriateness* application dated March 25, 2022, for proposed single story addition including foundation, sidewall shingles, roof, windows, window trim and soffit details at **30 Evergreen Avenue** (PID # D10/072/000) which is located within the Evergreen Avenue Local Historic District.

Bill Harris, Chair
Historic District Commission
March 29, 2022

Special Notice Regarding This Electronic Meeting:

There will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Historic District Commission agenda for the meeting is available on-line at www.westportct.gov and on the Town Calendar web page under April 12, 2022.

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

Application for Certificate of Appropriateness

30 Evergreen Ave

Short Description: Application for proposed single story addition.

Project Narrative:

Approximately 9.5 (W) x14.5 (L) addition in the area situated facing the fenced path to Winslow park and the cemetery, aka "the driveway side."

The addition would give much needed width to the home and conceal the basement Bilco door and mechanicals (HVAC compressors, generator) from the street. The addition will draw upon the design (roof type, trim details) from an original rear porch with similar characteristics which was removed circa 1980s.

Proposed addition construction details:

- the proposed addition is single story.
- matching river rock foundation using reclaimed stones.
- matching cedar sidewall shingles with the same reveal as the main home.
- the roof will be a hip roof design. The home formally had a hip roofed rear entry that was removed during the 1980s. (see attached photo). The roof pitch and meeting point will follow this design.
- the exterior window trim will be matching (wood trim, stool) and the soffit details will follow the current dormer treatment (and that of the removed rear porch).
- matching GAF 30 year architectural roof as the main home.
- Window details shall be as follows: Single 2848 facing the street. Two 2848 hung facing driveway. These shall be hung individually, not mulled (see proposed elevations). The window size 2848 is the same as used during original construction and since removed by previous owners circa 1950s (see attached photo). The 2848 is also the same size as the windows adjacent on the first floor and the street facing sides of the second floor.

The windows shall be the same brand and model used (Andersen A series).

Visually, the windows shall line up very nicely across the house and achieve a uniform and well thought-out design.

For comparison, four homes in the same HDC district immediately adjacent to 30

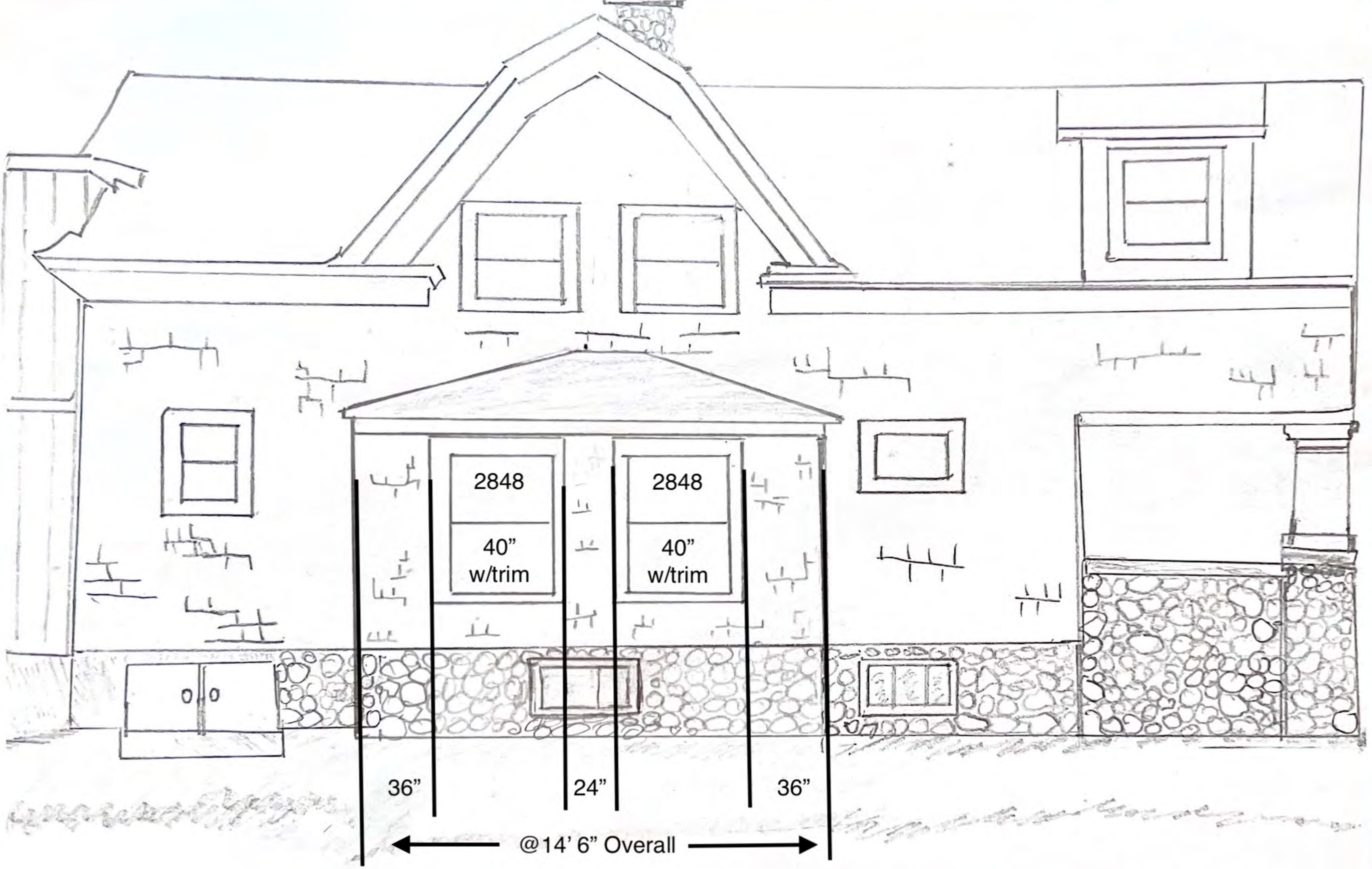
Evergreen all feature single story side additions with hipped roofs. They are as follows:

