

Cindy Tyminski
Moon Gardens, LLC
Land Use Consulting
PO Box 66
Greens Farms, CT 06838

September 17, 2024

re: 21 Norwalk Avenue, Westport, CT (the "Property")

Ms. Grayson Braun, Chairwoman
Historic District Commission
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Dear Ms. Braun:

We are scheduled to appear on behalf of Steven Warren, owner of 21 Norwalk Avenue, on the October 8, 2024 hearing to request a finding of historic significance of the Property to support our application for a Historic Residential Structure (§32-18). We believe that the Property is eligible for this distinction in that it is indicative of a significant architectural style as well as part an important era, the development of the beach community in Westport. The Property has been specifically identified in the Compo/Owenoke Historic District as listed on the National Register of Historic Places (1991) as a contributing example of a Colonial Revival Bungalow.

Coincidentally we are also appearing at this same hearing for a demolition review. While demolition is a last resort, we want to be prepared if we are unable to gain the approvals necessary to modify the existing dwelling for the Warren's growing, blended family. We recognize the historic significance of the Property, as we hope you will, and we will not contest the full 180-day delay.

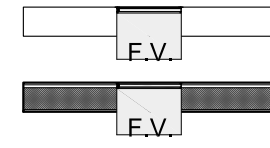
Warm Regards,



Cindy Tyminski, AICP

FLOOD VENT INFORMATION:

FLOOD VENT SYMBOL ON PLAN:

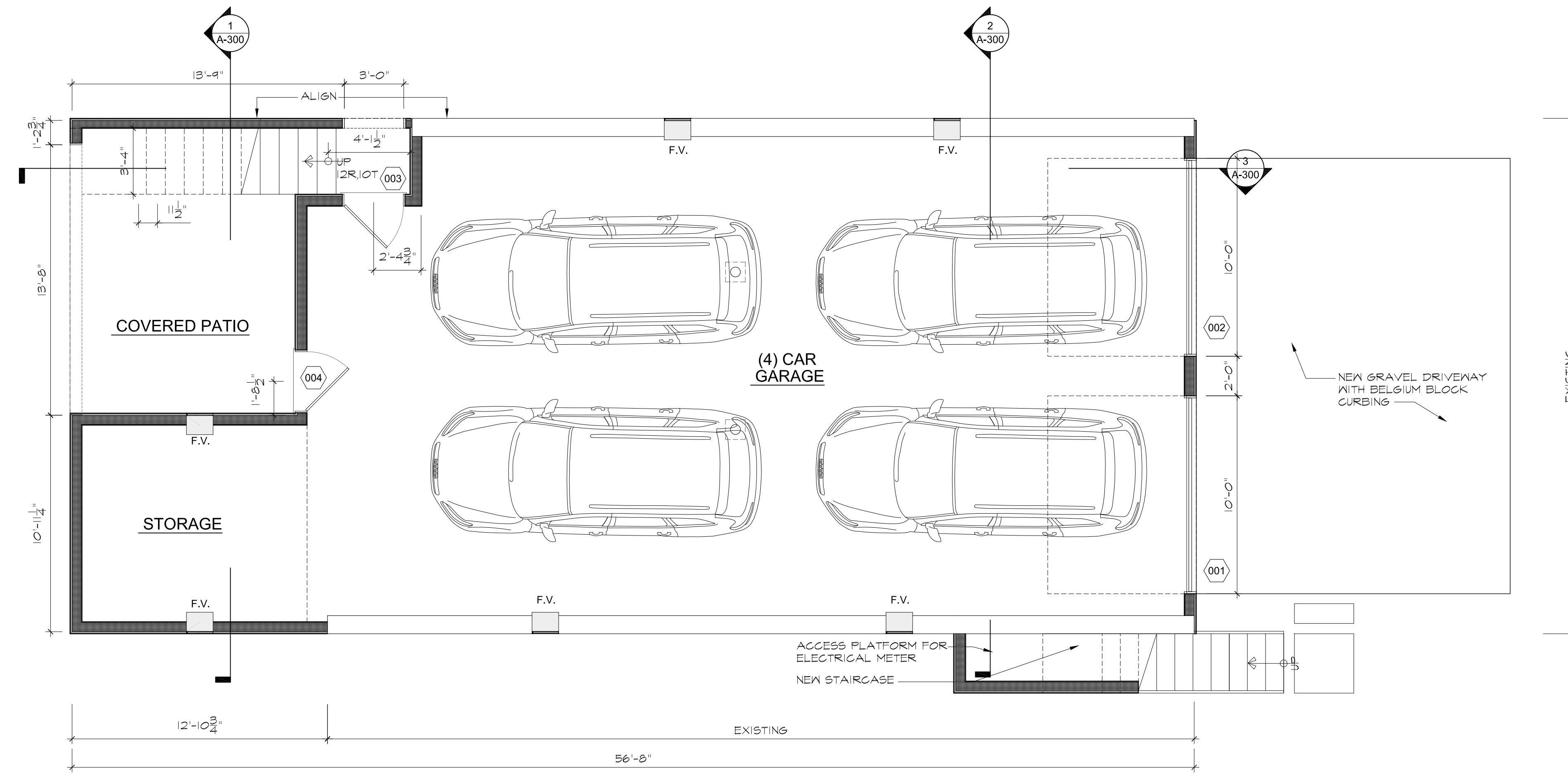


VENT SPECIFICATION:
 SMART VENT FOUNDATION FloodVENT #1540-520
 STAINLESS STEEL
 ICC-ES CERTIFIED / ESR-2074
 FEMA AND NFIP COMPLIANT

ENCLOSURE	AREA	FLOOD CVG.	#REQ'D	#PROVIDED
GARAGE	1186 SF	200 SF/VENT	6	6

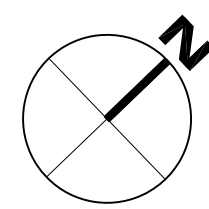
FLOOD OPENING CALCUALTIONS:

ENCLOSED AREA BELOW FLOOR ELEVATION: 1,186 SF
 FLOOD OPENING REQUIREMENT= 1 sq.in per sq.ft = 1,186 sq.in
 SMART VENT FOUNDATION FLOODVENT #1540-520 (200 sq.ft. per)
 x 6 UNITS = 1,200 Square Inches TOTAL CLEAR FLOOD OPENING
 PROVIDED



1 LOWER LEVEL PLAN

SCALE: 1/4"=1'-0"



PLANNING & ZONING

No use, reproduction or dissemination may be made of this drawing and the concepts set forth herein without prior written consent of Vita Design Group

No	Description	Date
1	ZBA SUBMISSION	05.23.2024
2	ZBA SUBMISSION-BALCONY	06.27.2024



Insulated FLOOD VENT - Model: 1540-520



Model #: 1540-520

Installation Type: Masonry Wall

Style: Insulated

Dimensions: 18" x 8"

Rough Opening: 18 1/2" x 8 1/2" (one block, or CMU)

Finish: Stainless Steel (Standard)

Available Powder Coat Colors For Special Order:



Optional Accessories:

Fire Damper, Interior Trim Flange & Inner Sleeve, Rain Shield

Other Models Available: SMART VENT® Dual Function Ventilating Flood Vent, Overhead Garage Door Model, Stacked and Quad Configurations, Models for Wood Studded Wall Applications and Pour in Place Buck Systems.

There's more online at www.smartvent.com

Dealer Locator, Installer Locator, Cad Drawings, Installation Instructions, Technical Specifications, Frequently Asked Questions, Videos, Testimonials, Resource Library Database, Insurance Forms.

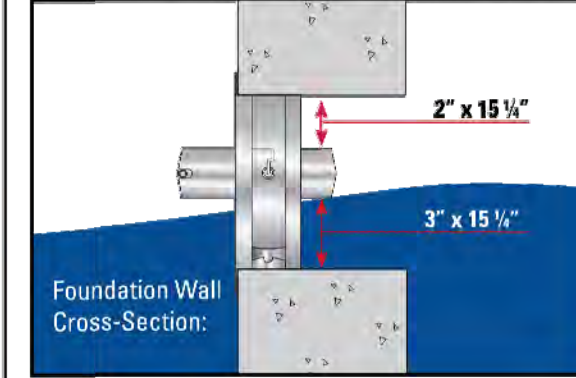


Rapidly rising floodwater can put extreme pressure on the foundation walls causing improperly vented structures to buckle and collapse. SMART VENTS® quickly and efficiently equalize the pressure and minimize damage.

www.smartvent.com • 877-441-8368

How it works:

Flood Protection: The FLOOD VENT door is latched closed until floodwater enters. Entering floodwater lifts the patented internal floats which unlatches and rotates the door open. This allows the flood water to automatically enter and exit through the frame opening, relieving the pressure from your foundation.



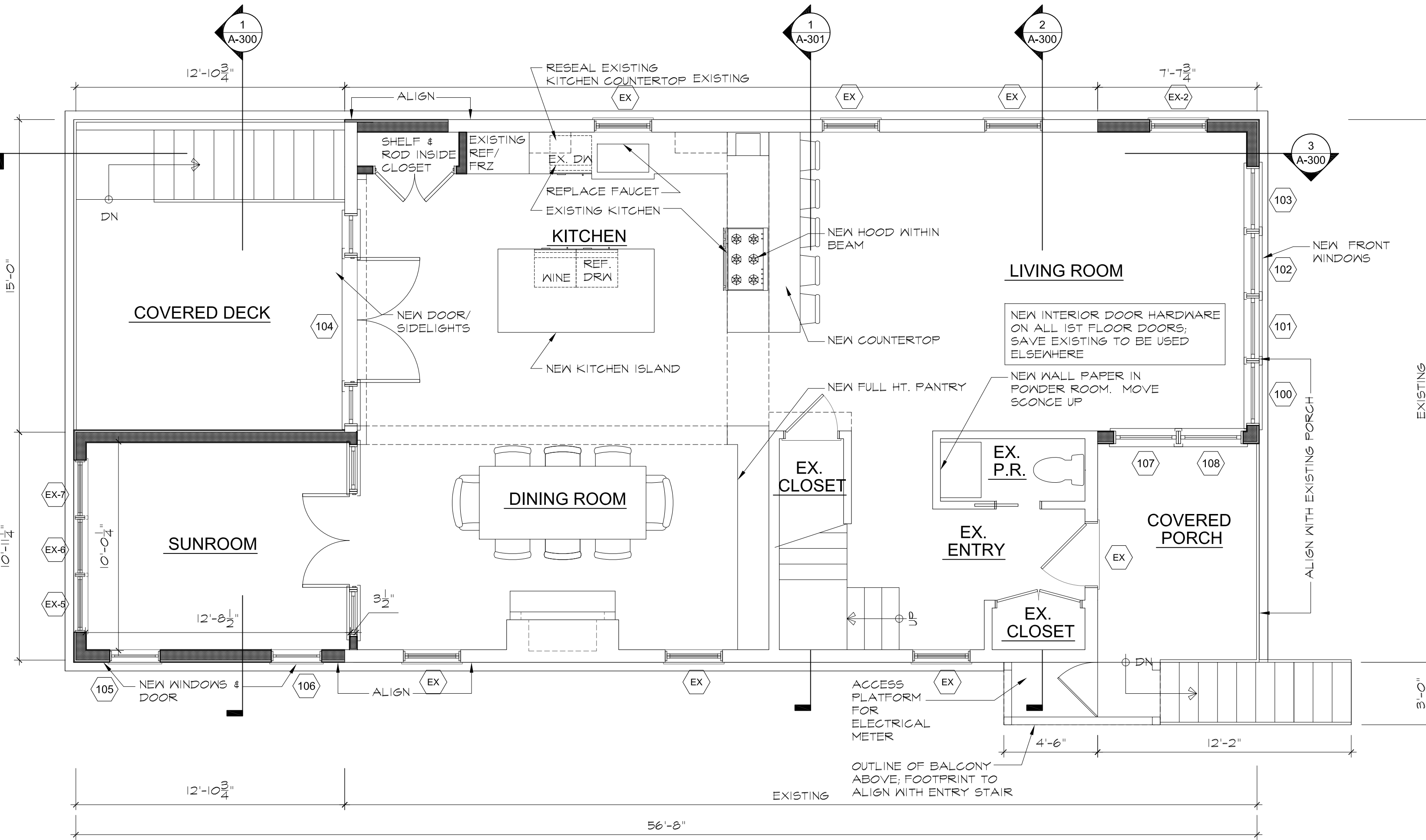
Use Fewer Vents

Preserve the aesthetic beauty of a home by requiring 28 fewer vents. Each SMART VENT® protects 200 sq/ft of enclosed area vs. 80 sq/ft for non-compliant vents.



How does one of your vents provide so much coverage?

You may have heard that FEMA requires that flood openings provide one square inch of opening per one square foot of enclosed area, referring to dimensions of the opening in proportion to the space to be vented. This is only partially correct. FEMA's regulations and guidelines do state that a non-engineered flood vent solution must (among other requirements) provide one square inch of opening per square foot of enclosed area to be vented. However, all SMART VENT® products are ICC-ES certified engineered openings. They have been designed, engineered, tested, rated, and certified to provide flood relief so efficiently that only one unit is needed for 200 square feet of enclosed area. It would be our pleasure to contact your code official, surveyor, or insurance agent if they require more information.



