


222 Hillspoint Road - Appeal of Endorsement of Cafe Liquor Permit

Joel Green <jgreen@gglaw.net>

Tue 10/8/2024 9:45 AM

To: Perillie, Michelle <mperillie@westportct.gov>; Young, Mary <maryyoung@westportct.gov>

Cc: Nicholas R. Bamonte <nbamonte@berchemmoses.com>

 7 attachments (560 KB)

222 Hillspoint - Letter From Barr to Leifer - 12-19-1985.pdf; 222 Hillspoint - Zoning Certificate of Compliance - 04-28-1986.pdf; 222 Hillspoint - Letter From Barnard to Ollweiler - 12-18-1996.pdf; 222 Hillspoint - Letter From Barnard to Scholl - 09-18-2003.pdf; 222 Hillspoint - Email From Reynolds to Kravitz - 06-10-2019.pdf; 222 Hillspoint - Email From Kravitz to Reynolds - 06-10-2019.pdf; 222 Hillspoint - P&Z Permit Review - 06-2019.pdf;

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Michelle and Mary:

Attached to this email are additional documents to be included in the record in this matter.

Please don't hesitate to contact me if you have any questions.

Thank you for your time and cooperation.

Best regards.

Joel Z. Green, Esq.
The Law Offices of Green and Gross, P.C.
1087 Broad Street
Bridgeport, Ct. 06604
Office Tel. (203) 335-5141
Fax (203) 367-9964
E-Mail: [.././.././Documents/Office%20Info/]JoelZGreen@gglaw.net

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WESTPORT CONNECTICUT

THE PLANNING & ZONING COMMISSION
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 226-8311

12/19/85

Roger Leifer
3 Sylvan Road South
P.O. Box 5180
Westport, CT. 06881

RE: Estate of Kenneth Montgomery
220, 222 & 225 Hillspoint Road
Tax Map #5315, Tax Lots 30, 31 & 237
Westport, CT.

Dear Roger:

In response to your letter of 12/5/85 I have found that:

1. All three lots were recorded in 1927 on WLR Map #545.
2. Lot #30 contains a building constructed circa 1900 that is used for residential purposes.
3. The contiguous Lot #31 contains a building constructed circa 1900 that is used as a neighborhood grocery store. This use of Lot #31, only, is a pre-existing non-conforming use.
4. Both Lots #30 & #31 are less than 6,000 sq. ft. in size in a Res. B Zone. However, the "merger provision" for Adjoining Lots in Section 6-3.2 of the Zoning Regulations does not apply because both lots are developed.
5. Lot #237 across the street is a vacant parcel that has been used for off-street parking.

Consequently, it is my opinion that all three (3) parcels are valid, separate, non-conforming lots and that Lot #31 contains a non-conforming use.

Very truly yours

Melvin H. Barr, Jr., AICP
Planning Director

cc: K. Carvel, Tax Assessor
E. Kaminsky, ZBA
J. Giner, ZEA



PLANNING & ZONING PERMIT REVIEW

PERMIT MODIFIED
No

PROPERTY ADDRESS 222 HILLSPOINT ROAD

TENANT ADDRESS

Master Permit ID 5784

GIS ID E04050000

PERMIT NUMBER 42653

ZONING DISTRICT B

Permit Type New Tenant

Applicant Name	Hal Kravitz	Owner Name	Hal Kravitz
Applicant Address	222 HILLSPOINT ROAD	Owner Address	222 HILLSPOINT ROAD
Secondary Address		Secondary Address	
Applicant Phone	404-580-2664	Owner Phone	404-580-2664
Email Address	halkrav@gmail.com	Email Address	halkrav@gmail.com

Residential Projects:		Commercial Projects:	
New House No	Swimming Pool No	New Building No	Signage No
Addition No	Tennis Court No	Building Addition No	Excavation and Fill No
Interior Renovations No	Other Yes	Interior Renovations No	Site Changes No
Accessory Structure No		Restaurant Patio Permit No	Temp Zoning Permit
Specify Other retail food establishment		Retail to Retail No	Other No
		Specify Other	

Existing Property Uses retail food use with no patron seating

Project Description

int. renov. for new retail food establishment (no interior seating for customers per appl) w/retail in first floor, office & storage on second floor, storage in detached garage
 Det. gar. used for retail storage okay per MY since Jeff Andrews at the Health dept has confirmed that the use has been continuous for the last 20 years.

Sanitary Service Type Sewer Septic Health Dept Approval Date 6/7/2019

ZBA Case No _____ ZBA Approval Date _____

P&Z Comm Approval No _____ Approval Date _____

Title of Survey Site Plan			
Prepared By		Prepared Date	Rev Date

Title of Building Plans	<u>Elvira Mae's, 222 Hillspoint Rd.</u>		
Prepared By		Prepared Date	Rev Date
Number of Pages	<u>6</u>		

ZONING CERTIFICATE OF COMPLIANCE
WESTPORT, CONNECTICUT

Fee: \$ N/A
Paid: _____

For property located at: 220-222 HILLSPOINT RD. (Old Mill Deli)
(House No.) (Street)

Tax Map # 5315, Tax Lot # 30,31, WLR # 545, ZBA Variance # N/A

Premises covered by Zoning Permit # interior sign-off, Zone A

Issued to: Old Mill Associates

Mailing Address: c/o Anne Beers, William Kavels Real Estate 45 Riverside Ave.