60 Washington (11x22)

58 Washington (10x20)

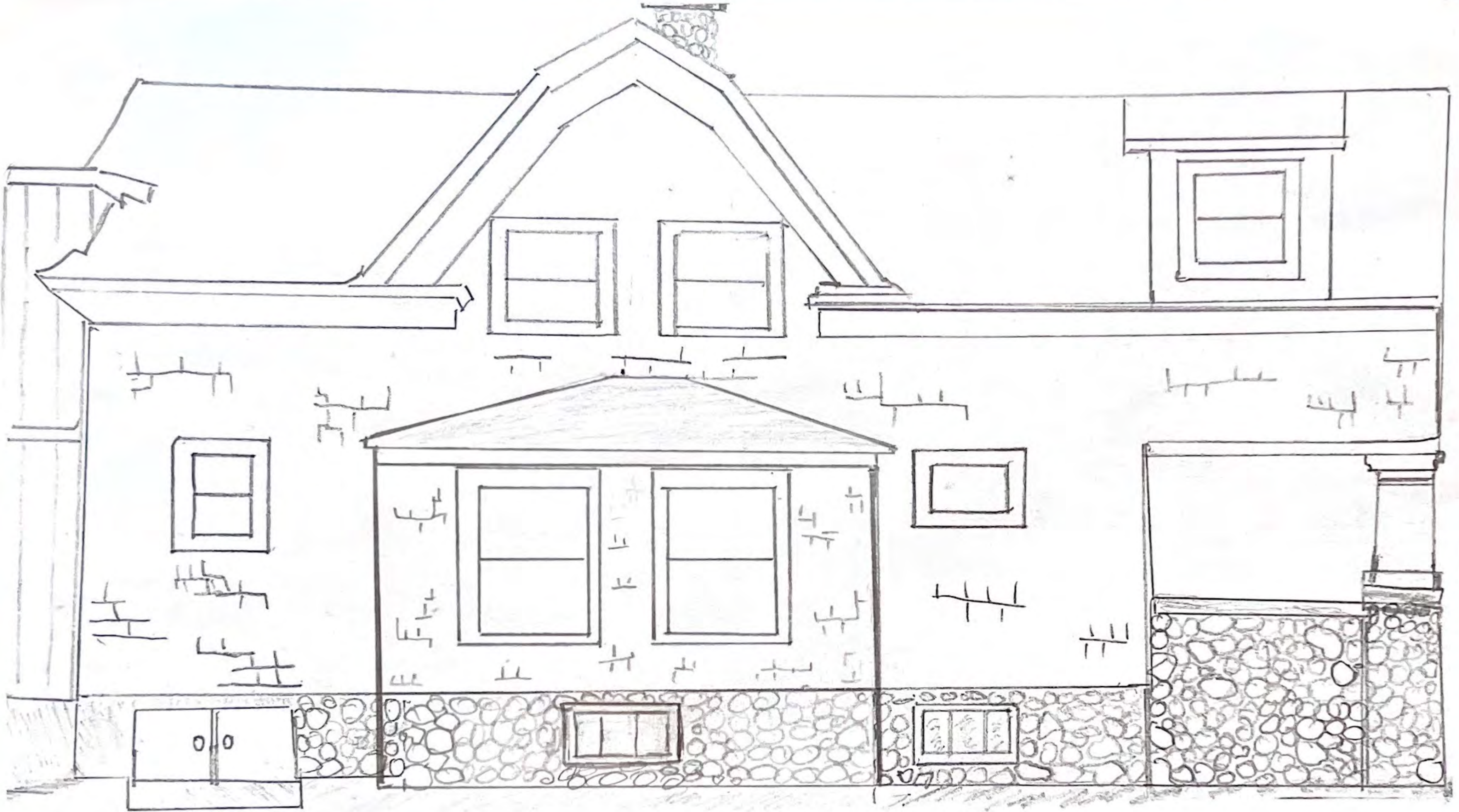
61 Washington 10x18)

