



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

RECEIVED

MAR 23 2022

1. 29 Owenoke Pk	1905	
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessment Card)	WESTPORT BUILDING
2. Betsey Lebow		203-216-1999
NAME OF CURRENT PROPERTY OWNER (Please Print)	TELEPHONE	
3. 7 Round Pond Rd Westport		betseylmft@gmail.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print)	EMAIL	
4. Francis Albis AIA, Vita Design Group, 1 Wilton Road, Westport CT 06880 fa@vdgarch.com		
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)		
Attach copy of letter of authorization from owner.		
5. full demolition of 2,873 square foot two story wood framed single family residence 1905		
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)		
6. to be determined		
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 _____

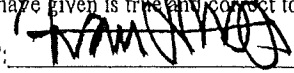
CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:

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@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.

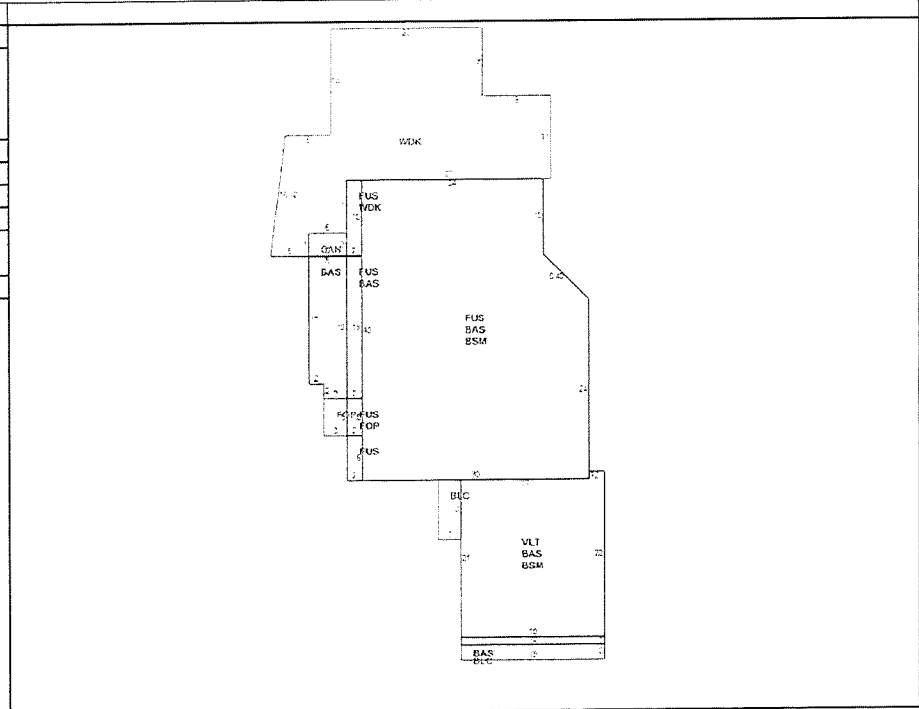
I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 3/23/22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

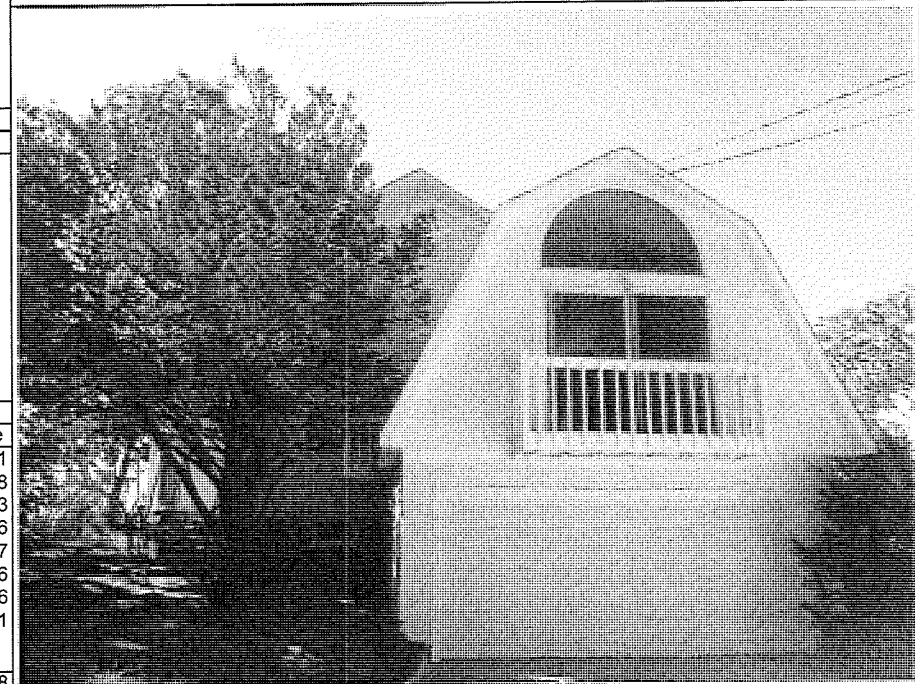
SIGNATURE OF BUILDING OFFICIAL: _____

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		537,238
Interior Flr 2	14	Carpet	Year Built		1905
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	05	Hot Water	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	04	4 Bedrooms	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		46
Total Half Baths	2	2 Half Bths	Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	7	7 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		54
Whirlpool Tubs			Cns Sect Rcnd		290,100
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	1		Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,671	1,671		155.32	259,541	
BLC	Balcony	0	62		22.55	1,398	
BSM	Basement Area	0	1,523		31.10	47,373	
CAN	Canopy	0	15		31.06	466	
FOP	Porch, Open	0	25		31.06	777	
FUS	Upper Story, Finished	1,202	1,202		155.32	186,696	
VLT	Vaulted Ceiling	0	401		7.75	3,106	
WDK	Deck, Wood	0	636		15.63	9,941	
Ttl Gross Liv / Lease Area		2,873	5,535			509,298	



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LEBOW DAVID & BETSEY			6 Septic	2 Private	1	Description	Code	Appraised	Assessed	6158 WESTPORT, CT	
			2 Public Water			RES LAND	1-1	2,900,100	2,030,100		
29 OWENOKE PK		SUPPLEMENTAL DATA				DWELLING	1-3	290,100	203,100	VISION	
WESTPORT CT 06880						Alt Prcl ID 530509	Lift Hse				
1		Historic ID 665	Asking \$								
		Census 505									
		WestportC J17									
		Survey Ma 10013									
		Survey Ma									
		GIS ID C03005000	Assoc Pid#								
				Total		3,190,200		2,233,200			

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	
LEBOW DAVID & BETSEY	4129 0281	05-25-2021	Q	I	3,800,000	00										
MACLAY ELISE EST AND MOTT PETER T TR	4096 0119	02-22-2021	U	I	0	29	2021	1-1	2,030,100	2020	1-1	2,030,100	2020	1-1	2,030,100	
MACLAY ELISE AND MOTT PETER T TRUST	3433 0112	05-31-2013	U	I	0	29		1-3	203,100		1-3	203,100		1-3	203,100	
MOTT PETER T AND	3432 0079	05-29-2013	U	I	0	29										
MACLAY ELISE AND MOTT PETER T TRUST	2870 0225	01-16-2008	U	I	0	29										
						Total	2,233,200			Total	2,233,200			Total	2,233,200	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Sub	Nbhd Name	Batch
0001	B	0001	

NOTES	
M/1916, M/10013 B-SINK 6/22/11 M/10013 PROPERTY SURVEY. TB	

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	290,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	2,900,100
Special Land Value	0
Total Appraised Parcel Value	3,190,200
Valuation Method	C
Total Appraised Parcel Value	3,190,200

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpost/Result	
04-12-2021	PG	3	5	75	REVIEWED N/C	
05-15-2020	SR			19	Field Review	
12-11-2015	MJF			41	Hearing - Change	
11-01-2015	VA			81	Data Mailer Change	
09-22-2015	RH			00	Measur+Listed	
08-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
07-24-2015	AG			02	Sat or >5PM Attn @ Int In	

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	101L	Single Family O	A		0.240 AC	1,064,000.	2.98872	9	1.00	380	3.800			1.0000	2,900,100
Total Card Land Units					0.240 AC	Parcel Total Land Area					0	Total Land Value			2,900,100



CONNECTICUT
MEDIA GROUP

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> 0002693948	<u>Customer Account</u> 354351
<u>Sales Rep.</u> afarrell	<u>Customer Information</u> VITA DESIGN GROUP 1 WILTON ROAD WESTPORT CT 06880 USA
<u>Order Taker</u> afarrell	
<u>Ordered By</u> vita	<u>Phone:</u> 2033801111
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMail:</u>

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE	
In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department.	
Applicant Filing Notice:	Vita Design Group 1 Wilton Road, Westport
Address of Property to be Demolished:	29 Owenoke Pk Westport
Description and Type of Structure to be Demolished: Single family two story wood framed structure, 2,873 square foot structure constructed in 1905.	
The application is currently pending and available for public inspection in the Office of the Town Building Official.	

