



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

RECEIVED

OCT 19 2022

1. 4 ROCKY RIDGE RD | 1948  
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. STELIAN & CLAUDIA EPURE | 2034513165  
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 11 SKYTOP DR. NORWALK, CT 06855 | STELIAN.EPURE@GMAIL.COM  
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

RECEIVED

4. \_\_\_\_\_  
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) | OCT 20 2022  
 Attach copy of letter of authorization from owner.

5. BUILD NEW CONSTRUCTION (1178 SQ FT) | WESTPORT BUILDING DEPARTMENT  
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

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

EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH       POSTING OF DEMOLITION SIGN  
 Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.

The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to obtaining demolition permit application.  
 Meeting Date of Historic District Commission to consider demolition: \_\_\_\_\_

The TOWN OF WESTPORT has a demolition delay ordinance, Sec. 14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.

Meeting Date of Historic District Commission to consider waiving the waiting period: \_\_\_\_\_

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL \_\_\_\_\_ DATE \_\_\_\_\_

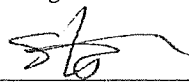
**CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:**

**No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.**

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 [demolitions@aquarionwater.com](mailto:demolitions@aquarionwater.com)
- CABLEVISION - (203) 696-4780 [robin.schilb@alticeusa.com](mailto:robin.schilb@alticeusa.com)
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT Deborah Barbieri (203) 341-1793  
(If on Sewer)
- CERTIFICATE OF INSURANCE (Please Attach)

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 10/18/2022

SIGNATURE OF DEMOLITION CONTRACTOR: \_\_\_\_\_

SIGNATURE OF BUILDING OFFICIAL: \_\_\_\_\_



Property Location 4 ROCKY RDG RD  
 Vision ID 9293

Account # 13437

Map ID D071 / 102/000 /  
 Bldg # 1

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

State Use 101  
 Print Date 10/3/2022 2:44:26 PM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
EPURE STELIAN & CLAUDIA			3 Public Sewer	2 Private		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
4 ROCKY RDG RD			2 Public Water			RES LAND	1-1	372,200	260,500	
WESTPORT CT 06880		<b>SUPPLEMENTAL DATA</b>				DWELLING	1-3	74,900	52,400	<b>VISION</b>
1		Alt Prcl ID 5317173	Lift Hse Asking \$		Total			447,100	312,900	
		Historic ID								
		Census 505								
		WestportC H12								
		Survey Ma 4290								
		Survey Ma								
		GIS ID D07102000	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EPURE STELIAN & CLAUDIA		4129 0318	05-25-2021	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LUCCI SALVATORE D & MARTHA E		1125 0222	11-04-1991	Q	I	150,000	00	2021	1-1	260,500	2020	1-1	260,500	2020	1-1	260,500
									1-3	52,400		1-3	52,400		1-3	52,400
								Total		312,900	Total		312,900	Total		312,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor	
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	
Total			0.00						

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY	
Nbhd	Sub	Nbhd Name	B	Tracing	Batch
0002	R	0002			

NOTES		APPRAISED VALUE SUMMARY	
M/ 4133(5 thru 8), 4290(B-1, rt of way t	2015 LOT HAS ROCK LEDGE	Appraised Bldg. Value (Card)	74,900
o Rocky Ri		Appraised Xf (B) Value (Bldg)	0
WALK THROUGH BDRM TO BDRM		Appraised Ob (B) Value (Bldg)	0
AC NON FUNC PER OWNER		Appraised Land Value (Bldg)	372,200
(1)FPL NON FUNC PER OWNER		Special Land Value	0
VACANT 2015		Total Appraised Parcel Value	447,100
		Valuation Method	C
		Total Appraised Parcel Value	447,100

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
								03-23-2021	PG	3	5	75	REVIEWED N/C	
								05-19-2020	SR			19	Field Review	
								03-10-2016	BAA			50	BAA Change	
								03-07-2016	TM	6		55	NOAH - Visual	

LAND LINE VALUATION SECTION	
Permit Id	Comments

B	Use Code	Description	Zone	Land	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	A		0.640 AC	360,000.00	1.44236	5	0.80	140	1.400	TOPO/LEDGE		1.0000	372,200
Total Card Land Units					0.640 AC	Parcel Total Land Area					1	Total Land Value			372,200