43 Evergreen (10x18)



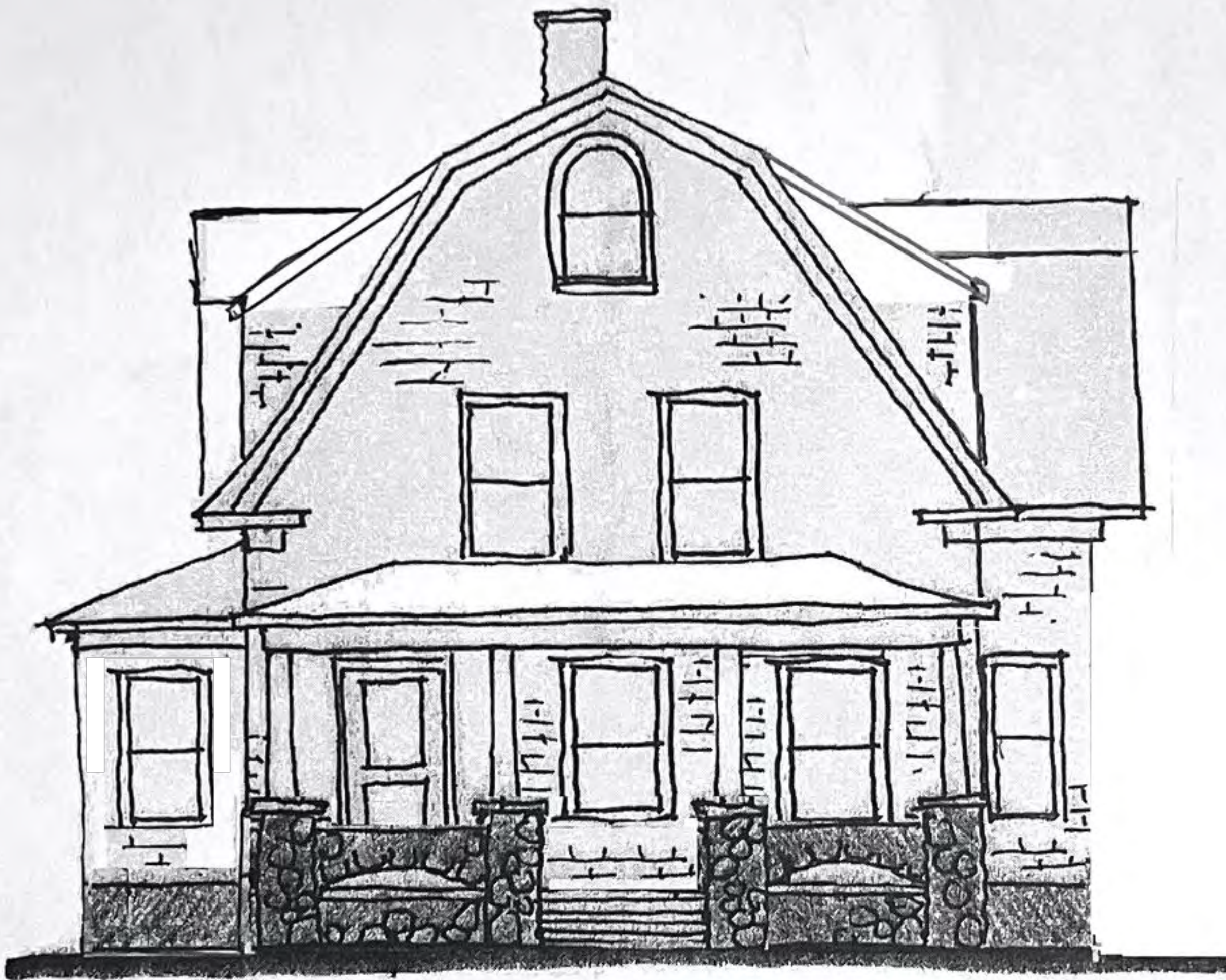
March 25, 2022

Proposed SIDE
1/8" - 1'0"



March 25, 2022

Proposed SIDE
1/8" - 1'0"



March 25, 2022

PROPOSED FRONT.

$\frac{1}{8}'' = 1'-0''$

RECEIVED

AUG 30 2010

HISTORIC DISTRICT
COMMISSION



APPROVED BY HISTORIC DISTRICT COMMISSION
DATE: 9/14/10

PROPOSED FRONT.

1/8" = 1'-0"











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: 30 Evergreen Avenue

Name: House

NR District:

Local District:

Neg No.: 28:10

HRS ID No.: 0273



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

RECEIVED

FEB 28 2022

WESTPORT BUILDING
DEPARTMENT

1. 398 GREENS FARMS Rd. Westport, Ct.

ADDRESS OF WORK (Please Print)

DATE BUILT (From Assessor's Card)

RECEIVED

MAR 04 2022

WESTPORT BUILDING
DEPARTMENT

2. Ashley + Gary ENG. 917-592-3257

NAME OF CURRENT PROPERTY OWNER (Please
Print) TELEPHONE

3. 1 Salem Rd. Westport, Ct. gkeng@optonline.net

ADDRESS OF CURRENT PROPERTY OWNER (Please Print)
EMAIL

4. Guy Hansen, 60 Clinton Ave, Westport, Ct
NAME

AND ADDRESS OF LEGAL REPRESENTATIVE (If
applicable) (Please Print)

Attach copy of letter of authorization from owner.

5. Demolish 2000 sq. ft. HOME - HOUSE ONLY

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

6. Guy Hansen 203-216-6855
DMCR 003388

DEMOLITION CONTRACTOR (Please Print)
TELEPHONE LICENSE NUMBER

handtgen@constructionco@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

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: Jeff Hansen **DATE:** 2-28-2022
H+H General Construction Co.

SIGNATURE OF DEMOLITION

CONTRACTOR: Jeff Hansen #DMCR 003388

SIGNATURE OF BUILDING OFFICIAL:

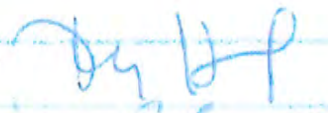

February 23RD, 2022

To Whom it May Concern:

Please be advised that Gary Hansen of H & H General Construction Co. is our authorized agent on matters related to obtaining permits toward the reconstruction of our house, located at 398 Greens Farms Rd, Westport, CT, 06880.

Any questions, please contact me, Ashley Eng, 917-689-6817.

