



Planning and Zoning Department

Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Westportct.gov
pandz@westportct.gov
Telephone (203) 341-1030

May 6, 2024

Mr. Peter Romano
LandTech Consultants, Inc.
518 Riverside Avenue
Westport, CT 06880

Re: 63 Old Hill Road, Westport, CT Denial of Issuance of Zoning Permit for Pickleball Court

Dear Mr. Romano:

This letter is in response to your request for a zoning permit for the construction of a pickleball court at 63 Old Hill Road. As the pickleball court is proposed to be located in the front setbacks, the zoning permit as presented will not be issued. The front setback along Side Hill Road is measured from the edge of the Right of Way of Side Hill Road, per sec. 5 of the Westport Zoning Regulations as follows:

Setback, Front:

The minimum required horizontal distance from the front lot line(s) or street line(s) to the closest point of any building, structure, structural projection or use measured in a straight line from and most nearly perpendicular to the front lot line(s).

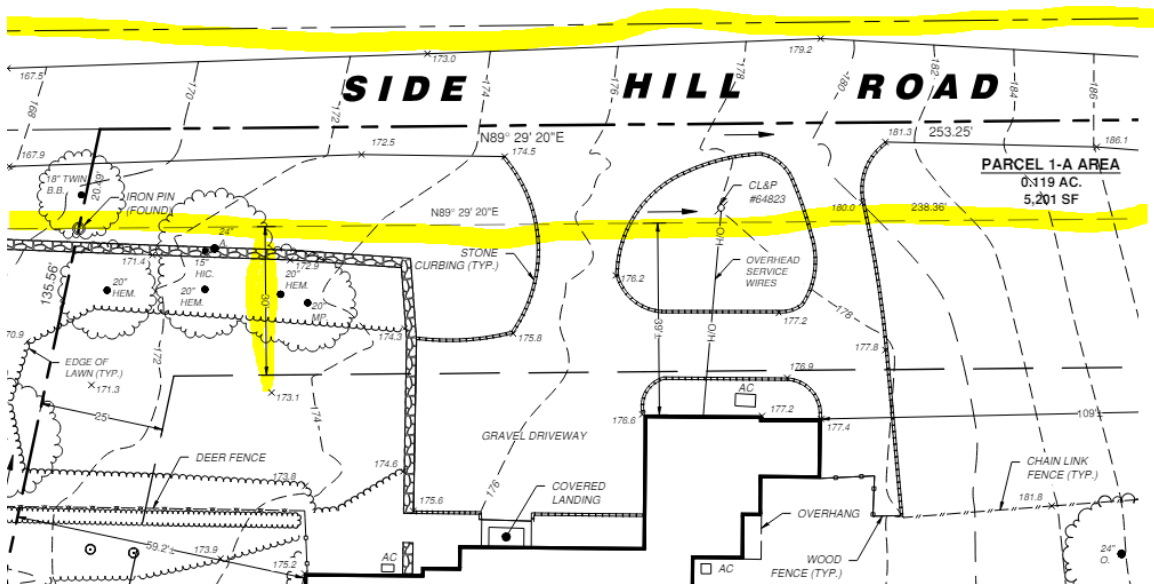
This is consistent with prior practice of the Westport Planning and Zoning Department. Per the Westport Zoning regulations, the area of Side Hill Road that is **on** 63 Old Hill Road, is removed from the lot area. As such, P&Z has decided it is consistent to measure the setbacks from the edge of the Right of Way, as this area has been removed from the lot area.

Also, below please find the definition of Lot Area from Sec. 5 of the Westport Zoning Regulations. This definition directs that no area of any public or private street shall be included in the lot area.

Lot Area:

The horizontal area contained within the property lines of the lot as calculated below. In determining compliance with minimum lot area and shape requirements land subject to easements for underground utilities may be included but land subject to easements for above ground utilities which forbid buildings or structures within the area of the easement or, where no such easement exists, the minimum area recommended by a utility company for public safety shall not be included. No part of any public or private street nor any easement which grants exclusive surface use of the property to other than the owner (except drainage easements) shall be included in the lot area.

Below please find a portion of the survey generated by LandTech, issued by Thomas Deilus, Land Surveyor, dated 1/24/23, revised on 3/6/2023, showing the Right of Way of Side Hill Road and the correct measuring of 30' front the setback. This survey was submitted to the Planning and Zoning Department on March 28, 2024. The highlighted area is the Right of Way of Side Hill Road. The 30' front setback is also highlighted.



Enclosed please find a full copy of this Survey.



TOWN OF WESTPORT

PLANNING & ZONING DEPT.

110 Myrtle Ave. Town Hall - Room 203
Westport, CT 06880 Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

ZONING PERMIT DATA FORM

OFFICE USE

Parcel ID #: _____

Zoning District: _____

1. Property Address: _____
(As listed on Assessor's Card)

2. Owner's Name: _____ / _____ Daytime Tel: _____
(Person's Name) / (Company Name)

3. Owner's Address: _____ "E-mail Required" _____

4. Applicant: _____ / _____ Daytime Tel: _____
(Person's Name) / (Company Name)

5. Applicant's Address: _____ "E-mail Required" _____

6. Existing Uses of Property: _____
(Example: 2-Story Single Family House with Pool)

NOTE: If project is a NEW HOUSE: SUBMIT with this Application a "New House Construction Cost Estimate Form" Completed & Notarized.

7a. Check type of proposed project below: 7b. Check one, property is on: Sewer or Septic

RESIDENTIAL PROJECTS:

- Residential project options: New House, Addition, Accessory Structure, Apartment - Accessory, Apartment - Pre-1959, Interior Renovations, Swimming Pool, Temp. Zoning Permit, Tennis Court, Other

COMMERCIAL PROJECTS:

- Commercial project options: Building - New, Building - Addition, Change of Use, Interior Renovations, Restaurant Patio Permit, Retail to Retail, Signage, Excavation & Fill, Site Changes, Other

8a. Will any part of any structure be demolished? No Yes 8b. Did you obtain any ZBA Variances? No Yes

9. Estimated total cost of your proposed project: \$ _____

10. Describe your project below and provide exact dimensions: (List width x length x height, if applicable):

I hereby certify that the above information is correct and that I have submitted herewith all of pertinent documentation required by the regulations and in accordance with the P&Z bylaws.

Applicant's Signature (If different than Owner)

Owner's Signature (Must be signed or letter of authorization provided)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

Zoning Permit Requirements

Email all questions to pandz@westportct.gov.

Below please find the information required and necessary steps to obtain a Zoning Permit for your project.

- It is up to the applicant to contact each department necessary to obtain their approvals prior to submission of the Zoning Permit Application.
- All materials including required department approvals must be submitted all at once.
- All P&Z forms can be located on the Town Website www.westportct.gov on the Planning and Zoning Dept. tab.

1. **Zoning Permit Data Form:** Must be filled out in its entirety. If any document is missing or incorrect the Application will not be accepted until we receive the items required.

Application Materials Include:

- A complete Zoning Permit Application w/ applicant and owner signature (or owner authorization letter)
- A check made out to the Town of Westport for the Zoning Permit Fee
(*all after-the-fact approvals are subject to double the zoning fee.*)
 - You may reach out to P&Z staff via email or phone with your estimated cost of construction
(*same amount as shown on #9 of the application*) or;
- All required department approvals (*see below for requirements*)
- 1 hard copy of a signed and sealed proposed survey to scale by a CT Licensed Surveyor. *Required for all projects with any change in footprint, coverage and/or square footage.*
- 1 Hard copy of a signed and sealed building plans to scale. *If applicable.*
- 1 Hard copy of the signed and sealed drainage report. *If applicable.*
- A New House Construction Cost Estimate Form is required for all proposed new house permits, it must be notarized and submitted with the application. You may request the form by calling/ emailing the P&Z Office or located on the Town Website www.westportct.gov.
- A digital copy (*PDF format on a flash drive*) of all signed and sealed plans and drainage reports.

Note: All revisions, supplemental plans, reports, and/or documents will need to be submitted to each department in which prior approval was received. A new digital copy and hard copy will be required to be submitted to the P&Z office as well.

2. **Health Dept.** (203-227-9571). – Once approval is received from the Health Dept. please submit only the 8 ½ x 11 signed approval form from Health Dept. with your Packet. **Do not submit your only copy of the stamped plans as your P&Z submission.** *Plans that were submitted to P&Z will not be returned to the applicant.*

Health Department approval is required if:

- a. If property is on septic system or well and/or;
- b. If the lot is on Sewer and project is a Pool/Spa and/or;
- c. Home Occupation that requires an increase in water use and/or
- d. If a business is food, skin or hair related.

3. **Conservation Dept.** (203-341-1170) – **All projects** must obtain Conservation approval prior to applying for a Zoning Permit.
4. **Drainage Review:** The Engineering Dept. will review all drainage plans and reports that were submitted to the P&Z Dept. A drainage review is required if your project is more than 100sf. If your project is over 850sf, your drainage report must be prepared by a CT Certified Engineer. You may reach out to Kevin Pierce (kpierce@westportct.gov) for any specific questions pertaining to Drainage.



Town of Westport
Planning and Zoning Department
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145 Email: PandZ@westportct.gov
www.westportct.gov

TO: Whom it May Concern
FROM: Mary Young, Planning & Zoning Director
DATE: Effective Sept. 1, 2022
SUBJECT: **Complete Applications & Receipt of Materials**

THIS NOTICE IS FOR ALL APPLICANTS FILING APPLICATIONS FOR REVIEW BY THE PLANNING & ZONING STAFF, or COMMISSION or THE ZONING BOARD OF APPEALS

Applicants should submit all materials necessary to review an application in a timely manner to allow for adequate time for review by staff, members of the Planning and Zoning Commission and/or members of the Zoning Board of Appeals.

Applications will not be officially received until P&Z Staff determines it is complete for purposes of determining deadlines for action by the respective staff and elected officials pursuant to State Statutes and local zoning regulations. Requirements for a complete application are listed on the application forms available on-line in the FORMS section [here](#), or by contacting the P&Z Office.

Revised materials may be submitted. A plan revision fee may be required if staff determines the changes are significant. Revision fees equal 50% of the original application fee, see *Westport Zoning Regulations Appendix A, Land Use Fees*, available on-line [here](#) or by contacting the P&Z Office.

A cover letter should accompany revised materials to facilitate review by staff and elected officials.

Useful Information for All Applicants

P&Z Staff is available daily to respond to questions and/or discuss applications before submission. Discussions can be scheduled in-person, via Zoom, or via Microsoft Teams. General questions can be answered over the phone.

Check to confirm submission of items often missed that can delay obtaining an approval including:

- The application fee (\$). Make check made payable to "Town of Westport" or submit cash;
- Proposed survey or site plan signed by a licensed surveyor or engineer (if required);
- Building Plans drawn to scale (if required);
- Owner's authorization if the application is being submitted by other than the owner of the property;
- All application requirements: application form, survey, building plans, owners authorization, other departmental approvals (such as Health Dept., Conservation Dept.) submitted electronically for loading into the permitting software system.

Time Needed for Review:

Materials submitted less than 14 days prior to a hearing will be received into the record as required in accordance with the Connecticut General Statutes. Items submitted less than 14 days prior to a public hearing or at a public hearing, may not be reviewed or discussed until the next scheduled hearing. A hearing may be left open if substantial materials are submitted by an applicant less than 7 days prior to the hearing to allow adequate time for review by staff, members of the Planning and Zoning Commission and/or members of the Zoning Board of Appeals. This requirement may be waived by the Chairman of the elected Commission and/or Board at its discretion.

Thank you for your cooperation.



Town of Westport
Planning and Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

TO: All Applicants Seeking a Zoning Permit
FROM: Mary Young, Planning and Zoning Director
CC: Ira Bloom, Town Attorney
Peter Gelderman, Town Attorney's Office
Members, Planning and Zoning Staff
Members, Zoning Board of Appeals
Members, Planning and Zoning Commission

DATE: Sept. 23, 2021

RE: **NEW POLICY DICONINUING CONDITIONAL ZONING PERMITS**

Effective October 1, 2021, a Zoning Permit will NOT be issued conditioned upon a promise or representation on a plan to bring a site into zoning compliance prior to a Zoning Certificate of Compliance (ZCC) where the work authorized by the Zoning Permit would otherwise create a zoning violation. P&Z Staff is NOT authorized to grant zoning relief; such authority is vested exclusively with the Zoning Board of Appeals. Whereas P&Z staff inherited a more lax practice allowing conditional permits to be issued, P&Z staff is putting all applicants on notice this practice is being discontinued.

Background

To date, there have been instances wherein an applicant has requested a Zoning Permit for improvements to be added to existing conditions that combined exceed what zoning allows, with a commitment offered to bring the site into compliance prior to seeking a Zoning Certificate of Compliance and avoid seeking a variance from the Zoning Board of Appeals. Such Zoning Permits have been granted. This is a practice that appears to have been ongoing for decades.

For example, a resident may seek a Zoning Permit for a new Swimming Pool which is an improvement counted towards allowable Total Coverage (25%). The pool when added to existing conditions in this example would exceed 25% Coverage. The applicant will simultaneously identify their intent on their plans to remove a shed, or excess driveway area, so at the end of the project the As-Built survey will show the site will not exceed 25%. Many applicants who have applied this strategy have been contractors who have not consulted with their clients before making such representations, and at the end of the project some of these clients have sought variances to maintain all existing and new improvements unaware any "trade-offs" were represented when the permits were sought, or didn't realize they would need to keep all improvements for instance to safely maneuver out of their driveway to be reduced in size, or didn't fully consider their needs to store their lawn equipment out of the elements if the shed were removed. For those properties where promises to remove improvements were not kept, this has resulted in Zoning Violations and resulted in "after the fact" requests to the Zoning Board of Appeals for zoning relief.

Thank you in anticipation of your cooperation.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COYNE JAMES A & DIANA G TRUSTE			6 Septic	1 Public		Description	Code	Appraised	Assessed
			5 Well			RES LAND	1-1	762,800	534,000
						DWELLING	1-3	887,400	621,200
63 OLD HILL RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	49,600	34,700
WESTPORT CT 06880		Alt Prcl ID 52701167	Lift Hse Asking \$		Total		1,699,800	1,189,900	
		Historic ID							
		Census 501							
		WestportC C27							
		Survey Ma 9295							
		Survey Ma							
		GIS ID B11017000	Assoc Pid#						

VISION

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
COYNE JAMES A & DIANA G TRUSTEES		2763 0324	01-25-2007	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
COYNE JAMES A & DIANA G		1650 0036	11-23-1998	Q	I	1,130,000	00	2022	1-1	534,000	2021	534,000	2020	534,000
									1-3	621,200		621,200		621,200
									1-4	34,700		34,700		34,700
								Total		1,189,900	Total	1,189,900	Total	1,189,900

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) 887,400			
Total			0.00						Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0003	0003		

NOTES		APPRAISED VALUE SUMMARY			
M/ 9295(1), 8847(B,Y), 1570, 1162		Appraised Land Value (Bldg) 762,800			
10/14 REAR FENCED		Special Land Value 0			
		Total Appraised Parcel Value 1,699,800			
		Valuation Method C			
		1,699,800			
		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	
68169	01-17-2007	AD	20,000	01-03-2008	100	10-01-2007	3RD FLR ADDTN FOR DORM	07-29-2020	SR			19	Field Review	
62962	01-15-2003		45,000	06-30-2005	100	03-04-2009	RENOV. EXISTING BATHRO	10-31-2015	VA			80	Data Mailer No Change	
58136	01-01-1999		165,000	06-30-2005	100		2ST ADD FOR 1ST FL KIT/FA	12-23-2014	VA			10	Measu/LtrSnt - Letter Sent	
								10-28-2014	MJF			01	Measured/No Interior Insp	
								10-28-2014	MJF			02	Sat or >5PM Attn @ Int In	

Permit Id	Comments
68169	3RD FLR ADDTN FOR DORMER FOR STUDIO
62962	RENOV. EXISTING BATHROOM.
58136	2ST ADD FOR 1ST FL KIT/FAM ROOM AND 2ND FL BEDROOM

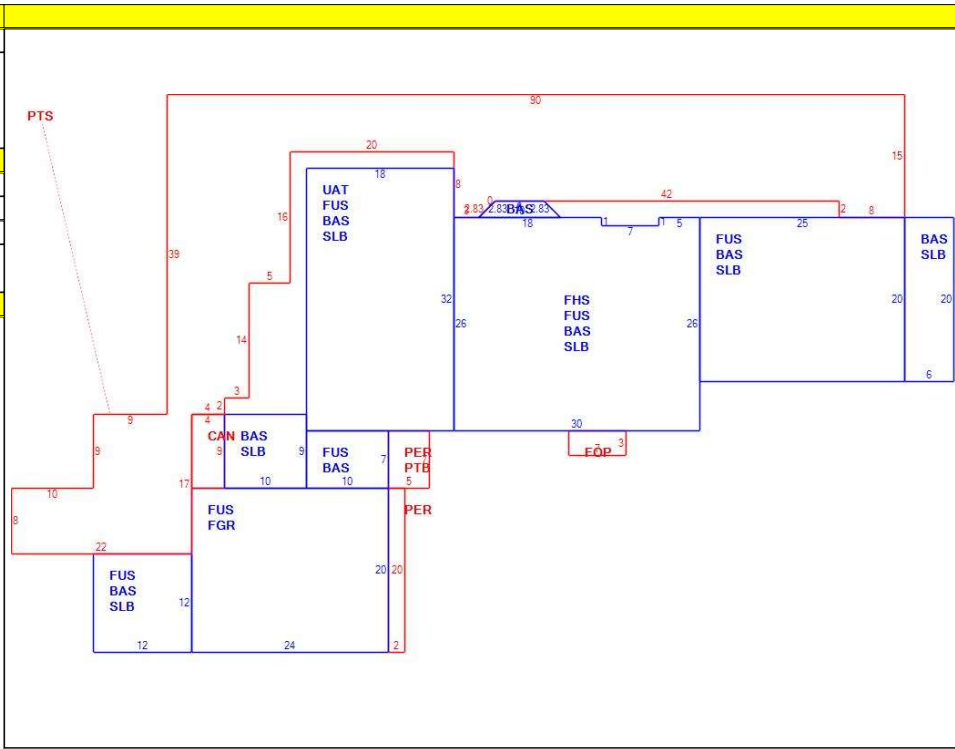
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	201	Single Family Re	AA		1.270 AC	360,000.00	0.79448	5	1.00	210	2.100			1.0000	762,800
Total Card Land Units					1.270 AC	Parcel Total Land Area					1.270	Total Land Value			762,800

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	103	Custom Colonial
Model	01	Residential
Grade:	15	A+
Stories:	2.5	2 1/2 Stories
Occupancy	1	
Exterior Wall 1	14	Wood Shingle
Exterior Wall 2		
Roof Structure:	03	Gable
Roof Cover	03	Asphalt Shingl
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Flr 1	09	Pine/Soft Wood
Interior Flr 2	12	Hardwood
Heat Fuel	02	Oil
Heat Type:	05	Hot Water
AC Type:	03	Central
Total Bedrooms	05	5 Bedrooms
Total Bthrms:	3	3 Full Baths
Total Half Baths	2	2 Half Bths
Total Xtra Fixtrs	0	
Total Rooms:	11	11 Rooms
Bath Style:	02	Average
Kitchen Style:	02	Average
Kitchens	1	
Whirlpool Tubs		
Hot Tubs		
Sauna (SF Area		
Fin Basement		
Fin Bsmt Qual		
Bsmt. Garages	0	
Interior Cond	A	
Fireplaces	3	
Ceiling Height	8.00	

CONSTRUCTION DETAIL (CONTINUED)

Element	Cd	Description
Fireplaces	3	
Ceiling Height	8.00	
Elevator		
CONDO DATA		
Parcel Id		C
		B
		S
Adjust Type	Code	Description
Condo Flr		
Condo Unit		
COST / MARKET VALUATION		
Building Value New		1,183,206
Year Built		1930
Effective Year Built		
Depreciation Code		G
Remodel Rating		M
Year Remodeled		2003
Depreciation %		25
Functional Obsol		
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		75
Cns Sect Rcnld		887,400
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



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

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SPL1	InGround Pool	L	924	50.50	1990	5	60	5	1.75	49,000
SHD1	Shed	L	96	11.00	1995	5	60	3	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,289	2,289		189.37	433,462
CAN	Canopy	0	36		36.82	1,326
FGR	Garage	0	480		75.75	36,359
FHS	Half Story, Finished	464	773		113.67	87,867
FOP	Porch, Open	0	21		36.07	757
FUS	Upper Story, Finished	2,543	2,543		189.37	481,562
PER	Pergola	0	75		20.20	1,515
PTB	Patio - Brick	0	35		27.05	947
PTS	Patio - Stone	0	1,662		28.37	47,153
SLB	Slab	0	2,203		0.00	0
Ttl Gross Liv / Lease Area		5,296	10,693			1,101,931



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COYNE JAMES A & DIANA G TRUSTE			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			5 Well			RES LAND	1-1	762,800	534,000	
						DWELLING	1-3	887,400	621,200	
63 OLD HILL RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	49,600	34,700	VISION
WESTPORT CT 06880	Alt Prcl ID 52701167	Historic ID		Lift Hse Asking \$						
	Census 501	WestportC C27								
	Survey Ma 9295	Survey Ma								
	GIS ID B11017000			Assoc Pid#						
							Total	1,699,800	1,189,900	

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
								Year	Code	Assessed	Year	Assessed V	Year	Assessed
								2022	1-1	534,000	2021	534,000	2020	534,000
									1-3	621,200		621,200		621,200
									1-4	34,700		34,700		34,700
										1,189,900	Total	1,189,900	Total	1,189,900

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) 887,400			
Total									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 49,600			
									Appraised Land Value (Bldg) 762,800			
									Special Land Value 0			
									Total Appraised Parcel Value 1,699,800			
									Valuation Method C			
									1,699,800			
									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
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
Total Card Land Units					Parcel Total Land Area					Total Land Value					

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style:	103	Custom Colonial	Fireplaces	3						
Model	01	Residential	Ceiling Height	8.00						
Grade:	15	A+	Elevator							
Stories:	2.5	2 1/2 Stories	CONDO DATA							
Occupancy	1		Parcel Id		C	Owne				
Exterior Wall 1	14	Wood Shingle			B	S				
Exterior Wall 2			Adjust Type	Code	Description	Factor%				
Roof Structure:	03	Gable	Condo Flr							
Roof Cover	03	Asphalt Shingl	Condo Unit							
Interior Wall 1	05	Drywall	COST / MARKET VALUATION							
Interior Wall 2			Building Value New							
Interior Flr 1	09	Pine/Soft Wood	Year Built							
Interior Flr 2	12	Hardwood	Effective Year Built							
Heat Fuel	02	Oil	Depreciation Code							
Heat Type:	05	Hot Water	Remodel Rating							
AC Type:	03	Central	Year Remodeled							
Total Bedrooms	05	5 Bedrooms	Depreciation %							
Total Bthrms:	3	3 Full Baths	Functional Obsol							
Total Half Baths	2	2 Half Bths	External Obsol							
Total Xtra Fixtrs	0		Trend Factor							
Total Rooms:	11	11 Rooms	Condition							
Bath Style:	02	Average	Condition %							
Kitchen Style:	02	Average	Percent Good							
Kitchens	1		Cns Sect Rcndd							
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	3									
Ceiling Height	8.00									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	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				
UAT	Attic, Unfinished	0	576		19.07	10,983				
Ttl Gross Liv / Lease Area										



63 Old Hill Road

Westport, CT



October 18, 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.

VOL 1650 PG036

WARRANTY DEED
(Statutory Form)
Survivorship

We, LOUISE R. MEYER of 20100 Boca West Drive, Boca Raton, Florida

for consideration paid, grant to JAMES A. COYNE and DIANA G. COYNE of
the Town of Westport, County of Fairfield and State of Connecticut

AS JOINT TENANTS, with WARRANTY COVENANTS:

See Schedule A attached hereto and incorporated herein for a
Description of the Premises, any encumbrances to which the described
Premises is subject, and any additional provisions forming a part of
this conveyance.

Signed this 10 day of November, 1998

Witnessed By:

W. Glenn Major
W. GLENN MAJOR

Louise R. Meyer
LOUISE R. MEYER

Katherine R. Marshall
KATHERINE R. MARSHALL

State Tax COLLECTED
Town 1243
November 10, 1998
Fairfield County, CT

STATE OF CONNECTICUT)
) ss. Westport
COUNTY OF FAIRFIELD)

November 10, 1998

Personally appeared LOUISE R. MEYER, signer and sealer of the
foregoing instrument, and acknowledged the same to be her free act and
deed, before me.

W. Glenn Major
W. GLENN MAJOR
Commissioner of the Superior Court

VOL 1650 PG037

SCHEDULE A

ALL THOSE CERTAIN pieces, parcels or tracts of land, with the buildings and improvements thereon, located in the Town of Westport, County of Fairfield and State of Connecticut being shown as "LOT 1" and "Parcel 1-A" in all comprising 55,153 S.F. or 1.266 acres on that certain map entitled "Lot Division Map prepared for LOUISE R. MEYER Westport, Connecticut Scale: 1" = 30'" certified Substantially Correct by Dennis A. Deilus Land Surveyor dated April 24, 1998 and on file in the Westport Town Clerk's office as Map No. 9295.

TOGETHER WITH a Right Of Way for all purposes over that tract of land 20 feet in width adjacent to the Northerly boundary of Parcel 1-A extending from Old Hill Road westerly to the Westerly boundary of the premises.

The premises are conveyed subject to the following:

- a. Laws and ordinances
- b. Taxes of the Town of Westport, Connecticut hereinafter due and payable.
- c. Notes, conditions and setback lines on Maps 1162, 1570, 8847 and 9295.
- d. Easements in favor of Connecticut Light & Power Co. dated December 28, 1936 and recorded in Volume 67 at Page 533 and re-recorded in Volume 70 at Page 30.
- e. Rights of others in and to the portion of the premises on which a private road is located.
- f. Effect of letter from Town of Westport Planning & Zoning Commission dated February 1, 1990 and recorded in Volume 1043 at Page 153.

RECEIVED FOR RECORD NOVEMBER 23, 1998 AT 12:09 P.M.

BY Patricia H. Strauss
PATRICIA H. STRAUSS, TOWN CLERK

PROPERTY INFORMATION			
OWNER: JAMES A. & DIANA G. COYNE			
SITE: 63 OLD HILL ROAD			
ZONE: AA RESIDENCE ZONE			
TOTAL SITE AREA: 1.266 AC.; 55,153 SF			
LOT AREA / COVERAGE CALCULATIONS			
1.	TOTAL LOT AREA (GROSS)		55,153 SF
2.	EASEMENTS, ACCESSWAY	5,201	
3.	ADD'L EXCLUSIVE SURFACE EASEMENTS	0	
4.	OTHER EXCLUSIVE SURFACE EASEMENTS	0	
5.	TOTAL OF EASEMENTS & ROADS	5,201 SF	
6.	WETLAND AREAS	0	
7.	STEEP SLOPES >25%	0	
8.	TOTAL WETLAND & STEEP SLOPES	0	
9.	WETLAND/SLOPE REDUCTION	0.80 X LINE 8	0 SF
10.	BASE LOT AREA (LINE 1 MINUS LINES 5 AND 9)		49,952 SF
ALLOWABLE LOT COVERAGE			
11.	BASE LOT AREA X 25%	LINE 10 X 0.25	12,488 SF
EXISTING LOT COVERAGE			
12.	RESIDENCE	7,807± SF	
	GRAVEL DRIVEWAY	3,311± SF	
	POOL	1,005± SF	
	BOCCO COURT	450± SF	
	OVERHANG	31± SF	
	COVERED LANDING	26± SF	
13.	SUM OF LINE 12		7,630 ± SF
16.	ALLOWABLE LOT COVERAGE	25%	12,488 SF
17.	EXISTING LOT COVERAGE	15.3%	7,630 ± SF

REQUIRED SETBACKS RESIDENCE AA RESIDENCE ZONE (CORNER LOT)		EXISTING SETBACKS 63 OLD HILL ROAD	
FRONT	30'	STREET LINE	39.0'±, 109.0'±
SIDE	25'	SIDE	28.0'±, 59.2'±
REAR	N/A	REAR	N/A

ZONING DATA ZONING DISTRICT: RESIDENCE AA DISTRICT 63 OLD HILL ROAD		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	43,560 SF (1.0 AC.)	55,153 SF (1.266 AC.)
BASE LOT AREA	25% (12,488 SF)	49,952 SF (1.147 AC.)
TOTAL COVERAGE	MINIMUM 150' SQUARE	150'
SHAPE	FRONT	30'
	SIDE	25'
	REAR	N/A
YARDS	FRONT	39.0'±, 109.0'±
	SIDE	28.0'±, 59.2'±
	REAR	N/A
BUILDING HEIGHT	MAXIMUM	3 STORIES
NOTES:		2 STORIES
1. SUBJECT PROPERTY IS A CORNER LOT		

ROOF HEIGHT CALCULATIONS:

RESIDENCE: ROOF PEAK = 203.5' LOW ROOF = 191.8' MIDPOINT = 197.7'

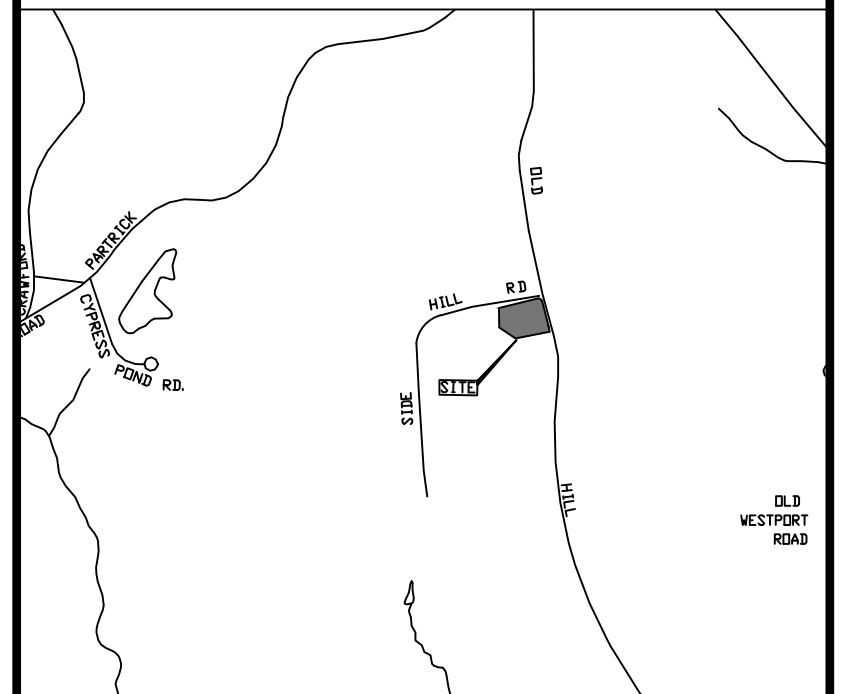
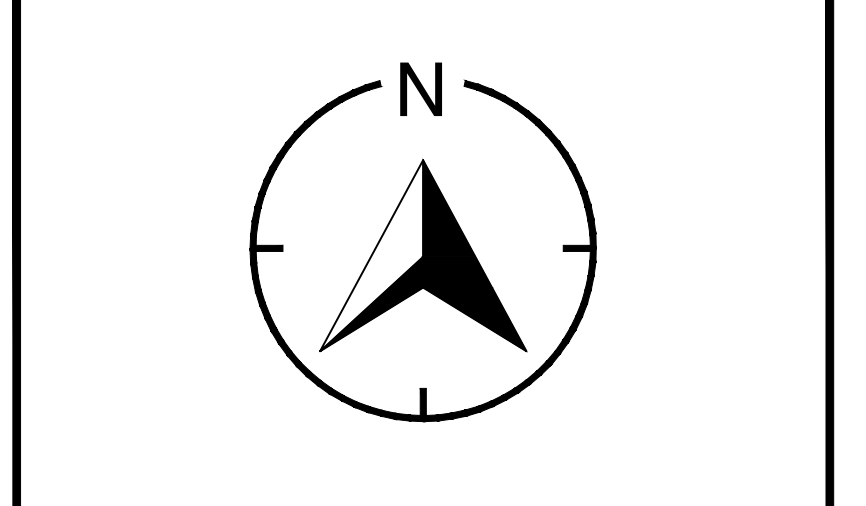
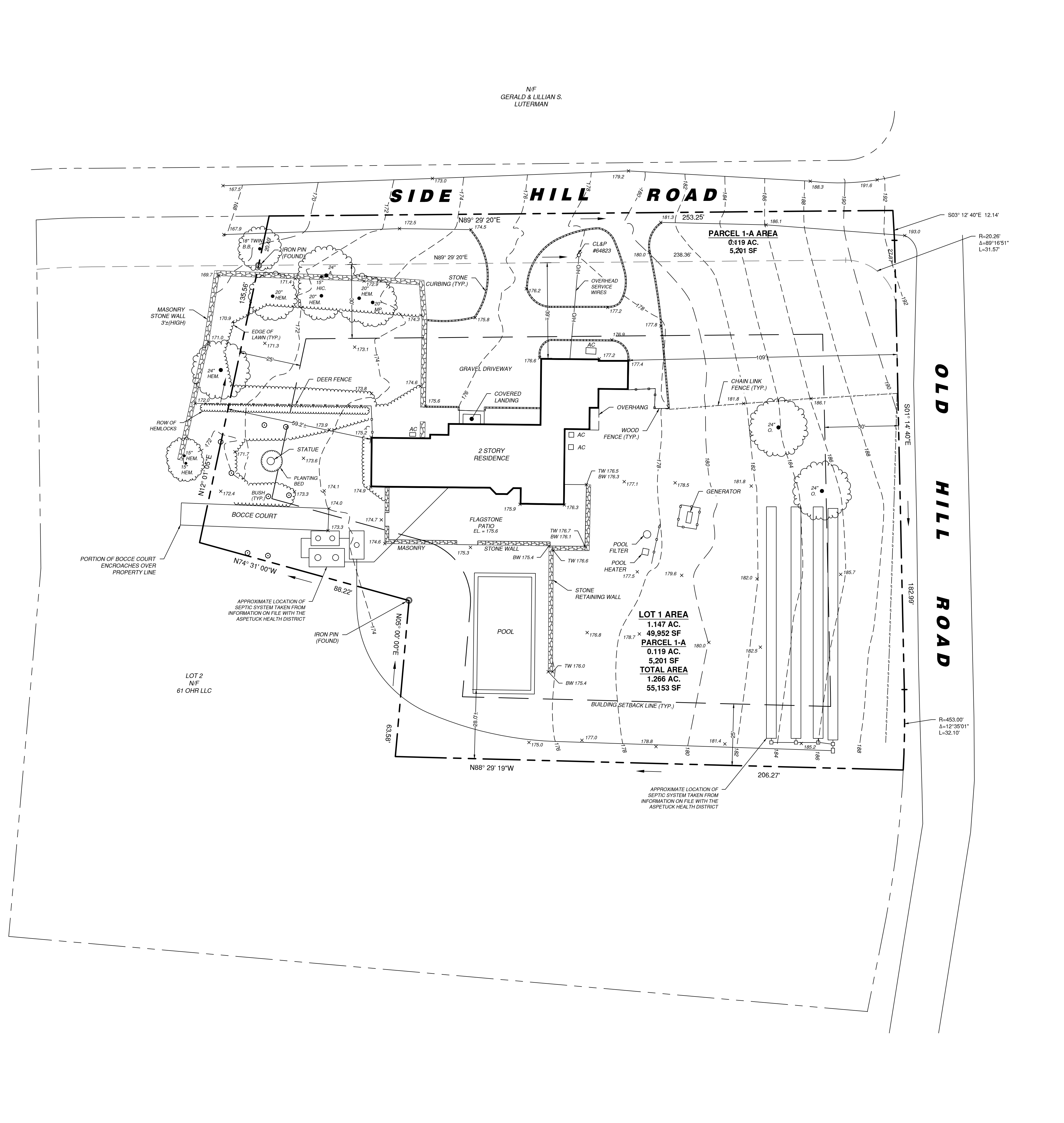
AVERAGE GRADE: $176.3 + 175.9 + 174.9 + 175.2 + 177.2 + 177.4 = 1,056.9 / 6 = 176.2'$

ROOF MIDPOINT = $197.7' - 176.2' = 21.5'$

- TREE LEGEND ABBREVIATIONS:**
- A. ASH
 - B.B. BLACK BIRCH
 - HEM. HEMLOCK
 - HIC. HICKORY
 - MP. MAPLE
 - O. OAK
- LEGEND ABBREVIATIONS:**
- BW. BOTTOM OF WALL
 - CL&P. CONNECTICUT LIGHT AND POWER
 - EL. ELEVATION
 - NAVD. NORTH AMERICAN VERTICAL DATUM
 - TW. TOP OF WALL
 - TYP. TYPICAL

LEGEND	
○	IRON PIN (FOUND)
⊕	UTILITY POLE
---	PROPERTY LINE
—OH—	OVERHEAD UTILITIES
--- 20 ---	CONTOUR
x 20.1	SPOT ELEVATION

- SURVEY NOTES:**
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON AUGUST 29, 2019.
 - THIS SURVEY IS A ZONING LOCATION & PARTIAL TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
 - THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
 - UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
 - UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
 - THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
 - REFER TO MAP NO.S 1162, 1570 & 8847 IN WESTPORT LAND RECORDS.
 - VERTICAL DATUM: APPROXIMATE NAVD 88
 - THIS PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL 09001C 0394F, EFFECTIVE JUNE 16, 2010.



LOCATION MAP (NTS)

PROPERTY INFORMATION:

OWNER: JAMES A. & DIANA G. COYNE (TRUSTEES)
ADDRESS: 63 OLD HILL ROAD, WESTPORT, CT
LOT AREA: 1.148 AC, 50,034 SF
ZONE: "AA"
DEED: BK. 2763 PG. 324
MAP: B11
LOT: 17

SETBACK LINES:

30' FRONT
25' SIDE
N/A REAR (CORNER LOT)

03/06/2023	ADDED EDGE OF LAWN, TREE LOCATIONS & MORE RETAINING WALLS
03/01/2023	CORRECTIONS TO LOT AREA & ADDED EDGE OF ROAD
REVISION DATE	ISSUE

LANDTECH
SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:
JAMES A. & DIANA G. COYNE TRUSTEES

PROJECT LOCATION:
**63 OLD HILL ROAD
WESTPORT, CT**

**ZONING LOCATION SURVEY &
TOPOGRAPHIC SURVEY**

PROJECT NO. **22387-01**
DATE: **01/24/2023** DRAWN BY: **YP** CHECKED BY: **TAD**
SCALE: 1" = 20'



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

Thomas A. Deilus

THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID WITHOUT THE LICENSED SURVEYORS LIVE SIGNATURE AND SEAL.

