



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

RECEIVED

JUN 08 2023

1. 33 Hickory Dr Westport Ct 06880 | 1955 **WESTPORT BUILDING DEPARTMENT**
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. The 33 Hickory Land Trust | 407-447-5000 x 103
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 2400 E Colonial Dr Ste 200 Orlando Fl 32803 | Nicole@gobwc.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

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

5. 1400 SF
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. Luciano Dias Do Nascimento | 203-923-7387 | HIC .0611857
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

lucianocarpentry@hotmail.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 Natasha Nelson (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins (203)696-4726 carl.jenkins@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 scgdemolitions@avangrid.com (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:  , Manager DATE: 6/6/23
The 33 Hickory Land Trust Land Trustee, LLC

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



The 33 Hickory Land Trust
Nicole Knowles
Project Coordinator
33 Hickory Dr. Westport CT
407-447-5000 x 103
Nicole@gobwc.com

Dear Neighbor and Fellow Resident,

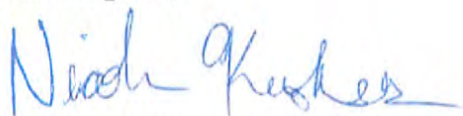
We are pleased to inform you that the Westport Planning Board has given approval for a new home at 33 Hickory Dr., Westport, CT 06880.

The construction phase is to begin immediately and conclude as quickly as possible. We will make great effort to minimize any inconvenience to the neighborhood during construction.

Entering our first phase of the project, we will be starting demolition of the current structure is in disrepair. I've included renderings of the new home that we plan to build.

Please contact us at the following phone number or email if you have any questions or matters relating to this project.

Warm regards,



Nicole R. Knowles
Project Coordinator
Phone 407-447-5000 x 103
Email: Nicole@gobwc.com

33 Hickory Drive, Westport CT





100 foot Abutters List Report

Westport, CT
May 30, 2023

Subject Property:

Parcel Number: F09147000
CAMA Number: F09147000
Property Address: 33 HICKORY DR

Mailing Address: THE 33 HICKORY LAND TRUST
2400 EAST COLONIAL DRIVE #200
ORLANDO, FL 32803

Abutters:

Parcel Number: F09077000
CAMA Number: F09077000
Property Address: 965 POST RD E

Mailing Address: 965 POST RD EAST LLC
124 EAST 72 ST #3R
NEW YORK, NY 10027

Parcel Number: F09078000
CAMA Number: F09078000
Property Address: 971 POST RD E

Mailing Address: REMBRANDT REALTY & TRAVEL LLC
266 POST RD E
WESTPORT, CT 06880

Parcel Number: F09079000
CAMA Number: F09079000
Property Address: 979 POST RD E

Mailing Address: DANDAR REALTY LLC
266 POST RD E
WESTPORT, CT 06880

Parcel Number: F09080000
CAMA Number: F09080000
Property Address: 993 POST RD E

Mailing Address: 991-995 POST ROAD EAST LLC
2370 PARK AVENUE
BRIDGEPORT, CT 06604

Parcel Number: F09145000
CAMA Number: F09145000
Property Address: 29 HICKORY DR

Mailing Address: CHOU SHENG HUI
10 SANDY HILL TER
WESTPORT, CT 06880

Parcel Number: F09146000
CAMA Number: F09146000
Property Address: 31 HICKORY DR

Mailing Address: BECKER THOMAS G & SARAH G
31 HICKORY DR
WESTPORT, CT 06880

Parcel Number: F09148000
CAMA Number: F09148000
Property Address: 30 HICKORY DR

Mailing Address: STEIGER JANE I
30 HICKORY DR
WESTPORT, CT 06880

Parcel Number: F09149000
CAMA Number: F09149000
Property Address: 28 HICKORY DR

Mailing Address: DEVITO DANIEL W & ANNAMARIA
28 HICKORY DR
WESTPORT, CT 06880

Parcel Number: F09176000
CAMA Number: F09176000
Property Address: 14 LONG LOTS LN

Mailing Address: GREENBLATT PAMELA & BENJAMIN
14 LONG LOTS LN
WESTPORT, CT 06880

Parcel Number: F09177000
CAMA Number: F09177000
Property Address: 12 LONG LOTS LN

Mailing Address: LASK RUSSELL J & JENNA
12 LONG LOTS LN
WESTPORT, CT 06880



www.cai-tech.com



100 foot Abutters List Report

Westport, CT

May 30, 2023

Parcel Number: F09195000
CAMA Number: F09195000
Property Address: 8 WAKENOR RD

Mailing Address: DIVINEY RICHARD J & ANGELA L
8 WAKENOR RD
WESTPORT, CT 06880

Parcel Number: F09196000
CAMA Number: F09196000
Property Address: 6 WAKENOR RD

Mailing Address: MIGLIARESE JOHN J
6 WAKENOR RD
WESTPORT, CT 06880

Parcel Number: F09197000
CAMA Number: F09197000
Property Address: 4 WAKENOR RD

Mailing Address: HUXSAW ANDREW AND BURRITT KARA
A
4 WAKENOR RD
WESTPORT, CT 06880



www.cai-tech.com



Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

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

From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

CHOU SHENG HUI
10 SANDY HILL TER WESTPORT, CT
06880

Postmark Here

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



0000

U.S. POSTAGE PAID
ORLANDO, FL
32803
JUN 08 23
AMOUNT
\$1.85
R2304M113973-06

JUN



Certificate Of Mailing

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

991-995 POST ROAD EAST LLC

2370 PARK AVENUE BRIDGEPORT,

CT 06604

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

965 POST RD EAST LLC

124 EAST 72 ST #3R NEW YORK, NY

10027

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

DEVITO DANIEL & ANNAMARIA

28 HICKORY DR

Westport, CT 06880

Postmark Here

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

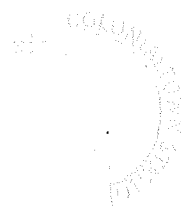


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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

STEIGER JANE

30 HICKORY DR

Westport, CT 06880

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

DAN DAR REAL TY LLC

266 POST RD E WESTPORT, CT

06880

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

LASK RUSSELL J & JENNA

12 LONG LOTS LN WESTPORT, CT

06880

Postmark Here

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



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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

GREENBLATT PAMELA & BENJAMIN

14 LONG LOTS LN WESTPORT, CT

06880

Postmark Here

PS Form 3817, April 2007 PSN 7500-02-000-0085



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2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

BECKER THOMAS & SARAH

31 HICKORY DR

Westport, CT 06880

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

MIGLIARESE JOHN J

6WAKENORRD WESTP ORT, CT

06880

Postmark Here

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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

DIVINEY RICH ARD J & ANG ELA L

8WAKENORRD WESTP ORT, CT

06880

Postmark Here

PS Form 3817, A1



U.S. POSTAGE PAID
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From: The 33 Hickory Land Trust

2400 E. Colonial Drive, Suite 200

Orlando, FL 32803

To:

HUXSAW ANDREW AND BURRITT

KARA A

4 WAKENOR RD

Westport, CT 06880

Postmark Here

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



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U.S. POSTAGE PAID

ORLANDO, FL

32803

JUN 08 23

AMOUNT

\$1.85

R2304M113973-06

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 33 Hickory Dr. WESTPORT - CT has been filed in the Office of the Town Building Official on JUNE 6, 2023

Name and address of the owner: THE 33 HICKORY LAND TRUST
2400 E. COLONIAL DR. STE 200
ORLANDO FL. 32803

Age of the building or structure: 68 YEARS

Square footage of the building or structure: 966' SF

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



DEMOLITION
Notice of Intent to Demolish
This notice is given to the public that the following property is scheduled for demolition on or about the date indicated below. The property owner is responsible for the removal of any hazardous materials from the property prior to the start of demolition. The property owner is also responsible for the removal of any utility lines from the property prior to the start of demolition. The property owner is also responsible for the removal of any other structures on the property prior to the start of demolition. The property owner is also responsible for the removal of any other items on the property prior to the start of demolition. The property owner is also responsible for the removal of any other items on the property prior to the start of demolition.

Ad Order Number 0002777063	Customer Account 169096
Sales Rep. mhutchings	Customer Information THE 33 HICKORY LAND TRUST 2400 E. Colonial Dr., Ste 200 ORLANDO FL 32803 USA
Order Taker kpalmiero	
Ordered By Nicole	Phone: 2039815610
Order Source Phone	Fax: Email: nicole@gobwc.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 **33 Hickory Drive, Westport, CT** has been filed in the Office of the Town Building Official on May 30th, 2023.

Customer Information: The 33 Hickory Land Trust
2400 E Colonial Dr Ste 200
Orlando FL 32803
Phone: 407-447-5000 x 103
Email: Nicole@gobwc.com

Age of the building or structure: 68 Years
Square footage of the building or structure: 1400

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

Ad Cost \$34.72	Payment Amt \$34.72	Amount Due \$0.00
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Blind Box **Materials**

Order Notes

Ad Number 0002777063-01	External Ad #	Pick Up Number 0002574669
Ad Type BR Legal Liner	Ad Size 2 X 14 li	PO Number DEMO 33 Hickory Land Trust
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
6/2/2023

Property Location 33 HICKORY DR
 Vision ID 2807

Account # 6851

Map ID F091 / 147/000 /
 Bldg # 1

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

State Use 101
 Print Date 5/30/2023 9:20:44 AM

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
THE 33 HICKORY LAND TRUST			6 Septic	2 Private		Description	Code	Assessed	Assessed	6158						
			2 Public Water			RES LAND	1-1	362,300	253,600	WESTPORT, CT						
2400 EAST COLONIAL DRIVE #200		SUPPLEMENTAL DATA				DWELLING	1-3	81,300	56,900	VISION						
ORLANDO FL 32803		All Prcl ID 5445067-8	Lift Hse Asking \$													
		Historic ID														
		Census 503														
		WestportC E11														
		Survey Ma 9567														
		Survey Ma														
		GIS ID F09147000	Assoc Pid#				Total	443,800	310,500							
RECORD OF OWNERSHIP				VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
THE 33 HICKORY LAND TRUST				4028 0350	08-03-2020	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
BRIDGEWELL CAPITAL LLC				3928 0233	06-20-2019	U	I	0	29	2022	1-1	253,600	2021	253,600	2020	253,600
FIT PROPERTIES III LLC				3784 0336	05-22-2017	U	I	0	29		1-3	56,900		56,900		56,900
EATON INVESTMENTS LLC				3658 0313	11-16-2015	Q	I	280,000	00							
FRIMPTER LORETTA A EST OF				3602 0286	04-13-2015	U	I	0	29							
												310,500	Total	310,500	Total	310,500
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
									Appraised Bldg. Value (Card) 81,300							
Total			0.00					Appraised Xf (B) Value (Bldg) 0								
ASSESSING NEIGHBORHOOD								Appraised Ob (B) Value (Bldg) 0								
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Land Value (Bldg) 362,300								
0003	0003							Special Land Value 0								
NOTES								Total Appraised Parcel Value 443,600								
M/ 2630(8), M/9567 SMALL ACREAGE CHANGE								Valuation Method C								
MTL SHD = NV								443,600								
ECO=C1								Total Appraised Parcel Value								
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			
81194	03-08-2016	AL	100,000		100		INTERIOR RENOVATIONS F	07-14-2020	SR			19	Field Review			
								01-12-2017	CP	2		57	Office review - town record			
								10-31-2015	VA			80	Data Mailer No Change			
								03-31-2015	MJF			01	Measured/No Interior Insp			
								03-31-2015	MJF			02	Sat or >5PM AltM @ Int In			
Permit Id	Comments															
81194	INTERIOR RENOVATIONS FOR KITCHEN, BATHROOMS, MISC. INTERIOR RENOVATIONS, NEW ASPHALT ROOF COVERING															
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	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		0.310 AC	360,000.00	2.57816	5	0.90	140	1.400	WET/CI		1.0000	362,300	
Total Card Land Units					0.310 AC	Parcel Total Land Area					0.310	Total Land Value			362,300	