Sincerely,
Ashley Eng
Gary Eng

2/23/2022

2/23/2022

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION
ENG ASHLEY REVOCABLE LIVING T		4	Gas	1	Public	Description	Code	Appraised	Assessed	
		6	Septic			RES LAND	1-1	562,640	393,800	
		2	Public Water			DWELLING	1-3	218,400	152,900	
398 GREENS FARMS RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	14,100	9,900	
		Alt Prcl ID	545322-2		Lift Hse					
WESTPORT CT 06880		Historic ID			Asking \$					
		Census	506							
		WestportC	I13							
		Survey Ma	4709							
1		GIS ID	108043000		Assoc Pid#					
						Total	795,140	556,600		

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		
ENG ASHLEY REVOCABLE LIVING TRUST	4185 0146	10-21-2021	U	I	925,000	10											
GENDREAU ROY D EST	4128 0336	05-24-2021	U	I	0	29	2021	1-1	393,800	2020	1-1	393,800	2020	1-1	393,800		
GENDREAU ROY D	3241 0001	10-27-2011	U	I	0	29		1-3	152,900		1-3	119,100		1-3	119,100		
GENDREAU ROY D & NANCY E EST OF	2427 0244	06-25-2004	U	I	0	29		1-4	9,900		1-4	9,900		1-4	9,900		
GENDREAU ROY D & NANCY E	1290 0046	12-29-1993	Q	I	240,000	00											
						Total	556,600			Total	522,800			Total	522,800		

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

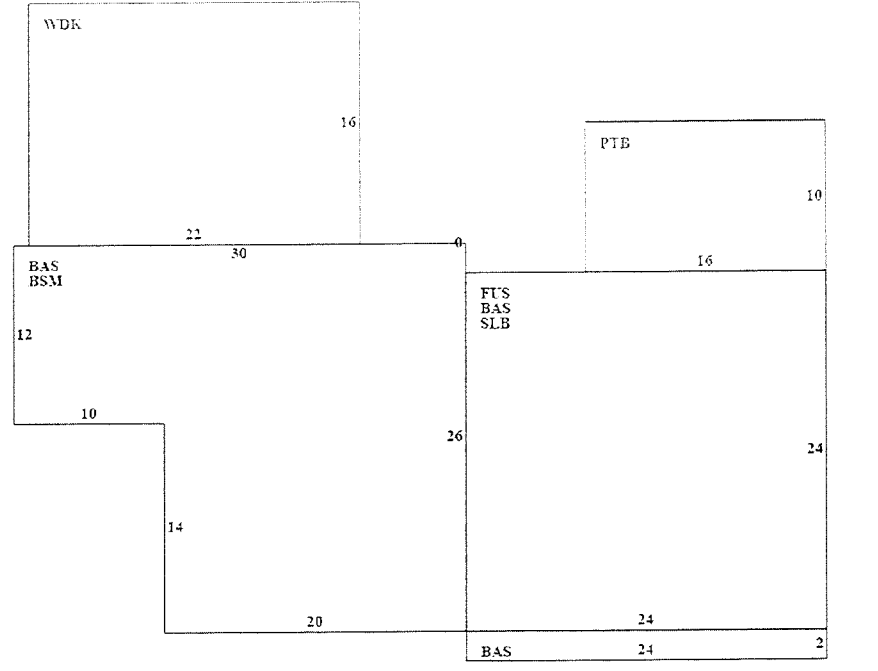
ASSESSING NEIGHBORHOOD					
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0002	R	0002			

NOTES																
M/4709 (2)																
1-XTRA FXT - LNDRY SINK																
2015 WATER @ REAR																
										Total Appraised Parcel Value						795,140

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
61605	10-26-2001		ADDITION - 21	8,000		100		ADDITION - 21 X 21 DETACH		06-08-2021	PG	3	5	56	Changed as a result of disc
61418	08-28-2001		INT RENOVAT	10,000		100		INT RENOVATE, NEW FIREP		06-04-2020	SR			19	Field Review
										10-31-2015	VA			80	Data Mailer No Change
										05-27-2015	BG			00	Measur+Listed
										04-27-2015	VA			66	INSPECTION NOTICE SE
										08-22-2005	MT	7		11	QC - Check/Field Review
										08-17-2005	BJ	1	1	00	Measur+L 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	AA_A		1.250 AC	360,000.00	0.80666	5	1.00	155	1.550	REAR PART OF LOT IS LOW A	SC	1.0000	562,640	
					Total Card Land Units	1.250 AC	Parcel Total Land Area					1			Total Land Value	562,640

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	02	Split Level	Fireplaces	2	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	09	C+	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		283,647
Interior Flr 1	12	Hardwood	Year Built		1960
Interior Flr 2			Effective Year Built		
Heat Fuel	03	Gas	Depreciation Code		G
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	03	Central	Year Remodeled		23
Total Bedrooms	03	3 Bedrooms	Depreciation %		
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		1
Total Xtra Fixtrs	1		Trend Factor		
Total Rooms:	6	6 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	03	Modern	Percent Good		77
Kitchens	1		Cns Sect Rcnd		218,400
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement			Misc Imp Ovr Comment		
Fin Bsmt Qual			Cost to Cure Ovr		
Bsmt. Garages	0		Cost to Cure Ovr Comment		
Interior Cond	G				
Fireplaces	2				
Ceiling Height	8.00				



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
GAR1	Garage	FR	Frame	L	441	31.37	1980	5	60	5	1.75	14,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264		124.41	157,253
BSM	Basement Area	0	640		24.88	15,924
FUS	Upper Story, Finished	576	576		124.41	71,659
PTB	Patio - Brick	0	160		18.66	2,986
SLB	Slab	0	576		0.00	0
WDK	Deck, Wood	0	352		12.37	4,354
Ttl Gross Liv / Lease Area		1,840	3,568			252,176



March 4, 2022
Westport News

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 Zoning

proposed demolition of cottage and replace in same location and add solar panels at 35 Wright Street which is located in the Kings Highway North Local Historic District: Kings Highway North National Historic District.

Bill Harris, Chair
 Historic District Commission
 February 23, 2022

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the Public Hearing. A copy of the applications and Historic District Commission agenda for the hearing are available on-line at www.westportct.gov on the Town Calendar web page under March 8, 2022.

