

ZBA Notice Letter

To whom it may concern:

Date: 7/23/2024

This letter is being sent to you to make you aware of the Application listed below.

Notice is hereby given that

Scott Buddenhagen
(Applicant's Full Name)

has filed a **VARIANCE**

For Listed Proposed Project Description below:

Enlarge approved parking area in front yard to accommodate two vehicles and add small hammer-head back-up area near the detached Garage/ADU

With the Town of Westport / **Zoning Board of Appeals**

For approval for

66 Kings Hwy. W. Westport, Ct.
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the Zoning Board of Appeals.

A Notice of Public Hearing for this application will be published on the town's website.

To view application details please: Visit <http://www.westportct.gov> under ZBA Pending Applications & Recent Approvals.

To submit comments for above project: Mail or E-mail letter to zba@westportct.gov.

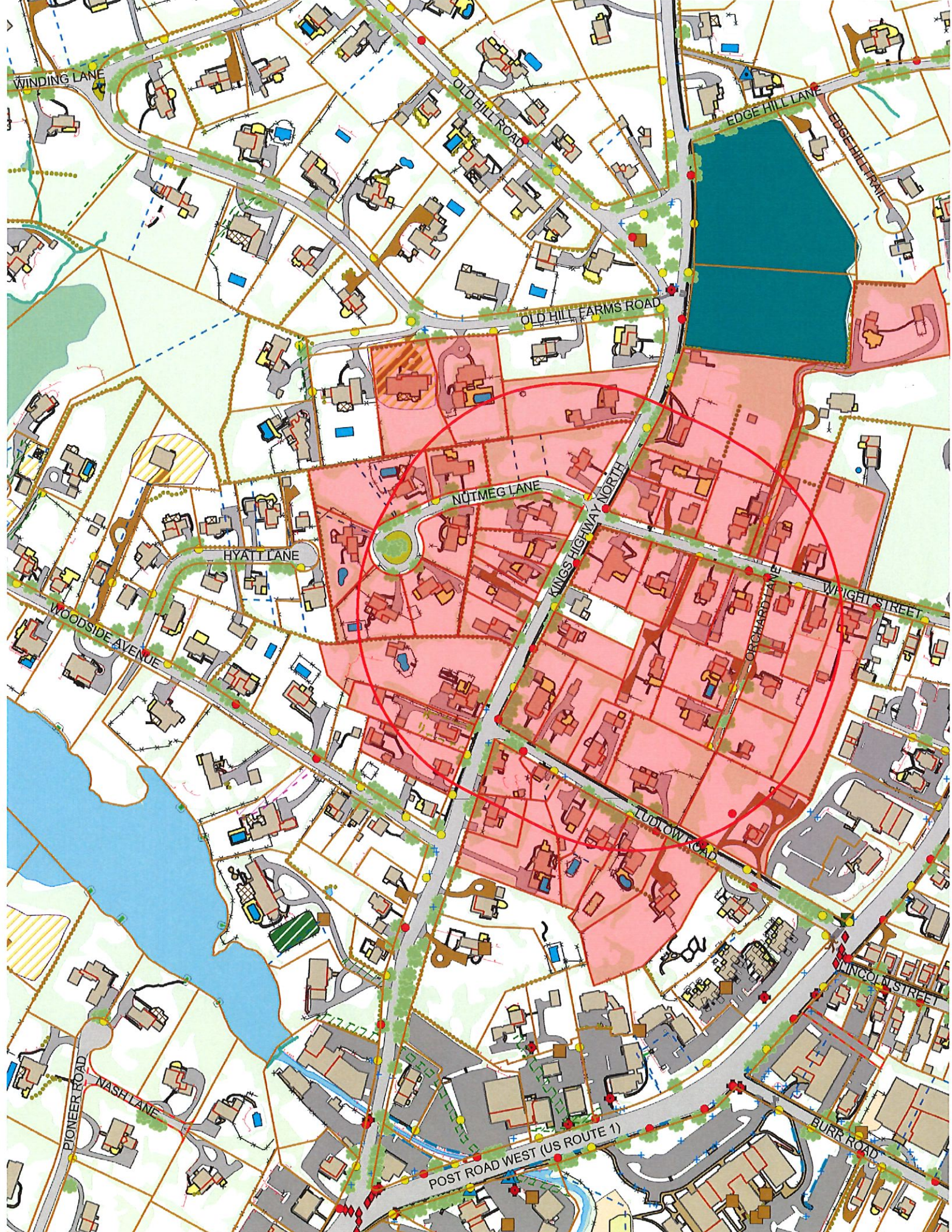
For Future Reference:

If you wish to receive E-mail Notifications of future hearings follow these directions:

1. Go to Town Website at www.westportct.gov
2. On the top tool bar Click: **How Do I . . .**
3. On the left tool bar Click the following in order: **Communicate with the Town** then **Subscribe to Westport Emergency, Meetings, and News eNotifications**
4. Scroll down to **Meeting & News eNotifications** and type in your E-mail Address and your Name.
5. Click each **Board / Committee / Category** you want to receive E-mail Notifications from.
6. When you complete your selections, Click: **Submit**.
7. You will soon receive an E-mail confirmation.

Thank you,

Scott Buddenhagen
(Applicant's Full Name)





500 feet Abutters List Report

Westport, CT
July 23, 2024

Subject Property:

Parcel Number: C09054000
CAMA Number: C09054000
Property Address: 66 KINGS HWY N

Mailing Address: BUDDENHAGEN MARGARET G & SCOTT
66 KINGS HWY N
WESTPORT, CT 06880

Abutters:

Parcel Number: B09117000
CAMA Number: B09117000
Property Address: 49 KINGS HWY N

Mailing Address: GRIMALDI RICHARD & DENNIS A
14 BRIDGE ST
WESTPORT, CT 06880

Parcel Number: B09118000
CAMA Number: B09118000
Property Address: 53 KINGS HWY N

Mailing Address: EIDMAN THAD G & MARTHA NEALE
53 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: B09119000
CAMA Number: B09119000
Property Address: 7 NUTMEG LN

Mailing Address: SULLIVAN THEODORE L AND
7 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: B09120000
CAMA Number: B09120000
Property Address: 9 NUTMEG LN

Mailing Address: CHUNG PIERRE T & ROBIN M
9 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: B09121000
CAMA Number: B09121000
Property Address: 10 NUTMEG LN

Mailing Address: ALLISON DIANE M AND
10 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: B09122000
CAMA Number: B09122000
Property Address: 6 NUTMEG LN

Mailing Address: YEAGER MICHAEL J TR & DEBORAH A
TR
6 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: B09123000
CAMA Number: B09123000
Property Address: 5 OLD HILL FARMS RD

Mailing Address: MCINERNEY THOMAS J & SUSAN
5 OLD HILL FARMS RD
WESTPORT, CT 06880

Parcel Number: C09008000
CAMA Number: C09008000
Property Address: 33 LUDLOW RD

Mailing Address: DENOYER KARIN HEHENBERGER
33 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09009000
CAMA Number: C09009000
Property Address: 41 LUDLOW RD

Mailing Address: MCGUINN IAN M & DEANNE
41 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09010000
CAMA Number: C09010000
Property Address: 51 LUDLOW RD

Mailing Address: COHEN KARLA ANN TRUSTEE
51 LUDLOW RD
WESTPORT, CT 06880



www.cai-tech.com

7/23/2024

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500 feet Abutters List Report

Westport, CT
July 23, 2024

Parcel Number: C09011000
CAMA Number: C09011000
Property Address: 57 LUDLOW RD

Mailing Address: CHISSICK EYTAN & SAROYA L
57 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09012000
CAMA Number: C09012000
Property Address: 71 LUDLOW RD

Mailing Address: SCALO LYNNE E
71 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09013000
CAMA Number: C09013000
Property Address: 52 KINGS HWY N

Mailing Address: PHILLIPS GUY H D & CATHERINE M
52 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09014000
CAMA Number: C09014000
Property Address: 46 KINGS HWY N

Mailing Address: SLEDGE JOSEPH E & A DARCY
46 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09015000
CAMA Number: C09015000
Property Address: 44 KINGS HWY N

Mailing Address: O'KANE NEIL & YVONNE
44 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09018000
CAMA Number: C09018000
Property Address: 57 KINGS HWY N

Mailing Address: PUCHALA ALFRED J JR AND
57 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09019000
CAMA Number: C09019000
Property Address: 63 KINGS HWY N

Mailing Address: MOLESWORTH MARK D & DONNA M
63 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09020000
CAMA Number: C09020000
Property Address: 65 KINGS HWY N

Mailing Address: LIOTTA ROBIN A TR
65 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09021000
CAMA Number: C09021000
Property Address: 67 KINGS HWY N

Mailing Address: LENIHAN PAUL F & LISA V
67 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09022000
CAMA Number: C09022000
Property Address: 69 KINGS HWY N

Mailing Address: BOLEY JEFFREY V & JULIA SCHLUTER
69 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09023000
CAMA Number: C09023000
Property Address: 1 NUTMEG LN

Mailing Address: LORENZ RHODIE A
1 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: C09024000
CAMA Number: C09024000
Property Address: 5 NUTMEG LN

Mailing Address: BEAUCHAMP RYAN & ARONNE ALLISON
5 NUTMEG LN
WESTPORT, CT 06880



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7/23/2024

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500 feet Abutters List Report

Westport, CT
July 23, 2024

Parcel Number: C09025000
CAMA Number: C09025000
Property Address: 4 NUTMEG LN

Mailing Address: NIVAUD MAXIMILIEN J & KIELTY G
4 NUTMEG LN
WESTPORT, CT 06880

Parcel Number: C09026000
CAMA Number: C09026000
Property Address: 75 KINGS HWY N

Mailing Address: MCGARVEY BRIAN M & KATHRYN B
75 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09027000
CAMA Number: C09027000
Property Address: 79 KINGS HWY N

Mailing Address: MARTINDALE LAURA
79 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09028000
CAMA Number: C09028000
Property Address: 3 OLD HILL FARMS RD

Mailing Address: CLEMENS ADAM G
3 OLD HILL FARMS RD
WESTPORT, CT 06880

Parcel Number: C09029000
CAMA Number: C09029000
Property Address: 78 KINGS HWY N

Mailing Address: BELL LESLIE ET ALS TRUSTEE
PO BOX 65
SKULL VALLEY, AZ 86338

Parcel Number: C09030000
CAMA Number: C09030000
Property Address: 76 KINGS HWY N

Mailing Address: HOBLYN PENELOPE K
76 KINGS HWY N
WESTPORT, CT 06880

Parcel Number: C09031000
CAMA Number: C09031000
Property Address: 80 WRIGHT ST

Mailing Address: GREENMAN ARI AND COSENTINO
MICHELE
80 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09032000
CAMA Number: C09032000
Property Address: 74 WRIGHT ST

Mailing Address: LYNCH AMY ZAPTON & RAYMOND C JR
74 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09033000
CAMA Number: C09033000
Property Address: 64 WRIGHT ST

Mailing Address: DEMARCO ALFRED
64 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09035000
CAMA Number: C09035000
Property Address: 54 WRIGHT ST

Mailing Address: WRIGHT LIMITED LLC
54 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09036000
CAMA Number: C09036000
Property Address: 46 WRIGHT ST

Mailing Address: EDMUND TAYLOR LLC
46 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09042000
CAMA Number: C09042000
Property Address: 35 WRIGHT ST

Mailing Address: ROSENBERG PETER TRUSTEE
1650 MARKET ST STE 2600
PHILADELPHIA, PA 19103



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7/23/2024

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500 feet Abutters List Report

Westport, CT
July 23, 2024

Parcel Number: C09043000
CAMA Number: C09043000
Property Address: 41 WRIGHT ST

Mailing Address: ZMUDA FRANK T
41 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09044000
CAMA Number: C09044000
Property Address: 49 WRIGHT ST

Mailing Address: SIMMELKJAER KATHRYN
49 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09045000
CAMA Number: C09045000
Property Address: 3 ORCHARD LN

Mailing Address: LEONARD RICHARD C JR & AMY K
3 ORCHARD LN
WESTPORT, CT 06880

Parcel Number: C09046000
CAMA Number: C09046000
Property Address: 5 ORCHARD LN

Mailing Address: TOROK DIANA L
5 ORCHARD LN
WESTPORT, CT 06880

Parcel Number: C09047000
CAMA Number: C09047000
Property Address: 6 ORCHARD LN

Mailing Address: KANN PHILIP JAMES
6 ORCHARD LN
WESTPORT, CT 06880

Parcel Number: C09048000
CAMA Number: C09048000
Property Address: 4 ORCHARD LN

Mailing Address: EYES PETER R & JANE S
4 ORCHARD LN
WESTPORT, CT 06880

Parcel Number: C09049000
CAMA Number: C09049000
Property Address: 57 WRIGHT ST

Mailing Address: ENGEL ANDREAS & SARAH
57 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09050000
CAMA Number: C09050000
Property Address: 63 WRIGHT ST