Property Location 33 HICKORY DR
 Vision ID 2807 Account # 6851

Map ID F09 / 147/000 /
 Bldg # 1

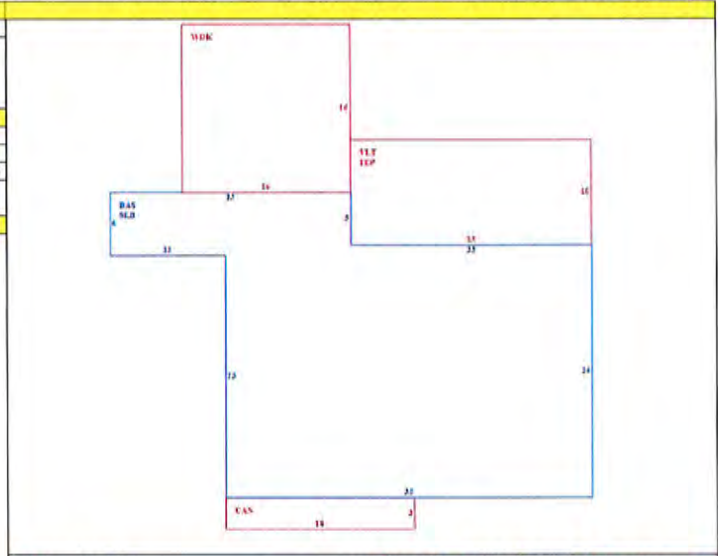
Bldg Name
 Sec # 1 of 1 Card # 1 of 1

State Use 101
 Print Date 5/30/2023 9:20:44 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	01	Ranch	Fireplaces	0	
Model	01	Residential	Ceiling Height	8.00	
Grade:	08	C	Elevator		
Stories:	1	1 Story			
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	03	Gable			
Roof Structure:	03	Asphalt Shingl			
Roof Cover	05	Drywall			
Interior Wall 1	14	Carpet			
Interior Wall 2	02	Oil			
Interior Flr 1	04	Forced Air			
Interior Flr 2	01	None			
Heat Fuel	02	2 Bedrooms			
Heat Type:	01	1 Full Bath			
AC Type:	02				
Total Bedrooms	1				
Total Bthrms:	0				
Total Half Baths	0				
Total Xtra Fixtrs	5	5 Rooms			
Total Rooms:	02	Average			
Bath Style:	02	Average			
Kitchen Style:	1				
Kitchens					
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	0				
Interior Cond	A				
Fireplaces	0				
Ceiling Height	8.00				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	UB	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec. Value
BAS	First Floor	966	966		94.27	91,065
CAN	Canopy	0	54		19.20	1,037
FEP	Porch, Enclosed	0	230		61.48	14,141
SLB	Slab	0	966		0.00	0
VLT	Vaulted Ceiling	0	230		4.92	1,131
WDK	Deck, Wood	0	256		9.57	2,451
Ttl Gross Liv / Lease Area		966	2,702			109,825



AGREEMENT AND DECLARATION OF TRUST

The 33 Hickory Land Trust, a Florida Land Trust

THIS AGREEMENT AND DECLARATION OF TRUST is made and entered into this 7th day of July, 2020 by and between BRIDGEWELL PREFERRED INCOME LP, a Florida limited partnership, as Grantors and/or Beneficiaries, as the case may be, (hereinafter collectively referred to as the "Beneficiaries", whether one or more, which designation shall include all successors in interest of any beneficiary), and LAND TRUSTEE, LLC, a Florida Limited Liability Company, as Trustee of the 33 Hickory Land Trust, a Florida land trust (hereinafter referred to as the "Trustee", which designation shall include all successor trustees).

IT IS MUTUALLY AGREED AS FOLLOWS:

- 1. Trust Property.** The Beneficiaries are about to convey or cause to be conveyed to the Trustee by deed, absolute in form, the property described below, which said property shall be held by the Trustee, in trust, for the following uses and purposes, under the terms of this Agreement and shall be hereinafter referred to as the "Trust Property", to wit:

33 Hickory Dr, Westport, CT 06880.

- 2. Name of Trust.** The name of the Trust shall be:

The 33 Hickory Land Trust, a Florida Land Trust.

- 3. Consideration.** No consideration was paid by Trustee for such conveyance. The conveyance will be accepted and will be held by Trustee subject to all existing encumbrances, easements, restrictions or other clouds or claims against the title thereto, whether the same are of record or otherwise. The property will be held on the trusts, terms and conditions and for the purposes hereinafter set forth, until the whole of the trust estate is conveyed, free of this trust, as hereinafter provided.

4. **Beneficiaries.** The persons named above are the Beneficiaries of this Trust, and as such, shall be entitled to all of the earnings, avails and proceeds of the Trust Property according to their interests set opposite their respective names.
5. **Interests.** The interests of the Beneficiaries shall consist solely of the following rights respecting the Trust Property:
 - a. The right to direct the Trustee to convey or otherwise deal with the title to the Trust Property as hereinafter set out.
 - b. The right to manage and control the Trust Property.
 - c. The right to receive the proceeds and avails from the rental, sale, mortgage, or other disposition of the Trust Property.

The foregoing rights shall be deemed to be personal property and may be assigned and otherwise transferred as such. No Beneficiary shall have any legal or equitable right, title or interest, as realty, in or to any real estate held in trust under this Agreement, or the right to require partition of that real estate, but shall have only the rights, as personalty, set out above, and the death of a Beneficiary shall not terminate this Trust or in any manner affect the powers of the Trustee.

6. **Powers of Trustee.**

With the consent of the Beneficiaries, the Trustee shall have authority to issue notes or bonds and to secure the payment of the same by mortgaging the whole or any part of the Trust Property; to borrow money, giving notes therefore signed by him in his capacity as Trustee; to invest such part of the capital and the profits therefrom and the proceeds of the sale of bonds and notes in such real estate, equities in real estate, and mortgages in real estate in the United States of America, as he may deem advisable.

With the consent of the Beneficiaries, the Trustee shall have the authority to hold the legal title to all of the Trust Property, and shall have the exclusive management and control of the property as if he were the absolute owner thereof, and the Trustee is hereby given full power to do all things and perform all acts which in his judgment are necessary and proper for the protection of the Trust Property and for the interest of the Beneficiaries in the property of the Trust, subject to the restrictions, terms, and conditions herein set forth. These powers include, without limitation, the right and power to buy, sell, lease or mortgage the real property.

Without prejudice to the general powers conferred on the Trustee hereunder, it is hereby declared that the Trustee shall have the following powers with the consent of the Beneficiaries:

To purchase any real property for the Trust at such times and on such terms as may seem advisable; to assume mortgages upon the property.

To sell at public auction or private sale, to barter, to exchange, or to dispose of otherwise, any part, or the whole of the Trust Property which may, from time to time form part of the Trust estate, subject to such restrictions and for such consideration for cash and for credit, and generally upon such terms and conditions as may seem judicious, to secure payment upon any loan or loans of the Trust, by mortgage with or without power of sale, and to include such provisions, terms, and conditions as may seem desirable.

To rent or lease the whole or any part of the Trust Property for long or short terms, but not for terms exceeding the term of the Trust then remaining.

To repair, alter, tear down, add to, or erect any building or buildings upon land belonging to the Trust; to fill, grade, drain, improve, and otherwise develop any land belonging to the Trust; to carry on, operate, or manage any building, apartment

house, or hotel belonging to the Trust.

To make, execute, acknowledge, and deliver all deeds, releases, mortgages, leases, contracts, agreements, instruments, and other obligations of whatsoever nature relating to the Trust Property, and generally to have full power to do all things and perform all acts necessary to make the instruments proper and legal.

To collect notes, obligations, dividends, and all other payments that may be due and payable to the Trust; to deposit the proceeds thereof, as well as any other moneys from whatsoever source they may be derived, in any suitable bank or depository, and to draw the same from time to time for the purposes herein provided.

To pay all lawful taxes and assessments and the necessary expenses of the Trust; to employ such officers, brokers, engineers, architects, carpenters, contractors, agents, counsel, and such other persons as may seem expedient, to designate their duties and fix their compensation; to fix a reasonable compensation for their own services to the Trust, as organizers thereof.

To represent the Trust and the Beneficiaries in all suits and legal proceedings relating to the Trust Property in any court of law of equity, or before any other bodies or tribunals; to begin suits and to prosecute them to final judgment or decree; to compromise claims or suits, and to submit the same to arbitration when, in their judgment, such course is necessary or proper.

To arrange and pay for and keep in force in the name and for the benefit of the Trustee, such insurance as the Trustee may deem advisable, in such companies, in such amounts, and against such risks as determined necessary by the Trustee.

7. **Duties of Trustee.** It shall be the duty of the Trustee in addition to the other duties herein imposed upon them:

To keep a careful and complete record of all the beneficial interests in the Trust Property with the name and residence of the person or persons owning such beneficial interest, and such other items as they may deem of importance or as may be required by the Beneficiaries.

To keep careful and accurate books showing the receipts and disbursements of the Trust and also of the Trust Property, and such other items as they may deem of importance or as the Beneficiaries hereunder may require.

To keep books of the Trust open to the inspection of the Beneficiaries at such reasonable times at the main office of the Trust as they may appoint.

To furnish the Beneficiaries at special meetings at which the same shall be requested a careful, accurate, written report of their transactions as Trustees hereunder, of the financial standing of the Trust, and of such other information concerning the affairs of the Trust as they shall request.

To sell the Trust Property and distribute the proceeds there from:

- (1) If any property shall remain in trust under this Agreement for a term which exceeds that allowed under applicable state law, the Trustee forthwith shall sell same at public sale after a reasonable public advertisement and reasonable notice to the Beneficiaries and, after deducting his reasonable fees and expenses, he shall divide the proceeds of the sale among the Beneficiaries as their interests may then appear, without any direction or consent whatsoever, or
- (2) To transfer, set over, convey and deliver to all the then Beneficiaries of this Trust their respective undivided interests in any non divisible assets, or

- (3) To transfer, set over and deliver all of the assets of the Trust to his Beneficiaries, in their respective proportionate shares, at any time when the assets of the Trust consist solely of cash.
- 8. Compensation of Trustee.** The Beneficiaries jointly and severally agree that the Trustee shall receive the sum of \$250.00 when the Trust is created and the sum of \$150.00 for each year the trust is in existence which shall accrue and be paid when the Trust Property is sold or the Trust is otherwise dissolved or otherwise upon termination of this Trust Agreement.
- 9. Liability of Trustee.** The Trustee and his successor as Trustee shall not be required to give a bond, and each Trustee shall be liable only for his own acts and then only as a result of his own gross negligence or bad faith.
- 10. Removal of Trustee.** The Beneficiaries shall have the power to remove a Trustee from his office or appoint a successor to succeed him.
- 11. Resignation and Successor.**

Any Trustee may resign his office with thirty (30) days written notice to Beneficiaries and Beneficiaries shall proceed to elect a new Trustee to take the place of the Trustee who had resigned, but the resignation shall not take effect until a certificate thereof, signed, sealed, and acknowledged by the Trustee, and a certificate of the election of the new Trustee, signed and sworn to by the Beneficiaries and containing an acceptance of the office, signed and acknowledged by the new Trustee, shall have been procured in a form which is acceptable for recording in the registries of deeds of all the counties in which properties held under this instrument are situated. If the Beneficiaries shall fail to elect a new Trustee within thirty (30) days after the resignation, then the Trustee may petition any appropriate court in this state to accept his resignation and appoint a new Trustee.

Any vacancy in the office of Trustee, whether arising from death or from any other cause not herein provided for, shall be filled within thirty (30) days from the date of the vacancy and the Beneficiaries shall proceed to elect a new Trustee to fill the vacancy, and immediately thereafter shall cause to be prepared a certificate of the election containing an acceptance of the office, signed, sealed, and acknowledged by the new Trustee, which shall be in a form acceptable for recording in the registries of deeds of all the counties in which properties held under this instrument are situated.

Whenever a new Trustee shall have been elected or appointed to the office of Trustee and shall have assumed the duties of office, he shall succeed to the title of all the properties of the Trust and shall have all the powers and be subject to all the restrictions granted to or imposed upon the Trustee by this agreement, and every Trustee shall have the same powers, rights, and interests regarding the Trust Property, and shall be subject to the same restrictions and duties as the original Trustee, except as the same shall have been modified by amendment, as herein provided for.

Notwithstanding any such resignation, the Trustee shall continue to have a lien on the Trust Property for all costs, expenses and attorney's fees incurred and for said Trustee's reasonable compensation.

- 12. Objects and Purposes of Trust.** The objects and purposes of this Trust shall be to hold title to the Trust Property and to protect and conserve it until its sale or other disposition or liquidation. The Trustee shall not undertake any activity not strictly necessary to the attainment of the foregoing objects and purposes, nor shall the Trustee transact business within the meaning of applicable state law, or any other law, nor shall this Agreement be deemed to be, or create or evidence the existence of a corporation, de facto or de jure, or a Massachusetts Trust, or any other type of business trust, or an association in the nature of a corporation, or a co-partnership or joint venture by or between the Trustee and the Beneficiaries, or by or

between the Beneficiaries.

- 13. Exculpation.** The Trustee shall have no power to bind the Beneficiaries personally and, in every written contract he may enter into, reference shall be made to this declaration; and any person or corporation contracting with the Trustee, as well as any beneficiary, shall look to the funds and the Trust Property for payment under such contract, or for the payment of any debt, mortgage, judgment, or decree, or for any money that may otherwise become due or payable, whether by reason or failure of the Trustee to perform the contract, or for any other reason, and neither the Trustee nor the Beneficiaries shall be liable personally therefore.
- 14. Dealings with Trustee.** No party dealing with the Trustee in relation to the Trust Property in any manner whatsoever, and, without limiting the foregoing, no party to whom the property or any part of it or any interest in it shall be conveyed, contracted to be sold, leased or mortgaged by the Trustee, shall be obliged to see to the application of any purchase money, rent or money borrowed or otherwise advanced on the property; to see that the terms of this Trust Agreement have been complied with; to inquire into the authority, necessity or expediency of any act of the Trustee; or be privileged to inquire into any of the terms of this Trust Agreement. Every deed, mortgage, lease or other instrument executed by the Trustee in relation to the Trust Property shall be conclusive evidence in favor of every person claiming any right, title or interest under the Trust that at the time of its delivery the Trust created under this Agreement was in full force and effect; and that instrument was executed in accordance with the terms and conditions of this Agreement and all its amendments, if any, and is binding upon all Beneficiaries under it; that the Trustee was duly authorized and empowered to execute and deliver every such instrument; if a conveyance has been made to a successor or successors in trust, that the successor or successors have been appointed properly and are vested fully with all the title, estate, rights, powers, duties and obligations of its, his or their predecessor in Trust.

15. **Recording of Agreement.** This Agreement shall not be placed on record in the county in which the Trust Property is situated, or elsewhere, but if it is so recorded, that recording shall not be considered as notice of the rights of any person under this Agreement derogatory to the title or powers of the Trustee.
16. **Name of Trustee.** The name of the Trustee shall not be used by the Beneficiaries in connection with any advertising or other publicity whatsoever without the written consent of the Trustee.
17. **Income Tax Returns.** The Trustee shall have no obligation to file any income tax returns with respect to the Trust, and the Beneficiaries individually shall report and pay their share of income taxes on the earnings and avails of the Trust Property or growing out of their interest under this Trust. This is a passive trust and is a disregarded entity for federal income tax purposes.
18. **Assignment.** The interest of a Beneficiary, or any part of that interest, may be transferred only by a written assignment, executed in duplicate and delivered to the Trustee. The Trustee shall note his acceptance on the original and duplicate original of the assignment, retaining the original and delivering the duplicate original to the assignee as and for his or her evidence of ownership of a beneficial interest under this Agreement. No assignment of any interest under this Agreement, other than by operation of law that is not so executed, delivered and accepted shall be valid without the written approval of all of the other Beneficiaries who possess the power of direction. No person who is vested with the power of direction, but who is not a Beneficiary under this Agreement, shall assign that power without the written consent of all the Beneficiaries.
19. **Individual Liability of Trustee.** The Trustee shall not be required, in dealing with the Trust Property or in otherwise acting under this Agreement, to enter into any individual contract or other individual obligation whatsoever; nor to make himself individually liable to pay or incur the payment of any damages, attorneys' fees, fines, penalties, forfeitures, costs, charges or other sums of money

whatsoever. The Trustee shall have no individual liability or obligation whatsoever arising from his ownership, as Trustee, of the legal title to the Trust Property, or with respect to any act done or contract entered into or indebtedness incurred by him in dealing with the Trust Property or in otherwise acting under this Agreement, except only as far as the Trust Property and any trust funds in the actual possession of the Trustee shall be applicable to the payment and discharge of that liability or obligation.

- 20. Reimbursement and Indemnification of Trustee.** If the Trustee shall pay or incur any liability to pay any money on account of this Trust, or incur any liability to pay any money on account of being made a party to any litigation as a result of holding title to the Trust Property or otherwise in connection with this Trust, whether because of breach of contract, injury to person or property, fines or penalties under any law, or otherwise, the Beneficiaries, jointly and severally, agree that on demand they will pay to the Trustee, with interest at the rate of 10% per annum, all such payments made or liabilities incurred by the Trustee, together with his expenses, including reasonable attorneys' fees, and that they will indemnify and hold the Trustee harmless of and from any and all payments made or liabilities incurred by him for any reason whatsoever as a result of this Agreement; and all amounts so paid by the Trustee, as well as his compensation under this Agreement, shall constitute a lien on the Trust Property. The Trustee shall not be required to convey or otherwise deal with the Trust Property as long as any money is due to the Trustee under this Agreement; nor shall the Trustee be required to advance or pay out any money on account of this Trust or to prosecute or defend any legal proceedings involving this Trust or any property or interest under this Agreement unless he shall be furnished with sufficient funds or be indemnified to his satisfaction.
- 21. Entire Agreement.** This Agreement contains the entire understanding between the parties and may be amended, revoked, or terminated only by written agreement signed by the Trustee and all of the Beneficiaries.

- 22. Governing Law.** This agreement and all transactions contemplated hereby, shall be governed by, construed and enforced in accordance with the laws of the State of Florida. The parties herein waive trial by jury and agree to submit to the personal jurisdiction and venue of a court of subject matter jurisdiction located in Orange County, State of Florida. In the event that litigation results from or arises out of this Agreement or the performance thereof, the parties agree to reimburse the prevailing party's reasonable attorney's fees, court costs, and all other expenses, whether or not taxable by the court as costs, in addition to any other relief to which the prevailing party may be entitled.
- 23. Binding Effect.** The terms and conditions of this Agreement shall inure to the benefit of and be binding upon any successor trustee under it, as well as upon the executors, administrators, heirs, assigns and all other successors in interest of the Beneficiaries.
- 24. Trustee's Liability to Beneficiaries.** The Trustee shall be liable to the Beneficiaries for the value of their respective beneficial interests only to the extent of the property held in Trust by the Trustee hereunder and the Beneficiaries shall enforce such liability only against the Trust Property and not against the Trustee personally.
- 25. Annual Statements.** There shall be no annual meeting of the Beneficiaries and the Trustee shall have no obligation to prepare financial reports for the subject property.
- 26. Termination.** This trust may be terminated at any time by the Beneficiaries and with thirty (30) days written notice of termination delivered to the Trustee, the Trustee shall execute any and all documents necessary to vest fee simple marketable title to any and all Trust Property in Beneficiaries.

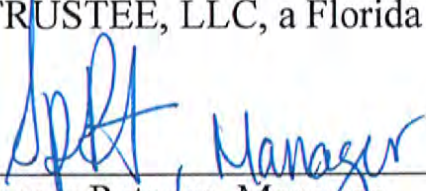
IN WITNESS WHEREOF, the undersigned as Grantors and/or Beneficiaries, as the case may be, of the foregoing Trust Agreement, and Trustee have hereunto set our hands and seals on the date aforesaid.

BRIDGEWELL PREFERRED INCOME LP, a Florida Limited Partnership:

By: 
PREFERRED INCOME MANAGER LLC, Manager

“TRUSTEE”

LAND TRUSTEE, LLC, a Florida limited liability company:

By:  Manager
Spencer Putnam, Manager



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

RECEIVED

JUN 07 2023

WESTPORT BUILDING DEPARTMENT

1. 23 Bukley Ave North ADDRESS OF WORK (Please Print) | 1946 DATE BUILT (From Assessor's Card)

2. Julia Uris Trust NAME OF CURRENT PROPERTY OWNER (Please Print) | 203-227-6616 TELEPHONE

RECEIVED

3. 3 Weston Road, Weston, CT 06905 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | JUN 08 2023 EMAIL

4. SIR-23 Bulkley North, 943 Post Rd E, Westport, CT 06880 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print) | WESTPORT BUILDING DEPARTMENT
 Attach copy of letter of authorization from owner.

5. Demo of 1,183 SF House SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. SIR/Future Owner DEMOLITION CONTRACTOR (Please Print) | 203-227-6616 TELEPHONE | _____ LICENSE NUMBER

rob@sirdev.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: 6/6/23

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Julia Uris, Trustee
Julia Uris Revocable Trust Agreement Dated June 8, 2004
3 Weston Road
Weston, CT 06880

June 5, 2023

LETTER OF AUTHORIZATION

TO: Town of Westport, CT

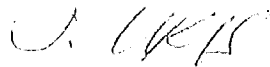
RE: 23 Bulkley Avenue North, Westport, CT 06880

Dear Sir or Madam:

I am the duly appointed Trustee of the Julia Uris Revocable Trust Agreement Dated June 8, 2004, owner of 23 Bulkley Avenue North, Westport (the "Premises").

Please be advised that Robert M. Haroun and/or Julie G. Haroun of SIR-Development, LLC, is hereby authorized to act on behalf of the undersigned owner of record in matters related to obtaining all necessary demolition, zoning and building permits for the construction of a new single family dwelling, to be performed at the sole cost and expense of SIR Development, LLC. No work will be done at the premises until title is held by R SIR Development, LLC or its affiliate company.

Sincerely,



Julia Uris, Trustee

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
URIS JULIA TR			3 Public Sewer	1 Public		Description	Code	Assessed	Assessed
			2 Public Water			RES LAND	1-1	383,500	268,500
3 WESTON ROAD		SUPPLEMENTAL DATA Alt Prcl ID 5454317-35 Historic ID Census 503 WestportC F12 Survey Ma 1684 Survey Ma GIS ID 109099000				DWELLING	1-3	118,500	83,000
						Lift Hse Asking \$ Assoc Pid#		Total 502,000 351,500	
WESTON CT 06905		6158 WESTPORT, CT <h1 style="text-align: center;">VISION</h1>							

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
URIS JULIA TR		4085 0103	01-11-2021	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
KRULEWITCH DANIEL		3761 0063	01-19-2017	U	I	0	29	2021	1-1	268,500	2020	268,500	2020	268,500
KU REALTY LLC		2382 0169	04-02-2004	U	I	0	29		1-3	83,000		83,000		83,000
KRULEWITCH DANIEL AND		1653 0069	12-04-1998	Q	V	297,500	00							
										351,500	Total	351,500	Total	351,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total			0.00					Appraised Bldg. Value (Card) 118,500					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		Batch

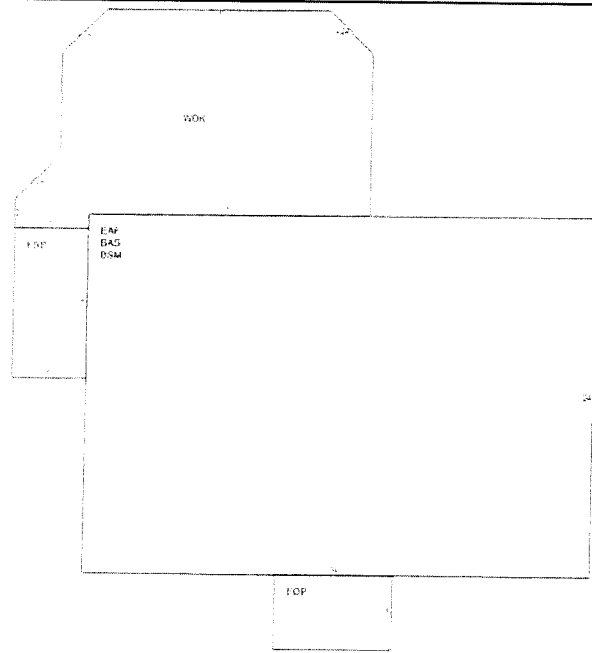
NOTES			
M/ 1684(35) 5/15 REAR FENCED NRD			
Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 383,500 Special Land Value 0 Total Appraised Parcel Value 502,000 Valuation Method C 502,000 Total Appraised Parcel Value			

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
								06-12-2020	SR			19	Field Review
								10-06-2015	VA			81	Data Mailer Change
								06-17-2015	VA			10	Measu/LtrSnt - Letter Sent
								05-13-2015	MJF			02	Sat or >5PM Attn @ Int In
								05-13-2015	MJF			01	Measured/No Interior Insp

Permit Id		Comments

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	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		0.330 AC	360,000.00	2.48316	5	1.00	130	1.300		1.0000		383,500
Total Card Land Units					0.330 AC	Parcel Total Land Area					0.330	Total Land Value			383,500

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:	08	C	Elevator		
Stories:	1.25	1 1/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle		C	Owne
Exterior Wall 2				B	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		204,378
Interior Flr 2			Year Built		1946
Heat Fuel	02	Oil	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		A
AC Type:	01	None	Remodel Rating		
Total Bedrooms	03	3 Bedrooms	Year Remodeled		
Total Bthrms:	1	1 Full Bath	Depreciation %		42
Total Half Baths	0		Functional Obsol		
Total Xtra Fixtrs	1		External Obsol		
Total Rooms:	5	5 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		58
Whirlpool Tubs			Cns Sect Rcld		118,500
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages	0		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	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Unit/prec Value
BAS	First Floor	816	816		137.35	112,078
BSM	Basement Area	0	816		27.44	22,388
EAF	Attic, Expansion, Finished	367	816		61.77	50,407
FOP	Porch, Open	0	40		27.47	1,099
FSP	Porch, Screen	0	50		35.71	1,786
WDK	Deck, Wood	0	298		13.83	4,121
Ttl Gross Liv / Lease Area		1,183	2,836			191,879

Ad Order Number

0002778752

Customer Account

179980

Sales Rep.

mhutchings

Customer Information

SIR DEVELOPMENT

Order Taker

mhutchings

943 Post Road East

WESTPORT CT 06880

USA

Ordered By

STEPHANIE

Phone: 2032276616**Order Source**

Phone

Fax:**EMail:** stephanie@sirdev.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 23 Bulkeley Ave North has been filed in the Office of the Town Building Official on June 7, 2023.

Name and address of the contract vendee, SIR 23 Bulkeley North, LLC, 943 Post Road East, Westport, CT

Age of the building or structure: 77 years

Square footage of the building or structure: 1,183 square feet

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

Ad Cost

\$78.75

Payment Amt

\$0.00

Amount Due

\$78.75

Blind Box**Materials****Order Notes**

Ad Number
0002778752-01

External Ad #**Pick Up Number**

Ad Type
BR Legal Liner

Ad Size
2 X 12 II

PO Number

Color
\$0.00

Color Requests**Product and Zone**

Westport News

Inserts

1

Placement

BR Wetland

Note: Retail Display Ads May Not End in Identified Placement

Run Dates

6/9/2023





DEMOLITION



able Mail

Name and Address of Sender



943 Post Road East
Westport, CT 06880

Check type of mail or service

- Adult Signature Required
- Adult Signature Restricted Delivery
- Certified Mail
- Certified Mail Restricted Delivery
- Collect on Delivery (COD)
- Insured Mail
- Priority Mail
- Priority Mail Express
- Registered Mail
- Return Receipt for Merchandise
- Signature Confirmation
- Signature Confirmation Restricted Delivery

Affix S
(for add
Postma



0000

U.S. POSTAGE PAID

WESTPORT, CT
06880
JUN 08, 23
AMOUNT

\$3.78

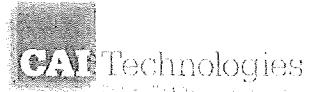
R2304E105269-10

USPS Tracking/Article Number	Addressee (Name, Street, City, State, & ZIP Code ¹)	Postage	(Extra Service) Fee	Handling Charge	Actual Value if Registered	Insured Value	Due Sender if COD	ASR Fee	ASRD Fee	RD Fee	RR Fee	SC Fee	SCRD Fee	SH Fee
1.	Clifford J. Tofel Trust 16 Fairport Road Westport, CT 06880													
2.	Mr. and Mrs. John Toi 14 Fairport Road Westport, CT 06880													
3.	Mr. Sean Doyle 12 Fairport Road Westport, CT 06880													
4.	Mr. and Mrs. Stephen Epifano 3 Sunny Acres Lane Westport, CT 06880													
5.	Mr. and Mrs. Michael Bonifacius 21 Bulkley Ave North Westport, CT 06880													
6.	Ms. Chloe D. Fleishcher and Mr. Andrew Lawrence 25 Bulkley Ave North Westport, CT 06880													
7.	Mr. Andrew Turner and Ms. Anne Von Herrmann 22 Bulkley Ave North Westport, CT 06880													
8.	_____													
Total Number of Pieces Listed by Sender	Total Number of Pieces Received at Post Office	Postmaster, Per (Name of receiving employee) <i>Cy</i>												



23 Bulkley Ave North Abutters

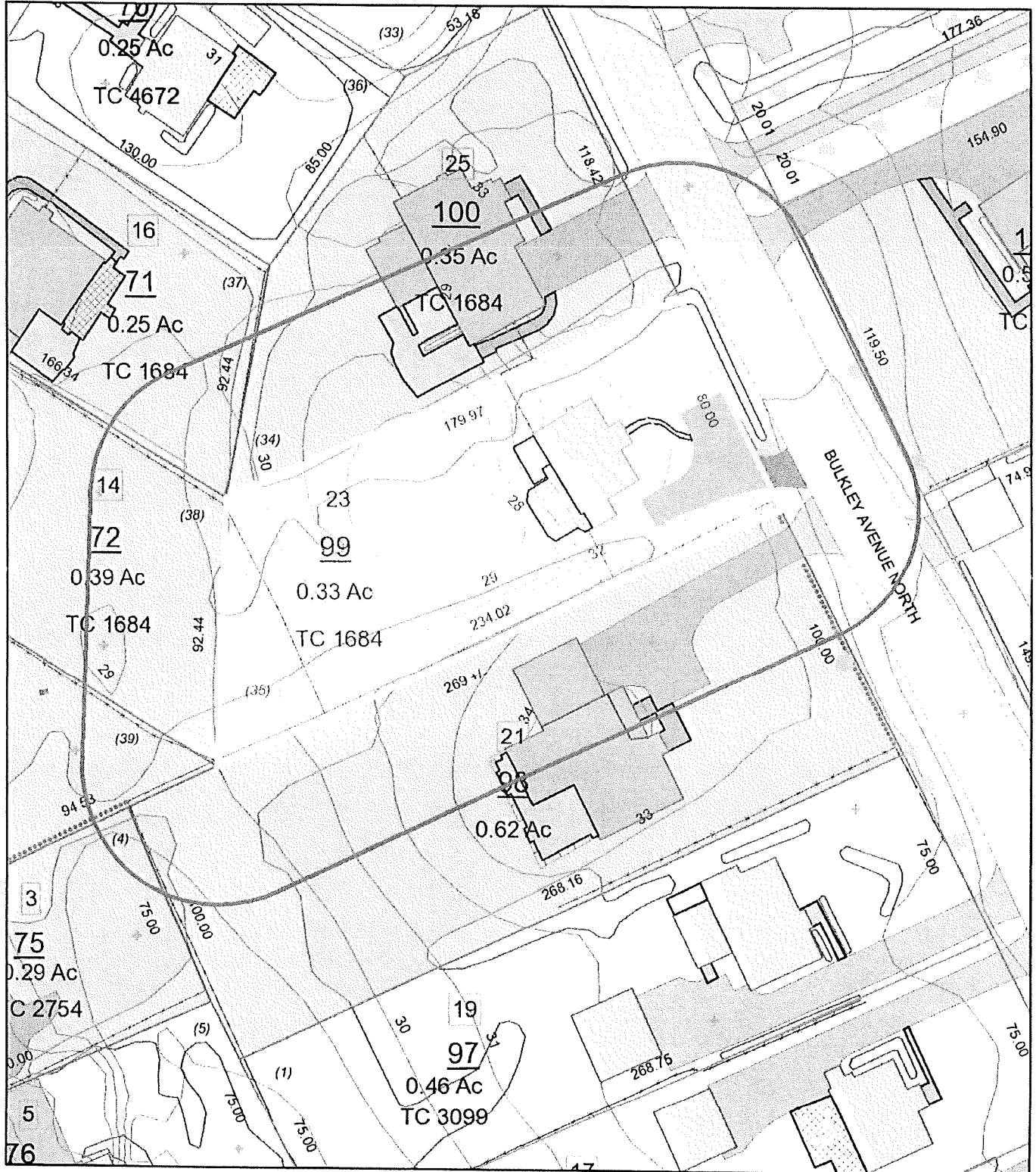
Westport, CT



June 5, 2023

1 inch = 50 Feet

www.cai-tech.com



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



50 foot Abutters List Report

Westport, CT

June 05, 2023

Subject Property:

Parcel Number: 109099000
CAMA Number: 109099000
Property Address: 23 BULKLEY AVE N