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

LEGAL NOTICES

Legal Notice of Intent To Demolish:

We intend to demolish the home at 398 Greens Farms Rd Westport Ct.
 H& H General Construction Co
 203-216-6855

Water heater: Energy Star suggests replacing water heaters that are more than 10 years old. Also, washing clothes in cold water can reduce energy consumption.

Kitchen/laundry appliances: Trade in old appliances for new models, which are more energy-efficient. For example, an Energy Star-rated refrigerator uses 50 percent less energy to run than a refrigerator manufactured 15 years ago. Innovations in laundry appliances also help make units more efficient without compromising on performance.



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RESULTS
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 sells real estate is a
REALTOR®

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Look for the
REALTOR® logo
 when buying or selling.





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:

Susan Geringer 395 GREENS FARMS Rd. Westport

Carole Hardy 397 GREENS FARMS Rd Westport

Harriette Terbell 399 GREENS FARMS Rd Westport

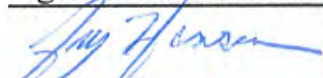
Kurt + Carol Eichhorn 402 GREENS FARMS Rd Westport

Arie + Margeret Adler 396 GREENS FARMS Rd Westport

ASPETOCK LAND TRUST 18 Old Spring Rd. Easton, CT

Signature of owner or authorized agent

Date 7-28-22



Print Name

GUY HANSEN

203-716-6855

ROBERT + MAGREEN CLARK 1 MAUSTFIELD Rd. PRINCETON N.J.
Westport LIS Post Box 248 RIVERSIDE CT.



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H
60 Clinton Ave
Westport, Ct. 06880

To: Harriet Terbell
399 Greens Farms Rd.
Westport, Ct. 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
WESTON, CT
06883
FEB 28, 22
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H
60 Clinton Ave
Westport, Ct. 06880

To: Kurt + Carol Birchard
407 Greens Farms Rd.
Westport, Ct. 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
WESTON, CT
06883
FEB 28, 22
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H
60 Clinton Ave
Westport, Ct 06880

To: Robert + Maurine Chan
1 Maplefield Rd.
Penitton, N.Y. 08640

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FCM LETTER
WESTON, CT
06883
FEB 28, 22
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H
60 Clinton Ave
Westport, Ct. 06880

To: Susan Beeinger
395 Greens Farms Rd
Westport, Ct. 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

0
00
U.S. POSTAGE PAID
FOM LETTER
WESTON, CT
FEB 28 2008
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H GEN.
60 Clinton Ave
Westport, Ct. 06880

To: Westport LLC
P.O. Box 248
Riverside, Ct. 06878

PS Form 3817, April 2007 PSN 7530-02-000-9065

0
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U.S. POSTAGE PAID
FOM LETTER
WESTON, CT
FEB 28 2008
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mail

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: H+H
60 Clinton Ave
Westport, Ct. 06880

To: ACE & Margaret Ann
396 Greens Farms Rd
Westport, Ct. 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

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00
U.S. POSTAGE PAID
FOM LETTER
WESTON, CT
FEB 28 2008
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HH
60 Clinton Ave
Westport, Ct 06880

To: Connie Haroy
397 Galebrook Farms Rd
Westport, Ct 06880

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FORM LETTER
WESTON, CT
06883
FEB 28, 22
AMOUNT
\$1.65
R2305P150043-10



Certificate Of Mailing

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: HH
60 Clinton Ave
Westport, Ct 06880

To: Aspetuck Lands Trust
18 Oak Spring Rd
Easton Ct 06612

PS Form 3817, April 2007 PSN 7530-02-000-9065

U.S. POSTAGE PAID
FORM LETTER
WESTON, CT
06883
FEB 28, 22
AMOUNT
\$1.65
R2305P150043-10



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

RECEIVED

MAR 17 2022

1. 3 Lowlyn Rd Westport Ct 1953
 ADDRESS OF WORK (Please Print) DATE BUILT (From Assessor's Card)

2. Snehal & Kinnary Patel 1203-434-3290
 NAME OF CURRENT PROPERTY OWNER (Please Print) TELEPHONE

3. 3 Lowlyn Rd Westport Ct snehalpatel12@yahoo.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) EMAIL

4. Krusitof Lizak lizakkrusitof@yahoo.com
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.

5. Demolition to the existing 1st Floor deck
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. KAMEL Home Impr. LLC 203-449-6569 HIC.0619786
 DEMOLITION CONTRACTOR (Please Print) TELEPHONE LICENSE NUMBER

lizakkrusitof@yahoo.com
 EMAIL

WESTPORT BUILDING DEPARTMENT

- 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: Kysiof Jane DATE: 3-9-22

SIGNATURE OF DEMOLITION CONTRACTOR: Kysiof Jizos

SIGNATURE OF BUILDING OFFICIAL: _____

**PROPERTY OWNER AUTHORIZATION
OF DEMO PERMIT**

To Whom It May Concern:

I hereby declare that I am the owner of the premises described as follows:

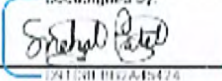
3 Lowlyn Rd, Westport

Street Address/Job Site Location		
<u>Westport,</u>	<u>CT</u>	<u>06680</u>
City	State	Zip Code

That Krzysztof Lizak is duly authorized for and on my behalf to execute an application for demolition permit.
(name of individual)

Date: March 15, 2022

Owner: (Please print name): Snehal Patel

Owner's Signature: Snehal Patel 

Owner's Telephone #: 203-434-3290 Owner's e-mail address: snehalpatel12@yahoo.com
(Include area code)

Owner's Representative: (Please print name): Krzysztof Lizak

Representative's Signature: Krzysztof Lizak

Rep's. Telephone #: 203-449-6560 Rep's. e-mail address: lizakkrzysztof@yahoo.com
(Include area code)

3/15/22

To Whom it may concern @ the
Town of Westport:

I, the homeowner, at 3 Lowlyn
Road in Westport, CT give my builder
Kris Lizak permission/ authorization
to pull the demolition permit.