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	2	
Model:	01	Residential	Ceiling Height	8.00	
Grade:	07	C-	Elevator		
Stories:	1	1 Story	<b>CONDO DATA</b>		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	07	Asbest Shingle		B	S
Exterior Wall 2	15	Concr/CinderBk	Adjust Type	Code	Description
Roof Structure:	01	Flat	Condo Flr		Factor%
Roof Cover	04	T&G/Rubber	Condo Unit		
Interior Wall 1	05	Drywall	<b>COST / MARKET VALUATION</b>		
Interior Wall 2			Building Value New		129,190
Interior Flr 1	14	Carpet	Year Built		1948
Interior Flr 2			Effective Year Built		
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type:	04	Forced Air	Remodel Rating		
AC Type:	03	Central	Year Remodeled		42
Total Bedrooms	02	2 Bedrooms	Depreciation %		
Total Bthrms:	2	2 Full Baths	Functional Obsol		
Total Half Baths	0		External Obsol		
Total Xtra Fixtrs	0		Trend Factor		1
Total Rooms:	5	5 Rooms	Condition		
Bath Style:	02	Average	Condition %		
Kitchen Style:	01	Old Style	Percent Good		58
Kitchens	1		Cns Sect Rcld		74,900
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	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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,178	1,178		76.76	90,427	
CRL	Crawl Space	0	506		0.00	0	
CTY	Court Yard	0	9		0.00	0	
FCP	Carport	0	336		15.31	5,143	
FEP	Porch, Enclosed	0	124		50.14	6,218	
POR	Pergola	0	135		7.96	1,075	
PTC	Patio - Concrete	0	480		7.68	3,685	
SLB	Slab	0	672		0.00	0	
Ttl Gross Liv / Lease Area		1,178	3,440			106,548	



# 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:

48 VALLEY RD - ARBISMAN JULIYA

10 ROCKY RIDGE RD - LANDIS RONALD

6 ROCKY RIDGE RD - PAPAIOPOULOS PANAGIOTIS

2 ROCKY RIDGE RD - MEYERS DAVID

62 VALLEY RD - SULLIVAN MICHAEL



Signature of owner or authorized agent

10/18/2022

Date

STELIAN EPURE

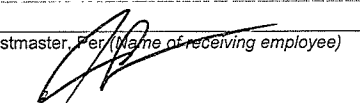
Print Name

Name and Address of Sender

Check type of mail or service:

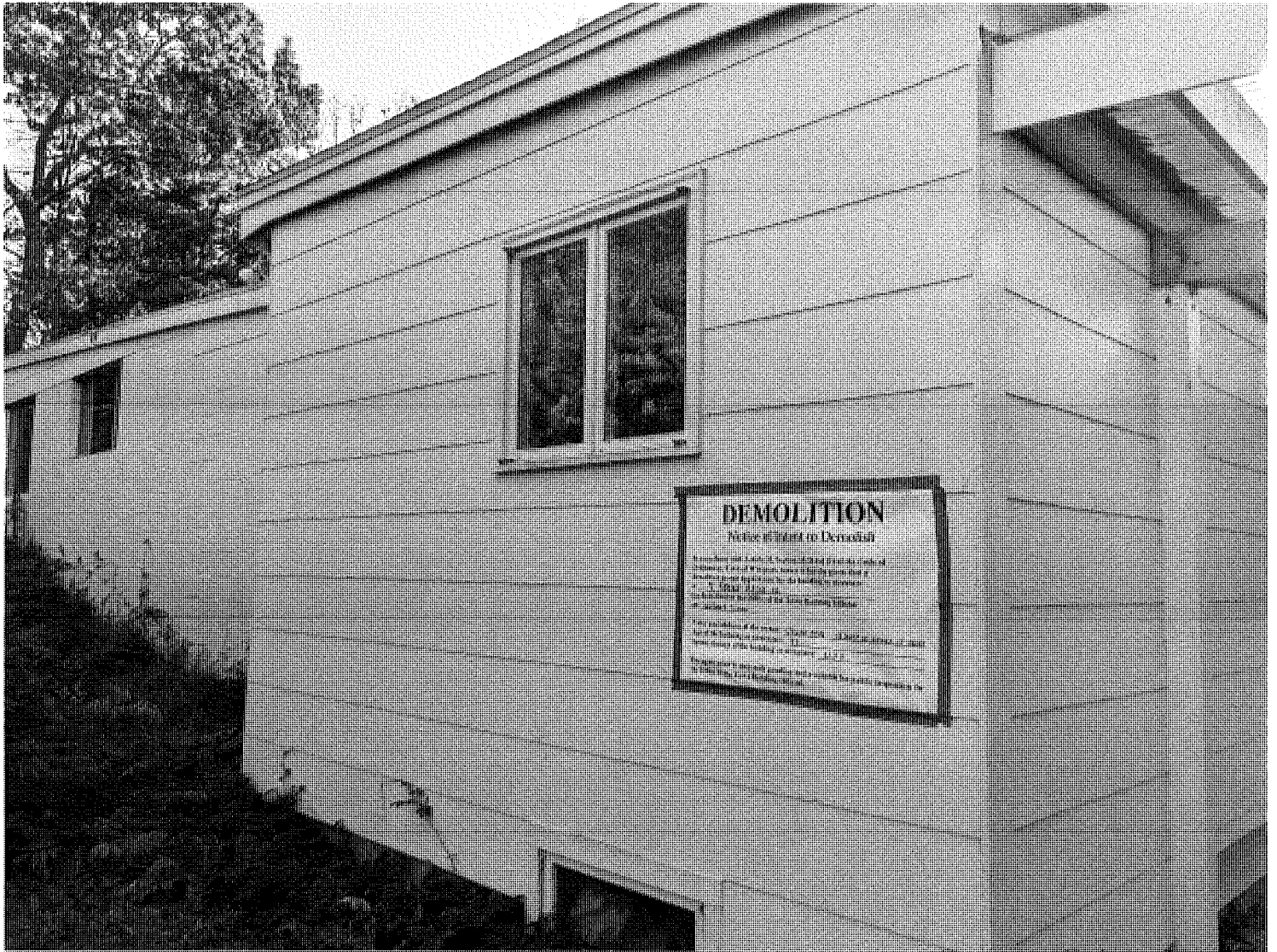
- Certified
- COD
- Delivery Confirmation
- Express Mail
- Insured
- Recorded Delivery (International)
- Registered
- Return Receipt for Merchandise
- Signature Confirmation