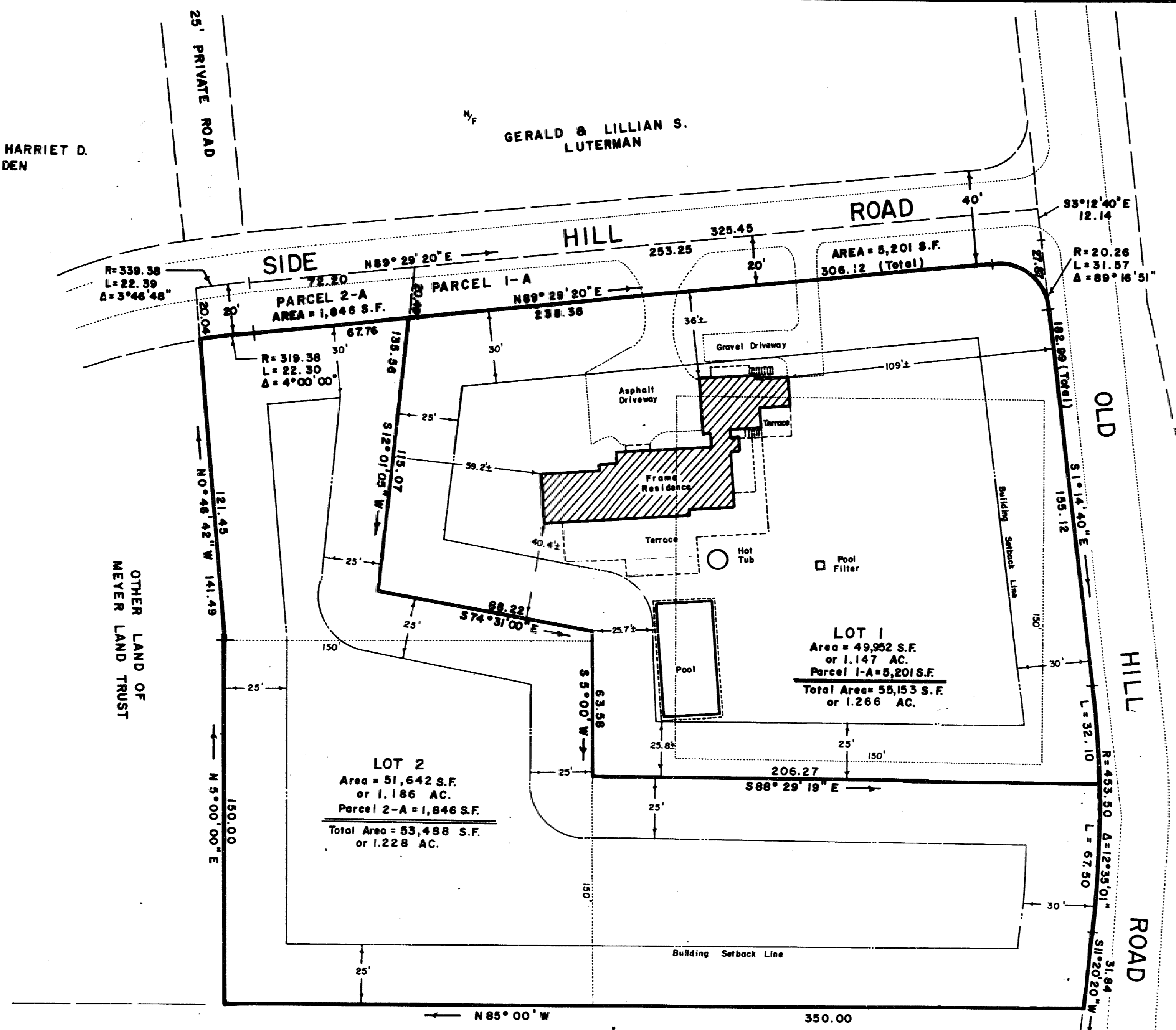
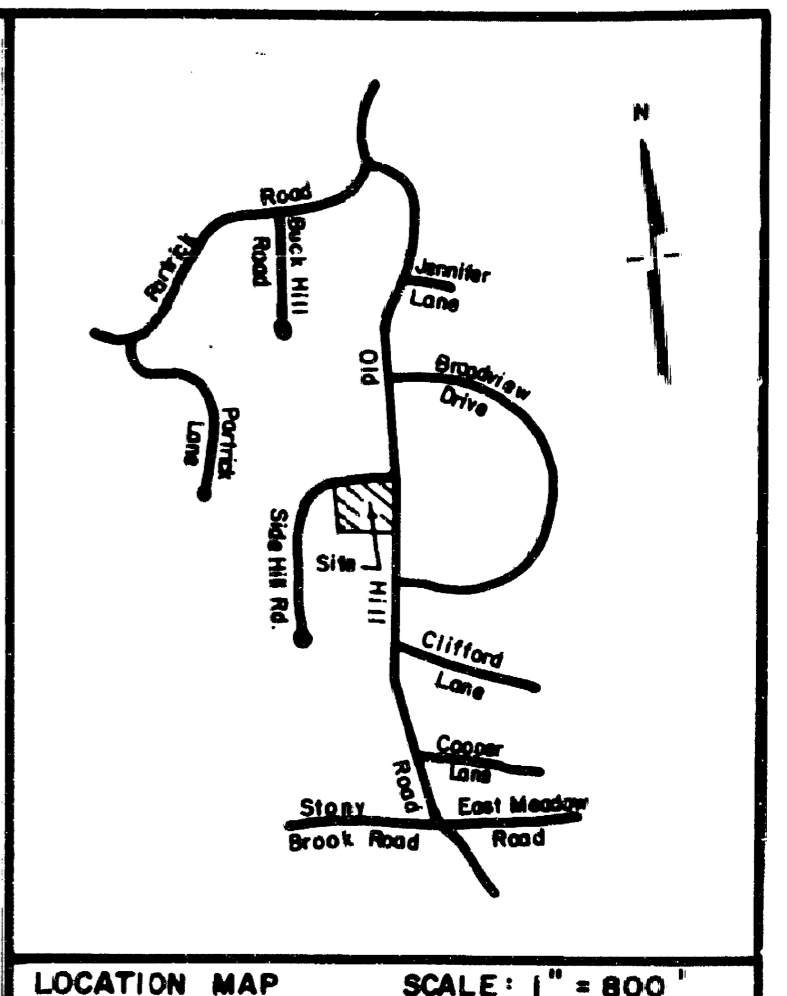
SV-1.0

LANDTECH

T:\ACTIVE PROJECTS\2023\01 COYNE - 63 OLD HILL RD., WESTPORT RESURVEYING - 63 OLD HILL ROAD SURVEY.DWG

9295

9295



ROBERT & HARRIET D. DRYDEN

GERALD & LILLIAN S. LUTERMAN

ALLEN J. SILBERMAN

ROBERT E. & MARY K. KELLY

RON DAVIS

MICHAEL S. SACHS

LOT DIVISION MAP
PREPARED FOR

LOUISE R. MEYER

WESTPORT, CONNECTICUT

SCALE: 1" = 30' APRIL 24, 1998

DENNIS A. DEILUS — LAND SURVEYOR
NORWALK, CONNECTICUT

DECLARED "SUBSTANTIALLY CORRECT" AS TO THE PRECISION
OF A CLASS A-2 SURVEY.

Dennis A. Deilus L.S.
CONN. REG. NO. 6396

EXISTING LOT COVERAGE
LOT 1
Residence = 2,950 S.F.
Porches = 180 S.F.
Pool = 1,030 S.F.
Hot Tub = 80 S.F.
Driveways = 2,600 S.F.
6,840 S.F. = 55,153 S.F. = 12.4%

EXISTING LOT COVERAGE
LOT 2
None

MINIMUM LOT AREA CALCULATION
LOT 1
Ag (Total Site Area) = 55,153 S.F.
Easement = 5,201 S.F.
At (Ag - Easement) = 49,952 S.F.
W (Wetland) = 0 S.F.
S (Slopes 25% +) = 0 S.F.
An (At - W + S) = 49,952 S.F.
Abc = (An + 0.2 (AMR)) = 63,965 S.F.