3-15-22
Kris Lizak

Thank you -
~~Kinnary Patel~~
Kinnary Patel



100 foot Abutters List Report

Westport, CT
March 15, 2022

Subject Property:

Parcel Number: A12033000
CAMA Number: A12033000
Property Address: 3 LOWLYN RD

Mailing Address: PATEL SNEHAL & KINNARY S
3 LOWLYN RD
WESTPORT, CT 6880

Abutters:

Parcel Number: A12032000
CAMA Number: A12032000
Property Address: 6 LOWLYN RD

Mailing Address: FITZGERALD KERRY D & KEVIN G
6 LOWLYN RD
WESTPORT, CT 6880

Parcel Number: A12034000
CAMA Number: A12034000
Property Address: 5 LOWLYN RD

Mailing Address: BRAUNSTEIN JOSH D & LAUREN M
5 LOWLYN RD
WESTPORT, CT 6880

Parcel Number: A12049000
CAMA Number: A12049000
Property Address: 52 PARTRICK RD

Mailing Address: ROBERTS OLGA & HOWARD
52 PARTRICK RD
WESTPORT, CT 6880

Parcel Number: B12001000
CAMA Number: B12001000
Property Address: 46 PARTRICK RD

Mailing Address: ABRAMS EWA & JASON
46 PARTRICK RD
WESTPORT, CT 6880

Parcel Number: B12002000
CAMA Number: B12002000
Property Address: 1 LOWLYN RD

Mailing Address: SABINE DEREK P & CORDEAU MARY E
1 LOWLYN RD
WESTPORT, CT 6880

Parcel Number: B12003000
CAMA Number: B12003000
Property Address: 4 LOWLYN RD

Mailing Address: BECK ANDREW EDWARD & PARK JINA
4 LOWLYN RD
WESTPORT, CT 6880

Parcel Number: B12004000
CAMA Number: B12004000
Property Address: 2 LOWLYN RD

Mailing Address: SOMLO STEFAN AND CHO JOAN O
2 LOWLYN 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.

Westport building dept.

Phone number: 341-5025

Owner (AGENT): Snehal &
Kinnary Patel

Phone number: 203-434-3290

send to people

From: Emil (emillizak123@gmail.com)

To: lizakkrzysztof@yahoo.com

Date: Tuesday, March 15, 2022, 01:05 PM EDT

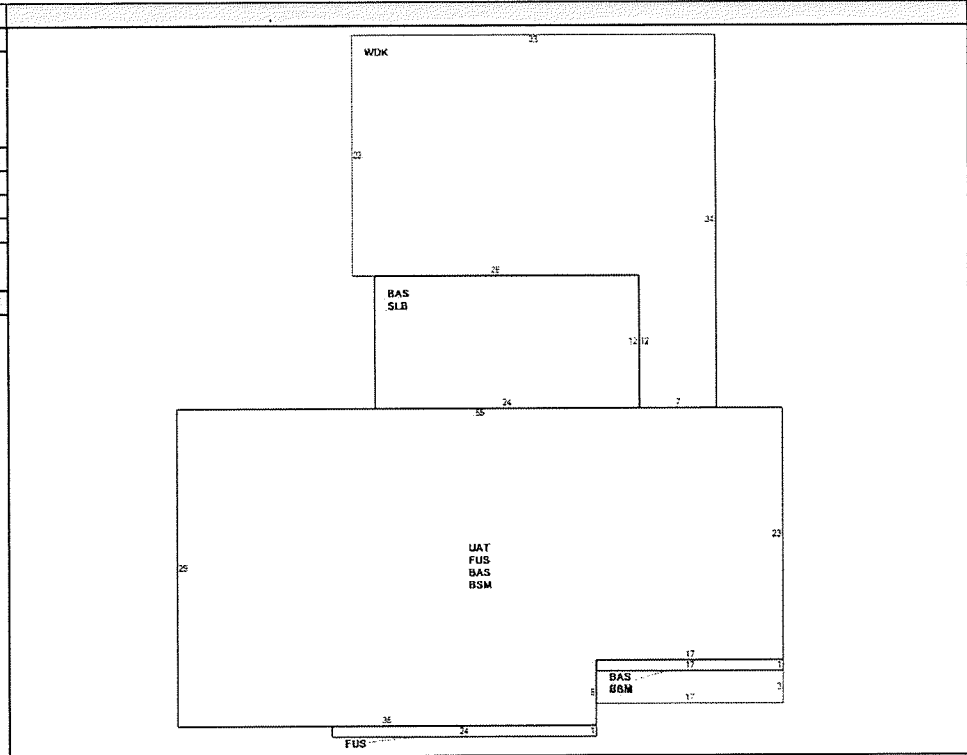
Notice of Demolition

The building on 3 Lowyn Rd.
Westport CT
Is scheduled to be demolished.