<u>Ad Cost</u> \$44.64	<u>Payment Amt</u> \$0.00	<u>Amount Due</u> \$44.64
---------------------------	------------------------------	------------------------------

<u>Blind Box</u>	<u>Materials</u>
------------------	------------------

Order Notes

<u>Ad Number</u>	<u>External Ad #</u>	<u>Pick Up Number</u>
0002693948-01		
<u>Ad Type</u>	<u>Ad Size</u>	<u>PO Number</u>
BR Legal Liner	2 X 18 li	
<u>Color</u>	<u>Color Requests</u>	
\$0.00		


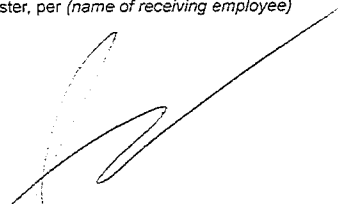
<u>Product and Zone</u>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
3/25/2022



Certificate of Mailing — Firm

Name and Address of Sender Vita Design Group 1 Wilton Rd Westport, CT 06880	TOTAL NO. of Pieces Listed by Sender 6	TOTAL NO. of Pieces Received at Post Office™ 6	Affix Stamp Here Postmark with Date of Receipt 
	Postmaster, per (name of receiving employee) 		

U.S. POSTAGE PAID
 WESTPORT, CT
 06880
 MAR 23, 22
 AMOUNT
\$2.82
 R2304E106506-03

USPS® Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Airlift
1.	Gabriele Neil G & Elise B 22 Owenoke PK Westport, CT 06880				
2.	JJ Salzman LLC 1185 Park Ave Apt 16C New York, NY 10128				
3.	Melnick Mary Kathryn 77 Mill Hill Rd Southport, CT 06890				
4.	Smith Adam & Melanie D 34 Owenoke PK Westport, CT 06880				
5.	Silk Margery S Trustee 27 Owenoke PK Westport, CT 06880				
6.	Petrella Vincent R 25 Owenoke PK Westport, CT 06880				

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:

PETRECCA VINCENT R 25 OWENOKE PK WESTPORT, CT 06880

SILK MARGERY S TRUSTEE & 27 OWENOKE PK WESTPORT, CT 06880

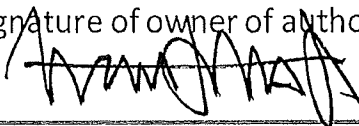
J J SALZMAN LLC 1185 PARK AVE APT 16C NEW YORK, NY 10128

SMITH ADAM & MELANIE D 34 OWENOKE PK WESTPORT, CT 06880

MELNICK MARY KATHRYN 77 MILL HILL RD SOUTHPORT, CT 06890

GABRIELE NEIL Q & ELISE B 22 OWENOKE PK WESTPORT, CT 06880

Signature of owner of authorized agent



Date

3/23/22

Print Name

FRANCIS ALBIS



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

PETRECCA VINCENT R
25 OWENOKE PK
WESTPORT, CT 06880

Dear PETRECCA VINCENT R,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice:	Vita Design Group 1 Wilton Road, Westport
Address of Property to be Demolished:	29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

SILK MARGERY S TRUSTEE
27 OWENOKE PK
WESTPORT, CT 06880

Dear SILK MARGERY S TRUSTEE,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice:

Vita Design Group
1 Wilton Road, Westport

Address of Property to be Demolished:

29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

J J SALZMAN LLC
1185 PARK AVE APT 16C
NEW YORK, NY 10128

Dear J J SALZMAN LLC,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice: Vita Design Group
1 Wilton Road, Westport

Address of Property to be Demolished: 29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

SMITH ADAM & MELANIE D
34 OWENOKE PK
WESTPORT, CT 06880

Dear SMITH ADAM & MELANIE D,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice: Vita Design Group
1 Wilton Road, Westport

Address of Property to be Demolished: 29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

MELNICK MARY KATHRYN
77 MILL HILL RD
SOUTHPORT, CT 06890

Dear MELNICK MARY KATHRYN,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice:	Vita Design Group 1 Wilton Road, Westport
Address of Property to be Demolished:	29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

DEMOLITION NOTICE TO ADJOINING PROPERTY OWNERS

Date: March 14, 2022

GABRIELE NEIL Q & ELISE B
22 OWENOKE PK
WESTPORT, CT 06880

Dear GABRIELE NEIL Q & ELISE B,

In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department .

Applicant Filing Notice: Vita Design Group
1 Wilton Road, Westport

Address of Property to be Demolished: 29 Owenoke Pk, Westport

Description and Type of Structure to be Demolished:

Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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

DEMOLITION

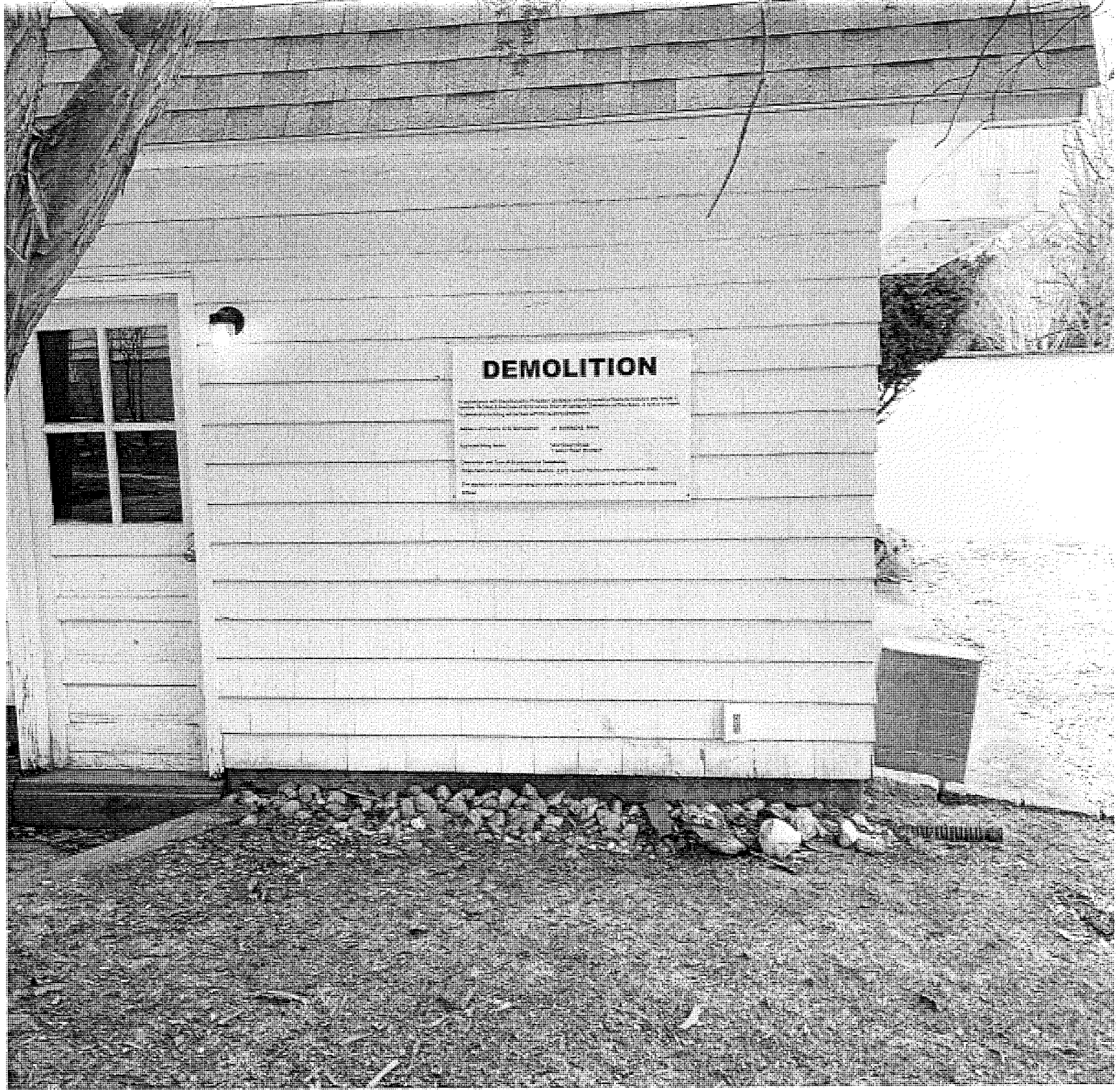
In accordance with the provisions of Section 29-406(a) of the Connecticut General Statutes and Article II, Section 14-24(a)(1) the Code of Ordinances Town of Westport, Demolition of Structures, a Notice of Intent to demolish a building will be filed with the Building Department.