Affix Stamp Here  
 (If issued as a  
 certificate of mailing,  
 or for additional  
 copies of this bill)  
 Postmark and  
 Date of Receipt

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	DC Fee	SC Fee	SH Fee	RD Fee	RR Fee
1.	ARBISMAN JULIYA 48 VALLEY RD WESTPORT, CT 06880											
2.	LANDIS ROMAN 10 ROCKY RIDGE RD WESTPORT, CT 06880											
3.	PAPADOPOULOS PANAGIOTIS 6 ROCKY RIDGE RD WESTPORT, CT 06880											
4.	MEYERS DAVID 2 ROCKY RIDGE RD WESTPORT CT, 06880											
5.	SULLIVAN MICHAEL 62 VALLEY RD WESTPORT CT, 06880											
6.												
7.												
8.												
Total Number of Pieces Listed by Sender: <b>5</b> Total Number of Pieces Received at Post Office: <b>5</b>		Postmaster, Per (Name of receiving employee) 		See Privacy Act Statement on Reverse								



U.S. POSTAGE PAID  
 WESTPORT, CT  
 06880  
 OCT 20 22  
 AMOUNT  
**\$2.50**  
 R2303S104213-03





# Order Confirmation

<b>Ad Order Number</b> 0002735932	<b>Customer Account</b> 357248
<b>Sales Rep.</b> mhutchings	<b>Customer Information</b> STELIAN EPURE
<b>Order Taker</b> mhutchings	11 SKYTOP DR NORWALK CT 06855 USA
<b>Ordered By</b> STELIAN	<b>Phone:</b> 2034513165
<b>Order Source</b> Phone	<b>Fax:</b> <b>Email:</b>

### 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 4 Rocky Ridge has been filed with in the Office of the Town Building Official on October 19, 2022

Name and address of the owner:  
 Stelian Epure  
 4 Rocky Ridge Rd  
 Westport, CT 06880

Age of the building or structure: 74

Square footage of the building or structure 1178

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

<b>Ad Cost</b> \$78.75	<b>Payment Amt</b> \$0.00	<b>Amount Due</b> \$78.75
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**Blind Box**      **Materials**

**Order Notes**

<b>Ad Number</b> 0002735932-01	<b>External Ad #</b>	<b>Pick Up Number</b>
<b>Ad Type</b> BR Legal Liner	<b>Ad Size</b> 2 X 14 li	<b>PO Number</b>
<b>Color</b> \$0.00	<b>Color Requests</b>	

<b>Product and Zone</b> Westport News	<b># Inserts</b> 1	<b>Placement</b> BR Wetland
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Note: Retail Display Ads May Not End in Identified Placement

**Run Dates**  
10/21/2022



# Payment Receipt

Thursday, October 20, 2022

Transaction Type: **Payment**  
Order Number: 0002735932  
Payment Method: **Credit Card Pymt**  
Bad Debt: -  
Credit Card Number: \*\*\*\*\*2010  
Credit Card Expire Date: 8/28/2024  
Payment Amount: 78.75  
Reference Number: 204576  
Charge to Company: **Connecticut Post**  
Category: **Classified**  
Credit to Transaction Number: P919465  
Invoice Text:  
Invoice Notes:

Customer Type: **Trans Prtv Party**  
Customer Category: **7099 Other**  
Customer Status: **Active**  
Customer Group: **Classified**  
Customer Trade:  
Account Number: 367248  
Phone Number: 2034513185  
Company / Individual: **Individual**  
Customer Name: **EPURE  
STELIAN**  
Customer Address: **11 SKYTOP DR**  
  
NORWALK CT 06855 USA  
Check Number:  
Routing Number: