

TOWN OF WESTPORT

APPLICATION FOR DEMOLITION PERMETCEIVED FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

1.32 Webb Rd.	19	MAY 2 1 2024
ADDRESS OF WORK (Please Print)	DATE	BUILD (Formansessar's Card)
2. Jessica Bram		DEP 2738ND47-308
NAME OF CURRENT PROPERTY OWNER (Please Pr	int)	TELEPHONE
3.32 Webb Rd.		jbram999 egr
ADDRESS OF CURRENT PROPERTY OWNER (Please	e Print)	EMAIL
4. Anthony M. Baldino 595 Walnut I NAME AND ADDRESS OF LEGAL REPRESENTATIVE	till RA. Thomas E (If applicable) (Please P	rint)
5. 3238 Square foot home.		MAY 2 1 2024
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE	BUILDING OR STRUCT	URE TO BE DEMORISHEDING
		DEPARTMENT
6. DEMOLITION CONTRACTOR (Please Print)	TEL EDUONE	LICENCE NUMBER
DEMOEITION CONTRACTOR (Please Print)	TELEPHONE	LICENSE NUMBER
EMAIL		
EMAIL		
NOTIFICATION to abutting & across the street propert (list of names and addresses may be obtained from the Assessor	ty owner(s) within 7 days from 's Office).	om the date of demolition application
PUBLICATION OF NOTICE OF INTENT TO DEM		
Please submit cut sheet of notice and photograph of sign on pro	DEISH V POS	STING OF DEMOLITION SIGN
CT ENABLING LEGISLATION empowers the History demolitions within LOCAL HISTORIC DISTRICTS PROPERTIES and requires property owners to obtain a demolitions. The property owner or legal representative must first obtain a Commission prior to obtaining demolition permit application Meeting Date of Historic District Commission to consider de	S or of designated LOC ain a Certificate of App. a Certificate of Appropriat	CAL HISTORIC ropriateness for such
The TOWN OF WESTPORT has a demolition delay or period following the filing of a demolition permit applie older. The purpose of the ordinance is to allow interested Historic District Commission (HDC) acts as an interested delay for properties 50 years or older.	cation for buildings 500 ed parties to explore alte	sq. ft. or larger and 50 years or rnatives to demolition. The
Meeting Date of Historic District Commission to consider wa	aiving the waiting period:	
The HDC meets the second Tuesday of every month. The of the publicly noticed agenda and is expected to attend the reports, proposed plans and other information be submitted HDC Office at 341-1184.	ne meeting. It is recomme	ended that supporting engineering
FOR HISTORIC DISTRICT COMMISSION DECISION	ı.	
☐ The Historic District Commission considers the property his ☐ The Historic District Commission does not consider the premainder of the waiting period effective	storically significant and de	ant. The Commission waives the
SIGNATURE OF HDC OFFICIAL		DATE
		30.000

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 Prop	erties or pr	roperties	s within a l	Historic District	
	COPY OF NEWSPAPER PUBLICATION	AND PUBLICA	TION DAT	ΓE		·	
	COPY OF NOTIFICATION LETTER TO	ADJOINING PR	OPERTY (OWNER	RS		
	AQUARION WATER COMPANY	Carol Robles	(203)362-	3062	demolition	ns@aquarionwater.com	
	CABLEVISION	-	(203) 696	5-4780	<u>rob</u>	in.schilb@alticeusa.com	
	EVERSOURCE ENERGY	-		(888)	544-4826	FAX (877) 285-4448	
	FUEL TANK (For underground tanks)	Fire Marshall's	Office	(203)	341-5020	FAX (203) 341-5009	
	FUEL TANK (For aboveground tanks)	From the oil co	ompany or	remedia	tion contra	actor	
	PROPANE TANK	From the propa	ane compar	ny that r	emoved th	e tank	
	GAS COMPANY Michael	el Simoneau	(203) 79	95-7792	FAX (20	03) 795-7784	
	FRONTIER COMMUNICATIONS	Const. & Eng.	Dept.	(203)	383-6727		
	CONSERVATION DEPARTMENT Colin I	Kelly	(203) 34	41-1170	FAX (20	03) 341-1088	
	HEALTH DEPARTMENT	Jeff Andrews		(203) 2	227-9571		
	PUBLIC WORKS DEPARTMENT (If on Sewer)	Deborah Barbi	eri	(203)	341-1793		
	CERTIFICATE OF INSURANCE (Please At	tach)					
Connect Town C applicat requiren	JNDERSIGNED, hereby affirm and attest the ticut Building Code, the CT General Statutes ode and the Demolition Delay Ordinance of the to the demolition of property, and I agree nents in every aspect of that work, and to give granted for HDC members to inspect the pro	s Section 7-147 or the Town of Wes to comply with s we the applicable	oncerning latport and a such laws. r	Historic Ill other rules or	Districts, laws and regulations	and Section 17-2 of the rules and regulations and satisfy those	
I ALSO proceed knowled	CERTIFY that I am the OWNER of the pro with the work herein outlined, and that the ige.	perty herein desc information I hav	ribed, and t e given is t	that I ha	eve the legal	al right and authority to the best of my	
SIGNA	TURE OF PROPERTY OWNER/OR AG	ENT:		-		DATE: 5/19/2	1
SIGNA	TURE OF DEMOLITION CONTRACTO)R:			1.97.04		1
SIGNA	TURE OF BUILDING OFFICIAL:						
						Peyised 11/14/2010	

Revised 11/14/2019



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH STIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002849903

Customer Account

354377

Sales Rep. tross

Customer Information

Order Taker

THOMASTON CT 06787

USA

tross

Ordered By Kim Baldino

Phone: 2032281817

Order Source

Phone

Fax: EMail:

Ad Cost

\$33.48

Payment Amt \$33.48

Amount Due \$0.00

Blind Box

Materials

Order Notes

Ad Number 0002849903-01 External Ad #

Pick Up Number

Ad Type

PO Number

BR Legal Liner

Ad Size 2 X 13 li

Color

\$0.00

Color Requests

Product and Zone

Inserts

<u>Placement</u>

Westport News

1

BR Legal

Note: Relati Display Ade May Not End in Identified Placement

Run Dates 6/ 7/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

Legal Notice of Intent to Demolish:

Customer Information
ANTHONY M BALDINO CUSTOM HOMES

in accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinandeb Cown of Westport, notice is hereby given that a demolition parmit application for the building or structure at 32 Webb Rid has been filed in the
Office of the Town Building Official on May 22, 2024.

Name and address of the contract vendee: 32 Webb Road LLC, 98 Histertown Road, Newtown, CT 06470.

Age of the building or structure: 99 years

Square footage of the building or structure: 3238

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

PROPERTY OWNER AUTHORIZATION

TO WHOM IT MAY CONCERN:

WE, HEREBY DECLARE THAT WE ARE THE OWNERS OF THE PREMISES DESCRIBED AS FOLLOWS; 32 WEBB ROAD WESTPORT CT.

ANTHONY M BALDINO- ANTHONY M BALDINO CUSTOM HOMES LLC IS DULY AUTHORIZED TO EXECUTE ANY AND ALL APPLICATIONS FOR ANY AND ALL PERMITS RELATED TO THE CONSTRUCTION AND OR DEMO FOR A NEW HOUSE ON MY PROPERTY.

DATE: 05-17-24		
OWNER:		dotloop verified
OWNER SIGNATURE:	Jessica Bram	05/17/24 4:53 PM EDT J962-JAC0-45PQ-CMWO
OWNER TELEPHONE #	203-247-3081	
OWNER EMAIL -	jbram999@gmail.com	

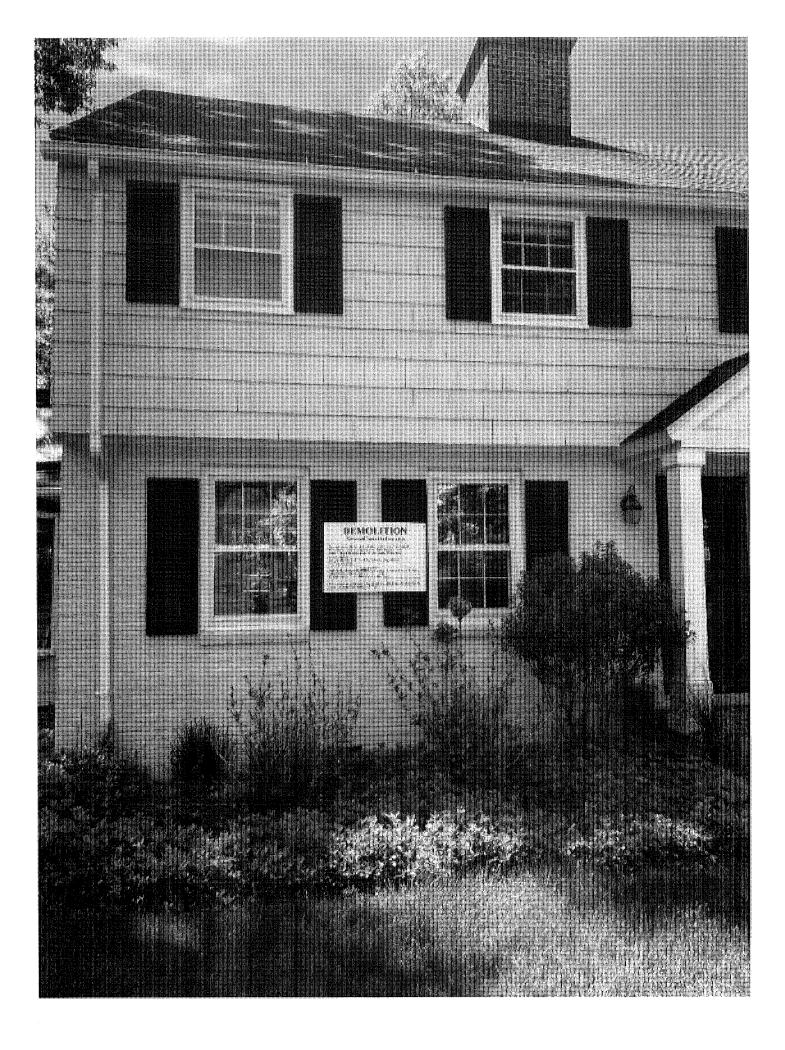
Property Location 32 WEBB RD
Vision ID 1993 Account # 6027

Map ID E09//136/000/ Bldg Name Bldg # 1 Sec # 1 of 1 Card # 1 of 1

State Use 101 Print Date 4/30/2024 8:08:49 PM

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Bidg Name Sec # 1 of 1 State Use 101 Property Location 32 WEBB RD Map ID E09//136/000/ Print Date 4/30/2024 8:08:49 PM Card # 1 of 1 Vision ID 1993 Account # 6027 Bldg # 1 UTILITIES | STRT/ROAD | LOCATION CURRENT ASSESSMENT TOPO **CURRENT OWNER** Assessed Public Sewer 2 Private Description Code Appraised **BRAM JESSICA** 6158 6 Septic 598,200 418,700 RES LAND 1-1 2 Public Water DWELLING 1-3 516,300 361,400 SUPPLEMENTAL DATA WESTPORT, CT Alt Prcl ID 5318283-32A~ 32 WEBB RD Historic ID 1534 Asking \$ Census WestportC E14 VISION Survey Ma WESTPORT CT 06880 Survey Ma Assoc Pid# GIS ID E09136000 1.114.500 780 100 Total PREVIOUS ASSESSMENTS (HISTORY) VOLPAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC RECORD OF OWNERSHIP Year | Code | Assessed | Year | Assessed V | Year | Assessed 499,000 00 04-02-1998 Q **BRAM JESSICA** 1685 0037 2023 418.700 2022 418,700 2021 418,700 1-1 1-3 361,400 361.400 361,400 780,100 780.100 Total 780.100 Total APPRAISED VALUE SUMMARY OTHER ASSESSMENTS EXEMPTIONS Year Code Amount Code Description Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor Description 516,300 Appraised Bidg. Value (Card) Total ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Batch Nbhd Nbhd Name Tracing Appraised Ob (B) Value (Bldg) 0003 0003 598,200 Appraised Land Value (Bldg) NOTES Special Land Value M/ 2624(32), 3389, 7728, 1,114,500 Total Appraised Parcel Value 1 - 4 FX BTH Valuation Method ELEC HEAT IN FAT 1,114,500 Total Appraised Parcel Value VISIT/CHANGE HISTORY BUILDING PERMIT RECORD Purpost/Result ld Type Is Cd Permit Id Issue Date Type Amount Insp Date | % Comp | Date Comp Comments Date 100 09-07-2007 16 X 22' 2-STY ADDTN ON C 07-16-2020 SR 19 Field Review 67614 08-08-2006 AD 220,000 09-07-2007 07-07-2020 VA 81 Data Mailer Change 60 Mailer Sent 03-02-2020 VA PF 50 BAA Change 03-27-2017 04-07-2015 00 Measur+Listed Permit Id Comments 67614 16 X 22' 2-STY ADDTN ON CRAWL FOR 1ST FL KITCHEN & 2ND FL MBR SUITE & MISC. INT RENO/ NEW FRONT PORTICO ROOF LAND LINE VALUATION SECTION Adj Unit P Land Value B Use Code Size Adj Site Index Cond. Nbhd. Nbhd. Adj Notes Location Adjustment Land Units Unit Price Description Zone Land Type 1.800 1.0000 598,200 101 Single Family Re 0.640 AC 360,000.00 1.44236 5 1.00 180 Total Land Value 0.640 AC Parcel Total Land Area 0.640 Total Card Land Units



(No Subject)

From: KIM BALDINO (kimbaldino@sbcglobal.net)

To: kimbaldino@sbcglobal.net

Date: Monday, May 20, 2024 at 02:06 PM EDT



Sent from AT&T Yahoo Mail for iPhone

Dear Mr. & Mrs. Livecchi,

This letter is to notify you of the intent to demolish, at a later date, the house at 32 Webb Road.

Please contact the Westport Building Dept at (203) 341-5025 with any questions you may have.

Sincerely,

Anthony M Baldino

Anthony M Baldino Custom Homes, LLC

copy of letter sent to all 4 neighbors.

HDC NEIGHBOR NOTIFICATION FORM

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

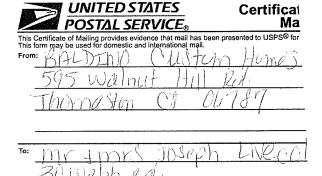
ADI Mackie-37 Crescent Rd.
Kenneth D + Meryl C. Hoffman - 31 Webb 12d.
Joseph + Tracy Liverchi - 30 Webb Rd.
Eric + Sari Berkowitz - 29 webb Rd.
CIC + Sari Bericowitz - 39 Webb Ila.
May 20, 2024
Signature of owner or authorized agent Date
Anthony Baldono
Print Name

6-05

Certificat

Mai

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



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

\$2.00 R2304M115816-0	MAY 20 24 AMOUNT	THOMASTON, OT	U.S. POSTAGE PAID
5816-05		<u>ਪ</u>	

	UNITED STATES	Certificate O
	POSTAL SERVICE®	Mailin
his Certificat	e of Mailing provides evidence that mail has be used for domestic and international mail.	been presented to USPS® for mailing

RDC 99	UMITED STATES POSTAL SERVICE'S
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RDC 99

UNITED STATES

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

Certificate (Mailin

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





TOWN OF WESTPORT

MAY 1 6 2024 APPLICATION FOR DEMOLITION PERMIT

FOR HISTORIC PROPERTIES

AND/OR PROPERTIES 50 YEARS OR OLDERWESTPORT BUILDING

RECEIVED

. 21 Long Lots Cane Westpor	4 ISS
ADDRESS OF WORK (Please Print)	DATE BULT (From Assessor's Card)
2. Alm Shurkany Dand W PROPERTY OWNER and LEGAL REPRESENTATIVE (PIE	nend 97-532-5818
3. 21 LONG LOTS Lane, Westpor ADDRESS OF CURRENT PROPERTY OWNER (Please Prin	+/50 charles wedgered up much abo
4. SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAG	V V7V 2 (7 VV TO) 7 VV 2
5. JEP Demolition DEMOLITION CONTRACTOR (Please Print)	203-984-6466 DACE ODIOUS TELEPHONE LICENSE NUMBER
DP SService @ Jahoo. COM	
☐ NOTIFICATION to abutting & across the street property own names and addresses may be obtained from the Assessor's Office).	ner(s) within 7 days from the date of demolition application (list of
☐ PUBLICATION OF NOTICE OF INTENT TO DEMOLI Please submit cut sheet of notice and photograph of sign on property	
CT ENABLING LEGISLATION empowers the Historic D within LOCAL HISTORIC DISTRICTS or of designated	
property owners to obtain a Certificate of Appropriatenes. The property owner or legal representative must first obtain a Cert Commission prior to submitting the demolition permit application Meeting Date of Historic District Commission to consider demolition	s for such demolitions. ifficate of Appropriateness from the Historic District
The TOWN OF WESTPORT has a demolition delay ordinar following the filing of a demolition permit application for be purpose of the ordinance is to allow interested parties to exp Commission (HDC) acts as an interested party when inv 50 years or older.	uildings 500 sq. ft. or larger and 50 years or older. The lore alternatives to demolition. The Historic District
Meeting Date of Historic District Commission to consider waiving	the waiting period:
The HDC meets the second Tuesday of every month. The propublicly noticed agenda and is expected to attend the meeting, proposed plans and other information be submitted at the hea 203-341-1184.	It is recommended that supporting engineering reports,
FOR HISTORIC DISTRICT COMMISSION DECISION:	
☐ The Historic District Commission considers the property histor	ically significant and does not waive the balance of delay.
☐ The Historic District Commission does not consider the proper	ty 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	(Historic Properties or prop	perties within a	Historic District)
	COPY OF NEWSPAPER PUBLICATION A	AND PUBLICATION DA	TE	
	COPY OF NOTIFICATION LETTER TO A	ADJOINING PROPERTY	OWNERS	
	AQUARION WATER COMPANY	Natasha Nelson 203-362-	3062 <u>demolit</u>	tions@aquarionwater.com
	CABLEVISION	Carl Jenkins 203-696-	4726 <u>carl.jen</u>	kins@alticeusa.com
	EVERSOURCE ENERGY	-	888-544-4826	FAX 877-285-4448
	FUEL TANK (For underground tanks)	From the oil company or	remediation con	tractor
	FUEL TANK (For aboveground tanks)	From the oil company or	remediation con	itractor
	PROPANE TANK	From the propane compan	ny that removed	the tank
	GAS COMPANY	scgdemolitions@avang	<u>rid.com</u> 800-9	89-0900
	FRONTIER COMMUNICATIONS	Const. & Eng. Dept.	203-383-6727	
	CONSERVATION DEPARTMENT	Colin Kelly	203-341-1170	FAX: 203-341-1088
	HEALTH DEPARTMENT (If on Private Septic)	Mark Cooper	203-227-9571	
	ENVIRONMENTAL SIGN OFF	Mark Cooper	203-227-9571	
	PUBLIC WORKS DEPARTMENT (If on Public Sewer)	Deborah Barbieri	203-341-1793	
	CERTIFICATE OF INSURANCE (Please Att	tach)		
Building Demolia	JNDERSIGNED, hereby affirm and attest that g Code, the CT General Statutes Section 7-14 tion Delay Ordinance of the Town of Westpow, and I agree to comply with such laws, rules give the applicable local and state requirement.	F7 concerning Historic Dist rt and all other laws and ru s or regulations and satisfy	ricts, and Section les and regulation those requirements	on 17-2 of the Town Code and the ons applicable to the demolition of ents in every aspect of that work,
I ALSO with the	CERTIFY that I am the OWNER of the property work herein outlined, and that the information	perty herein described, and on have given is true and	that I have the correct to the be	est of my knowledge.
SIGNA	TURE OF PROPERTY OWNER:			DATE: 5./4.24
SIGNA	TURE OF DEMOLITION CONTRACTO	OR:	\bigcup	DATE: 5/14/24
SIGNA	TURE OF BUILDING OFFICIAL:			DATE:

Revised 6/1/2023

AUTHORIZATION

I, Alan Sharkany, owner of real property known as 21 Long Lots Lane, Westport, Connecticut (the "Property") hereby authorize CCO Habitats and its successors and/or assigns, contract purchasers of the Property to work with the Town of Westport to apply for permits, file applications and speak with the Town representatives. Said authorization shall specifically allow for signs to be placed at the Property and for any notices required to obtain permits to be sent on our behalf.

harkany Date 5/15/24

CCO Habitats I 50 Charles Street I Westport, CT 06880

	CURF	RENT OWNER		Account #		UTIL	ITIES	STRT	ROAD	LOCA	TION			CURRI	NTASS	ESSMEN	IT				
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Property Location 21 LONG LOTS LN Bldg Name F09/ / 181/000 / State Use 101 Account # 9835 Sec # 1 of 1 Vision ID 5737 Bldg # 1 Card # 1 of 1 Print Date 5/1/2024 12:59:20 PM CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED) Element Cd Description Element Description Cd Style: 01 Ranch Fireplaces 01 Model Residential Ceiling Height 8.00 Grade: 09 C+ Elevator Stories: 1 Story CONDO DATA Occupancy C Owne Exterior Wall 1 Parcel Id Clapboard IS Exterior Wall 2 B Adjust Type Code Description Factor% Roof Structure: 03 Gable WDK Condo Flr 03 Roof Cover Asphalt Shingl Condo Unit Interior Wall 1 Drywall COST/MARKET VALUATION Interior Wall 2 Interior Flr 1 14 Carpet **Building Value New** 198,937 BAS Interior Flr 2 BAS BSM BAS SLB Heat Fuel 02 Oil Heat Type: 04 Forced Air 1952 Year Built AC Type: 03 Central Effective Year Built Total Bedrooms 02 2 Bedrooms Depreciation Code Total Bthrms: 1 Full Bath Remodel Rating Total Half Baths Year Remodeled Total Xtra Fixtrs 40 Depreciation % Total Rooms: 5 Rooms Functional Obsol Bath Style: 02 Average External Obsol Kitchen Style: Average Trend Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area Cns Sect Ronld 119,400 Fin Basement Dep % Ovr Fin Bsmt Qual Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 8.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B Description L/B Units Unit Price Yr Blt Cond. Cd % Gd Grade Grade Adj. Appr. Value Code BUILDING SUB-AREA SUMMARY SECTION Code Description Living Area | Floor Area Eff Area Unit Cost | Undeprec Value BAS First Floor 1,815 1,815 86.59 157,163 BSM Basement Area 702 17.27 12,123 CRL 906 Crawl Space 0.00 FGR Garage 276 9,525 34.51 PTC Patio - Concrete 250 8.66 2,165 SLB Slab 207 0.00 WDK Deck, Wood 50 8.66 433 Ttl Gross Liv / Lease Area 1,815 4,206 181,409



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number

Customer Account

0002850559

367596

Sales Rep. tross

Customer Information

CCO HABITATS

Order Taker

50 Charles St

WESTPORT CT 06880

USA

Ordered By

Sarah Dransfield

Phone: 9174503840

Order Source

Fax:

Phone

tross

EMail:

Ad Cost \$12.40

Payment Amt \$0.00

Amount Due \$12.40

Blind Box

Materials

Order Notes

Ad Number 0002850559-01 External Ad#

Pick Up Number

Ad Type

BR Legal Liner

2 X 5 li

Inserts

PO Number

Placement

BR Legal

Color \$0.00

Product and Zone

Color Requests

Ad Size

Westport News 1

Note: Refall Display Ads May Not End in Identified Placement

Run Dates 5/31/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE

In accordance with Article E, 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 21 Long Lots Lang has been fied in the Office of the Town Building Official on May 22, 2024.





May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

21 Long Lots Ln Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal I CCO Habitats | O: 203 295 3600 | C: 917 532 5818 davidv@ccohabitats.com | website | linkedin | twitter |

Executive Assistant I Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com

This Cartificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail. From: Lower CT. Disser.	HDC 99 HOS 105 HOS	16 2 mg 6 43 mg. 10 2 pp 14 T. 0/0 880 PS Form 3817, April 2007 PSN 7530-02-000-9065	This Certificate of Mailing provides evidence that mall has been presented to USPS® for mailing. This form may be used for comeptic and international mail. From: TO SAUGATUS AVC. ULESTOBA TO SAUGATUS To: Should a source that mall has been presented to USPS® for mailing. To: Should a source that mall has been presented to USPS® for mailing.
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ATTN: Michelle 21 Long Lox (you wready have

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TOWN OF WESTPORT

RECEIVED

FOR HISTORIC PROPERTIES

APPLICATION FOR DEMOLITION PERMIT MAY 2 2 2024

AND/OR PROPERTIES 50 YEARS	OK OLD MESTPORT BUILDING
1. 158 Compo Rd. North, Westport	RESARTMENT
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
MAN BUIGKITES/David Vynenb	1917-532-5818
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print)	TELEPHONE
3. C/O TAN D LEBLANC 108 DryHill Led. ADDRESS OF CURRENT PROPERTY OWNER (Please Print) WK, CI	i. 0685) EMAIL CON
4. SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STR	RUCTURE TO BE DEMOLISHED)
5. JRP Demolition 203-98	
DEMOLITION CONTRACTOR (Please Print) TELEPHON	
DRSService@ vahoo.com	MAI Z 5 ZUZ4
EMAIL	WESTPORT BUILDING DEPARTMENT
☐ NOTIFICATION to abutting & across the street property owner(s) within 7 common and addresses may be obtained from the Assessor's Office).	
□ PUBLICATION OF NOTICE OF INTENT TO DEMOLISH Please submit cut sheet of notice and photograph of sign on property to the HDC of	
CT ENABLING LEGISLATION empowers the Historic District Commwithin LOCAL HISTORIC DISTRICTS or of designated LOCAL H property owners to obtain a Certificate of Appropriateness for such designation of the property owner or legal representative must first obtain a Certificate of Approximation of the demolition permit application. Meeting Date of Historic District Commission to consider demolition:	ISTORIC PROPERTIES and requires emolitions.
The TOWN OF WESTPORT has a demolition delay ordinance, Sec. 14-2 following the filing of a demolition permit application for buildings 500 s purpose of the ordinance is to allow interested parties to explore alternation (HDC) acts as an interested party when invoking a requision section of the party when invoking a requision of the party when	sq. ft. or larger and 50 years or older. The ves to demolition. The Historic District
Meeting Date of Historic District Commission to consider waiving the waiting p	period:
The HDC meets the second Tuesday of every month. The property owner of publicly noticed agenda and is expected to attend the meeting. It is recomm proposed plans and other information be submitted at the hearing. If you 203-341-1184.	rended that supporting engineering reports,
FOR HISTORIC DISTRICT COMMISSION DECISION:	
☐ The Historic District Commission considers the property historically significant	ant 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 (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 2	203-362-3062	demolition	ns@aquarionwater.com		
	CABLEVISION	Carl Jenkins 2	203-696-4726	carl.jenkir	ns@alticeusa.com		
	EVERSOURCE ENERGY	-	888-5	44-4826	FAX 877-285-4448		
	FUEL TANK (For underground tanks)	From the oil com	pany or remedia	ation contra	ctor		
	FUEL TANK (For aboveground tanks)	From the oil com	pany or remedia	ation contra	ector		
	PROPANE TANK From the propane company that removed the tank						
	GAS COMPANY <u>scg</u> demolitions@avangrid.com 800-989-0900						
	FRONTIER COMMUNICATIONS	Const. & Eng. De	ept. 203-3	83-6727			
	CONSERVATION DEPARTMENT	Colin Kelly	203-3	41-1170	FAX: 203-341-1088		
	HEALTH DEPARTMENT (If on Private Septic)	Mark Cooper	203-2	27-9571			
	ENVIRONMENTAL SIGN OFF	Mark Cooper	203-2	27-9571			
	PUBLIC WORKS DEPARTMENT (If on Public Sewer)	Deborah Barbieri	203-3	41-1793			
	CERTIFICATE OF INSURANCE (Please At	tach)					
Buildin Demoli property	JNDERSIGNED, hereby affirm and attest the g Code, the CT General Statutes Section 7-14 tion Delay Ordinance of the Town of Westpoy, and I agree to comply with such laws, rules give the applicable local and state requirements.	47 concerning Histort ort and all other law s or regulations and	oric Districts, and sand rules and satisfy those re	nd Section regulations equirements	17-2 of the Town Code and the sapplicable to the demolition of s in every aspect of that work,		
	CERTIFY that I am the OWNER of the progression outlined, and that the information						
SIGNA	TURE OF PROPERTY OWNER:	<u> </u>			_DATE: 5 . 15.24		
SIGNA	TURE OF DEMOLITION CONTRACTO	R:			DATE: 5/19/24		
SIGNA	TURE OF BUILDING OFFICIAL:				DATE:		

Revised 6/1/2023

158 COMPO RD N State Use 101 Map ID D12/ / 057/000 / Bldg Name Property Location Card # 1 of 1 Print Date 4/30/2024 5:59:50 PM Sec # 1 of 1 Vision ID 1008 Account # 5028 Bldg# 1 CURRENT ASSESSMENT **CURRENT OWNER** TOPO UTILITIES STRT/ROAD LOCATION 6 Septic Assessed 1 Public Appraised Description Code BULAKITES MARY Q EST 6158 2 Public Water **RES LAND** 412,700 288,900 1-1 DWELLING 1-3 52,600 36,800 WESTPORT, CT SUPPLEMENTAL DATA RES OUTBL 1-4 1,500 1,100 5319188-6 Alt Prol ID Lift Hse C/O IAN D LEBLANC CO-EXEC Historic ID Askina \$ 502 Census 108 DRY HILL ROAD WestportC E12 VISION Survey Ma 4086 NORWALK CT 06851 Survey Ma Assoc Pid# GIS ID D12057000 326,800 Total 466,800 RECORD OF OWNERSHIP VOL/PAGE SALE DATE SALE PRICE PREVIOUS ASSESSMENTS (HISTOR) Q/U V/I VC Assessed | Year | Assessed V | Year Year Code Assessed BULAKITES MARY Q EST 4328 0229 09-13-2023 U 0 29 U 29 2023 288,900 2022 288,900 2021 288,900 0605 0286 08-26-1982 0 1-1 BULAKITES MARY Q 36,800 36,800 1-3 36,800 1,100 1,100 1-4 1,100 326.800 Total 326,800 Total 326,800 APPRAISED VALUE SUMMARY **EXEMPTIONS** OTHER ASSESSMENTS Year Code Description Amount Code Description Number Amount Comm Int This signature acknowledges a visit by a Data Collector or Assessor 52,600 Appraised Bldg. Value (Card) 0.00 Total ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) Nbhd Nbhd Name В Tracing Batch 1.500 Appraised Ob (B) Value (Bldg) 0003 0003 412,700 Appraised Land Value (Bldg) NOTES Special Land Value M/ 3884(6), 4086; Total Appraised Parcel Value 466,800 AKA HUBBLE'S LN 2015 25 YEARS UNUSED SPL Valuation Method 466,800 SHARED DRIVEWAY 160 +156 Total Appraised Parcel Value **BUILDING PERMIT RECORD** VISIT / CHANGE HISTORY Permit Id Issue Date Type Amount Insp Date | % Comp | Date Comp Comments Date ld Type Is Cd Purpost/Result 07-23-2020 SR 19 Field Review 10-31-2015 VA 80 Data Mailer No Change 11-20-2014 BG 00 Measur+Listed 10-31-2014 VA 66 INSPECTION NOTICE SE 04-12-2005 BL 00 Measur+Listed Permit Id Comments LAND LINE VALUATION SECTION Use Code Description Land Units Nbhd. Nbhd. Adj Location Adjustment Adj Unit P Land Value Zone Land Type Unit Price Size Adj Site Index Cond. Notes 101 Single Family Re 0.520 AC 360,000.00 1.71880 5 0.95 135 1.350 **ACCESS** 1.0000 412,700 Α Total Card Land Units 0.520 AC Parcel Total Land Area 0.520 Total Land Value 412,700 Property Location 158 COMPO RD N Vision ID 1008

Account # 5028

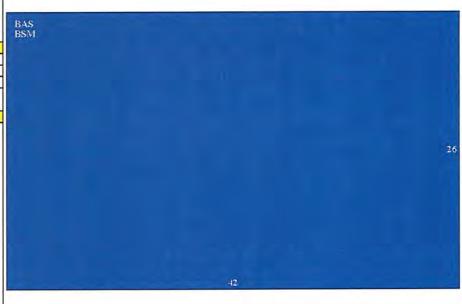
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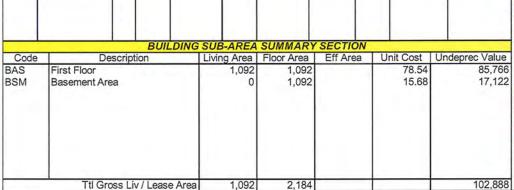
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Card # 1 of 1

State Use 101 Print Date 4/30/2024 5:59:51 PM

	CONSTRU	JCTION DI						TAIL (CO		
Element	Cd		Description		Elen	nent	Cd	D	escription	n
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Roof Structure: Roof Cover nterior Wall 1	03 03 05	Gable Asphalt : Drywall	Shingl		Adjust T Condo FI Condo U	r	ode	Description	on I	-actor%
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SPL1 InGroun SHD1 Shed		L 450 L 56	34.00 11.00	1954 1954	2	10	3	1.00 1.00		1,500







Ath: Michelle

DS/uSign Layetepe ID - RSI 68361-331C 4643 ARCO 14L044DDRI 6D

SCHEDULE B

<u>AUTHORIZATION</u>

Seller hereby authorizes the Buyer, CCO Ventures IV, LLC, and/or its agent/assigns, to work with the Town of Westport to apply for permits. Tile applications and speak with Town representatives prior to the closing of title regarding the demofition of the existing home and construction of a new 6 bedroom, 5.5 bath, single-family home at the Property. This Authorization shall also allow Buyer to perform any testing (including but not limited to, asbestos, perc tests pertaining to the installation of a septic system suitable for a 6 bedroom, 5.5 bath home) needed in connection with the demofition of the existing home and construction of a new single-family home so long as the foregoing does not unreasonably interfere with Seller's use of the Premises prior to closing. Buyer shall not damage the Property or the grounds of the Property, Buyer shall indennify and hold Seller harmless for any damages to property or injury to persons caused by any act of Buyer.

SELLIER:

IAN DETAIL ANC, CO-EXECUTOR OF THE ESTATE

OF MARY Q. BULAKITES

KARIS LEBLANC, CO-EXECTOR OF THE ESTATE

OF MARY Q. BULAKITES

Date: May 20, 2024



May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

158 Compo Road North Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal I CCO Habitats | O: 203 295 3600 | C: 917 532 5818 davidv@ccohabitats.com | website | linkedin | twitter |

Executive Assistant | Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com

Ken'll Burns & Denise Klajmai 23 Cross Hwy	DEQ X
PS Form 3817 , April 2007 PSN 7530-02-000-9065	POR 98
UNITED STATES Certificate Of Mailing This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form mey be used for domestic and international mail. From: SO Successful Continued to USPS® for mailing. So Successful Conti	U.S. POSTAGE PAID FOM LETTER GEENS FARMS, CT 05839 MAY 21, 24 MAY 21, 24 AMOUNT F2305K135997-02

Certificate O Mailing

ice that mail has been presented to USPS® for mailing international mail.

Certificate Of Mailing

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n presented to USPS® for mailing.

6880

UNITED STATES

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

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

This Certificate of Mailing p This form may be used for

From:



RS305K135997-02 U.S. POSTAGE PAID COMPETED FARMS, CT GHEEN PA GGBGS MAY SI SY AMOUNT

FDC 88 POSTAL SERVICES

Certificate Of Mailing presented to USPS® for mailing. PS Form 3817, April 2007 PSN 7530-02-000-9065 UNITED STATES POSTAL SERVICI

> \$5°00 × 100 U.S. POSTAGE PAID FCM LEISTER G MEDIS 06838 AMOUNT

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Certificate Of Mailing Q 8 8 UNITED STATES B D POSTAL SERVICE となって

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

RMS, CT

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

UNITED STATES POSTAL SERVICE®	Certificate Of Mailing
This Certificate of Mailing provides evidence that mail has beer this form may be used for domestic and international mail. From: CO HOME SUMMENT CO. WESTPOND.	TVE.
75 Cross High Westport, CI.	nway nway
PS Form 3817 , April 2007 PSN 7530-02-00	0-9065



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH OTIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002850561

Customer Account

367596

Sales Rep. tross

Customer Information CCO HABITATS

50 Charles St

Order Taker tross

WESTPORT CT 06880

USA

Ordered By

Sarah Dransfield

Phone: 9174503840

Order Source

Phone

Fax: EMail:

Ad Cost \$12.40

Payment Amt \$0.00

Amount Due \$12.40

Blind Box

Materials

Order Notes

Ad Number 0002850561-01

External Ad#

Pick Up Number 0002850560

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 5 li

<u>Color</u> \$0.00

Color Requests

Product and Zone

Inserts

<u>Placement</u>

Westport News

BR Legal

Note: Refall Display Ads May Not End in Identified Placement

Run Dates 5/31/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE
In accordance with Article II, Section 14-24 (a) (2) of the code of Ordinances, Town of Westport, notice is hereby given that a demotibing permit application for the building or structure at 158 Compo Rd North has been filed in the Office of the Town Building Official on May 22, 2024.





TOWN OF WESTPORT RECEIVED APPLICATION FOR DEMOLITION PERMIT

FOR HISTORIC PROPERTIES

MAY 2 2 2024

AND/OR PROPE	ERTIES 50 YEARS OR OLDER
1. 159 Easton Rd / West	TOOK I AWESTPORT BUILDING
ADDRESS OF WORK (Please Print)	DATE BUILT (From Assessor's Card)
2. CUVI & KISA MITHIS PROPERTY OWNER and LEGAL REPRESENTAT	TIVE (Please Print) TELEPHONE
3.159 Easton Rd 1 Westport Address of current property owner (P	- daviduo ecchabitats
4SCOPE OF DEMOLITION (INCLUDING SQUARE	FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)
5. JRP Demotion DEMOLITION CONTRACTOR (Please Print)	TELEPHONE LICENSE NUMBER
DPSSERVICEC Jahoo. COM	WESTPORT BUILDING DEPARTMENT
☐ NOTIFICATION to abutting & across the street pr names and addresses may be obtained from the Assessor's	roperty owner(s) within 7 days from the date of demolition application (list of s Office).
☐ PUBLICATION OF NOTICE OF INTENT TO Please submit cut sheet of notice and photograph of sign of	DEMOLISH DOSTING OF DEMOLITION SIGN on property to the HDC office prior to public hearing.
within LOCAL HISTORIC DISTRICTS or of of property owners to obtain a Certificate of Appro	otain a Certificate of Appropriateness from the Historic District application.
following the filing of a demolition permit applicate purpose of the ordinance is to allow interested part	lay ordinance, Sec.14-21 that provides a 180 day waiting period tion for buildings 500 sq. ft. or larger and 50 years or older. The ties to explore alternatives to demolition. The Historic District when invoking a request for a demolition delay for properties
Meeting Date of Historic District Commission to consid	der waiving the waiting period:
publicly noticed agenda and is expected to attend the	. The property owner or legal representative will receive a copy of the e meeting. It is recommended that supporting engineering reports, at the hearing. If you have questions, please call the HDC Office at
FOR HISTORIC DISTRICT COMMISSION DECI	ISION:
☐ The Historic District Commission considers the prop	perty 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	(Historic Propertie	s or properties v	vithin a His	storic District)		
	COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE						
	COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS						
	AQUARION WATER COMPANY	Natasha Nelson 2	03-362-3062	demolition	ns@aquarionwater.com		
	CABLEVISION	Carl Jenkins 2	203-696-4726	carl.jenkin	as@alticeusa.com		
	EVERSOURCE ENERGY	-	888-54	44-4826	FAX 877-285-4448		
	FUEL TANK (For underground tanks)	From the oil comp	pany or remedia	ntion contra	ctor		
	FUEL TANK (For aboveground tanks)	From the oil com	pany or remedia	ntion contra	ctor		
	PROPANE TANK	From the propane	company that r	emoved the	e tank		
	GAS COMPANY	scgdemolitions(@avangrid.com	<u>n</u> 800-989-	-0900		
	FRONTIER COMMUNICATIONS	Const. & Eng. De	ept. 203-3	83-6727			
	CONSERVATION DEPARTMENT	Colin Kelly	203-3	41-1170	FAX: 203-341-1088		
	HEALTH DEPARTMENT (If on Private Septic)	Mark Cooper	203-2	27-9571			
	ENVIRONMENTAL SIGN OFF	Mark Cooper	203-2	27-9571			
	PUBLIC WORKS DEPARTMENT (If on Public Sewer)	Deborah Barbieri	203-3	41-1793			
	CERTIFICATE OF INSURANCE (Please At	tach)					
Building Demolia	JNDERSIGNED, hereby affirm and attest the g Code, the CT General Statutes Section 7-14 tion Delay Ordinance of the Town of Westpoy, and I agree to comply with such laws, rules give the applicable local and state requirements.	47 concerning Historicant and all other laws or regulations and	oric Districts, and sand I satisfy those re	nd Section regulations equirements	17-2 of the Town Code and the s applicable to the demolition of s in every aspect of that work,		
I ALSO with the	CERTIFY that I am the OWNER of the pro work herein outlined, and that the informati	perty herein descri on I have given is	bed, and that Intrue and correct	ave the leg to the best	of my knowledge.		
SIGNA	TURE OF PROPERTY OWNER:	\searrow \times		<u> </u>	DATE:		
SIGNA	TURE OF DEMOLITION CONTRACTO	DR:			DATE: 5-15.24		
SIGNA	TURE OF BUILDING OFFICIAL:				DATE:		

Revised 6/1/2023

AMn: Michelle

EXHIBIT A

AUTHORIZATION

Seller hereby authorizes the Buyer, 1 Parsell Ln LLC, and/or its agent/assigns, to work with the Town of Westport to apply for permits, file applications and speak with Town representatives prior to the closing of title regarding the demolition of the existing home and construction of a new single-family home at the Property. This Authorization shall also allow Buyer to perform any testing needed in connection with the demolition of the existing home and construction of a new single-family home so long as the foregoing does not unreasonably interfere with Seller's use of the Premises prior to closing. Buyer shall not damage the Property or the grounds of the Property. Buyer shall indemnify and hold Seller harmless for any damages to property or injury to persons caused by any act of Buyer.

SELLER:

RISA MATHIS

Date: March_, 2024

Risa Mathis

Property Location 159 EASTON RD Map ID E19//002/000/ State Use 101R Bldg Name 8304 Account # 12437 Bldg# 1 Sec # 1 of 1 Card # 1 of 1 Print Date 5/2/2024 1:11:41 PM Vision ID CURRENT ASSESSMENT LOCATION **CURRENT OWNER** TOPO UTILITIES STRT / ROAD 4 Gas 1 Public Description Code Appraised Assessed MATHIS CARL & RISA 6158 6 Septic RES LAND 683,570 478,500 1-1 2 Public Water DWELLING 330,900 231,600 1-3 WESTPORT, CT SUPPLEMENTAL DATA 543805-1 Lift Hse Alt Prol ID 159 EASTON RD Historic ID Asking \$ 503 Census WestportC **B36** VISION 6837 Survey Ma WESTPORT 06880 CT Survey Ma GIS ID E19002000 Assoc Pid# Total 1.014,470 710,100 VOL/PAGE SALE DATE SALE PRICE PREVIOUS ASSESSMENTS (HISTORY RECORD OF OWNERSHIP Q/U V/I Code Assessed Year | Assessed V Year Assessed Year U MATHIS CARL & RISA 1526 0274 07-01-1997 575,000 478,500 2021 478,500 2023 1-1 478.500 2022 1-3 231,600 231,600 231,600 710,100 710,100 Total 710.100 Total OTHER ASSESSMENTS APPRAISED VALUE SUMMARY **EXEMPTIONS** This signature acknowledges a visit by a Data Collector or Assessor Code Description Number Amount Comm Int Year Code Description Amount Appraised Bldg. Value (Card) 330,900 Total 0.00 ASSESSING NEIGHBORHOOD Appraised Xf (B) Value (Bldg) 0 Nbhd Nbhd Name В Tracing Batch Appraised Ob (B) Value (Bldg) 0004 0004 683,570 Appraised Land Value (Bldg) NOTES Special Land Value M/ 5016; 5860; 6011(1) Total Appraised Parcel Value 1,014,470 WBS-FUNC WOB - REAR LEFT Valuation Method 1,014,470 K = RENO 2015 1 RM IN BSM - COUNTED Total Appraised Parcel Value VISIT / CHANGE HISTORY **BUILDING PERMIT RECORD** Cd Purpost/Result Permit Id Issue Date Type Amount Insp Date | % Comp | Date Comp Comments Date ld Type Is 08-19-2020 SR 19 Field Review 03-02-2020 VA 60 Mailer Sent 09-17-2014 MJF 01 Measured/No Interior Insp Measur+Listed MJF 09-17-2014 08-28-2014 W INSPECTION NOTICE SE Permit Id Comments LAND LINE VALUATION SECTION Adj Unit P Land Value В Use Code Description Zone Land Type Land Units Unit Price Size Adi Site Index Cond. Nbhd. Nbhd. Adi Notes Location Adjustment 683,570 Single Family R 175 1.750 RIVERFRONT AR 101R AAA 2.000 AC 360,000,00 0.51666 5 1.00 1.0500 Total Land Value 683,570 Total Card Land Units 2.000 AC Parcel Total Land Area 2.000