Address of Property to be Demolished: 29 OWENOKE PARK

Applicant Filing Notice: Vita Design Group
1 Wilton Road, Westport

Description and Type of Structure to be Demolished:
Single family two story wood framed structure. 2,873 square foot structure constructed in 1905.

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



DEMOLITION

NOTICE TO ALL PERSONS INTERESTED IN THE PROPERTY TO BE DEMOLISHED: The following information is being provided to you for your information and to advise you of the proposed demolition of the property. The demolition of the property is scheduled for the date indicated below. The demolition of the property is being carried out by the contractor named below. The demolition of the property is being carried out in accordance with the provisions of the relevant legislation. The demolition of the property is being carried out in accordance with the provisions of the relevant legislation. The demolition of the property is being carried out in accordance with the provisions of the relevant legislation.

Petrea Vincent R
25 Owenoke PK
Westport, CT 06880

Vita Design Group
1 Wilton Rd
Westport, CT 06880

JJ Salzman LLC
1185 Park Ave Apt 10C
New York, NY 10128

Silk Margery S Trustee
27 Owenoke PK
Westport, CT 06880

Vita Design Group
1 Wilton Rd
Westport, CT 06880

Smith Adam & Melanie D
34 Owenoke PK
Westport, CT 06880

Melnick Mary Kathryn
77 Mill Hill Rd
Southport, CT 06890

Vita Design Group
1 Wilton Rd
Westport, CT 06880

Gabriele Neil Q & One B
22 Owenoke PK
Westport, CT 06880

VITA DESIGN
GROUP

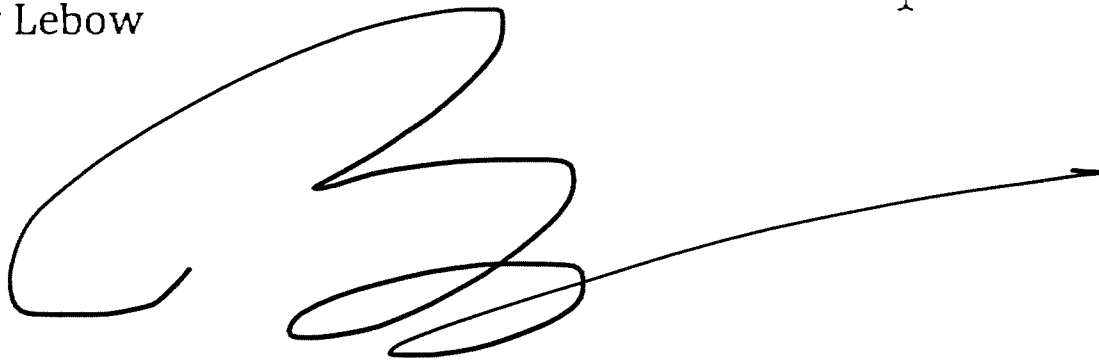
Westport, CT 06880
Office: 203.283.1561
Cell: 203.535.8507
lv@vdgarch.com

March 21, 2022

I, Betsey Lebow, authorize Vita Design Group as my agent for the permitting process at 29
Owenoke Park, Westport CT 06880.

Sincerely,

Betsey Lebow

A handwritten signature in black ink, consisting of a large, stylized 'B' followed by a long horizontal stroke that ends in a small upward tick.

I

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: 29 Owenoke Park

Name: House

NR District: Compo/ Owenoke Historic
District

Local District:

Neg No.: 10:7

HRS ID No.: 0665





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

RECEIVED

MAR 25 2022

1. 14 Cockenoe | 1938 **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Bluewater Cockenoe, LLC | (203) 557-4770
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 31 Imperial Avenue | Kristen@Bluewaterhomebuilders.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Wade Alix (Project Manager) Bluewater Home Builders, LLC | (203) 521-9325
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) | Wade@bluewaterhomebuilders.com
 Attach copy of letter of authorization from owner.

5. House 1,672 square feet and Garage 240 sq. ft. Porch + Slabs 1,119 sq. ft.
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. AA Building Wrecking, LLC | (203) 335-5317 | DMCR 000128
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Demoman198@AOL.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). 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 _____

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 Beverly Doyle (203)445-7395 FAX (203)330-4618
- CABLEVISION robin.schilb@alticeusa.com (203) 696-4780
- 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 installed 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: Bole Kelly DATE: 3-24-22

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

BLUEWATER HOME BUILDERS, LLC

*31 Imperial Avenue
Westport, Connecticut 06880
(203) 557-4770*

Date: 3-23-2022

Town of Westport
Westport, CT 06880

To whom it may concern:

Robert Sprouls, member of Bluewater Home Builders, LLC authorizes Wade Alix to apply for any permits that may be required to demolition the existing structure and building a new house at 14 Cockenoe Drive, Westport, CT.

Very truly yours,
BLUEWATER HOME BUILDERS, LLC



Robert Sprouls
Member

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:

Green Deborah Trustee

Grossman Edward T + Madel

Reilly Stacy LYNN

Saugatuck Island Special

U.R Bane, LLC

Wade Alix

Signature of owner or authorized agent

3-24-22

Date

Wade Alix

Print Name

Property Location 14 COCKENOE DR
 Vision ID 5992 Account # 10092

Map ID B01//003/000/
 Bldg # 1

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

State Use 101L
 Print Date 3/11/2022 11:04:42 A

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
BLUEWATER COCKENOE LLC			6 Septic	1 Public	1	Description	Code	Appraised	Assessed	
31 IMPERIAL AVENUE			2 Public Water			RES LAND	1-1	1,777,400	1,244,200	
WESTPORT CT						DWELLING	1-3	193,400	135,400	
1		SUPPLEMENTAL DATA				Total				VISION
		Alt Prcl ID 5306026,25A	Lift Hse N					1,970,800	1,379,600	
		Historic ID	Asking \$							
		Census 504								
		WestportC M17								
		Survey Ma 9241								
		Survey Ma								
		GIS ID B01003000	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed		
BLUEWATER COCKENOE LLC	4207	0197	01-04-2022	Q	I	2,230,000	00	2021	1-1	1,244,200	2020	1-1	1,244,200
COCKENOE VENTURES LLC	2336	0110	12-08-2003	U	I	0	29		1-3	135,400	2020	1-3	135,400
LUNDQUIST JERROLD T	1581	0045	03-19-1998	Q	I	1,385,000	00	Total		1,379,600	Total		1,379,600
								Total		1,379,600	Total		1,379,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)
			0.00						193,400	0	0	1,777,400
Total								Total Appraised Parcel Value				
								1,970,800				

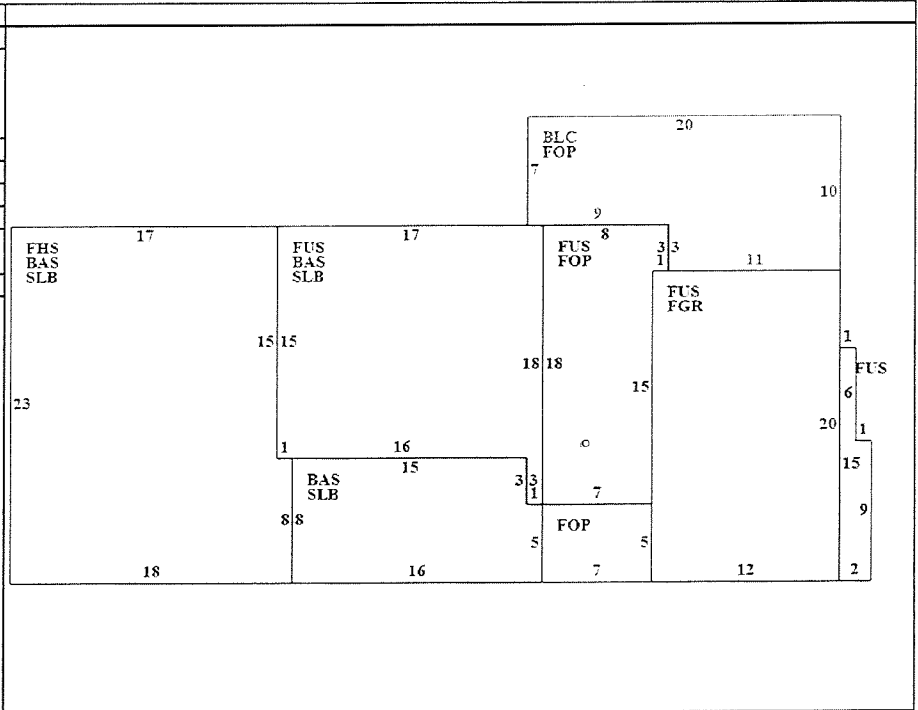
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0001	B	0001			