1 FIRST FLOOR PLAN

SCALE: 1/4"=1'-0"

VITA DESIGN GROUP
 1 Wilton Road
 Westport, CT 06880
 phone: 203.283.1561
 lv@vdesign.com

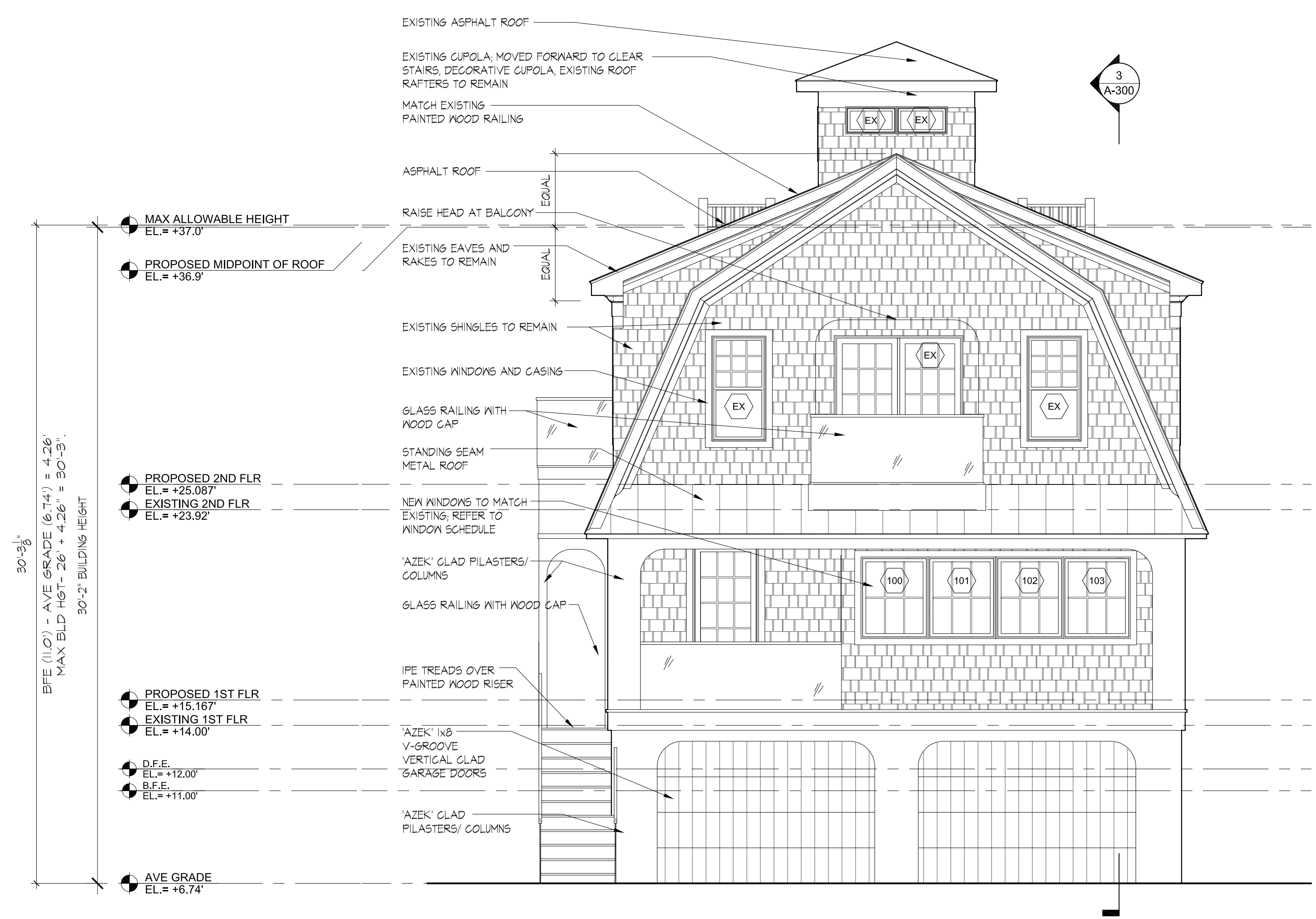
PROPOSED WARREN RESIDENCE
 21 NORWALK AVE.
 WESTPORT, CT. 06880

FLOOR PLANS
 Scale: as noted Drawn by: MS
 Checked by: LV

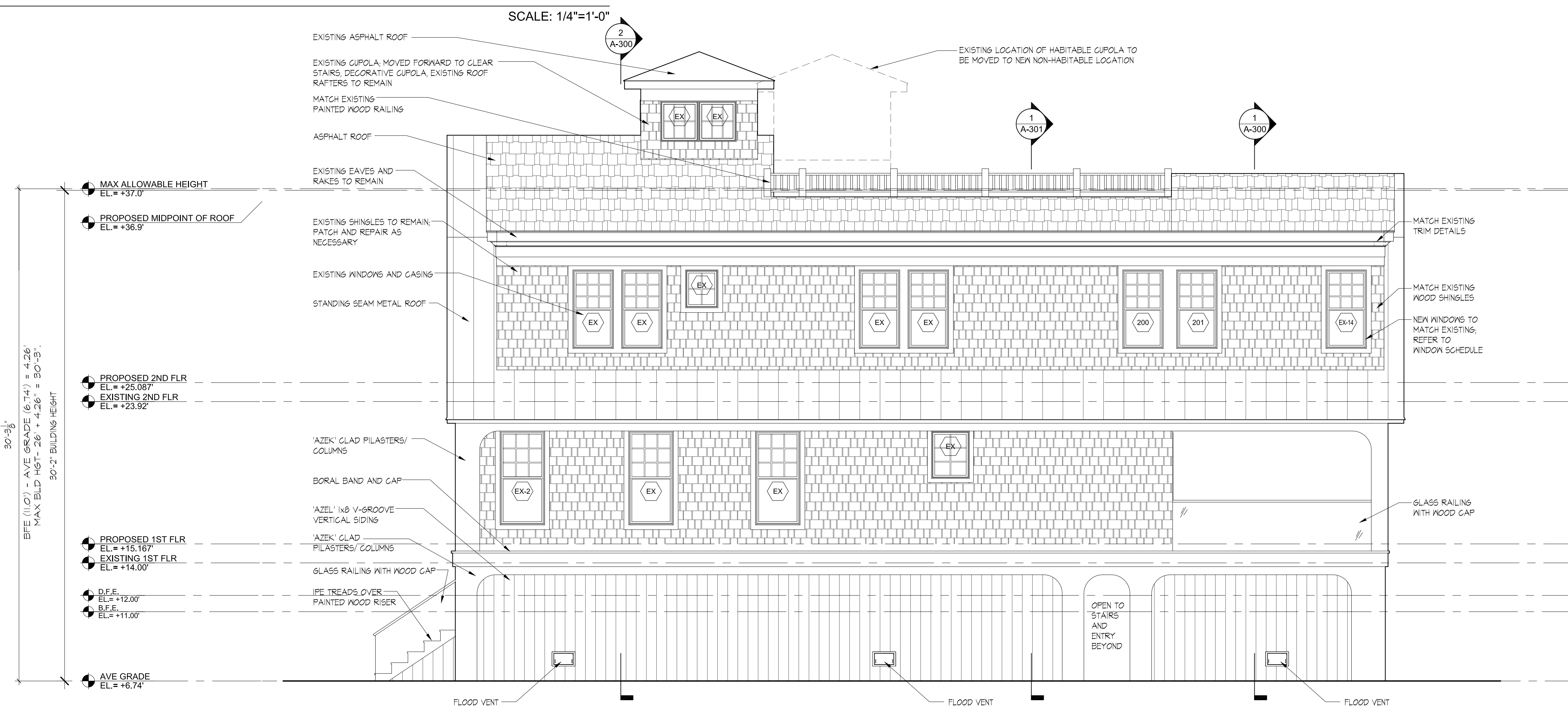
Dwg. A-101

No use, reproduction or dissemination may be made of this drawing and the concepts set forth herein without prior written consent of Vita Design Group

No	Description	Date
1	ZBA SUBMISSION	05.23.2024
2	ZBA SUBMISSION-BALCONY	06.27.2024



1 FRONT ELEVATION



2 SIDE ELEVATION

PLANNING & ZONING

VITA DESIGN GROUP
 1 Wilton Road
 Westport, CT 06880
 phone: 203.283.1561
 lv@vldgarch.com

PROPOSED WARREN RESIDENCE
 21 NORWALK AVE.
 WESTPORT, CT. 06880

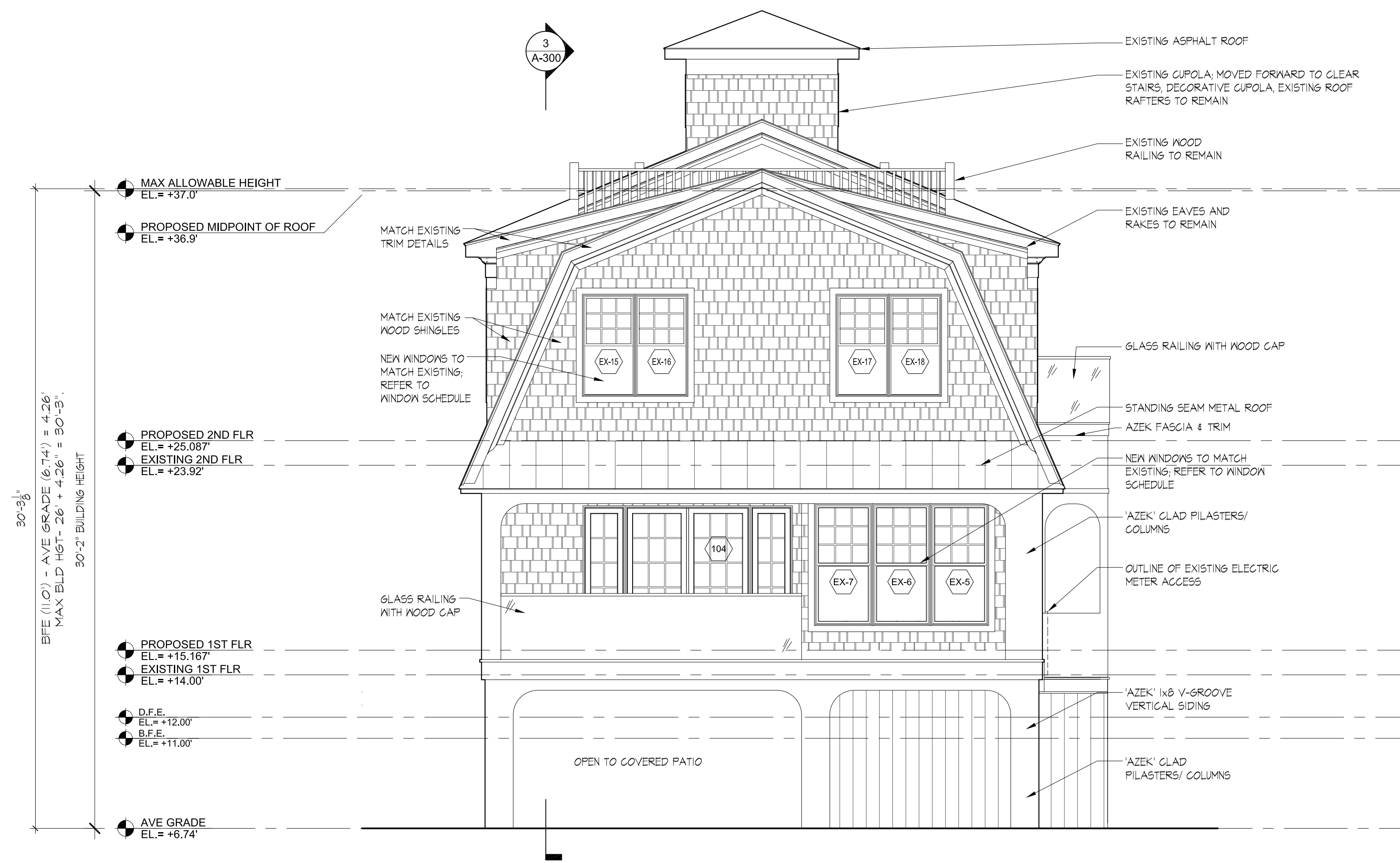
EXTERIOR ELEVATIONS
 Scale: as noted Drawn by: MS
 Checked by: LV

Dwg.
A-200

SCALE: 1/4"=1'-0"

