

ZBA Notice Letter

To whom it may concern:

Date: 09/04/2024

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

Notice is hereby given that **Marc Lasry** has filed a **VARIANCE**
(*Applicant's Full Name*)

For Listed Proposed Project Description below:

The Applicant proposes to construct a one-story addition on the northern side of the existing one-story single-family dwelling to contain an additional bedroom and master bath.

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

For approval for **104 Beachside Avenue**
(*Address of Property*)

The public hearing date for this application will be, scheduled at the discretion of the Zoning Board of Appeals. A Notice of Public Hearing for this application will be published on the town's website.

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

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

For Future Reference:

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

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

Thank you, Marc Lasry
(*Applicant's Full Name*)



Certificate of Mailing — Firm

Name and Address of Sender

**Christopher Russo
Russo & Rizio, LLC
10 Saco Hill Road
Fairfield, CT 06824**

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here

U.S. POSTAGE PAID

SOUTHPORT, CT
06890
SEP 09 24
AMOUNT
\$5.85
R2305K133303-05



Postmaster, per (name of receiving employee)

0000

USPS® Tracking Number
Firm-specific Identifier

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

Parcel Airlift

Special Handling

Fee

Postage

1.

GOSSELIN ELIZABETH M
PO BOX 261
GREENS FARMS, CT 06436

2.

LASRY MARC & CATHY
399 PARK AVE 6TH FL
NEW YORK, NY 10022

3.

NELIS HENDRIK WILLEM
21 UPPER PHILLMORE GARDENS
LONDON, NULL W8 7HF

4.

ZEFF SUSAN TR
17068 BROOKWOOD DRIVE
BOCA RATON, FL 33496

5.

6.