NOTES					
M/9241, 2430(7&PT OF 8), 508 (5&6)					
1 - 4 FIX BATH					
OUTDOOR SHOWER					
2015 NEW ROOF AND SIDING					

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
									10-14-2021	PG	3	5	75	REVIEWED N/C
									04-28-2020	SR			19	Field Review
									03-02-2020	VA			60	Mailer Sent
									08-07-2015	VA			10	Measu/LtrSnt - Letter Sent
									06-22-2015	AG			02	Sat or >5PM Attn @ Int In
									06-19-2015	AG			01	Measured/No Interior Insp
									06-15-2015	VA			66	INSPECTION NOTICE SF

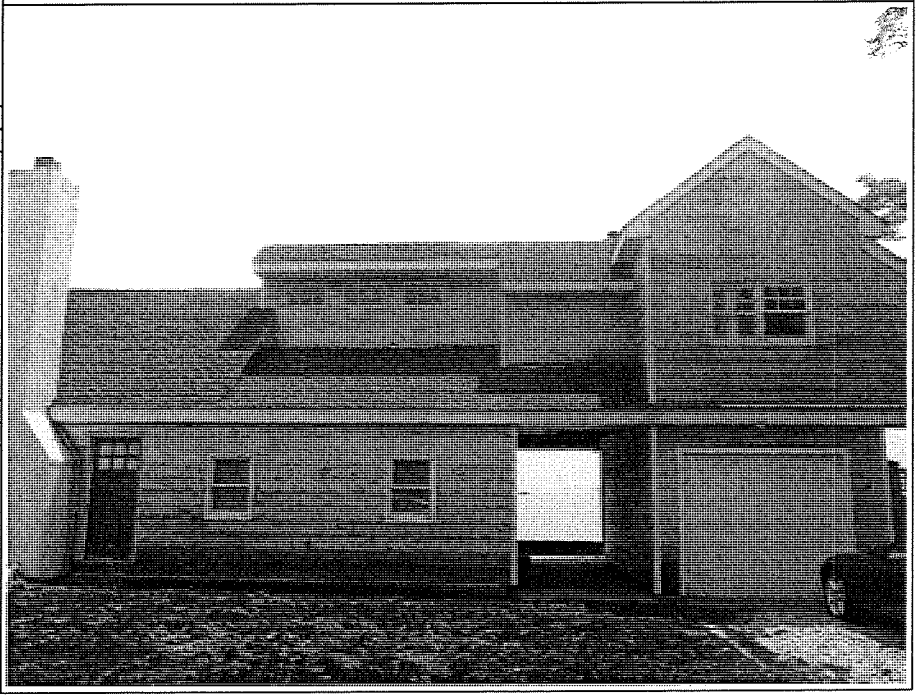
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101L	Single Family O	A		0.250 AC	1,064,000.	2.90526	9	1.00	230	2.300			1.0000	1,777,400
Total Card Land Units					0.250 AC	Parcel Total Land Area					0	Total Land Value			1,777,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Ownr
Exterior Wall 1	08	Wood on Sheath		B	S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2	07	K Pine/A Wd	Building Value New		345,286
Interior Fir 1	12	Hardwood	Year Built		1938
Interior Fir 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		MJ
AC Type:	01	None	Year Remodeled		1993
Total Bedrooms	03	3 Bedrooms	Depreciation %		44
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	2		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		56
Kitchens	1		Cns Sect Rcld		193,400
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	VG				
Fireplaces	1				
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	782	782		170.87	133,617
BLC	Balcony	0	173		25.68	4,443
FGR	Garage	0	240		68.35	16,403
FHS	Half Story, Finished	239	399		102.35	40,837
FOP	Porch, Open	0	337		33.97	11,448
FUS	Upper Story, Finished	651	651		170.87	111,234
SLB	Slab	0	782		0.00	0
Ttl Gross Liv / Lease Area		1,672	3,364			317,982



GREEN DEBORAH TRUSTEE
17 COCKENOE DR
WESTPORT, CT 6880

GROSSMAN EDWARD T & MADEL
21 COCKENOE DR
WESTPORT, CT 6880

REILLY STACY LYNN
44 ISLAND WAY
WESTPORT, CT 6880

SAUGATUCK ISLAND SPECIAL
PO BOX 2392
WESTPORT, CT 6880

SAUGATUCK ISLAND SPECIAL
PO BOX 2392
WESTPORT, CT 6880

URBANE LLC
12 COCKENOE DR
WESTPORT, CT

BLUEWATER HOME BUILDERS, LLC

*31 Imperial Avenue
Westport, Connecticut 06880*

TEL: (203) 557-4770

FAX: (203) 557-4771

March 25, 2022

Abutters
14 Cockenoe Drive
Westport, CT 06880

Re: Legal Notice of Intent to Demolish – 14 Cockenoe Drive, Westport, CT

To whom it may concern:

We are the owners of 14 Cockenoe Drive, and will be demolishing the current house on the property. The Town of Westport's demolition application permit process requires that a notification of demolition be sent to the owners of any property abutting or located across the street of the parcel. The demolition of this structure will be slated for some time between May 15, 2022 and June 20, 2022.

By delivery of this letter, we are notifying you of the demolition application.

Sincerely yours,
BLUEWATER HOME BUILDERS, LLC

Wade Alix
Project Manager
(203) 521-9325
wade@bluewaterhomebuilders.com

Ad Order Number 0002694509	Customer Account 217981
Sales Rep. snorton	Customer Information BLUEWATER HOME BUILDERS, LLC 31 Imperial Ave WESTPORT CT 06880 USA
Order Taker snorton	
Ordered By Wade	Phone: 2035574770
Order Source Phone	Fax: E-Mail: kirsten@bluewaterhomebuilders.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 14 Cockenoe Drive, Westport, CT 06880 has been filed in the Office of the Town Building Official on March 23, 2021.

Name and address of the owner: Bluewater Cockenoe, LLC, 31 Imperial Avenue Westport, CT

Age of the building or structure: 84 years old

Square footage of the building or structure: House - 1,912 square feet

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

Ad Cost	Payment Amt	Amount Due
\$31.00	\$0.00	\$31.00

Blind Box **Materials**

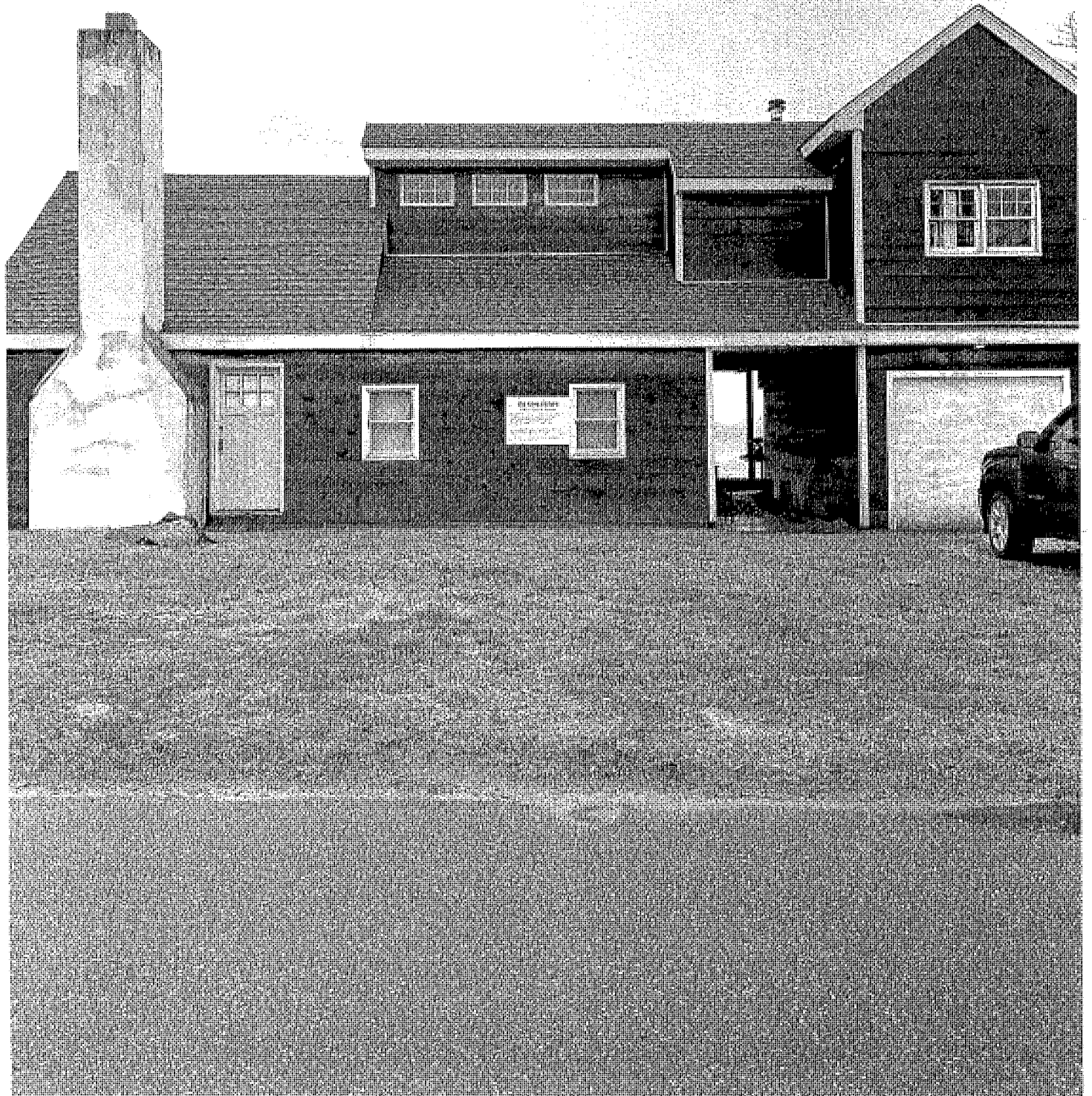
Order Notes

Ad Number 0002694509-01	External Ad #	Pick Up Number 0002625761
Ad Type BR Legal Liner	Ad Size 2 X 12 li	PO Number
Color \$0.00	Color Requests	