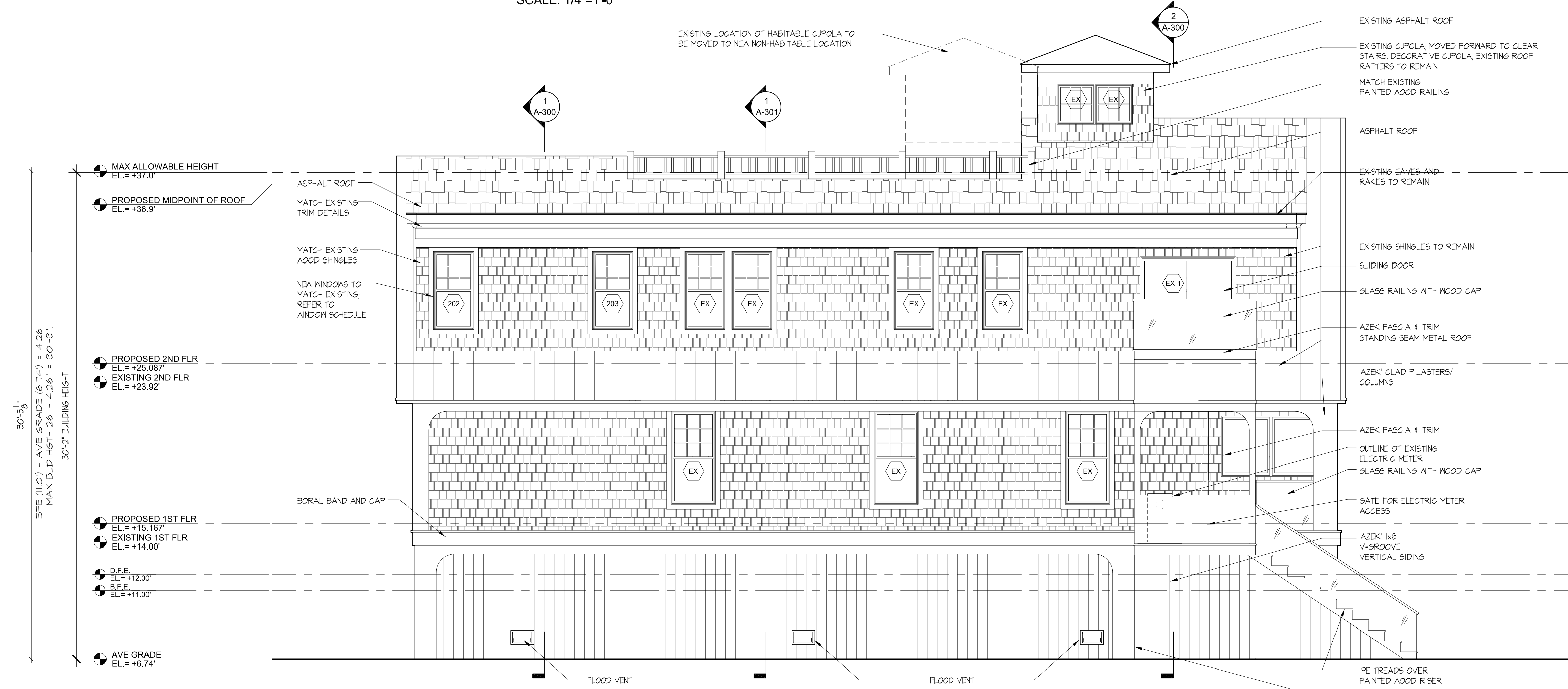
No use, reproduction or dissemination may be made of this drawing and the concepts set forth herein without prior written consent of Vita Design Group

No	Description	Date
1	ZBA SUBMISSION	05.23.2024
2	ZBA SUBMISSION-BALCONY	06.27.2024



1 REAR ELEVATION

SCALE: 1/4"=1'-0"



2 SIDE ELEVATION

SCALE: 1/4"=1'-0"

PLANNING & ZONING

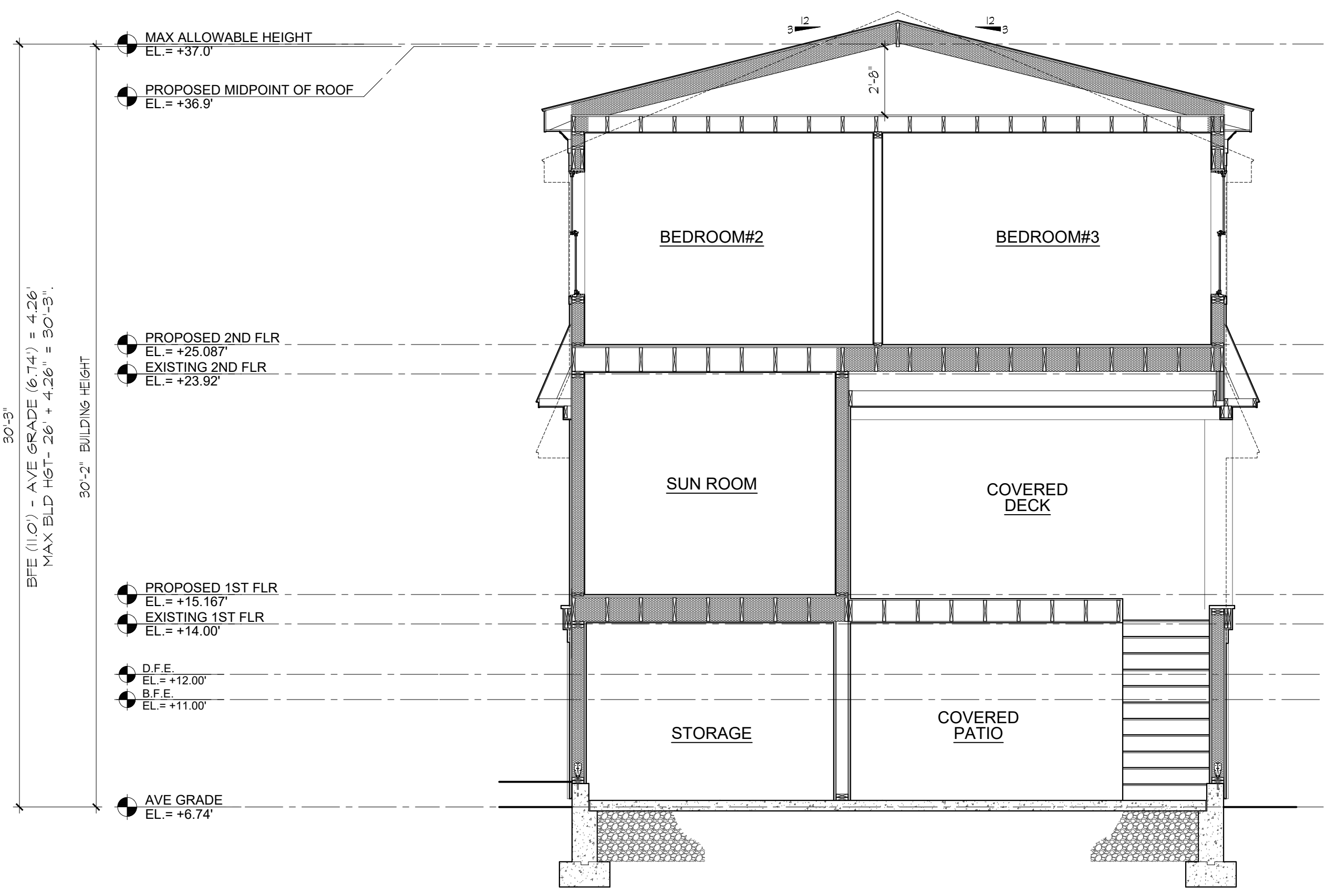
VITA DESIGN GROUP
 1 Wilton Road
 Westport, CT 06880
 phone: 203.283.1561
 lv@vldgarch.com

PROPOSED WARREN RESIDENCE
 21 NORWALK AVE.
 WESTPORT, CT. 06880

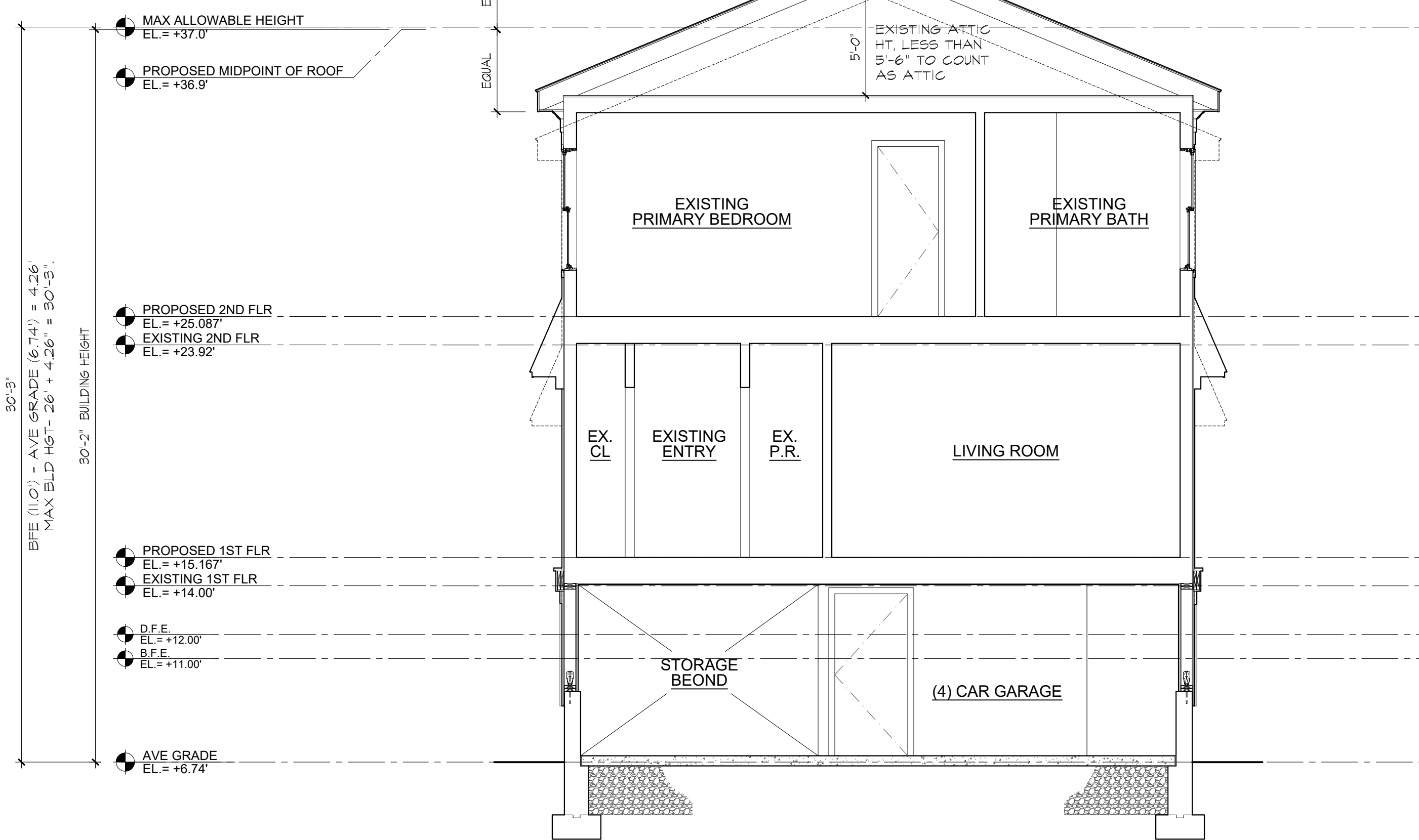
EXTERIOR ELEVATIONS
 Scale: as noted Drawn by: MS
 Checked by: LV

Dwg.
A-201

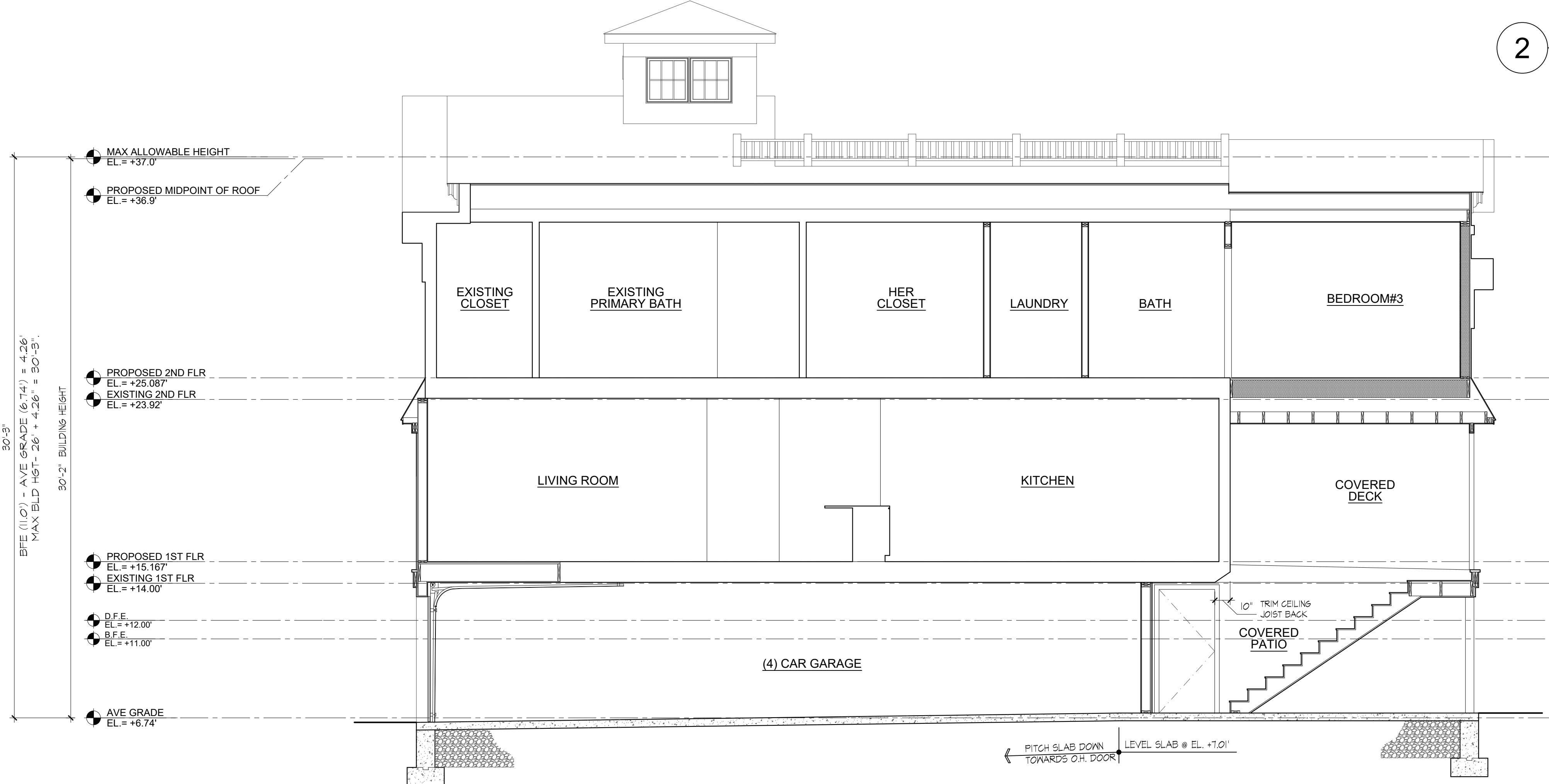
No	Description	Date
1	ZBA SUBMISSION	05.23.2024



1 BUILDING SECTION SCALE: 1/4"=1'-0"



2 BUILDING SECTION SCALE: 1/4"=1'-0"



3 BUILDING SECTION SCALE: 1/4"=1'-0"

PLANNING & ZONING

VITA DESIGN GROUP
 1 Wilton Road
 Westport, CT 06880
 phone: 203.283.1561
 lv@vdbgarch.com

PROPOSED WARREN RESIDENCE
 21 NORWALK AVE.
 WESTPORT, CT. 06880

BUILDING SECTIONS
 Scale: as noted Drawn by: MS
 Checked by: LV

Dwg.
A-300



RECEIVED

TOWN OF WESTPORT

RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

SEP 06 2024

SEP 09 2024

AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT

1. 21 Norwalk Avenue Westport, CT 06880 | 1920
 ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Steven Warren | C/O AGENT: 203-461-0288
 NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 21 Norwalk Avenue Westport, CT 06880 | mbongardensdesign@gmail.com
 ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Cindy Tyminski PO Box 66, Greens Farms, CT 06838
 NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)

5. Entire House, 1895 SF
 SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. TO BE DETERMINED
 DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

EMAIL

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

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

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

The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.

Meeting Date of Historic District Commission to consider demolition: _____.

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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


SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 9/5/2024

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____

Steven Warren, M.D.
21 Norwalk Avenue
Westport, CT 06880

September 5, 2024

Building Official
Town of Westport
110 Myrtle Avenue
Westport, CT 06880

Re: 21 Norwalk Avenue

To Whom It May Concern,

This letter serves to authorize Cindy Tyminski of Moon Gardens, LLC to act as our agent in connection with the preparation, filing, and processing of any required Application relating to the demolition of buildings or structures at the above reference property.

Thank you for your acknowledgement of said authority.

Sincerely,

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

Steven Warren, M.D. (Owner)

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WARREN STEVEN			3 Public Sewer	1 Public	1 Compo SE	Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	957,600	670,320
						DWELLING	1-3	933,765	653,625
SUPPLEMENTAL DATA									
21 NORWALK AVE	Alt Prcl ID	5314022	Lift Hse		Y - 2015				
	Historic ID	625	Asking \$						
	Census	505							
	WestportC	K13							
	Survey Ma	28							
	Survey Ma								
WESTPORT CT 06880	GIS ID	D03150000	Assoc Pid#						
							Total	1,891,365	1,323,945

6158
 WESTPORT, CT
VISION

RECORD OF OWNERSHIP			VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WARREN STEVEN	4231	0088	04-04-2022	Q	I	2,400,000	00	Year	Code	Assessed	Year	Assessed V	Year	Assessed
ALBERTELL JON & IULENE	3670	0160	01-08-2016	Q	I	2,000,000	00	2023	1-1	670,320	2022	670,320	2021	670,320
FINE BUILDERS LLC	3514	0311	04-04-2014	U	I	950,000	07		1-3	653,625		653,625		653,625
OBRIEN JEREMIAH H	3019	0165	08-21-2009	U	I	0	01							
THE O'BRIEN FAMILY RES TRUST	1742	0138	12-03-1999	U	I	0	29							
										1,323,945	Total	1,323,945	Total	1,323,945

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)					
Total			0.00							933,765				

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0001	0001						

NOTES										APPRAISED VALUE SUMMARY				
M/167(28)										Appraised Land Value (Bldg)				
78533: 1ST FLR GUTTED; 2ND & 3RD 95% NEW										957,600				
...HOUSE LIFTED PER FEMA										Special Land Value				
										0				
										Total Appraised Parcel Value				
										1,891,365				
										Valuation Method				
										C				
										1,891,365				
										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	
78533	06-11-2014	AL	400,000	03-04-2015	100	07-30-2015	LIFT EXISTING S/F RES. / MA	12-13-2021	PG	3	5	75	REVIEWED N/C	
								05-12-2020	SR			19	Field Review	
								10-30-2015	VA			81	Data Mailer Change	
								08-17-2015	VA			10	Measu/LtrSnt - Letter Sent	
								07-20-2015	AG			02	Sat or >5PM Attn @ Int In	

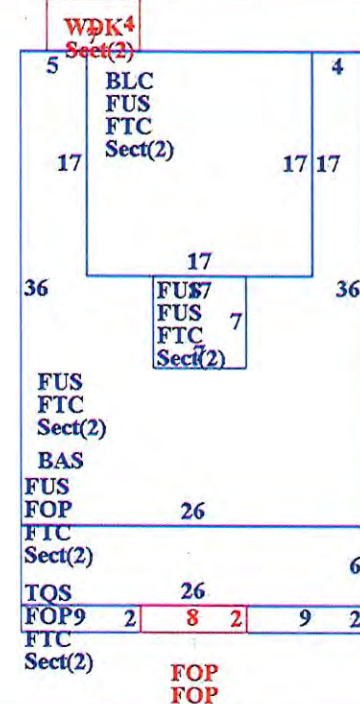
Permit Id		Comments
78533	LIFT EXISTING S/F RES. / MAJOR INTERIOR RENOVATIONS AS PER APPROVED PLANS / ADDITION FOR (2) NEW ENTRY WAYS	

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	201C	Single Family	A		0.110	AC	506,250.00	5.11784	7	1.00	320	3.200	FZ	1.0000	912,000	
Total Card Land Units					0.110	AC	Parcel Total Land Area					0.110	Total Land Value			912,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	03	Colonial	Fireplaces		
Model	01	Residential	Ceiling Height	9.00	
Grade:	15	A+	Elevator		
Stories:	2	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	12	Hardwood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	09	HydroAir			
AC Type:	03	Central			
Total Bedrooms	00				
Total Bthrms:	0				
Total Half Baths	1	1 Half Bath			
Total Xtra Fixtrs	1				
Total Rooms:	3	3 Rooms			
Bath Style:	03	Modern			
Kitchen Style:	03	Modern			
Kitchens	1				
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages	0				
Interior Cond	VG				
Fireplaces					
Ceiling Height	9.00				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Building Value New	932,623
Year Built	1920
Effective Year Built	
Depreciation Code	VG
Remodel Rating	G
Year Remodeled	2015
Depreciation %	4
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	96
Cns Sect Rcnld	318,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

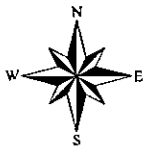


TOS
 FOP
 FTC
 Sect(2)

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
BAS	First Floor	936	936		340.38	318,591
Ttl Gross Liv / Lease Area		936	936			318,591





Abutters of 21 Norwalk Avenue

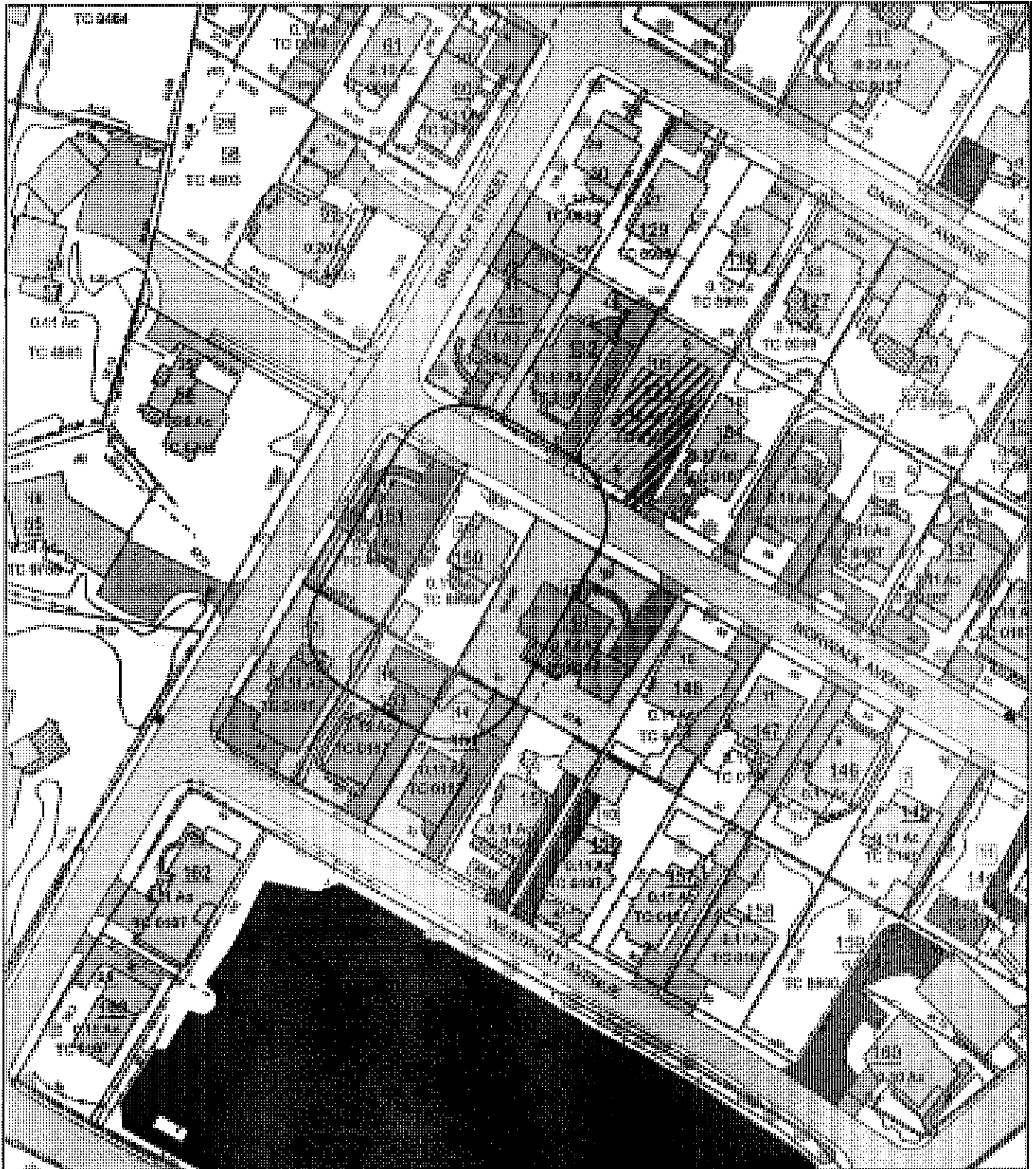
Town of Westport, CT

1 inch = 80 Feet



www.cai-tech.com

September 4, 2024



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.