MAXIMUM ALLOWABLE COVERAGE CALCULATION
LOT 1
Ag (Total Site Area) = 55,153 S.F.
Easement = 5,201 S.F.
At (Ag - Easement) = 49,952 S.F.
W (Wetland) = 0 S.F.
S (Slopes 25% +) = 110 S.F.
An (At - W + S) = 49,793 S.F.
Abc = (An + 0.2 (AMR)) = 59,205 S.F.

SLOPE & WETLAND AREAS WITHIN 150' x 150' SQUARE
LOT 1
Slopes 25% + = 0%
Wetlands = 0%

MINIMUM LOT AREA CALCULATION
LOT 2
Ag (Total Site Area) = 53,348 S.F.
Easement = 3,695 S.F.
At (Ag - Easement) = 49,793 S.F.
W (Wetland) = 0 S.F.
S (Slopes 25% +) = 0 S.F.
An (At - W + S) = 49,793 S.F.
Abc = (An + 0.2 (AMR)) = 59,205 S.F.

MAXIMUM ALLOWABLE COVERAGE CALCULATION
LOT 2
Ag (Total Site Area) = 53,348 S.F.
Easement = 3,695 S.F.
At (Ag - Easement) = 49,793 S.F.
W (Wetland) = 0 S.F.
S (Slopes 25% +) = 0 S.F.
An (At - W + S) = 49,793 S.F.
Abc = (An + 0.2 (AMR)) = 59,205 S.F.

SLOPE & WETLAND AREAS WITHIN 150' x 150' SQUARE
LOT 2
Slopes 25% + = 0%
Wetlands = 0%

- NOTES: 1.) BOTH LOTS CONTAIN A 150' SQUARE.
2.) REFER TO MAP NO. 1162, 1570 & 8847 IN WESTPORT LAND RECORDS.
3.) UNDERGROUND ENCROACHMENTS, IF ANY, ARE NOT SHOWN.
4.) TOTAL AREA = 109,841 S.F. OF 2.494 ACRES.
5.) BOTH LOTS TO BE SERVED BY PRIVATE WATER & SEWAGE DISPOSAL FACILITIES.
6.) PROPERTY IS LOCATED IN "A" RESIDENCE ZONE.
7.) A PORTION OF TERRACE SHALL BE REMOVED FROM LOT 1 PRIOR TO THE ISSUANCE OF A ZONING CERTIFICATE OF COMPLIANCE FOR LOT 2.
8.) LOT 2 CAN NOT USE SIDENHILL ROAD FOR ACCESS.
9.) ALL UTILITIES SHALL BE PLACED UNDERGROUND.
10.) THIS SURVEY MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20 - 300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONN. STATE AGENCIES' STANDARDS FOR SURVEYS & MAPS IN THE STATE OF CONN. AS ENDORSED BY THE CONN. ASSOCIATION OF LAND SURVEYORS, INC.
11.) HORIZONTAL ACCURACY STANDARD - CLASS A-2.
12.) BOUNDARY DETERMINATION / OPINION IS BASED UPON A RESURVEY.

Technical Reproductions Inc.
200 West Main Street, Suite 100
Westport, CT 06891
WASH-OFF MYLAR

APPROVED BY THE PLANNING & ZONING COMMISSION
CHAIRMAN *[Signature]* DATE 11/17/98

APPROVED BY THE WESTON - WESTPORT HEALTH DISTRICT
DIRECTOR *[Signature]* DATE 10/30/98

RECEIVED ON FILE IN THE WESTPORT TOWN CLERKS OFFICE
AT 12:00 Noon ON Nov. 17, 1998

BY: 9295 TOWN CLERK
[Signature]
TOWN CLERK

FILE NUMBER _____

SUBDIVISION APPROVAL DATE
SEPTEMBER 10, 1998

WORK COMPLETION DATE: SEPTEMBER 10, 2003

8295

VOL 1650 PG036

WARRANTY DEED
(Statutory Form)
Survivorship

We, LOUISE R. MEYER of 20100 Boca West Drive, Boca Raton, Florida

for consideration paid, grant to JAMES A. COYNE and DIANA G. COYNE of
the Town of Westport, County of Fairfield and State of Connecticut

AS JOINT TENANTS, with WARRANTY COVENANTS:

See Schedule A attached hereto and incorporated herein for a
Description of the Premises, any encumbrances to which the described
Premises is subject, and any additional provisions forming a part of
this conveyance.

Signed this 10 day of November, 1998

Witnessed By:

W. Glenn Major
W. GLENN MAJOR

Louise R. Meyer
LOUISE R. MEYER

Katherine R. Marshall
KATHERINE R. MARSHALL

State Tax COLLECTED
Town 1243
Patricia J. Strauss
TOWN CLERK OF WESTPORT

STATE OF CONNECTICUT)
) ss. Westport
COUNTY OF FAIRFIELD)

November 10, 1998

Personally appeared LOUISE R. MEYER, signer and sealer of the
foregoing instrument, and acknowledged the same to be her free act and
deed, before me.

W. Glenn Major
W. GLENN MAJOR
Commissioner of the Superior Court

VOL 1650 PG037

SCHEDULE A

ALL THOSE CERTAIN pieces, parcels or tracts of land, with the buildings and improvements thereon, located in the Town of Westport, County of Fairfield and State of Connecticut being shown as "LOT 1" and "Parcel 1-A" in all comprising 55,153 S.F. or 1.266 acres on that certain map entitled "Lot Division Map prepared for LOUISE R. MEYER Westport, Connecticut Scale: 1" = 30'" certified Substantially Correct by Dennis A. Deilus Land Surveyor dated April 24, 1998 and on file in the Westport Town Clerk's office as Map No. 9295.

TOGETHER WITH a Right Of Way for all purposes over that tract of land 20 feet in width adjacent to the Northerly boundary of Parcel 1-A extending from Old Hill Road westerly to the Westerly boundary of the premises.

The premises are conveyed subject to the following:

- a. Laws and ordinances
- b. Taxes of the Town of Westport, Connecticut hereinafter due and payable.
- c. Notes, conditions and setback lines on Maps 1162, 1570, 8847 and 9295.
- d. Easements in favor of Connecticut Light & Power Co. dated December 28, 1936 and recorded in Volume 67 at Page 533 and re-recorded in Volume 70 at Page 30.
- e. Rights of others in and to the portion of the premises on which a private road is located.
- f. Effect of letter from Town of Westport Planning & Zoning Commission dated February 1, 1990 and recorded in Volume 1043 at Page 153.

RECEIVED FOR RECORD NOVEMBER 23, 1998 AT 12:09 P.M.

BY Patricia H. Strauss
PATRICIA H. STRAUSS, TOWN CLERK