Mailing Address: CIMPERMAN FRANCIS MARK
63 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09051000
CAMA Number: C09051000
Property Address: 67 WRIGHT ST

Mailing Address: GRAVES JAMES M & KATHARINE F
67 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09052000
CAMA Number: C09052000
Property Address: 71 WRIGHT ST

Mailing Address: REILLY BRENDAN T & ALISON
71 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09053000
CAMA Number: C09053000
Property Address: 73 WRIGHT ST

Mailing Address: PHILLIPS NEIL P & KIMBERLY B
73 WRIGHT ST
WESTPORT, CT 06880

Parcel Number: C09055000
CAMA Number: C09055000
Property Address: 64 KINGS HWY N

Mailing Address: TSIROPOULOS EVANGELIA
64 KINGS HWY N
WESTPORT, CT 06880



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500 feet Abutters List Report

Westport, CT
July 23, 2024

Parcel Number: C09056000
CAMA Number: C09056000
Property Address: 76 LUDLOW RD

Mailing Address: APTON ADAM M & KATHERINE R
76 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09057000
CAMA Number: C09057000
Property Address: 72 LUDLOW RD

Mailing Address: BERSON WILLIAM & ZISKIN DEBORAH J
72 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09058000
CAMA Number: C09058000
Property Address: 64 LUDLOW RD

Mailing Address: STORY KRISTINE M AND HEALY JAMES
J JR
64 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09059000
CAMA Number: C09059000
Property Address: 30 LUDLOW RD

Mailing Address: MALL LOUIS M & JOAN K
30 LUDLOW RD
WESTPORT, CT 06880

Parcel Number: C09060000
CAMA Number: C09060000
Property Address: 24 LUDLOW RD

Mailing Address: BEIT CHAVERIM SYNAGOGUE OF
85 POST RD W
WESTPORT, CT 06880

Parcel Number: C10057000
CAMA Number: C10057000
Property Address: 58 WRIGHT ST

Mailing Address: SMITH KEVIN M AND
58 WRIGHT ST
WESTPORT, CT 06880



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7/23/2024

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Page 5 of 5



NAME AND ADDRESS OF SENDER

Planning & Zoning Dept
110 Myrtle Ave
Room 203
westport, ct 06880

TOTAL NO.
of Places Listed by Sender

~~32~~ 6 6

TOTAL NO.
of Places Received at Post Office

Postmaster, per (name of receiving employee)

[Signature]

Attach Stamp Here
Postmark with Date of Receipt

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24 24
AMOUNT
\$3.90
R2305K137543-03



0000

USPS Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code)

1. Peter Rosenbergs
Tina Lee

1650 Market Street
Philadelphia, PA
19103

2. Alfred Demarco

64 Wright Street
Westport, CT
06880

3. Leslie Bell

P.O. Box 65
Shull Valley, AZ
86328

4. Amy Lynne

74 Wright Street
Westport, CT
06880

5. Ari and Constantino Greeman

80 Wright Street
Westport, CT
06880

6. Penelope Hoblyn

78 Kings Hwy N
Westport, CT
06880

Partial Affix

Special Handling

Fee

Postage

USPS

JUL 24 2024

WESTPORT
06880



Carroll County - MD

NAME AND ADDRESS OF SENDER: Planning & Zoning Dept.
110 Myrtle Ave
Room 203
Westport, CT
06880

TOTAL NO. of Pieces Listed by Sender

TOTAL NO. of Pieces Received at Post Office

Attach Stamp Here

Postmark with Date of Receipt

346 6

Postmaster, per (name of receiving employee)

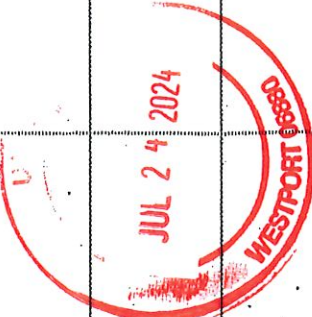
[Signature]

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 24
AMOUNT
\$3.90
R2305K137543-03



0000

USPS Tracking Number Firm-specific identifier	Address (Name, Street, City, State, and ZIP Code)	Postage	Fee	Special Handling	Parcel Airline
1. Phoebe Lorenz	1 Nutmeg Lane Westport, CT 06880				
2. Jeffrey Balay	69 Kings Highway N Westport, CT 06880				
Julia Schluter	67 Kings Highway N Westport, CT 06880				
Dan and Lisa Lemenhan	65 Kings Hwy N Westport, CT 06880				
4. Robin Liotta	63 Kings Highway N Westport, CT 06880				
Mark & Donna Malesworth	57 Kings Hwy N Westport, CT 06880				
Alfred Puchala Jr	57 Kings Hwy N Westport, CT 06880				





Certificate of Mailing - Form 3849

Name and Address of Sender	Postmaster, per (name of receiving employee)	Postmark with Date of Receipt	Postage	Fee	Special Handling	Parcel Airfare
Planning & Zoning Dept. 110 Myrtle Ave. Room 203 Westport Ct. 06880	526 6	U.S. POSTAGE PAID WESTPORT, CT 06880 JUL 24, 24 AMOUNT \$3.90 R2305K137543-03				
USPS Tracking Number Firm-specific identifier	Address (Name, Street, City, State, and ZIP Code)					
1. Adam Clemens	3 Old Hill Farm Rd Westport, CT 06880					
2. Laura Martindale	79 Kings Hwy N Westport, CT 06880					
3. Brianna and Kathryn McCarver	75 Kings Hwy N Westport, CT 06880					
4. Maximilian Ward Kielley G	4 Nutmeg Lane Westport, CT 06880					
5. Peter and Jane Eyes	4 Orchard Lane Westport, CT 06880					
6. Allison Aronoff	5 Nutmeg Lane Westport, CT 06880					
7. Ryan Beacham						



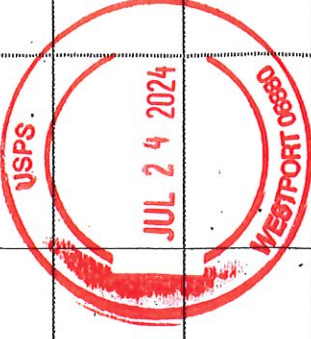
Certificate of Mailing - Firm

Name and Address of Sender	USPS Tracking Number Firm-specific Identifier	Address (Name, Street, City, State, and ZIP Code)	Postmaster, per (name of receiving employee)	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt
Planning & Zoning Dept 110 Myrtle Ave Room 203 Westport, CT 06880		44 Kings Hwy N Westport, CT 06880	<i>[Signature]</i>	5266		
		Joseph and Darcy Skelge 57 Ludlow Rd Westport, CT 06880				
		Guy and Katherine Phillips 32 Kings Hwy N Westport, CT 06880				
		Lynne Scala 71 Ludlow Rd Westport, CT 06880				
		Eytan and Sanyal 57 Ludlow Rd Westport, CT 06880				
		Chissick 51 Ludlow Rd Westport, CT 06880				
		Karlan Ann Colon Trustee				

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 24
AMOUNT
\$3.90
R2305K137543-03



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Name and Address of Sender

Planning & Zoning Dept
110 Myrtle Ave
Room 203
Westport, CT
06880

TOTAL NO.

of Pieces Listed by Sender

376 6

TOTAL NO.

of Pieces Received at Post Office™

Postmaster, per (name of receiving employee)

[Signature]

Apply Stamp Here

Postmark with Date of Receipt



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U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 24
AMOUNT
\$3.90
R2305K137543-03

USPS® Tracking Number
Five-Digit Identifier

1. Karin Denoyer

2. Team and Deanne
McGivan

3. Thomas and Susan
Macinnee

4. Michael & Deborah
Yeager

5. Diane Allison

6. Doreen and Robin
Chung

Address
(Name, Street, City, State, and ZIP Code™)