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:

ALLEN PETER TR AND NANCY HEALY TR, 11 BRADLEY ST, WESTPORT, CT 06880

GILLIN PATRICIA ANN TR & GILLIAN ROBERT T TR. 7 CEDARFIELD LN, WESTHAMPTON, NY 11977

MAY PETER JEFFREY TR & PATRICIA BRISTOL TR. 3630 EVERGREEN POINT RD, MEDINA, WA 98039

LIPIRA ROBERT D TR & MARY ANNE TR, 19 NORWALK AVE. WESTPORT, CT 06880

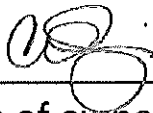
JAFFE HOLLY, 15 BRADLEY ST, WESTPORT, CT 06880

LAM TERENCE TR & YU LINDA TR, 17 BRADLEY ST, WESTPORT, CT 06880

KAYE STEPHEN H REVOCABLE TRUST, 16 WESTPORT AVE, WESTPORT, CT 06880

14 WESTPORT AVENUE CT LLC, 33 ANTHEM CREEK CIRCLE. HENDERSON, NV 89052

MAY PETER JEFEREY TR. & PATRICIA BRISTOL TR, 18 NORWALK AVENUE, WESTPORT, CT 06880



Signature of owner or authorized agent

SEPTEMBER 5, 2024

Date

CINDY TYMINSKI/MOON GARDENS LLC

Print Name



41 feet Abutters List Report

Westport, CT
September 04, 2024

Subject Property:

Parcel Number: D03150000
CAMA Number: D03150000
Property Address: 21 NORWALK AVE

Mailing Address: WARREN STEVEN
21 NORWALK AVE
WESTPORT, CT 06880

Abutters:

- | | | |
|---|---|--|
| 1 | Parcel Number: D03131000
CAMA Number: D03131000
Property Address: 11 BRADLEY ST | Mailing Address: ALLEN PETER TR AND NANCY HEALY TR
11 BRADLEY ST
WESTPORT, CT 06880 |
| 2 | Parcel Number: D03132000
CAMA Number: D03132000
Property Address: 20 NORWALK AVE | Mailing Address: GILLIN PATRICIA ANN TR & GILLIN ROBERT T TR
7 CEDARFIELD LN
WESTHAMPTON, NY 11977 |
| 3 | Parcel Number: D03133000
CAMA Number: D03133000
Property Address: 18 NORWALK AVE | Mailing Address: MAY PETER JEFFREY TR & PATRICIA BRISTOL TR
3630 EVERGREEN POINT RD
MEDINA, WA 98039 |
| 4 | Parcel Number: D03149000
CAMA Number: D03149000
Property Address: 19 NORWALK AVE | Mailing Address: LIPIRA ROBERT D TR & MARY ANNE TR
19 NORWALK AVE
WESTPORT, CT 06880 |
| 5 | Parcel Number: D03151000
CAMA Number: D03151000
Property Address: 15 BRADLEY ST | Mailing Address: JAFFE HOLLY
15 BRADLEY ST
WESTPORT, CT 06880 |
| 6 | Parcel Number: D03152000
CAMA Number: D03152000
Property Address: 17 BRADLEY ST | Mailing Address: LAM TERENCE TR & YU LINDA TR
17 BRADLEY ST
WESTPORT, CT 06880 |
| 7 | Parcel Number: D03153000
CAMA Number: D03153000
Property Address: 16 WESTPORT AVE | Mailing Address: KAYE STEPHEN H REVOCABLE TRUST
16 WESTPORT AVE
WESTPORT, CT 06880 |
| 8 | Parcel Number: D03154000
CAMA Number: D03154000
Property Address: 14 WESTPORT AVE | Mailing Address: 14 WESTPORT AVENUE CT LLC
33 ANTHEM CREEK CIRCLE
HENDERSON, NV 89052 |

MAY PETER JEFEREY TR. & PATRICIA BRISTOL TR
18 NORWALK AVENUE
WESTPORT, CT 06880



www.cai-tech.com

Data shown on this report 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 report.

Cindy Tyminski
Moon Gardens LLC
Land Use Consulting
PO Box 66
Greens Farm, CT 06838

September 6, 2024

re: 21 Norwalk Avenue demolition application

Dear property owner:

Please be advised that an application has been submitted with the Westport Building Department to request demolition of the building or structure at 21 Norwalk Avenue.

In that the building or structure at 21 Norwalk Avenue is more than 50 years old, a public meeting will be held electronically by the Historic District Commission on this matter. Details regarding this meeting, including how to access it, will be posted on the town's website at (www.westportct.gov). The meeting agenda and zoom details can be found by navigating to the "Meeting List & Calendar" page.

If you have further questions, please feel free to contact the Westport Building Department at 203-341-5025.

Sincerely,



Cindy Tyminski, AICP



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender


MOON GARDENS
LAND USE CONSULTING
PO BOX 66
GREENS FARMS, CT 06838

TOTAL NO
of Pieces Listed by Sender

6

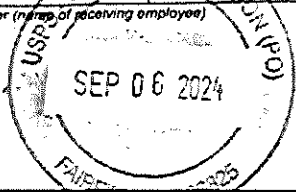
TOTAL NO
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt



U.S. POSTAGE PAID
FAIRFIELD, CT
06825
SEP 06 24
AMOUNT
\$3.90
S2324A501082-7

Postmaster, per (name of receiving employee)



USPS® Tracking Number Firm-specific Identifier
1
2
3
4
5
6

Address
ALLEN PETER TR & NANCY HEALY TR 11 BRADLEY ST WESTPORT, CT 06880
GILLIN PATRICIA ANN TR & ROBERT T GILLIN TR 7 CEDARFIELD LN WESTHAMPTON, NY 11977
MAY PETER JEFFREY TR & PATRICIA BRISTOL TR 3630 EVERGREEN POINT RD MEDINA, WA 98039
LIPIRA ROBERT D TR & MARY ANNE TR 19 NORWALK AVE WESTPORT, CT 06880
JAFFE HOLLY 15 BRADLEY ST WESTPORT, CT 06880
LAM TERENCE TR & YU LINDA TR 17 BRADLEY ST WESTPORT, CT 06880

Postage	Fee	Special Handling	Parcel Airtel



Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

MOON GARDENS
LAND USE CONSULTING
PO BOX 66
GREENS FARMS. CT 06838

TOTAL NO.
of Pieces Listed by Sender

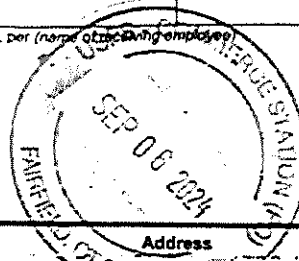
34

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here

Postmark with Date of Receipt.

Postmaster, per (name of contracting employee)



U.S. POSTAGE PAID
FAIRFIELD, CT
06825
SEP 06 24
AMOUNT
\$2.60
S2324A501082-7

USPS® Tracking Number
Firm-specific Identifier

Address

Postage

Fee

Special Handling

Parcel Airlift

KAYE STEPHEN H REVOCABLE TRUST

16 WESTPORT AVE
WESTPORT, CT 06880

14 WESTPORT AVENUE CT LLC
33 ANTHEM CREEK CIRCLE
HENDERSON, NV 89052

MAY PETER JEFEREY TR. &
PATRICIA BRISTOL TR
18 NORWALK AVENUE
WESTPORT, CT 06880

MOON GARDENS
LAND USE CONSULTING
P.O. BOX 66
GREENS FARMS, CT 06838

Cindy Tyminski
PO Box 66
Greens Farms, 06838
203-461-0288

For Publication in the Westport News
Friday, September 13, 2024

#####

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 11, Section 14-24 (a)(2) of the Code of Ordinances, Town of Westport, CT, notice is hereby given that a demolition permit application for the building or structure at 21 Norwalk Avenue, Westport, CT (D03/ / 150/000 /) has be filed in the Office of the Town Building Official on September 6, 2024.

Name and address of owner: Steven Warren, 21 Norwalk Avenue, Westport, CT 06880.

Age of the building or structure: 104 years old

Floor Area of the building or structure: 1,895 SF



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 0002870037	Customer Account 357793
Sales Rep. sreed	Customer Information CINDY 2493 North Benson Road Fairfield CT 06824 USA
Order Taker sreed	Phone: 2034610288
Ordered By CINDY	Fax:
Order Source Phone	Email: cyntym@gmail.com

Ad Content Proof

Note: Ad size does not reflect actual ad

LEGAL NOTICE OF INTENT TO DEMOLISH

In accordance with Article 11, Section 14-24 (a)(2) of the Code of Ordinances, Town of Westport, CT, notice is hereby given that a demolition permit application for the building or structure at 21 Norwalk Avenue, Westport, CT (D03/ / 150/000 /) has been filed in the Office of the Town Building Official on September 6, 2024.

Name and address of owner: Steven Warren, 21 Norwalk Avenue, Westport, CT 06880.
 Age of the building or structure: 104 years old
 Floor Area of the building or structure: 1,895 SF

Ad Cost \$23.56	Payment Amt \$23.56	Amount Due \$0.00
---------------------------	-------------------------------	-----------------------------

Blind Box **Materials**

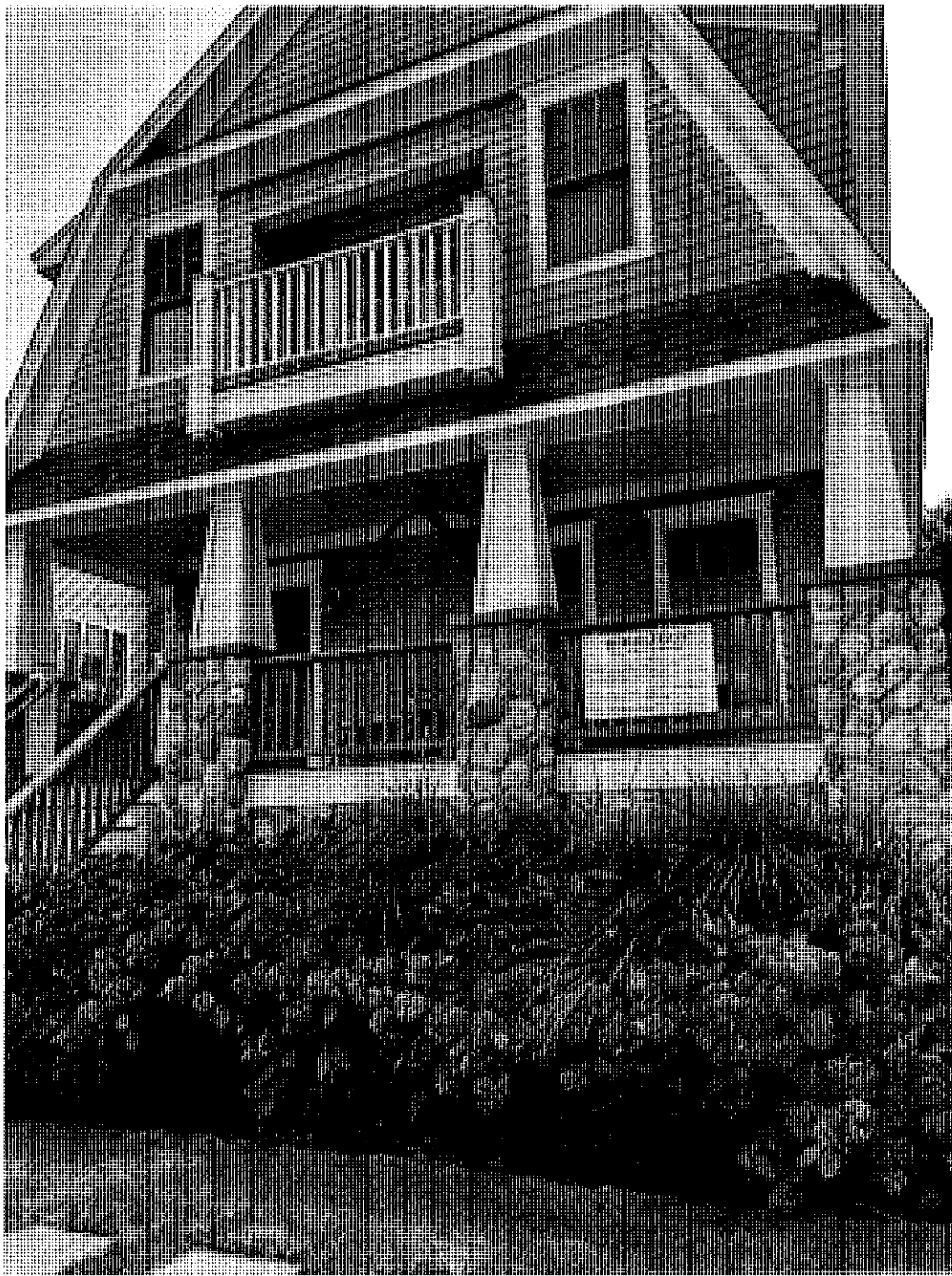
Order Notes

Ad Number 0002870037-01	External Ad #	Pick Up Number 0002869965
Ad Type BR Legal Liner	Ad Size 2 X 9 II	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
--	-----------------------	------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/13/2024



DEMOLITION SIGN

LOCATION: 21 NORWALK AVENUE

DATE FIRST INSTALLED: 9/9/2024

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION
59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM
For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860
June 2000

Address: 21 Norwalk Avenue

Name: House

NR District: Compo/ Owenoke Historic District

Local District:

Neg No.: 12:22

HRS ID No.: 0625



WOWHAUS

The Historic District Commission
110 Myrtle Avenue, Suite 108
Westport, CT 06880

Members of the Board:

We are writing this letter to oppose granting a waiver of the 180-day demolition delay for 21 Norwalk Avenue.

21 Norwalk was originally built in 1920. Though the structure was raised in 2014 to be FEMA compliant, one can see much of the vernacular of the original bungalow, typical of the beach cottages built on Compo Beach in the 20s.

The delay gives the community and its members an appropriate waiting period to study all possible alternatives to demolition.

We feel there is a grace and wisdom in thinking things through and the Westport Demolition Ordinance is a prudent legislation for our town.

Best regards,
Holly&David Jaffe Johnson
15 Bradley Street Westport

The Historic District Commission
110 Myrtle Avenue, Suite 108
Westport, CT 06880

Members of the Board:

We are writing this letter to oppose granting a waiver of the 180-day demolition delay for 21 Norwalk Avenue. We have lived around the corner on Compo Beach Road for more than 20 years.

The delay gives the interested parties time to consider options and put forth alternatives.

We believe the Westport Demolition Ordinance calling for a 180-day delay for all structures 50 years or older is a prudent and sound legislation for our town. As 21 Norwalk Avenue was originally built in 1920, it falls under the Ordinance which should not be waived.