Product and Zone	# Inserts	Placement
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
3/25/2022



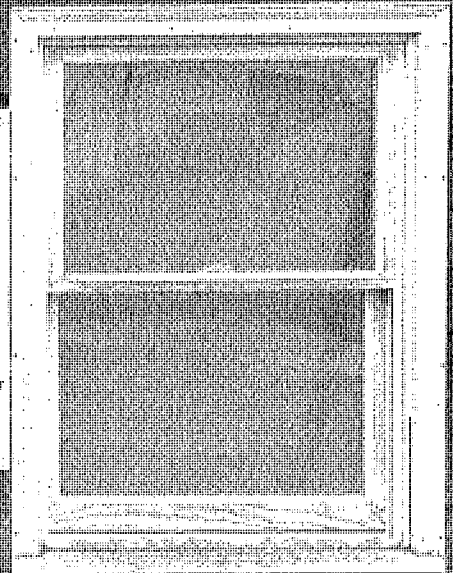
DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (4) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at PT JACKSON DRIVE, #100, CT has been filed in the Office of the Town Building Official on 3/11/77.

Name and address of the owner: EMERSON LOCKMAN, INC.
Type of the building or structure: 50' x 40' - 1st Flr.
Square footage of the building or structure: 2,000 Sq. Ft. - 1st Flr.

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

MAR 25 2022

1. 11 WAKE ROBIN RD WESTPORT, CT 06880 | 1946 | **WESTPORT BUILDING DEPARTMENT**
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. GREYHOME PARTNERS | 203 979 1624
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 115 MAPLE AVE GREENWICH, CT 06830 | greyhomepartners@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. EXISTING HOME, 2946 SQ FT, TO BE DEMOLISHED FOR NEW CONSTRUCTION
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. DOUBLE DIAMOND CONSTRUCTION | 203 357 7757 | DMCR 001312
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

doublediamondconst@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
- NA* ~~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
- NA* PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- NA* ~~FRONTIER COMMUNICATIONS~~ Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT *PENDING* Jeff Andrews (203) 227-9571
- NA* 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: 3/25/22

SIGNATURE OF DEMOLITION CONTRACTOR: DOUBLE DIAMOND CONSTRUCTION

SIGNATURE OF BUILDING OFFICIAL: _____

Property Location 11 WAKE ROBIN RD
 Vision ID 2505 Account # 6546

Map ID F06 / 010/000 /
 Bldg # 1

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

State Use 101
 Print Date 3/10/2022 2:20:29 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				6158 WESTPORT, CT
						Description	Code	Appraised	Assessed	
KOSNER MIDGE HERZ			6 Septic	1 Public		RES LAND	1-1	466,000	326,200	
			2 Public Water			DWELLING	1-3	190,900	133,700	
11 WAKE ROBIN RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	1,700	1,200	
WESTPORT CT 06880		Alt Prcl ID 531724-11	Lift Hse Asking \$							
1		Historic ID								
		Census 506								
		WestportC H25								
		Survey Ma 7136								
		Survey Ma								
		GIS ID F06010000	Assoc Pid#				Total	658,600	461,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KOSNER MIDGE HERZ		2320 0094	10-28-2003	Q	I	707,000	00	2021	1-1	326,200	2020	1-1	326,200	2020	1-1	326,200
FRANKEL JULIA C		1766 0250	04-17-2000	Q	V	635,000	00		1-3	133,700		1-3	133,700		1-3	133,700
FEATHERSTON REGINA A		1439 0302	04-09-1996	U	V	0	29		1-4	1,200		1-4	1,200		1-4	1,200
								Total		461,100	Total		461,100	Total		461,100

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

This signature acknowledges a visit by a Data Collector or Assessor

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	185,500
Appraised Xf (B) Value (Bldg)	5,400
Appraised Ob (B) Value (Bldg)	1,700
Appraised Land Value (Bldg)	466,000
Special Land Value	0
Total Appraised Parcel Value	658,600
Valuation Method	C
Total Appraised Parcel Value	658,600

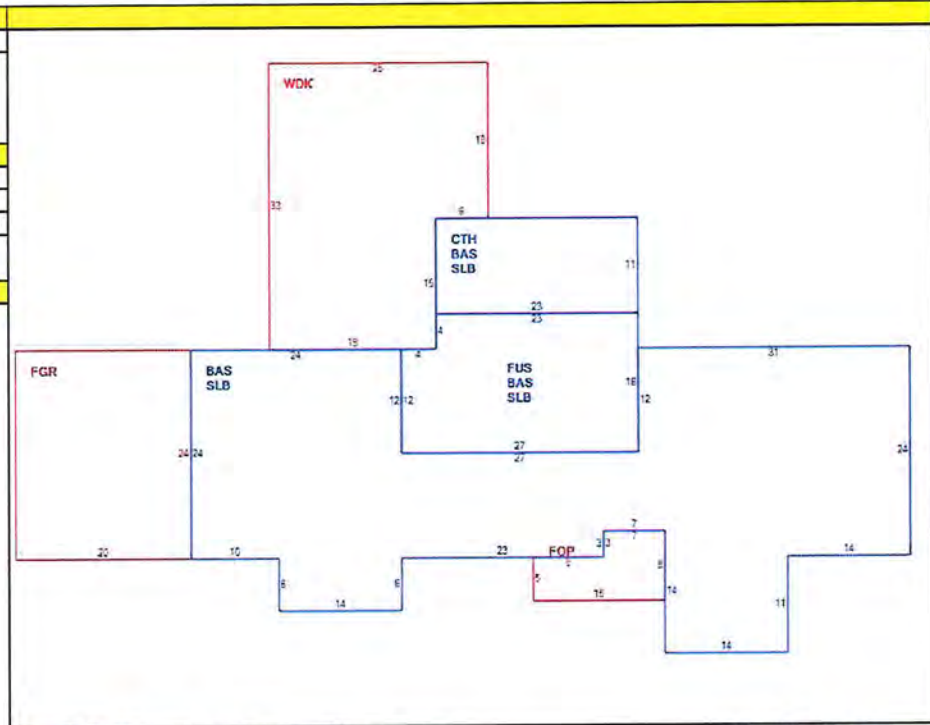
NOTES	
M/7136(11), 1730 NEW FLOORS SINCE SALE ECO=HWY	

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
26674	08-14-2001		UPGRADE NE	800		100		UPGRADE NEW MAST FOR	

VISIT / CHANGE HISTORY					
Date	Id	Type	Is	Cd	Purpost/Result
06-04-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
06-08-2015	RH			02	Sat or >5PM Attm @ Int In
06-05-2015	RH			01	Measured/No Interior Insp
05-14-2015	VA			66	INSPECTION NOTICE SE
03-03-2005	MJB	3	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	AA		0.960 AC	360,000.00	1.03333	5	0.90	145	1.450	HWY		1.0000	466,000
Total Card Land Units					0.960 AC	Parcel Total Land Area					1	Total Land Value			466,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	21	Stone/Masonry		B	S
Exterior Wall 2	16	Stucco	Adjust Type	Code	Description
Roof Structure:	04	Hip	Condo Flr		Factor%
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	03	Plaster	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		386,392
Interior Flr 1	12	Hardwood	Year Built		1946
Interior Flr 2	14	Carpet	Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	06	Partial	Year Remodeled		42
Total Bedrooms	04	4 Bedrooms	Depreciation %		
Total Bthrms:	3	3 Full Baths	Functional Obsol		10
Total Half Baths	1	1 Half Bath	External Obsol		10
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	9	9 Rooms	Condition		
Bath Style:	02	Average	Condition %		48
Kitchen Style:	02	Average	Percent Good		48
Kitchens	1		Cns Sect Rcndd		185,500
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	A				
Fireplaces	1				
Ceiling Height	8.00				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)												
Code	Description	Sub	Sub Ty	L/B	Units	Unit Pric	Yr Blt	Cond. C	% Gd	Grade	Grade A	Appr. V
A/C	Air Con			B	2,519	4.50	1975		48		0.00	5,400
SHD1	Shed	FR	Frame	L	256	11.00	2015	5	60	3	1.00	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,530	2,530		106.90	270,447
CTH	Cathedral Ceiling	0	253		21.55	5,452
FGR	Garage	0	480		42.76	20,524
FOP	Porch, Open	0	96		21.16	2,031
FUS	Upper Story, Finished	416	416		106.90	44,469
SLB	Slab	0	2,530		0.00	0
WDK	Deck, Wood	0	735		10.76	7,910
Ttl Gross Liv / Lease Area		2,946	7,040			350,833





CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | *The Hour* | GREENWICH TIME
 Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002692254	Customer Account 343813
Sales Rep. afarrell	Customer Information PARTNER GREYHOME 9 Webb Road WESTPORT CT 06880 USA
Order Taker afarrell	
Ordered By MARGARET SCHAFFTEL	Phone: 2039791624
Order Source Phone	Fax: Email: margaretschafftel@gmail.com

Ad Content Proof

Note: Ad size does not reflect actual ad

DEMOLITION NOTICE

Notice is hereby given that Greyhome Partners intends to file an application for permission to demolish the property at 11 Wake Robin Road with the office of Westport Building Department. The permit will be available for public inspection upon submission. Name and Address of Structure: 11 Wake Robin Rd, Westport, CT

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

Blind Box **Materials**

Order Notes

RAN IN MARCH 18, 2022 PUBLICATION

Ad Number 0002692254-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 6 li	PO Number
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
3/18/2022

SAMPLE OF LETTER SENT
TO ALL ADJUTING NEIGHBORS

11 Wake Robin Rd
Westport, CT 06880
March 21 2022

11 WAKE ROBIN ROAD NEW CONSTRUCTION

Eric Logan
12 Wake Robin Rd
Westport, CT 06880

Dear Neighbor,

We have recently purchased the property at 11 Wake Robin Road. We are writing to notify you that we are applying for a demolition permit for the residence. We look forward to building a beautiful new home in its place and to making a positive contribution to this neighborhood.

We will be in touch as we are nearer to the construction process to keep you informed of the date of commencement. Please rest assured we will make every effort to be respectful of our neighbors and the neighborhood throughout the process from demolition and throughout construction.

Thank you and we look forward to meeting you at some point.

Sincerely,

Margaret Schaftel
Tomas Trzaska

GREYHOME PARTNERS



100 foot Abutters List Report

Westport, CT
March 10, 2022

Subject Property:

Parcel Number: F06010000
CAMA Number: F06010000
Property Address: 11 WAKE ROBIN RD

Mailing Address: KOSNER MIDGE HERZ
11 WAKE ROBIN RD
WESTPORT, CT 6880

Abutters:

Parcel Number: F06006000
CAMA Number: F06006000
Property Address: 15 RIVER OAKS RD

Mailing Address: LEPISTO MARIAN TRANO
15 RIVER OAKS RD
WESTPORT, CT 6880

Parcel Number: F06007000
CAMA Number: F06007000
Property Address: 19 RIVER OAKS RD

Mailing Address: AHN KYUNG HEUP AND SHIN GYE YEE
19 RIVER OAKS RD
WESTPORT, CT 6880

Parcel Number: F06011000
CAMA Number: F06011000
Property Address: 15 WAKE ROBIN RD

Mailing Address: FLANDERS CRAIG M & ELIZABETH
15 WAKE ROBIN RD
WESTPORT, CT 6880

Parcel Number: F06014000
CAMA Number: F06014000
Property Address: 14 WAKE ROBIN RD

Mailing Address: HATIBI NORA & NIKC TAHIR & NIKC
HATA
14 WAKE ROBIN RD
WESTPORT, CT 6880

Parcel Number: F06015000
CAMA Number: F06015000
Property Address: 12 WAKE ROBIN RD

Mailing Address: LOGAN ERIC G
12 WAKE ROBIN RD
WESTPORT, CT 6880

Parcel Number: F06016000
CAMA Number: F06016000
Property Address: 10 WAKE ROBIN RD

Mailing Address: MENONI DAVID & H BROOKE
10 WAKE ROBIN RD
WESTPORT, CT 6880

Parcel Number: F06019000
CAMA Number: F06019000
Property Address: 9 WAKE ROBIN RD

Mailing Address: SPILLMAN SEAN & ERIN
9 WAKE ROBIN RD
WESTPORT, CT 6880

Parcel Number: F06020000
CAMA Number: F06020000
Property Address: 12 RIVER OAKS RD

Mailing Address: JONES AMY & BRIAN C
12 RIVER OAKS 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.



**UNITED STATES
POSTAL SERVICE®**

**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: _____

To: ERIC LOGAN
12 WAKE ROBIN RD
WESTPORT, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24, 22
AMOUNT
\$1.65
R2306Y152031-55



1000



**UNITED STATES
POSTAL SERVICE®**

**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: _____

To: DAVID MENDONI : 4 BROOKE
10 WAKE ROBIN RD
WESTPORT, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24, 22
AMOUNT
\$1.65
R2306Y152031-55



1000



**UNITED STATES
POSTAL SERVICE®**

**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: _____

To: SEAN S ERIN SPILLMAN
9 WAKE ROBIN RD
WESTPORT, CT 06880

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

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24, 22
AMOUNT
\$1.65
R2306Y152031-55



1000



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: _____

To: HEUP KYUNG AHN: GYE YEE SHIN
19 RIVER OAKS RD
WESTPORT, CT 06880

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24 22
AMOUNT
\$1.65
R2306Y152031-55



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



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: _____

To: CRAIG & ELIZABETH FLANDERS
15 WAILE ROBIN RD

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24 22
AMOUNT
\$1.65
R2306Y152031-55



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



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: _____

To: JANAR WIK & NORA HATTBI: HAS
14 WAILE ROBIN RD
WESTPORT, CT 06880

U.S. POSTAGE PAID
FORM LETTER
GREENWICH, CT
06830
MAR 24 22
AMOUNT
\$1.65
R2306Y152031-55



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



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:

To:

MARIAN TRANO LEPUSO
15 RIVER OAKS RD
WESTPORT, CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENWICH, CT
06830
MAR 24 22
AMOUNT
\$1.65
R2306Y152031-55



1000

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



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:

To:

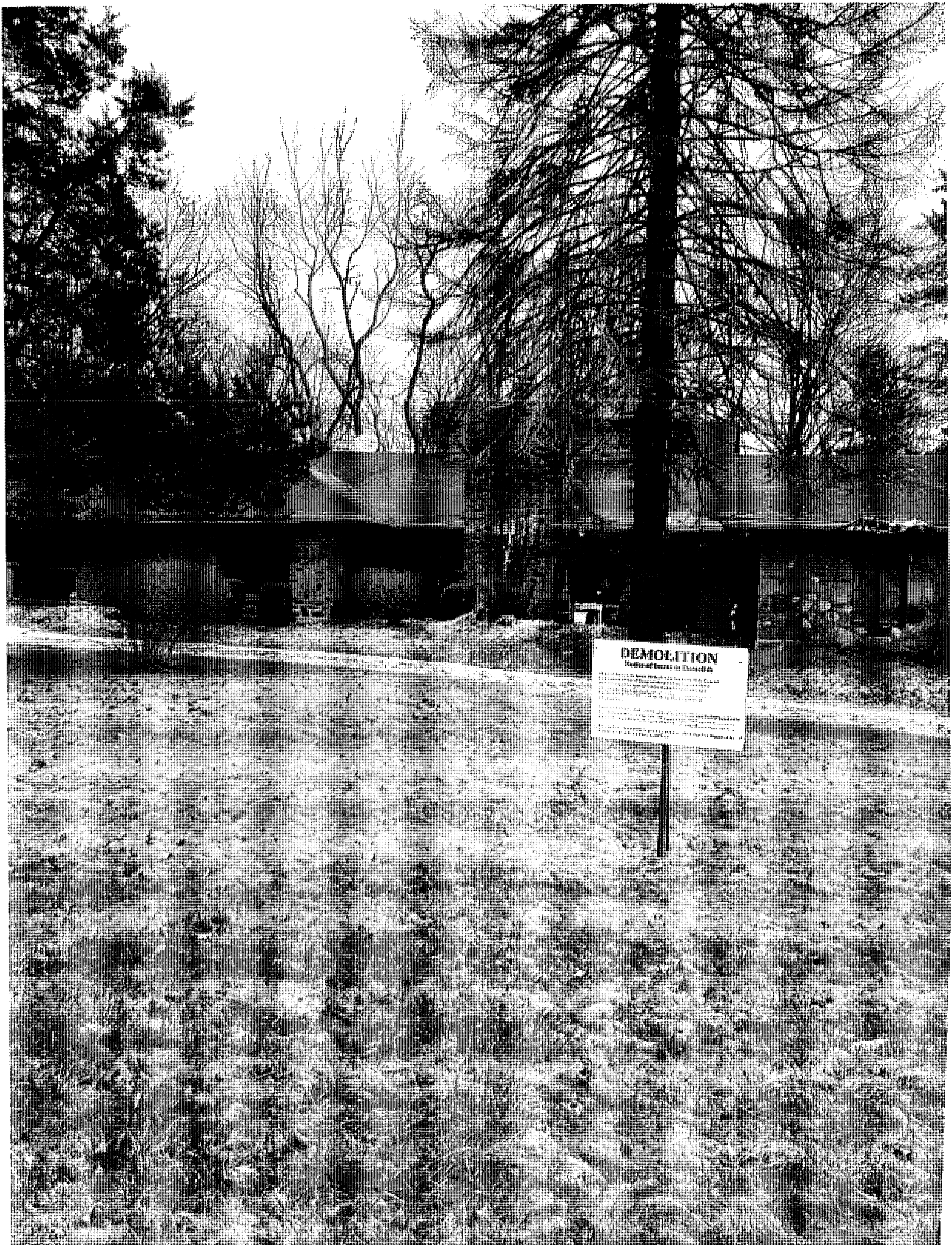
BRIAN C. ARMY JONES
12 RIVER OAKS RD
WESTPORT, CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENWICH, CT
06830
MAR 24 22
AMOUNT
\$1.65
R2306Y152031-55