NO TRESPASSING

This building is unoccupied. Fire department will not risk personnel entering this building in case of a fire.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	2	
Model	01	Residential	Ceiling Height	8.00	
Grade:	12	B+	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	14	Wood Shingle		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		626,101
Interior Flr 1	12	Hardwood	Year Built		1956
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	05	Hot Water	Remodel Rating		
AC Type:	01	None	Year Remodeled		
Total Bedrooms	05	5 Bedrooms	Depreciation %		40
Total Bthrms:	3	3 Full Baths	Functional Obsol		
Total Half Baths	1	1 Half Bath	External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	9	9 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		60
Kitchens	1		Cns Sect Rcndd		375,700
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	0		Misc Imp Ovr Comment		
Fin Bsmt Qual	0		Cost to Cure Ovr		
Bsmt. Garages	2		Cost to Cure Ovr Comment		
Interior Cond	G				
Fireplaces	2				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Descript	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Bit	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
BAS	First Floor	1,798	1,798		149.55	268,896
BSM	Basement Area	0	1,510		29.91	45,165
CAN	Canopy	0	51		29.32	1,496
FUS	Upper Story, Finished	1,517	1,517		149.55	226,872
SLB	Slab	0	288		0.00	0
UAT	Attic, Unfinished	0	1,493		14.93	22,283
WDK	Deck, Wood	0	810		14.96	12,114
Ttl Gross Liv / Lease Area		3,315	7,467			576,826



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT VISION	
PATEL SNEHAL & KINNARY S 3 LOWLYN RD WESTPORT CT 06880 1			6 Septic	2 Private		Description	Code	Appraised	Assessed		
			5 Well				RES LAND	1-1	581,400		407,000
							DWELLING	1-3	375,700		263,000
SUPPLEMENTAL DATA						Total		957,100	670,000		
Alt Prcl ID 5272219-D		Historic ID		Lift Hse Asking \$							
Census 501		WestportC C34		Survey Ma 3087							
Survey Ma		GIS ID A12033000		Assoc Pid#							

RECORD OF OWNERSHIP							PREVIOUS ASSESSMENTS (HISTORY)								
BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PATEL SNEHAL & KINNARY S	1494 0048	01-14-1997	U	I	353,000	2021	1-1	407,000	2020	1-1	407,000	2020	1-1	407,000	
							1-3	263,000		1-3	263,000		1-3	263,000	
Total						670,000			Total			670,000			

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd	Sub	Nbhd Name	B	Tracing	Batch										
0003	R	0003													
NOTES															
M/ 3087(D) PORTABLE HOT TUB=NV															
BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY											
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
									07-24-2020	SR			19	Field Review	
									10-31-2015	VA			80	Data Mailer No Change	
									12-23-2014	VA			10	Measu/LtrSnt - Letter Sent	
									10-23-2014	MJF			01	Measured/No Interior Insp	
									10-23-2014	MJF			02	Sat or >5PM Attm @ Int In	
									10-16-2014	VA			66	INSPECTION NOTICE SE	
									03-28-2011	BAA			50	BAA Change	
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	AAA		1.000	AC 360,000.00	1.00000	5	0.95	170	1.700	CL&P EASMT		1.0000	581,400
Total Card Land Units				1.000	AC	Parcel Total Land Area				1	Total Land Value				581,400

Snehal Kinnary Patel
3 Lowlyn Rd Westport CT 06880

BRAUNSTEIN JOSH & LAUREN M
5 LOWLYN RD
WESTPORT CT, 06880

Snehal Kinnary Patel
3 Lowlyn Rd Westport CT 06880

BECK ANDREW EDWARD & PARK JINA
4 LOWLYN RD
WESTPORT CT, 06880

SNEHAL & KINHARY PATEL
3 Lowlyn Rd Westport CT 06880

SOMLO STEFAN & CHO JOAN O
2 LOWLYN RD
WESTPORT CT 06880

Snehal Kinnary Patel
3 Lowlyn Rd Westport CT 06880

ABRAMS EWA & JASON
46 PATRICK RD
WESTPORT CT, 06880

Snehal Kinnary Patel
3 Lowlyn Rd Westport CT 06880

ROBERTS OLGA & HOWARD
52 PATRICK RD
WESTPORT CT, 06880

Snehal Kinnary Patel
3 Lowlyn Rd Westport CT 06880

FITZGERALD KERRY DE KEVIN G
6 LOWLYN RD
WESTPORT, CT 06880

Snehal & Kinnary Patel
3 Lowlyn Rd Westport CT 06880

SABINE DEREK & CORDEAU MARY E
1 LOWLYN RD
WESTPORT CT 06880

U.S. POSTAGE PAID
NORWALK, CT
06850
MAR 16, 22
AMOUNT
\$3.29
R2304E106209-16



0000



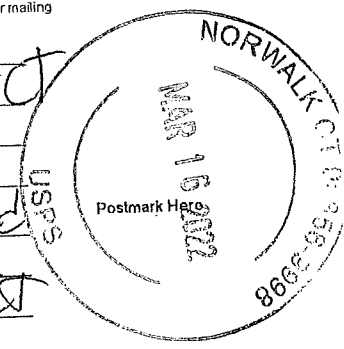
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Snehal & Kinnary Patel
3 Lowyn Rd. Westport CT
06880

To: Beck Andrew Edward and
Pank Jina
4 Lowyn Rd. Westport CT
06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



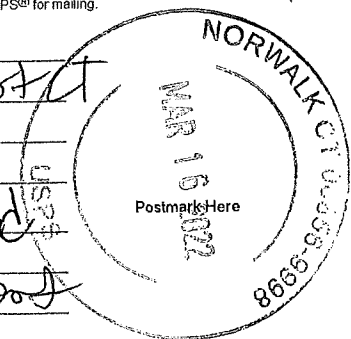
Certificate Of Mailing

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From: Snehal & Kinnary Patel
3 Lowyn Rd. Westport CT
06880

To: Fitzgerald Kerry Dawn
Kevin G
6 Lowyn Rd. Westport
CT 06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