Sincerely,
Deborah and Ron Shear
61 Compo Beach Road
Westport



TOWN OF WESTPORT
APPLICATION FOR DEMOLITION PERMIT
FOR HISTORIC PROPERTIES



AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT

WESTPORT BUILDING DEPARTMENT

1. DEPARTMENTARY ROAD ADDRESS OF WORK (Please Print) CIRCA 1950 DATE BUILT (From Assessor's Card)

2. FLOISE BUNE NAME OF CURRENT PROPERTY OWNER (Please Print) 917 593 9016 TELEPHONE

3. 25 CAVARTY ROAD ADDRESS OF CURRENT PROPERTY OWNER (Please Print) FLOISEBUNE@gmail.com EMAIL

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

5. 622 S.F. GARAGE ATTACHED TO 2015 ADDITION SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. FAST END DEVELOPERS INC DEMOLITION CONTRACTOR (Please Print) 203 395 6985 TELEPHONE 2049 LICENSE NUMBER

CHRISTALORPT@gmail.com EMAIL

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

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

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

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

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

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

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

FOR HISTORIC DISTRICT COMMISSION DECISION:

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

SIGNATURE OF HDC OFFICIAL _____ DATE _____


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

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

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

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

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

SIGNATURE OF PROPERTY OWNER/OR AGENT:  DATE: 9/16/21

SIGNATURE OF DEMOLITION CONTRACTOR: Christopher Taylor

SIGNATURE OF BUILDING OFFICIAL: _____

June 21, 2024

Town of Westport
110 Myrtle Ave.
Westport, CT 06880

Re: Bune/Powis Residence
25 Cavalry Road
Westport, CT 06880

To whom it may concern,

This letter will confirm that Eric Michaels of Ranney Michaels, LLC, is hereby authorized to represent applications on our behalf for projects located at 25 Cavalry Road, Westport, CT.

Thank You,

Eloise Bune
Owner



6/29/24
Date

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DAGOSTINO ELOISE BUNE			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	730,900	511,600	
						DWELLING	1-3	553,200	387,200	
25 CAVALRY RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	13,300	9,300	VISION
WESTPORT CT 06825		Alt Prcl ID 5297012-A	Lift Hse Asking \$				Total	1,297,400	908,100	
		Historic ID 75								
		Census 501								
		WestportC A36								
		Survey Ma 10447								
		Survey Ma 4088								
		GIS ID C15005000	Assoc Pid#							

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DAGOSTINO ELOISE BUNE		4223 0349	03-07-2022	U	I	0	29	Year	Code	Assessed	Year	Assessed	V	Year	Assessed
DAGOSTINO MICHAEL & ELOISE BUNE		3996 0126	04-14-2020	Q	I	1,355,499	00	2023	1-1	511,600	2022	511,600	2021	511,600	
DORSEY KEVIN M & DEBORAH L		3579 0005	01-02-2015	U	I	1,000,000	27		1-3	387,200		387,200		387,200	
CROLIUS THOMAS P & PATRICIA M		1110 0027	07-15-1991	U	I	0	29		1-4	9,300		9,300		9,300	
										908,100	Total	908,100	Total	908,100	

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) 553,200			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0004	0004			

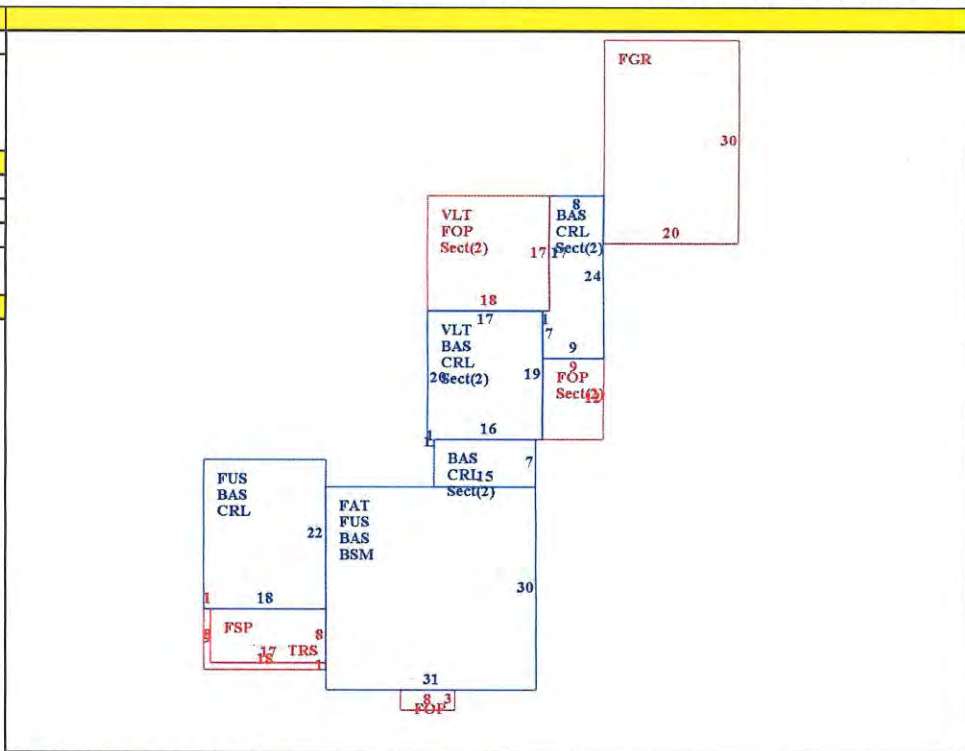
NOTES			
M/ 10447,4088(A) XF=1-4 FIX BATH			
ELEC RAD HT: 2BTHS(SEC1) & MUDRM(SEC2) 5/12/2020-REF V4005 P0001, V4005 P0003			

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	
80109	06-15-2015	AD	250,000	12-12-2016	100	09-26-2016	1 STORY MUDROOM TO CO	08-13-2020	SR			19	Field Review	
79938	05-08-2015	AL	40,000	12-12-2016	100	09-22-2016	INTERIOR RENOVATION TO	05-28-2020	HH	1		19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								12-12-2016	TM	2	1	00	Measur+Listed	
								12-09-2016	TM	2		66	INSPECTION NOTICE SE	

Permit Id	Comments
80109 79938	1 STORY MUDROOM TO CONNECT TO GARAGE, FAMILY ROOM, ADDITION. RENOVATE KITCHEN INTERIOR RENOVATION TO RE-BUILD EXISTING BATHROOMS (2) IN SAME LOCATION

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AAA		2.200 AC	360,000.00	0.47323	5	1.00	195	1.950		1.0000		730,900
Total Card Land Units					2.200 AC	Parcel Total Land Area					2.200	Total Land Value			730,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Antique	Fireplaces	6	
Model	01	Residential	Ceiling Height	8.00	
Grade:	13	A-	Elevator		
Stories:	2	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	03	Plaster			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	05	Hot Water			
AC Type:	03	Central			
Total Bedrooms	05	5 Bedrooms			
Total Bthrms:	3	3 Full Baths			
Total Half Baths	0				
Total Xtra Fixtrs	2				
Total Rooms:	10	10 Rooms			
Bath Style:	03	Modern			
Kitchen Style:					
Kitchens					
Whirlpool Tubs					
Hot Tubs					
Sauna (SF Area)					
Fin Basement					
Fin Bsmt Qual					
Bsmt. Garages					
Interior Cond	G				
Fireplaces	6				
Ceiling Height	8.00				
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C	Parcel Id		Owne
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					
Building Value New		652,186	Year Built		1810
Effective Year Built			Depreciation Code		G
Remodel Rating		MD	Remodel Rating		MD
Year Remodeled		2016	Year Remodeled		2016
Depreciation %		18	Depreciation %		18
Functional Obsol			Functional Obsol		
External Obsol			External Obsol		
Trend Factor		1	Trend Factor		1
Condition			Condition		
Condition %			Condition %		
Percent Good		82	Percent Good		82
Cns Sect Rcndd		426,800	Cns Sect Rcndd		426,800
Dep % Ovr			Dep % Ovr		
Dep Ovr Comment			Dep Ovr Comment		
Misc Imp Ovr			Misc Imp Ovr		
Misc Imp Ovr Comment			Misc Imp Ovr Comment		
Cost to Cure Ovr			Cost to Cure Ovr		
Cost to Cure Ovr Comment			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
BRN9	Bank Barn	L	600	33.00	1810	3	20	5	1.75	8,400
SHD1	Shed	L	480	11.00	1810	4	40	5	1.75	3,700
PAT1	Patio	L	300	11.00	1975	2	10	5	1.75	600
SHD1	Shed	L	208	11.00	2015	3	20	4	1.35	600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,326	1,326		135.31	179,426
BSM	Basement Area	0	930		27.06	25,168
CRL	Crawl Space	0	396		0.00	0
FAT	Attic, Finished	186	930		27.06	25,168
FGR	Garage	0	600		54.13	32,475
FOP	Porch, Open	0	24		28.19	677
FSP	Porch, Screen	0	136		33.83	4,601
FUS	Upper Story, Finished	1,326	1,326		135.31	179,426
TRS	Terrace - Stone	0	26		26.02	677
Ttl Gross Liv / Lease Area		2,838	5,694			447,618



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DAGOSTINO ELOISE BUNE			6 Septic	1 Public		Description	Code	Appraised	Assessed
			2 Public Water			RES LAND	1-1	730,900	511,600
						DWELLING	1-3	553,200	387,200
25 CAVALRY RD		SUPPLEMENTAL DATA				RES OUTBL	1-4	13,300	9,300
		Alt Prcl ID 5297012-A	Lift Hse Asking \$						
WESTPORT CT 06825		Historic ID 75							
		Census 501							
		WestportC A36							
		Survey Ma 10447							
		Survey Ma 4088							
		GIS ID C15005000	Assoc Pid#						
						Total		1,297,400	908,100

6158

WESTPORT, CT

VISION

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								
DAGOSTINO ELOISE BUNE	4223	0349	03-07-2022	U	I	0	29	2023	1-1	511,600	2022	511,600	2021	511,600
DAGOSTINO MICHAEL & ELOISE BUNE	3996	0126	04-14-2020	Q	I	1,355,499	00		1-3	387,200		387,200		387,200
DORSEY KEVIN M & DEBORAH L	3579	0005	01-02-2015	U	I	1,000,000	27		1-4	9,300		9,300		9,300
CROLIUS THOMAS P & PATRICIA M	1110	0027	07-15-1991	U	I	0	29							
								Total		908,100	Total	908,100	Total	908,100

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) 553,200			
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0004	0004				Appraised Xf (B) Value (Bldg) 0			
					Appraised Ob (B) Value (Bldg) 13,300			
					Appraised Land Value (Bldg) 730,900			

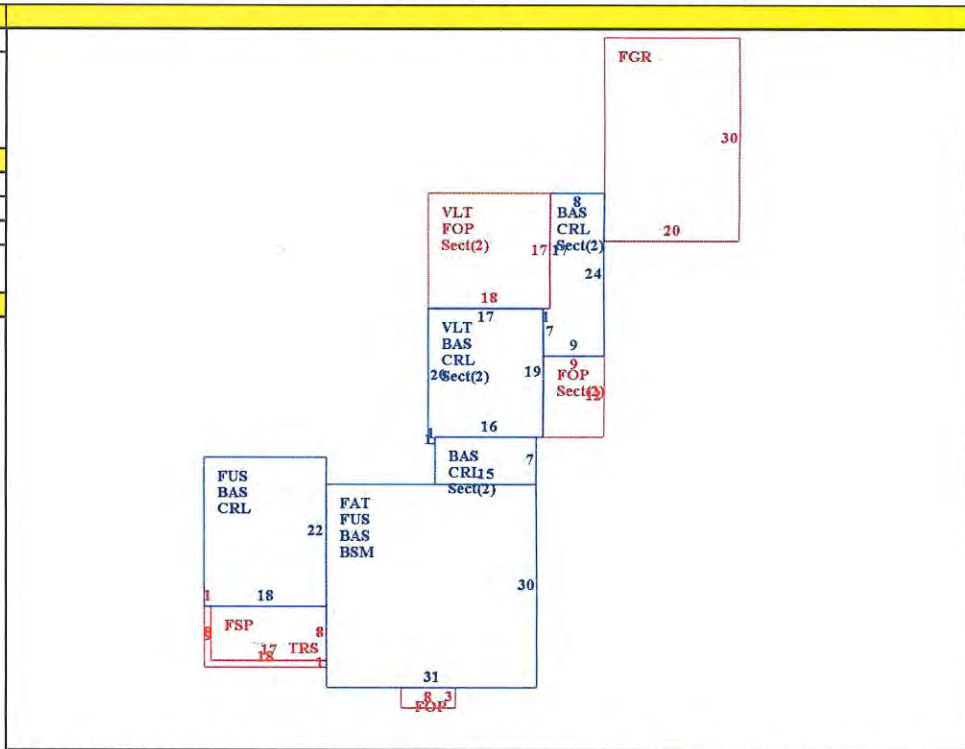
NOTES											
M/ 10447,4088(A) XF=1-4 FIX BATH ELEC RAD HT: 2BTHS(SEC1) & MUDRM(SEC2) 5/12/2020-REF V4005 P0001, V4005 P0003											
								Special Land Value 0			
								Total Appraised Parcel Value 1,297,400			
								Valuation Method C			
								1,297,400			
								Total Appraised Parcel 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	
80109	06-15-2015	AD	250,000	12-12-2016	100	09-26-2016	1 STORY MUDROOM TO CO	08-13-2020	SR			19	Field Review	
79938	05-08-2015	AL	40,000	12-12-2016	100	09-22-2016	INTERIOR RENOVATION TO	05-28-2020	HH	1		19	Field Review	
								03-02-2020	VA			60	Mailer Sent	
								12-12-2016	TM	2	1	00	Measur+Listed	
								12-09-2016	TM	2		66	INSPECTION NOTICE SE	