1000

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



DEMOLITION

Notice of Intent for Demolition

The following is the intent to demolish the structure located at the above address. The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner.

The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner.

The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner. The structure is located on the property owned by the above named owner.



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

RECEIVED

MAR 28 2022

WESTPORT BUILDING
 DEPARTMENT

1. 49 Easton Road | 1941
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)
2. JUAN OSORIO | 917-602-2876
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE
3. 49 Easton Road | jesorio@remate.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL
4. NANCY LOVAS/LOVAS ARCHITECTS 8 Wright St. Suite 107 Westport CT 06880
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
 Attach copy of letter of authorization from owner.
5. 3,652 sq structure to be demolished, foundation to remain
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)
6. ROCCO BELLANTONI | 203-919-6955 | DMCR002067
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER
- rocco@complete dismantling.com | Nancy@lovasarchitects.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 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 (800) 989-0900
- 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: 23 March 2022

SIGNATURE OF DEMOLITION CONTRACTOR: 

SIGNATURE OF BUILDING OFFICIAL: _____

Property Location 49 EASTON RD
 Vision ID 5495

Account # 9589

Map ID D15//058/000 /
 Bldg # 1

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

State Use 101
 Print Date 3/11/2022 10:02:52 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ZUCKERMANN JUAN ALBERTO OSO RODRIQUEZ GEORGINA MICHEL 49 EASTON RD WESTPORT CT 06880			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water				RES LAND	1-1	557,300
						DWELLING	1-3	319,000	223,300
						RES OUTBL	1-4	24,800	17,400
						Total		901,100	630,800

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
								Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
ZUCKERMANN JUAN ALBERTO OSORIO		4126 0109	05-17-2021	U	I	975,000	10											
MCCARTHY JOAN D EST		4087 0042	01-20-2021	U	I	0	29	2021	1-1	390,100	2020	1-1	390,100	2020	1-1	390,100		
MCCARTHY JOAN D		2511 0310	02-01-2005	U	V	0	29		1-3	223,300		1-3	223,300		1-3	223,300		
MCCARTHY GEORGE T III AND		1680 0180	03-19-1999	U	I	0	29		1-4	17,400		1-4	17,400		1-4	17,400		
MCCARTHY GEORGE T III		0099 0405	12-06-1951	U	V	0	29	Total			630,800	Total			630,800	Total		630,800

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

This signature acknowledges a visit by a Data Collector or Assessor

Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0004	R	0004			

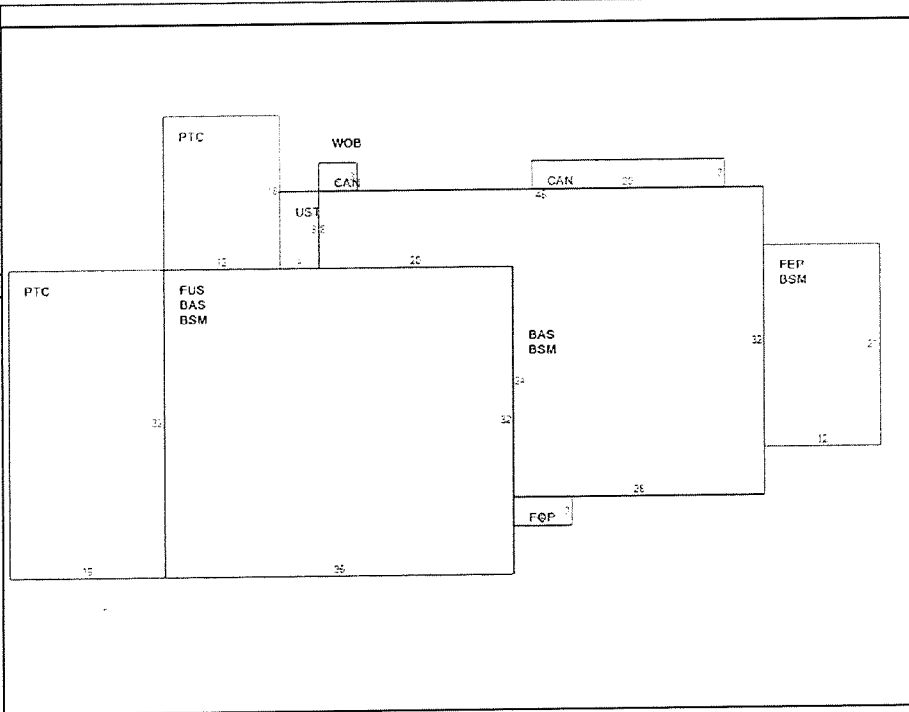
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	319,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	24,800
Appraised Land Value (Bldg)	557,300
Special Land Value	0
Total Appraised Parcel Value	901,100
Valuation Method	C
Total Appraised Parcel Value	901,100

NOTES
 M/ 2705(22), 3097(23), 3281, 8542(A)
 SMALL POND IN REAR
 10/14 SIDE FENCED
 10/14 NEW PIC OF REAR - FRONT OVERGROWN
 2015 PDAS

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
									03-16-2021	PG	3	5	75	REVIEWED N/C
									08-18-2020	SR			19	Field Review
									10-31-2015	VA			80	Data Mailer No Change
									12-18-2014	TWM			00	Measur+Listed
									10-13-2014	MJF			02	Sat or >5PM Attn @ Int In
									10-09-2014	MJF			01	Measured/No Interior Insp
									09-17-2014	VA			66	INSPECTION NOTICE SE