Mailing Address: URIS JULIA TR
3 WESTON ROAD
WESTON, CT 06905

Abutters:

Parcel Number: 109071000
CAMA Number: 109071000
Property Address: 16 FAIRPORT RD

Mailing Address: TOFEL CLIFFORD J TR
16 FAIRPORT RD
WESTPORT, CT 06880

Parcel Number: 109072000
CAMA Number: 109072000
Property Address: 14 FAIRPORT RD

Mailing Address: TOI SARAH T & JOHN
14 FAIRPORT RD
WESTPORT, CT 06880

Parcel Number: 109073000
CAMA Number: 109073000
Property Address: 12 FAIRPORT RD

Mailing Address: DOYLE SEAN P
12 FAIRPORT RD
WESTPORT, CT 06880

Parcel Number: 109075000
CAMA Number: 109075000
Property Address: 3 SUNNY ACRES LN

Mailing Address: EPIFANO STEPHEN J & KATELYN M
3 SUNNY ACRES LN
WESTPORT, CT 06880

Parcel Number: 109098000
CAMA Number: 109098000
Property Address: 21 BULKLEY AVE N

Mailing Address: BONIFACIUS MICHAEL & LAUREN
21 BULKLEY AVE N
WESTPORT, CT 06880

Parcel Number: 109100000
CAMA Number: 109100000
Property Address: 25 BULKLEY AVE N

Mailing Address: FLEISCHER CHLOE DEVIN & ANDREW
LAWRENCE
25 BULKLEY AVE N
WESTPORT, CT

Parcel Number: 109105000
CAMA Number: 109105000
Property Address: 22 BULKLEY AVE N

Mailing Address: TURNER ANDREW J AND VON
HERRMANN ANNE C
22 BULKLEY AVE N
WESTPORT, CT 06880



www.cai-tech.com

6/5/2023

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Page 1 of 1



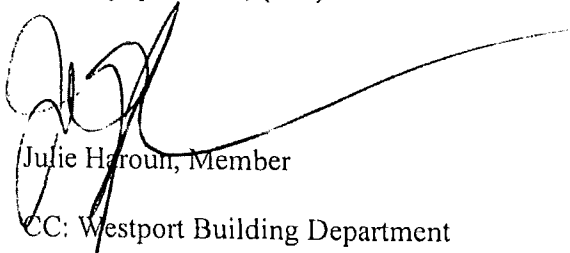
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Clifford J. Tofel Trust
16 Fairport Road
Westport, CT 06880

Re: 23 Bulkley Ave North

To Whom It May Concern:

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long, sweeping horizontal line extending to the right.

Julie Haroun, Member
CC: Westport Building Department



943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. John Toi
14 Fairport Road
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Mr. and Mrs. John Toi,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

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Julie Haroun, Member

CC: Westport Building Department

SIR 
DEVELOPMENT

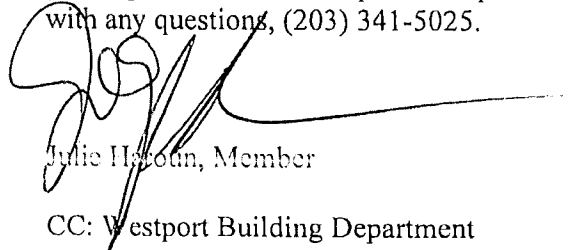
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Sean Doyle
12 Fairport Road
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Mr. Sean Doyle,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haroun, Member

CC: Westport Building Department



943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Stephen Epifano
3 Sunny Acres Lane
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Mr. and Mrs. Stephen Epifano,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal flourish extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. and Mrs. Michael Bonifacius
21 Bulkley Ave North
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Mr. and Mrs. Micheal Bonifacius,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", with a long horizontal line extending to the right.

Julie Haroun, Member

CC: Westport Building Department



943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Ms. Chloe D. Fleishcher and Mr. Andrew Lawrence
25 Bulkley Ave North
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Ms. Chloe D. Fleishcher and Mr. Andrew Lawrence,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.

A handwritten signature in black ink, appearing to read "Julie Haroun", is written over a horizontal line. The signature is stylized and cursive.

Julie Haroun, Member

CC: Westport Building Department



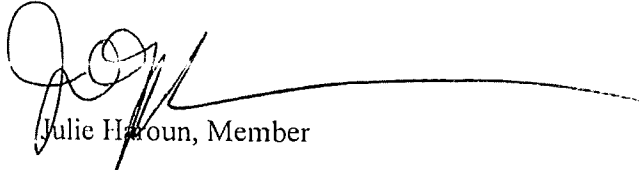
943 Post Road East
Westport, CT 06880
(203) 227-6616
www.sirdev.com

Mr. Andrew Turner and Ms. Anne Von Herrmann
22 Bulkley Ave North
Westport, CT 06880

Re: 23 Bulkley Ave North

Dear Mr. Andrew Turner and Ms. Anne Von Herrmann,

This letter is to inform you that an application for a permit to demolish the structure known as 23 Bulkley Ave North has been filed in the Office of the Town Building Official on June 7, 2023. The contract vendee of the property is SIR-23 Bulkley North, LLC, 943 Post Road East, Westport, CT. The structure is 77 years old and 1,183 square feet. The application is currently pending and available for public inspection. Please contact the Westport Building Department with any questions, (203) 341-5025.



Julie Haroun, Member

CC: Westport Building Department

HDC NEIGHBOR NOTIFICATION FORM

Pursuant to the Historic District Commission requirements, I have notified by mail the following owners of properties abutting and across the street from the property to be demolished: 23 Bulkley Ave North

Clifford J. Tofel Trust
16 Fairport Road
Westport, CT 06880

Mr. and Mrs. John Toi
14 Fairport Road
Westport, CT 06880

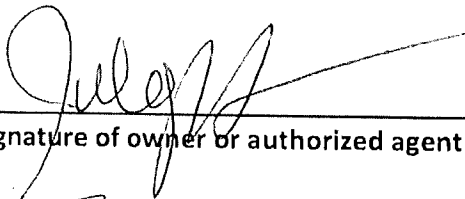
Mr. Sean Doyle
12 Fairport Road
Westport, CT 06880

Mr. and Mrs. Stephen Epifano
3 Sunny Acres Lane
Westport, CT 06880

Mr. and Mrs. Michael Bonifacius
21 Bulkley Ave North
Westport, CT 06880

Ms. Chloe D. Fleishcher
and Mr. Andrew Lawrence
25 Bulkley Ave North
Westport, CT 06880

Mr. Andrew Turner
and Ms. Anne Von Herrmann
22 Bulkley Ave North
Westport, CT 06880



Signature of owner or authorized agent

6/7/25
Date

Julie Haron, STR Dealer

Print Name