Permit Id	Comments
80109 79938	1 STORY MUDROOM TO CONNECT TO GARAGE, FAMILY ROOM, ADDITION. RENOVATE KITCHEN INTERIOR RENOVATION TO RE-BUILD EXISTING BATHROOMS (2) IN SAME LOCATION

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101	Single Family Re	AAA		2.200	AC	360,000.00	0.47323	5	1.00	195	1.950		1.0000	730,900
Total Card Land Units					2.200	AC	Parcel Total Land Area					2.200	Total Land Value 730,900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	101	Custom Ranch	Fireplaces	1	
Model:	01	Residential	Ceiling Height	9.00	
Grade:	13	A-	Elevator		
Stories:	1	1 Story	CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure:	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt Shingl	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		652,186
Interior Flr 2			Year Built		2016
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	09	HydroAir	Depreciation Code		A
AC Type:	03	Central	Remodel Rating		
Total Bedrooms			Year Remodeled		
Total Bthrms:	0		Depreciation %		4
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs			External Obsol		
Total Rooms:	2	2 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	03	Modern	Condition %		
Kitchens	1		Percent Good		96
Whirlpool Tubs			Cns Sect Rcndd		126,400
Hot Tubs			Dep % Ovr		
Sauna (SF Area)			Dep Ovr Comment		
Fin Basement			Misc Imp Ovr		
Fin Bsmt Qual			Misc Imp Ovr Comment		
Bsmt. Garages			Cost to Cure Ovr		
Interior Cond	A		Cost to Cure Ovr Comment		
Fireplaces	1				
Ceiling Height	9.00				



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
BAS	First Floor	628	628		151.31	95,021
CRL	Crawl Space	0	628		0.00	0
FOP	Porch, Open	0	414		30.33	12,559
VLT	Vaulted Ceiling	0	630		7.69	4,842
Ttl Gross Liv / Lease Area		628	2,300			112,422





CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
8/27/2024

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Cross Insurance 2 Corporate Drive #335 Shelton CT 06484		CONTACT NAME: Debbie Rossi PHONE (A/C, No. Ext): 203-259-7580 FAX (A/C, No): 203-254-4510 E-MAIL ADDRESS: sheltoncertificates@crossagency.com	
INSURED Ranney Michaels, LLC 1035 Burr Street Fairfield CT 06824		INSURER(S) AFFORDING COVERAGE INSURER A: Employers Mutual Casualty Co INSURER B: Travelers Property Casualty Co of America INSURER C: INSURER D: INSURER E: INSURER F:	
		NAIC # 21415 25674	

COVERAGES

CERTIFICATE NUMBER: 327349465

REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			6D07936	7/3/2024	7/3/2025	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 500,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 \$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
A	<input checked="" type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE <input type="checkbox"/> DED <input checked="" type="checkbox"/> RETENTION \$ 10,000			6J07936	7/3/2024	7/3/2025	EACH OCCURRENCE \$ 1,000,000 AGGREGATE \$ 1,000,000 \$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) <input type="checkbox"/> Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A	6JUB6R37763-1-24	7/3/2024	7/3/2025	<input checked="" type="checkbox"/> PER STATUTE <input type="checkbox"/> OTH-ER E.L. EACH ACCIDENT \$ 1,000,000 E.L. DISEASE - EA EMPLOYEE \$ 1,000,000 E.L. DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Eloise Bune
 25 Cavalry Road
 Westport CT 06880

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Deborah Rossi

East End Developers, Inc. (EEDI)

P.O. Box 9045

Bridgeport, Connecticut 06601

(203) 951-5601 Fax (203) 951-5602

Email info@eastenddevelopers.com

Home Improvement Contractor Registration #0641366

New Home Contractor Registration #0014020

Asbestos Contractor License #000729

Class A Demolition Licenses #2049

HUD Approved Section 3 Business

CT DAS Approved S/B/M/E

September 6, 2024

David and Marina Berman,
1 Little Fox Lane
Westport, CT 06880

Ref: Demolition at 25 Cavalry Road Westport CT 06880

Dear David and Marina,

EEDI will be demolishing the garage at 26 Cavalry Westport CT 06680 on or about between October 1– November 29, 2024. If you have any questions or concerns, please contact Chris Taylor @ 203-951-5601 Ext 104 or via email to ctaylor@eastenddevelopers.com.

Thank You,

Eric Michaels

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 25 CAVALRY ROAD has been filed in the Office of the Town Building Official on SEPT 6, 2024

Name and address of the owner: GLOISE BURE 25 CAVALRY ROAD WESTPORT

Age of the building or structure: CIRCA 1950

Square footage of the building or structure: 622 SF

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





CONNECTICUT
MEDIA GROUP

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 0002870306	Customer Account 217905
Sales Rep. mhutchings	Customer Information MICHAELS 1035 BURR STREET FAIRFIELD CT 06824 USA
Order Taker mhutchings	
Ordered By RANNY, EMAIL	Phone: 2032584296
Order Source Phone	Fax: EMail:

Ad Content Proof

Note: Ad size does not reflect actual ad

<u>Legal Notice of Intent to Demolish</u>	
Name and Address of owner:	Eloise Bune 25 Cavalry Road Westport, CT 06880
Age of structure:	approximately 74 years
Square Footage:	622
A Permit to Demolish the 622 s.f. Garage at 25 Cavalry Road has been filed in the Office of the Town Building Official September 6, 2024, the Application is currently pending and is available for public inspection	

Ad Cost	Payment Amt	Amount Due
\$78.75	\$78.75	\$0.00

Blind Box **Materials**

Order Notes

25 Cavalry Road

Ad Number 0002870306-01	External Ad #	Pick Up Number
Ad Type BR Legal Liner	Ad Size 2 X 10 li	PO Number 25 Cavalry Road
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Wetland
--	-----------------------	--------------------------------

Note: Retail Display Ads May Not End in Identified Placement

Run Dates
9/13/2024

Name and Address of Sender

Check type of mail or service:

Affix Stamp
(If issued as
certificate of
or for additic
copies of thi
Postmark &
Date of Re

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



U.S. POSTAGE PAID
WESTPORT, CT
06880
SEP 06 24
AMOUNT

\$3.90
R2305K137543-03

0000

Article Number	Addressee (Name, Street, City, State, & ZIP Code)	Postage	Fee
1.	ERIC MICHAELS 1035 BURN ST FARFIELD CT 06804	PAUL & AUDREY LOUIS 28 CAVALRY RD WESTPORT	
2.		JENNIFER FRIDLAND 26 CAVALRY RD WESTPORT	
3.		LAUREN SUESSMAN 33 CAVALRY RD WESTPORT	
4.		LT PDP MORGAN 59 CAVALRY RD WESTPORT	
5.		DIMITRI & VICTORIA LAKIL 69 PEARSON RD WESTPORT	
6.		DAVID & MARINA BERMAN 1 LITTON FAY LN WESTPORT	
7.			
8.			



Total Number of Pieces Listed by Sender

Total Number of Pieces Received at Post Office

Postmaster, Per (Name of receiving employee)

See Privacy Act Statement on Reverse

**HISTORIC RESOURCES INVENTORY
BUILDING AND STRUCTURES**

HIST-6 REV. 8/83

STATE OF CONNECTICUT
CONNECTICUT HISTORICAL COMMISSION
59 SOUTH PROSPECT STREET, HARTFORD, CONNECTICUT 06106
(203) 566-3005

COPY

FOR OFFICE USE ONLY

Town No.: _____ Site No.: **42**

UTM: _____

QUAD: _____

DISTRICT: S NR IF NR, SPECIFY Actual Potential

IDENTIFICATION

1. BUILDING NAME (Common) **Alva Finch House** (Historic)

2. TOWN CITY **Westport** VILLAGE **Alva Finch House** COUNTY **Fairfield**

3. STREET AND NUMBER (and/or location) **25 Cavalry Rd.**

4. OWNER(S) **Crolius, Thpomas & Patricia** 5297/12-A

5. USE (Present) **Residence** (Historic) **Residence** Public Private

6. ACCESSIBILITY TO PUBLIC: Yes No EXTERIOR VISIBLE FROM PUBLIC ROAD Yes No INTERIOR ACCESSIBLE Yes No IF YES, EXPLAIN _____

7. STYLE OF BUILDING **Greek Revival** DATE OF CONSTRUCTION **ca. 1837**

DESCRIPTION

8. MATERIAL(S) (Indicate use or location when appropriate)

Clapboard Asbestos Siding Brick Other (Specify) _____

Wood Shingle Asphalt Siding Fieldstone

Board & Batten Stucco Cobblestone

Aluminum Siding Concrete Type: _____ Cut stone Type: _____

9. STRUCTURAL SYSTEM

Wood frame Post and beam balloon

Load bearing masonry Structural iron or steel

Other (Specify) _____

10. ROOF (Type)

Gable Flat Mansard Monitor sawtooth

Gambrel Shed Hip Round Other (Specify) _____

(Material)

Wood Shingle Roll Asphalt Tin Slate

Asphalt shingle Built up Tile Other (Specify) _____

11. NUMBER OF STORIES **2** APPROXIMATE DIMENSIONS **31 x 36, 18 x 18**

12. CONDITION (Structural) Excellent Good Fair Deteriorated (Exterior) Excellent Good Fair Deteriorated

13. INTEGRITY (Location) On original site Moved WHEN? _____ (Alterations) Yes No IF YES, EXPLAIN _____

14. RELATED BLDGS OR LANDSCAPE FEATURES

Barn Shed Garage Other landscape features or buildings (Specify) **drylaid stone wall**

Carriage house Shop Garden

15. SURROUNDING ENVIRONMENT

Open land Wood-land Residential Scattered buildings visible from site

Commercial Indus-trial Rural High building density

16. INTERRELATIONSHIP OF BUILDING AND SURROUNDINGS

Located on a ridge, the house is one of the few period dwellings in the area.

(OVER)

DESCRIPTION (Continued)

17. OTHER NOTABLE FEATURES OF BUILDING OR SITE (interior and/or exterior)

The handsome, well-proportioned house incorporates the 5-bay, central chimney massing typical of the Federal period with Grecian detailing. The entablature returns on the gable ends, also set with lunette windows. Six-over-six windows are used throughout. The most distinguished feature of the house is the Doric portico which shelters the central entrance and the tripartite frontispiece with geometric side lights and transom surrounding a one-panel door. The detail is one of the better local expressions of the Greek Revival style. A Colonial Revival wing and porch were added to the south elevation. The house is well preserved.

18. ARCHITECT _____ BUILDER _____

SIGNIFICANCE

19. HISTORICAL OR ARCHITECTURAL IMPORTANCE

John Fitch owned the land on Red Coat Lane as early as 1763, according to the former owner of 43 Red Coat Lane, Betty Solitt. After his death, the land passed to his sons Alva and Samuel who divided the property. Samuel took the Red Coat frontage, and Alva got the land on Cavalry Road. It is assumed that he built the house for it has features of both the Federal and Greek Revival styles. Alva's widow lived to be 96, so his estate was not settled until 1896 when the house was sold. Local architect Charles Cutler occupied it from 1912 until he built his home on Kings Highway North in 1920. From 1922 until 1925, it was owned by Frazier Peters, a designer and builder noted for his distinctive custom stone houses. In 1938, the house was enlarged by Ruth B. Eckhart, and the current owners acquired it in 1959.

SOURCES

Westport Historical Society: House File.
Adams Manuscript.