33 Ludlow Rd
Westport, CT
06880

41 Ludlow Rd
Westport, CT
06880

501 Hill Farms Rd
Westport, CT
06880

6 Nutmeg Lane
Westport, CT
06880

10 Nutmeg Lane
Westport, CT
06880

9 Nutmeg Lane
Westport, CT
06880

Postage

Fee

Special Handling

Parcel Airline





Name and Address of Sender

Planning & Zoning Dept
110 Myrtle Ave
Room 203
Westport, CT 06880

Postal NO.

of Pieces Listed by Sender

32 6 6

Postal NO.

of Pieces Received at Post Office™

Postmark with Date of Receipt

Postmark with Date of Receipt

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 24
AMOUNT
\$3.90
R2305K137543-03



0000

Postmaster, per (name of receiving employee)

[Signature]

USPS® Tracking Number
Film-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Affix

1. Theodore Sullivan

7 Putney Lane
Westport, CT
06880

2. Martha and Thad

53 Kings Hwy N
Westport, CT
06880

Eidman

14 Bridge Street
Westport, CT
06880

3. Richards and Peas

48 Wright Street
Westport, CT
06880

Grimaldi

4. Edmund Taylor LLC

59 Wright Street
Westport, CT
06880

5. Limited Wright LLC

58 Wright Street
Westport, CT
06880

6. Kevin Smith

58 Wright Street
Westport, CT
06880





United States Postal Service

Name and Address of Sender

Planning & Zoning Dept
110 Myrtle Ave
Room 203
Westport, CT
06880

TOTAL NO.

of Pieces Listed by Sender

TOTAL NO.

of Pieces Received at Post Office™

Apply Stamp Here

Postmark with Date of Receipt



U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 2024
AMOUNT
R2305K137543-03

USPS Tracking Number
Form-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airfare

1. Syngona of
Zeit Chavirin

85 Post Rd W
Westport, CT
06880

2. Lewis and Joan
Mall

30 Ludlow Rd
Westport, CT
06880

3. Kristine and James
Story

64 Ludlow Rd
Westport, CT
06880

4. William Berson
Deborah Kiskin

72 Ludlow Rd
Westport, CT
06880

Adam and Katherine
Apton

76 Ludlow Rd
Westport, CT
06880

5. Evangelina Tsilapoulou

64 Kings Hwy N
Westport, CT
06880



NAME AND ADDRESS OF SENDER

Planning & Zoning Dept
110 Myrtle Ave
Room 203
Westport Ct.
06880

TOTAL NO
of Pieces Listed by Sender

526

TOTAL NO
of Pieces Received at Post Office

6

Postmaster, per (name of receiving employee)

Postmaster, per (name of receiving employee)

[Signature]

Certificate of Mailing - First Class

U.S. POSTAGE PAID
WESTPORT, CT
06880
JUL 24, 24
AMOUNT
\$3.90
R2305K137543-03



0000

USPS Tracking Number
First-class Identifier

Address
(Name, Street, City, State, and ZIP Code)

Postage

Fee

Special Handling

Parcel Airline

73 Wright Street
Westport, CT
06880

71 Wright Street
Westport, CT
06880

67 Wright Street
Westport, CT
06880

63 Wright Street
Westport, CT
06880

57 Wright Street
Westport, CT
06880

8 Orchard Lane
Westport, CT
06880

1. Neil and Kimberly Phillips

2. Allison and Brenda Parilly

3. James and Catherine Braves

4. Francis Mark Cimperman

5. Ambreas and Sarah Engel

6. Philip James Karp





Certificate of Mailing

Name and Address of Sender Planning Learning Dept 110 Myrtle Ave Room 203 Westport, CT 06880		TOTAL NO. of Pieces Listed by Sender 574		TOTAL NO. of Pieces Received at Post Office™ 4		Add Stamp Here Postmark with Date of Receipt WESTPORT, CT 06880 JUL 24 24 AMOUNT \$2.60 R2305K137543-03	
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Postmaster, per (name of receiving employee)
AK

USPS Tracking Number First-class Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee	Special Handling	Parcel Affix
1. Diane Torok	5 Orchard Lane Westport, CT 06880				
Richard and Mary Leonard	3 Orchard Lane Westport, CT 06880				
Keith and Simone Kjaer	49 Wright Street Westport, CT 06880				
Frank Zmuda	41 Wright Street Westport, CT 06880				