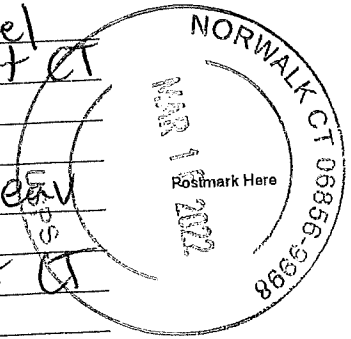
Certificate Of Mailing

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From: Snehal & Kinnary Patel
3 Lowyn Rd. Westport CT
06880

To: Sabine Derek & Cordeau
Mary E
1 Lowyn Rd. Westport CT
06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



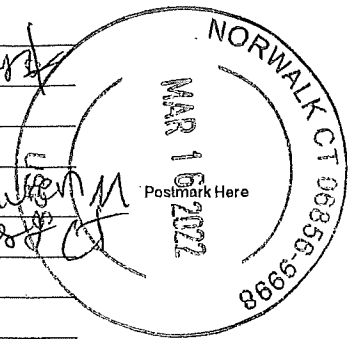
Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Snehal & Kinmay Patel
3 Lowlyn Rd. Westport
CT

To: Braunstein Josh & Lauren M
5 Lowlyn Rd. Westport CT
06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



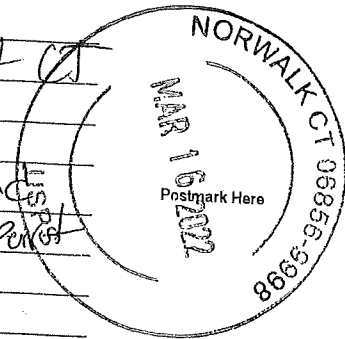
Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Snehal Kinmay Patel
3 Lowlyn Rd. Westport CT
06880

To: Roberts Olga & Howard
52 Patrick Rd. Westport CT
06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



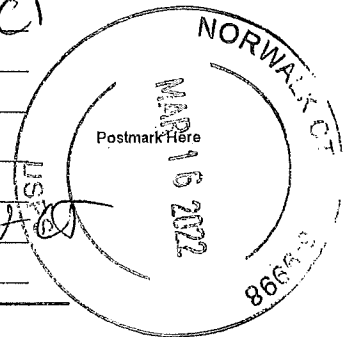
Certificate Of Mailing

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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Snehal & Kinmay Patel
3 Lowlyn Rd. Westport CT
06880

To: SoMlo Stefan & Cho
Joan O
2 Lowlyn Rd. Westport CT
06880



PS Form 3817, April 2007 PSN 7530-02-000-9065



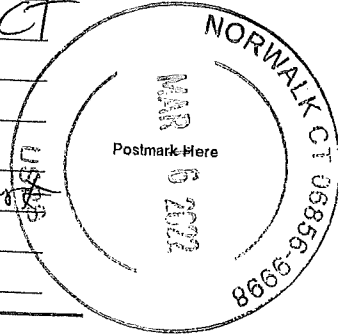
Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Snehel & Kanyani Patel
3 Lowlyn Rd. Westport CT
06880

To: Abrams Ewan & Jason
46 Patrock Rd. Westport
CT, 06880



count

ormation

LIZAK

LANE

T 06483

496560

Amount Due

\$44.64

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE TO INTENT TO DEMOLISH

In accordance with Article II, Section 14-24 (A) (2) of the Code of Ordinances, Town of Westport notice is hereby given that a demolition permit application for the building or structure at 3 Lowyn Rd Westport CT has been filed in the Office of the Town Building Official on March 3, 2022.

Name and Address of the owner
Snehal & Kinnary S Patel
3 Lowyn Rd, Westport CT

Company doing Demo: KANEL Home Improvement LLC, 7 Barn Hill Lane
Seymour CT 203-449-6560

Email for KANEL Home Improvement LLC.: lizakkrzysztof@yahoo.com

Age of the building or structure: 69 years old

Square footage of the building or structure: 2,800 sqft

(NOTE: We are keeping the deck and the first floor along with the foundation.)

Pick Up Number

PO Number

Placement

BR Legal

cement



KEEP
OUT

DEMO

DANGER
NO ENTRY
KEEP OUT

DEMO!

DANGER



3

DEMOLITION
NO TRESPASSING



FLASHING TAPE

DEMOLITION

THIS BUILDING IS SCHEDULED TO BE DEMOLISHED ON
OR ABOUT MARCH - APRIL

NO TRESPASSING

THIS BUILDING IS UNOCCUPIED
FIRE DEPARTMENT WILL NOT RISK PERSONNEL
ENTERING THIS BUILDING IN CASE OF FIRE

WESTPORT BUILDING DEPARTMENT TELEPHONE 341-0900

OWNER AGENT Snehya Patel
TELEPHONE 202-481-3240

THIS NOTICE MUST BE POSTED ON THE STRUCTURE WHEN IT IS NO LONGER OCCUPIED
AND SHALL BE VISIBLE FROM THE STREET

DANGER
CONSTRUCTION AREA
KEEP OUT

DANGER
CONSTRUCTION AREA
KEEP OUT

**POSTED
NO TRESPASSING
KEEP OUT**

NOTICE OF
DEMOLITION
THIS BUILDING IS SCHEDULED TO BE DEMOLISHED ON
OR ABOUT **MARCH**
NO TRESPASSING

THIS BUILDING IS UNOCCUPIED.
FIRE DEPARTMENT WILL NOT RESPOND TO
ENTERING THIS BUILDING IN CASE OF FIRE.

**KEEP
OUT**

DEMO
KEEP OUT

CAUTION
DEMO