PHOTO

PHOTOGRAPHER: Mary E. McCahon DATE: May, 1988

VIEW: east NEGATIVE ON FILE: CHC 14:17

COMPILED BY

NAME: Mary E. McCahon, Architectural Historian DATE: June, 1988

ORGANIZATION: Westport Historic District Commission

ADDRESS: Town Hall Westport, Conn. 06880



20. SUBSEQUENT FIELD EVALUATIONS

21. THREATS TO BUILDING OR SITE
- None known Highways Vandalism Developers Other _____
- Renewal Private Deterioration Zoning Explanation _____

STATE OF CONNECTICUT

CONNECTICUT HISTORICAL COMMISSION

59 South Prospect Street, Hartford, CT 06106

HISTORIC RESOURCES INVENTORY FORM

For Buildings and Structures

CONTINUATION SHEET

Item number: _____

PAL, Pawtucket, RI 02860

June 2000

Address: 25 Cavalry Road

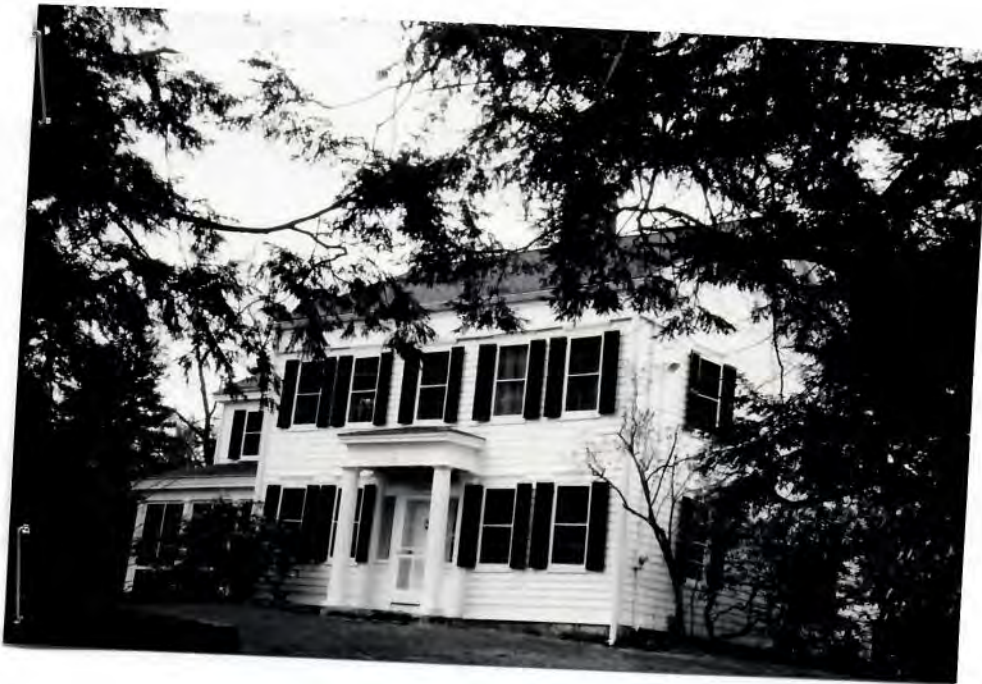
Name: Alva Finch House

NR District:

Local District:

Neg No.: 5:37

HRS ID No.: 0075













RECEIVED

TOWN OF WESTPORT

RECEIVED

SEP 13 2024

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES

SEP 06 2024

AND/OR PROPERTIES 50 YEARS OR OLDER

WESTPORT BUILDING DEPARTMENT

WESTPORT BUILDING DEPARTMENT

1. 2 Fairport Road Westport CT 06880 | 1992
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Franklin Red Group LLC | 516 486-5250
PROPERTY OWNER and LEGAL REPRESENTATIVE (Please Print) | TELEPHONE

3. 147 Bedell Ave Hempstead NY 11550 | Scott @ Franklin Investors group.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Complete demolition of house (1092 sq ft) and garage
SCOPE OF DEMOLITION (INCLUDING SQUARE FOOTAGE OF THE STRUCTURE TO BE DEMOLISHED)

5. Judith L Goldberg Electrical Contractor 2034557278 | MCO 0902.551
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER

Lucio Gabriel @ lucio.com
EMAIL

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

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

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

The property owner or legal representative must first obtain a Certificate of Appropriateness from the Historic District Commission prior to submitting the demolition permit application.

Meeting Date of Historic District Commission to consider demolition: _____

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

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

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the HDC Office at 203-341-1184.

FOR HISTORIC DISTRICT COMMISSION DECISION:

The Historic District Commission considers the property historically significant and does not waive the balance of delay.

The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____
(Date)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

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

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

- CERTIFICATE OF APPROPRIATENESS (Historic Properties or properties within a Historic District)
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Natasha Nelson 203-362-3062 demolitions@aquarionwater.com
- CABLEVISION Carl Jenkins 203-696-4726 carl.jenkins@alticeusa.com
- EVERSOURCE ENERGY 888-544-4826 FAX 877-285-4448
- FUEL TANK (For underground tanks) From the oil company or remediation contractor
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY scgdemolitions@avangrid.com 800-989-0900
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. 203-383-6727
- CONSERVATION DEPARTMENT Colin Kelly 203-341-1170 FAX: 203-341-1088
- HEALTH DEPARTMENT (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 Attach)

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

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

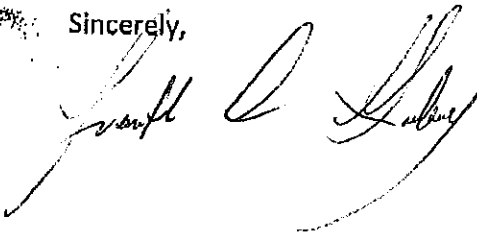
SIGNATURE OF PROPERTY OWNER: Scott Gile DATE: 9/5/24
 SIGNATURE OF DEMOLITION CONTRACTOR: Frank Barbieri DATE: 9/5/24
 SIGNATURE OF BUILDING OFFICIAL: _____ DATE: _____

Junith L Goldberg Electrical Contractor LLC

9/4/24

I hereby give Lucio Gabriel and any representative of Lucio's Masonry LLC to right to submit applications or permits and/or correspond and communicate with the Westport building department, on our behalf, related to the demolition of 2 Fairport Road Westport CT 06880. Thank you.

Sincerely,

A handwritten signature in cursive script, appearing to read "Junith L. Goldberg". The signature is written in dark ink on a white background.

22 00

22 00

22 00

22 00

22 00

Franklin REO Group, LLC

Westport Building Department
515 Post Rd E,
Westport, CT 06880

September 5, 2024

re: 2 Fairport Rd Westport CT 06880 – authorized representative

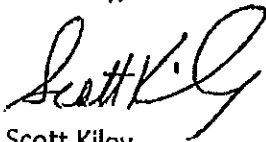
To whom it may concern,

This letter shall be formal notice that Lucio Gabriel and any representative of Lucio's Masonry LLC shall have the to right to submit applications or permits and/or correspond and communicate with the Westport building department, on our behalf as owner, with respect to the following:

- A) The demolition of the existing property at 2 Fairport Rd Westport CT 06880
- B) Submission of any plans to building, zoning, conservation related to the property located at property at 2 Fairport Rd Westport CT 06880
- C) Paying or filing of any necessary permits, fees or applications related to the property located at property at 2 Fairport Rd Westport CT 06880

If any questions exist I can be reached directly on my cell at 516-902-8826.

Sincerely,



Scott Kiley
Manager
Franklin REO Group LLC



CONSERVATION DEPARTMENT
TOWN HALL - 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

WESTPORT™

DISCLAIMER: "Please note that the Town of Westport maps are to be used as a guide only and not be used as final indication of the presence or exact location of wetland soils. We strongly recommend field verification of wetlands for each parcel by a certified soil scientist. The Town of Westport, or its employees or directors, shall not be liable for any damages of any kind that the user may suffer as a result of use or reliance upon information provided."

Inland Wetland & Watercourse and Waterway Protection Line Ordinance Permit Determination

Project Address: 2 Fairport Road

Project Description: New Single-Family Residence

(For Internal Use Only: P&Z Department to send transmittal) _____ Yes _____ No

I. A Conservation Department Permit Not Required for the following reason(s):

- No Wetlands or Watercourses on site or within 50' of property line as determined by a letter from soil scientist.
- No wetlands or watercourses present as determined by GIS research/file research and or inspection by technical staff.
- No permit required for this activity. A wetland permit is or may be required for any future work, which may include flagging of the wetland.

II. A Conservation Department Permit IS REQUIRED for the following reason(s):

- Wetlands on property flagged by soil scientist.
- GIS research/site visit by technical staff confirmed wetlands or watercourse onsite.
- Site Inspection Conducted/GIS research- No Wetlands on property but within 50 ft. of property line.
- Project eligible for staff-level approval. (AA)
- Project requires Conservation Commission review and approval. (Hearing)

III. WPLO Determinations:

- Property Outside WPLO jurisdictional boundary.
- Project Outside WPLO jurisdictional boundary but on the property. Conservation Department Permit Required. (WPL/E)
- Within WPLO jurisdictional boundary. Conservation Commission & Flood & Erosion Control Board Review Required. (Hearing)
- Within WPLO jurisdictional boundary, but no permit required for THIS activity. A WPLO permit is or may be required for any future work.

Colin Kelly 
Conservation Technical Staff

07/03/24
Date



WEST HEMPSTEAD
245 HEMPSTEAD AVE
WEST HEMPSTEAD, NY 11552-2114
(800)275-8777

09/06/2024 02:27 PM

Product	Qty	Unit Price	Price
---------	-----	------------	-------

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5352 43
Return Receipt \$4.10
Tracking #: 9590 9402 7173 1251 4955 79
Total \$9.68

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5352 29
Total \$5.58

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5352 29
Return Receipt \$4.10
Tracking #: 9590 9402 7982 2305 7236 31
Affixed Postage -\$5.58
Affixed Amount: \$5.58
Total \$4.10

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5352 12
Return Receipt \$4.10
Tracking #: 9590 9402 7982 2305 7236 24
Total \$9.68

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5352 05
Return Receipt \$4.10
Tracking #: 9590 9402 7982 2305 7236 55
Total \$9.68

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5351 99
Return Receipt \$4.10
Tracking #: 9590 9402 8936 4064 6741 15
Total \$9.68

First-Class Mail®	1		\$0.73
-------------------	---	--	--------

Letter
Westport, CT 06880
Weight: 0 lb 0.50 oz
Estimated Delivery Date
Mon 09/09/2024
Certified Mail® \$4.85
Tracking #: 9589 0710 5270 2247 5351 82
Return Receipt \$4.10
Tracking #: 9590 9402 8936 4064 6740 92
Total \$9.68

Grand Total: \$58.08

Credit Card Remit \$58.08

Card Name: VISA
Account #: XXXXXXXXXXXX2480
Approval #: 01100G
Transaction #: 614
AID: A0000000031010 Chip
AL: VISA CREDIT
PIN: Not Required CHASE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

Preview your Mail
Track your Packages
Sign up for FREE @
<https://informedelivery.usps.com>

All sales final on stamps and postage.
Refunds for guaranteed services only.
Thank you for your business.

Tell us about your experience.
Go to: <https://postalexperience.com/Pos>
or scan this code with your mobile device,



or call 1-800-410-7420.

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: 1723 Post Rd E. LLC
 Street and Apt. No., or PO Box No.
 1723 Post Rd E
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: 1739 Post Rd E LLC
 Street and Apt. No., or PO Box No.
 1739 Post Rd E
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Peter + Nicolette Carusone
 Street and Apt. No., or PO Box No.
 4 Fairport Rd
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Frances S. McCabe
 Street and Apt. No., or PO Box No.
 1 Fairport Rd
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Richard Manes, Jacquelyn Brewer
 Street and Apt. No., or PO Box No.
 4 West Fair Dr
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Westport, CT 06880 OFFICIAL USE

Certified Mail Fee	\$4.85	0552 02
Extra Services & Fees (check box, add fee as appropriate)	\$4.10	
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.73	
Total Postage and Fees	\$9.68	

Sent To: Agnis Loukas
 Street and Apt. No., or PO Box No.
 1753 Post Road E
 City, State, ZIP+4®
 Westport CT 06880

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Franklin REO Group LLC

Peter and Nicolette Carusone
4 Fairport Rd
Westport CT 06880

9/5/2024

RE: Demolition of 2 Fairport Road Westport CT 06880

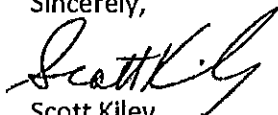
Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

Franklin REO Group LLC

Frances S McCabe
1 Fairport Rd
Westport CT 06880

9/5/2024

RE: Demolition of 2 Fairport Road Westport CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

Franklin REO Group LLC

Richard P Manes and Jacquelyn Brewer
4 Westfair Dr
Westport CT 06880

9/5/2024

RE: Demolition of 2 Fairport Road Westport CT 06880

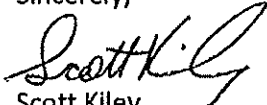
Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

Franklin REO Group LLC

Agois Loukas
1753 Post Rd E
Westport CT 06880

RE: Demolition of 2 Fairport Road Westport CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

Franklin REO Group LLC

1739 Post Rd E LLC
Attention: Owner / Manager
1739 Post Rd E
Westport CT 06880

RE: Demolition of 2 Fairport Road Westport CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

Franklin REO Group LLC

1723 Post Rd E LLC
Attention: Owner / Manager
1723 Post Rd E
Westport CT 06880

RE: Demolition of 2 Fairport Road Westport CT 06880

Dear Property Owner:

Please be advised that we will be demolishing the building/house located at 2 Fairport Road, Westport CT 06880 in the future.

There will be an electronic meeting with the Historic District Commission. Please see the Meeting List & Calendar page on the town's website (www.westportct.gov) for agenda and zoom meeting details.

Feel free to contact the Westport Building Dept. @ 203-341-5025 if you have any questions.

Sincerely,



Scott Kiley
Manager

DEMOLITION

Notice of Intent to Demolish

In accordance with Article 14, Section 14-209(a) of the Code of Ordinances, I have arranged with a licensed contractor to demolish the following building or structure:

Address: 12345 Main St., Springfield, IL 62761
City: Springfield, IL
County: Springfield, IL
Parcel ID: 123456789

The applicant warrants that the above information is true and correct and that the building or structure is not a historic building or structure.

The applicant warrants that the building or structure is not a historic building or structure.

The applicant warrants that the building or structure is not a historic building or structure.