159 EASTON RD Map ID E19/ / 002/000 / Bldg Name State Use 101R Property Location Sec # 1 of 1 Card # 1 of 1 Print Date 5/2/2024 1:11:41 PM Vision ID 8304 Account # 12437 Bldg # 1 CONSTRUCTION DETAIL (CONTINUED) CONSTRUCTION DETAIL Description Element Cd Description Element Cd 03 01 Style: Colonial Fireplaces Model Residential Ceiling Height 8.00 Grade: 11 Elevator 2 Stories 8 3.16 Stories: 3.16 CONDO DATA Occupancy Exterior Wall 1 Parcel Id C Owne Clapboard S Exterior Wall 2 Brick Veneer 12 Adjust Type Code Description Factor% Roof Structure: 03 Gable WDK Condo Flr 2.83 8 Roof Cover 03 Asphalt Shingl 22 Condo Unit Interior Wall 1 05 Drywall COST / MARKET VALUATION FSP FUS BAS BSM Interior Wall 2 Interior Flr 1 12 Hardwood **Building Value New** 533,649 Interior Flr 2 22 17 Heat Fuel 03 Gas VLT BAS BSM BAS BSM Heat Type: 04 Forced Air 1965 Year Built AC Type: 03 Central Effective Year Built 14 Total Bedrooms 04 4 Bedrooms Depreciation Code Total Bthrms: 3 Full Baths Remodel Rating 23 23 Total Half Baths 1 Half Bath 1982 Year Remodeled Total Xtra Fixtrs Depreciation % 38 49 Total Rooms: 9 Rooms Functional Obsol 02 Bath Style: Average External Obsol Kitchen Style: 02 16 Average Trend Factor Kitchens Condition Whirlpool Tubs Condition % Hot Tubs Percent Good Sauna (SF Area 330.900 Cns Sect Ronld 450 Fin Basement Dep % Ovr Fin Bsmt Qual Basic FRB Dep Ovr Comment Bsmt. Garages Misc Imp Ovr Interior Cond Misc Imp Ovr Comment Fireplaces Cost to Cure Ovr Ceiling Height 8.00 Cost to Cure Ovr Comment OB - OUTBUILDING & YARD ITEMS(L) /XF - BUILDING EXTRA FEATURES(B) Description L/B Units Unit Price Yr Blt Cond, Cd | % Gd Grade Grade Adj. Appr. Value **BUILDING SUB-AREA SUMMARY SECTION** Living Area | Floor Area | Eff Area Unit Cost Undeprec Value Code Description BAS First Floor 1,969 1,969 125.37 246,862 BSM Basement Area 1,705 25.07 42,753 **FSP** Porch, Screen 238 31.61 7,522 1,274 **FUS** Upper Story, Finished 1,274 125.37 159,727 PRS Piers 264 0.00 VLT Vaulted Ceiling 0 368 6.13 2,257 WDK Deck, Wood 391 12.51 4,890 Ttl Gross Liv / Lease Area 3.243 6.209 464,011



UNITED STATES Certificate POSTAL SERVICE Maili	ina	0 6
This Certificate of Mailing provides evidence that mail has been presented to USPS® for ma This form may be used for domestic and intercational mail. From: COD HADTATS	illing.	LETTER FAID SABARMS, CT 21, 24 OUNT 2, 00 05K135997-02
Westport, CT. 06880	<u>U</u> .S. Post	AMOUNT RESIDENT OFFENS AMOUNT AMOUNT FESSEKT
* Kai Ning & Tao Yang Ping 3 Aspendok (n		
Westport, CT 06880		PAC 99
PS Form 3817 , April 2007 PSN 7530-02-000-9065	,	TINON E
UNITED STATES POSTAL SERVICE This Certificate of Mailing provides evidence that mail has been presented a USPON		
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.	GE PAID RMS, CT	5997-02
Westport, CT 06880	S. POSTA M LETTER FENS FA 06838 Y 21, 24	AMOUNT \$2.0 R2305K135
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Westport, Ct. 06880	0	.a. 66
PS Form 3817 , April 2007 PSN 7530-02-000-9065		NOTAL SENTER
UNITED STΔTES Certificate O		
POSTAL SERVICE. 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.	IE PAID IMS, CT	-02
180 Sall M/ 1/10	MS,	2997-02

S. POSTAGE PAID
A LETTER
A LETTER
A POSTAGE PAID
A LETTER
A LET



May 16th, 2024

Good Afternoon:

Please note that demolition is scheduled on or around July 8th, for the following property:

159 Easton Road Westport, CT 06880

Please do not hesitate to contact us with any questions.

Best Regards,

David Vynerib

David M. Vynerib | Principal I CCO Habitats | O: 203 295 3600 | C: 917 532 5818 davidv@ccohabitats.com | website | linkedin | twitter |

Executive Assistant | Sarah Dransfield | O: 203 295 3600 | C: 917-450-3840 | sarahd@ccohabitats.com



CONNECTICUT POST | THE NEWS-TIMES | THE ADVOCATE | The Hour | GREENWICH TIME

Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number

Customer Account

0002850560

367596

Sales Rep. tross

Customer Information CCO HABITATS

Order Taker

50 Charles St WESTPORT CT 06880

tross

USA

Ordered By

Sarah Dransfield

Phone: 9174503840

Order Source

Fax: EMail:

Phone

Payment Amt \$0.00

Amount Due \$12.40

\$12.40 Blind Box

Ad Cost

Materials

Order Notes

Ad Number 0002850560-01 External Ad#

Pick Up Number 0002850559

Ad Type

Ad Size

PO Number

BR Legal Liner

2 X 5 li

Color \$0.00 Color Requests

Product and Zone Westport News

Inserts 1

Placement BR Legal

Note: Retail Display Ade May Not End in Identified Placement

Run Dates 5/31/2024

Ad Content Proof

Note: Ad size does not reflect actual ad

PUBLIC NOTICE
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