To verify that the attached as-built plot plan, titled NOT REQUIRED
certified by _____

and dated _____ for the above referenced lot and the structures thereon has been presented to the Zoning Enforcement Officer, and such plan indicates that the construction or use is in conformance with:

1. all applicable Zoning Regulations;
2. all conditions and requirements of the Zoning Permit;
3. (For approved subdivision lots) that the sub-grade and base course for the new subdivision road have been completed, inspected, and approved by the Town Engineer as noted in the attached report dated: _____

Date: 4/28/86

Inspected by: [Signature]

Dated: 4/28/86

Issued by: [Signature]
Zoning Enforcement Office
Westport Planning & Zoning Commission

NOTES: CONFORMANCE TO FLOOR PLANS RECEIVED 3/3/86.
2ND FLOOR TO REMAIN VACANT OR STORAGE ONLY.

DOOR

PUBLIC PHONE

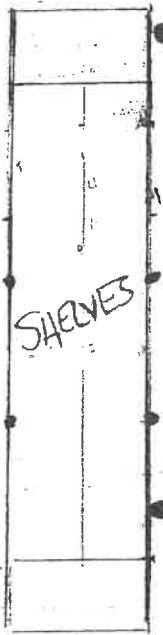
CHECKOUT COUNTER

REGIS TER

NEWS PAPERS

SHELVES

REMOTE MEDIUM TEMP



SELF CONTAINED MEDIUM TEMP

SELF CONTAINED FREEZER

SELF CONTAINED MED TEMP

38'

10' DELI CASES SELF CONTAINED

COFFEE SERVER

ROTISSERIE

STONE

COUNTERS

SINKS

COUNTER

STAIRWAY

HOT WATER

OFFICE

STORAGE

BATH ROOM

BATH ROOM

FURNACE A/C

Red. 3/3/86

Reynolds, Susan

From: Reynolds, Susan
Sent: Monday, June 10, 2019 11:53 AM
To: halkrav@gmail.com
Subject: 222 Hillspoint Rd - zoning permit for int. renov.

Dear Mr. Kravitz,

In order to process your request for interior renovations to Elvira's at 222 Hillspoint Road I will need the following information:

1. The list, approved by the Health department, showing what the numbers on the building plans are referencing.;
2. Clarification of the "dining room" shown on the plan. We allow up to 10 customer seats for Retail food establishments without requiring a change to the parking on site.;
3. Clarification of the use of the detached garage & the second floor of the main building. This information should be included on the list submitted for the first point noted above.;
4. Grease trap approval from Bryan Thompson. He can be reached at (203)341-1129 and is in Town Hall in room 210.j

Thank you in advance for submitting the required information. When we have reviewed the submitted information and confirmed compliance with the zoning regulations we will contact you when the zoning permit is ready.

Sincerely,

Sue Reynolds
Zoning Official

Reynolds, Susan

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WESTPORT CONNECTICUT

PLANNING & ZONING DEPARTMENT
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 226-8311

December 18, 1996

Joan Ollweiler
Old Mill Associates
William Raveis Real Estate
45 Riverside Avenue
Westport, CT 06880

RE: 220, 222, 225 Hillspoint Road, Tax Map 5315, Lots 30,
31 and 237

Dear Ms. Ollweiler:

Thank you for coming to the Planning and Zoning office to discuss the above referenced property.

I have reviewed Melvin Barr's letter regarding these properties and agreed with the conclusions stated in his 12/19/85 letter to Attorney Roger Leifer (letter attached).

The three parcels are separate, nonconforming lots. Lot 31 has a nonconforming use. This use can continue, but cannot be expanded, enlarged or altered. The second floor of the Old Mill Market can only be used as storage.

During our discussion you indicated that there were eight on site parking spaces.

The January 6, 1986 Leo Leonard survey of the property does not show eight parking spaces. However, an inspection of the property on December 12, 1996 revealed that the parking area was enlarged without the proper approvals. The excess driveway will have to be removed from the property prior to the issuance of a zoning permit for a new tenant or owner.

Sincerely,

A handwritten signature in black ink, appearing to read "Katherine Barnard", is written over the typed name.

Katherine Barnard
Planning and Zoning Director

attachment
oldmill.knc



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12/19/85

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Very truly yours

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Planning Director

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E. Kaminsky, ZBA
J. Giner, ZEA



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PLANNING & ZONING
TOWN HALL, 110 MYRTLE AVENUE
WESTPORT, CONNECTICUT 06880
(203) 341-1030 • (203) 341-1079
(203) 454-6145 - fax

September 18, 2003

Attorney Robert Scholl
29 Imperial Avenue
Westport, CT 06880

Re: Lot Across from 222 Hillspoint Road (0 Hillspoint Road, Assessor's Map 5315,
Lot 237, Zone B)

Dear Mr. Scholl:

I have reviewed the Planning & Zoning files regarding 222 Hillspoint Road and the lot across from 222 Hillspoint Road known as 0 Hillspoint Road (Assessor's Map 5315, Lot 237) and concur with the 12/19/85 letter from then Planning Director Melvin Barr and my 12/18/96 letter.

The lot across from 222 Hillspoint Road (Assessor's Map 5315, Lot 237) is considered a separate non-conforming lot.

Sincerely,

Katherine Barnard
Director Planning & Zoning

Attachments



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12/19/85

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December 18, 1996

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