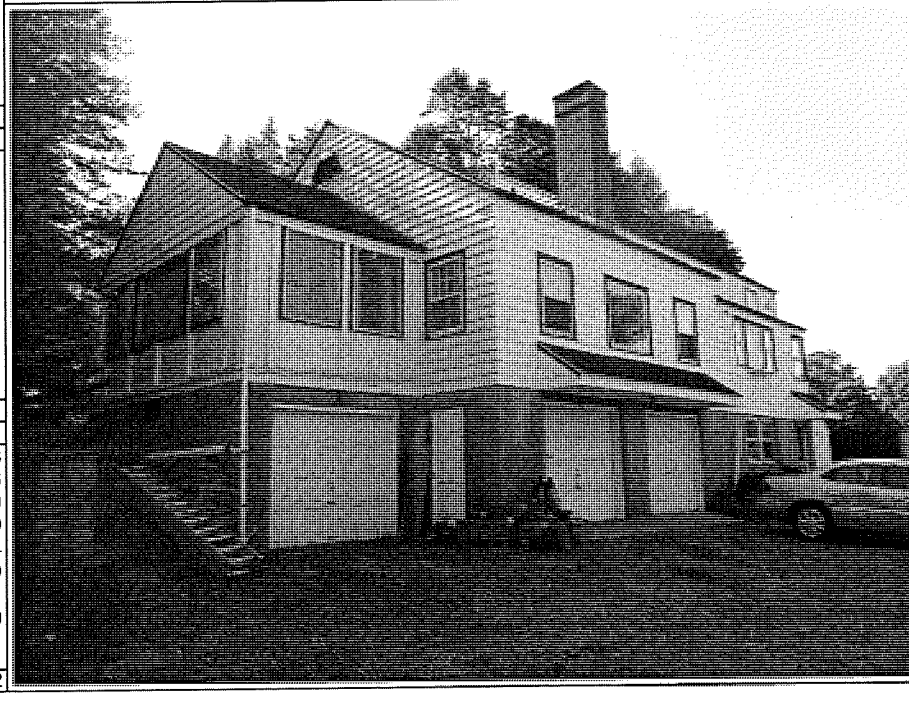
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AAA		2.880 AC	360,000.00	0.37067	5	1.00	145	1.450			1.0000	557,300
Total Card Land Units					2.880 AC	Parcel Total Land Area					3	Total Land Value			557,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces	1	
Model	01	Residential	Ceiling Height	8.00	
Grade:	11	B	Elevator		
Stories:	2	2 Stories	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B S
Exterior Wall 2			Adjust Type	Code	Description
Roof Structure:	03	Gable	Condo Fir		
Roof Cover	03	Asphalt Shingl	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Building Value New		549,973
Interior Flr 1	12	Hardwood	Year Built		1941
Interior Flr 2	14	Carpet	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	07	7 Bedrooms	Depreciation %		42
Total Bthrms:	5	5 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	10	10 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	02	Average	Percent Good		58
Kitchens	1		Cns Sect Rcnid		319,000
Whirlpool Tubs			Dep % Ovr		
Hot Tubs			Dep Ovr Comment		
Sauna (SF Area)			Misc Imp Ovr		
Fin Basement	580		Misc Imp Ovr Comment		
Fin Bsmt Qual	3	Basic FRB	Cost to Cure Ovr		
Bsmt. Garages	3		Cost to Cure Ovr Comment		
Interior Cond	A				
Fireplaces	1				
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
SPL1	InGroun	VN	Vinyl	L	900	34.00	1970	5	60	4	1.35	24,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,144	2,144		118.59	254,263
BSM	Basement Area	0	2,396		23.71	56,806
CAN	Canopy	0	72		23.06	1,660
FEP	Porch, Enclosed	0	252		77.18	19,449
FOP	Porch, Open	0	18		26.35	474
FUS	Upper Story, Finished	1,152	1,152		118.59	136,619
PTC	Patio - Concrete	0	704		11.79	8,301
UST	Utility, Storage	0	32		51.88	1,660
Ttl Gross Liv / Lease Area		3,296	6,770			479,232



LOVAS ARCHITECTS

EIGHT WRIGHT STREET
SUITE 107
WESTPORT, CONNECTICUT 06880
WWW.LOVASARCHITECTS.COM
M: 203.858.8730
W: 203.682.2382

24 August 2021

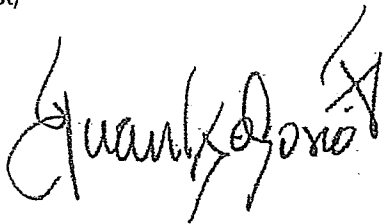
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

RE:
Mr. Juan Osorio and Mrs. Georgina Osorio
49 Easton Road
Westport, CT 06880

To Whom It May Concern,

I, the undersigned, do hereby grant permission to Lovas Architects, LLC, 8 Wright Street, Suite 107, Westport, CT, to act as my Agent in submitting a Building Permit application to the Building Department for my property located at 49 Easton Road in Westport, Connecticut.

Best,



JUAN OSORIO



GEORGINA MICHEL

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:

BRYNICZKA HELLEN I K 4 MEADOW VIEW DR S WESTPORT, CT 6880

JESSEP JANE NORDLI 12 NORTHFIELD DR WESTPORT, CT 6880

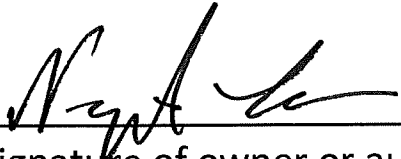
MCDONNELL JOSEPH & JACKSO 2 WISTERIA LN
WESTPORT, CT 6880

PINEDA LYNETTE M 1 BROOKLAWN DR WESTPORT, CT 6880

SOWMYANARAYANAN ASHOK K A 46 EASTON RD
WESTPORT, CT 6880

ZELKOWITZ SUZANNE C TRUST 1 WISTERIA LN
WESTPORT, CT 6880

ZONZINI FABRICIO DE ANDRA 2 PONY LN
WESTPORT, CT 6880



Signature of owner or authorized agent

3/23/2022

Date

NANCY A. LOVAS

Print Name



CONNECTICUT
MEDIA GROUP

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> 0002695317	<u>Customer Account</u> 354414
<u>Sales Rep.</u> eswanson	<u>Customer Information</u> LOVAS ARCHITECTS 8 Wright Street WESTPORT CT 06880 USA
<u>Order Taker</u> eswanson	
<u>Ordered By</u> Brenda	<u>Phone:</u> 2039195300
<u>Order Source</u> Phone	<u>Fax:</u> <u>EMAIL:</u> brenda@lovasarchitects.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 49 Easton Road, Westport, CT 06880 has been filled in the Office of the Town Building Officials on March 25, 2022.
Name and address of the owner : Juan Osorio, 49 Easton Rd, Westport, CT 06880
Age of the building: 81 yrs (1941)
Square footage of the building: 3,652
The application is currently pending and available for public inspection in the Office of the Town Building Official.

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

Blind Box Materials

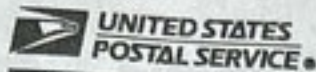
Order Notes

<u>Ad Number</u> 0002695317-01	<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>	<u># Inserts</u>	<u>Placement</u>
Westport News	1	BR Legal

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
4/ 1/2022



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.

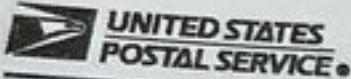
From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: J. McDonnell + D. Jackson
2 Wisteria Ln.
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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.

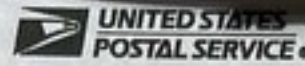
From: Lavas Architects
8 Wright St, Suite 107
Westport CT 06880

To: Jane Jessep
12 Northfield Dr
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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.

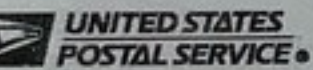
From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Fabricio de Andrade Zanz
2 Pony Ln.
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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.

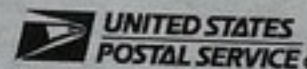
From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Hellen Bryniczka
4 Meadow View Dr S
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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.

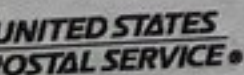
From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Lynette Pineda
1 Brooklawn Dr
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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.

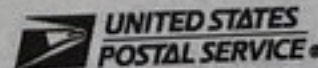
From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Ashok Sowmyanarayanan
46 Easton Rd
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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



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: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Suzanne Zelkowitz
1 Wisteria Ln
Westport CT 06880

U.S. POSTAGE PAID
FCM LETTER
GREENS FARMS, CT
06838
MAR 28, 22
AMOUNT
\$1.65
R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: J. McDonnell + D. Jackson
2 Wisteria Ln.
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St, Suite 107
Westport CT 06880

To: Jane Jessep
12 Northfield Dr
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Fabricio de Andrade Zanz
2 Pony Ln.
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Hellen Bryniczka
4 Meadow View Dr S
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Lynette Pineda
1 Brooklawn Dr
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Shok Sowmyanarayanan
6 Easton Rd
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE Certificate of Mailing

From: Lavas Architects
8 Wright St #107
Westport CT 06880

To: Suzanne Zerkowitz
1 Wisteria Ln
Westport CT 06880

U.S. POSTAGE PAID
 FCM LETTER
 GREENS FARMS, CT
 06838
 MAR 28 22
 AMOUNT
\$1.65
 R2305K133797-05



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

UNITED STATES POSTAL SERVICE

GREENS FARMS
 4 POST OFFICE LN
 GREENS FARMS, CT 06838-9997
 (800)275-8777

03/28/2022 10:44 AM

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

First-Class Mail® Letter	1		\$0.58
Westport, CT 06880			
Weight: 0 lb 0.40 oz			
Estimated Delivery Date			
Wed 03/30/2022			
Cert of Mailing			\$1.65
Total			\$2.23

Grand Total:			\$15.61
---------------------	--	--	----------------

Credit Card Remitted \$15.61

Card Name: MasterCard
 Account #: XXXXXXXXXXXX6214
 Approval #: 927972
 Transaction #: 680
 AID: A000000041010
 AL: MasterCard
 PIN: Not Required

 Every household in the U.S. is now eligible to receive a second set of 4 free test kits.
 Go to www.covidtests.gov

Preview your Mail
 Track your Packages
 Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage
 Refunds for guaranteed services only
 Thank you for your business.

Tell us about your experience.
 Go to: <https://postalexperience.com/Po>
 or scan this code with your mobile device





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 49 EASTON ROAD


has been filed in the Office of the Town Building Official on March 25, 2022

Name and address of the owner: Lovas Architects

Age of the building or structure: 81 years

Square footage of the building or structure: 3652

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





49

DEMOLITION

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 49 EASTON ROAD has been filed in the Office of the Town Building Official on March 25, 2023.

Name and address of the owner: Loas Architects
Age of the building or structure: 81 years
Square footage of the building or structure: 3652

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