\$1.65



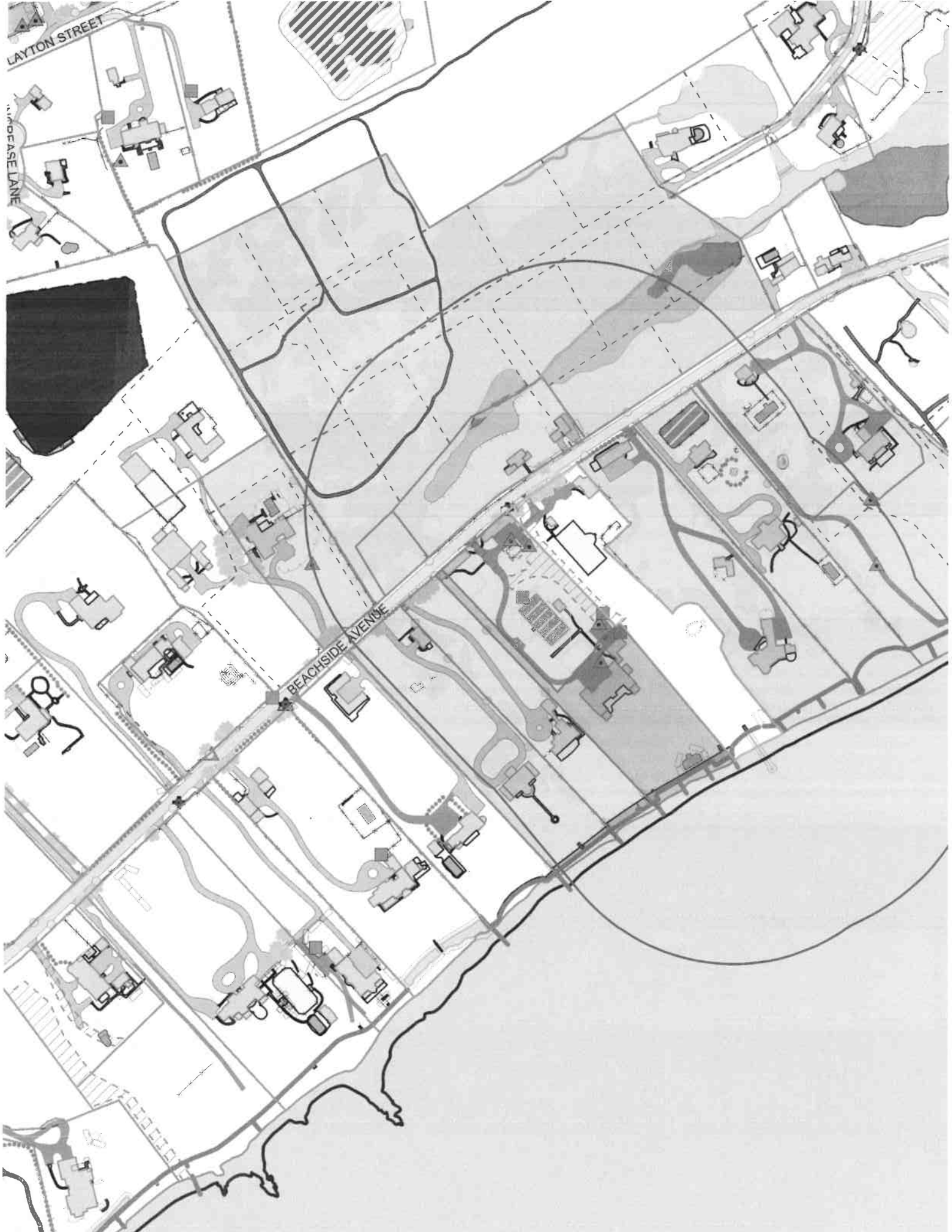
Certificate of Mailing — Firm

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office™	Affix Stamp Here Postmark with Date of Receipt.
USPS® Tracking Number Firm-specific Identifier		Address (Name, Street, City, State, and ZIP Code™)	Postage
		Fee	Special Handling
		Parcel Airift	
Christopher Russo Russo & Rizio, LLC 10 Sasco Hill Road Fairfield, CT 06824	Postmaster, per (name of receiving employee)		
1.		110 BEACHSIDE LLC 1209 ORANGE STREET WILMINGTON, DE 19801	
2.		AUDOBON SOCIETY STATE OF 2325 BURR ST FAIRFIELD, CT 06824	
3.		BELLA LUNA LLC 116 BEACHSIDE AVE WESTPORT, CT 06880	
4.		BRADSHAW-MACK GEOFFREY & 93 BEACHSIDE AVE WESTPORT, CT 06880	
5.		CHATTERJEE PURNENDU & AMI 888 SEVENTH AVE NEW YORK, NY 10106	
6.			

LAYTON STREET

WINDYBUSH LANE

BEACHSIDE AVENUE





500 feet Abutters List Report

Westport, CT
September 09, 2024

Subject Property:

Parcel Number: I05001000
CAMA Number: I05001000
Property Address: 104 BEACHSIDE AVE

Mailing Address: LASRY MARC & CATHY
399 PARK AVE 6TH FL
NEW YORK, NY 10022

Abutters:

Parcel Number: H05016000
CAMA Number: H05016000
Property Address: 93 BEACHSIDE AVE

Mailing Address: BRADSHAW-MACK GEOFFREY &
MELISSA B
93 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: H05017000
CAMA Number: H05017000
Property Address: BEACHSIDE AVE

Mailing Address: ZEFF SUSAN TR
17068 BROOKWOOD DRIVE
BOCA RATON, FL 33496

Parcel Number: H05018000
CAMA Number: H05018000
Property Address: 102 BEACHSIDE AVE

Mailing Address: LASRY MARC & CATHY
399 PARK AVE 6TH FL
NEW YORK, NY 10022

Parcel Number: H05019000
CAMA Number: H05019000
Property Address: 98 BEACHSIDE AVE

Mailing Address: ZEFF SUSAN TR
17068 BROOKWOOD DRIVE
BOCA RATON, FL 33496

Parcel Number: H05020000
CAMA Number: H05020000
Property Address: 94 BEACHSIDE AVE

Mailing Address: CHATTERJEE PURNENDU & AMITA
888 SEVENTH AVE
NEW YORK, NY 10106

Parcel Number: H06044000
CAMA Number: H06044000
Property Address: 103 BEACHSIDE AVE

Mailing Address: GOSSELIN ELIZABETH M
PO BOX 261
GREENS FARMS, CT 06436

Parcel Number: I05002000
CAMA Number: I05002000
Property Address: 100 BEACHSIDE AVE

Mailing Address: LASRY MARC & CATHY
399 PARK AVE 6TH FL
NEW YORK, NY 10022

Parcel Number: I06001000
CAMA Number: I06001000
Property Address: BEACHSIDE AVE

Mailing Address: AUDOBON SOCIETY STATE OF CONN
2325 BURR ST
FAIRFIELD, CT 06824

Parcel Number: I06027000
CAMA Number: I06027000
Property Address: 116 BEACHSIDE AVE

Mailing Address: BELLA LUNA LLC
116 BEACHSIDE AVE
WESTPORT, CT 06880

Parcel Number: I06028000
CAMA Number: I06028000
Property Address: 114 BEACHSIDE AVE

Mailing Address: BELLA LUNA LLC
116 BEACHSIDE AVE
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.



500 feet Abutters List Report

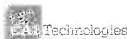
Westport, CT
September 09, 2024

Parcel Number: I06030000
CAMA Number: I06030000
Property Address: 110 BEACHSIDE AVE

Mailing Address: 110 BEACHSIDE LLC
1209 ORANGE STREET
WILMINGTON, DE 19801

Parcel Number: I06031000
CAMA Number: I06031000
Property Address: 106 BEACHSIDE AVE

Mailing Address: NELIS HENDRIK WILLEM
21 UPPER PHILLIMORE GARDENS
LONDON, NULL W8 7HF



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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
LASRY MARC & CATHY			6 Septic 2 Public Water	1 Public	1	Description	Assessed
AVENUE CAPITAL			SUPPLEMENTAL DATA			RES LAND	4,405,700
399 PARK AVE 6TH FL			Lift Hse Asking \$			DWELLING	274,900
NEW YORK NY 10022			Assoc Pld#			RES OUTBL	320,400
GIS ID 105001000						Total 7,144,000	

RECORD OF OWNERSHIP				PREVIOUS ASSESSMENTS (HISTORY)			
Year	Code	Description	Amount	Year	Assessed	Year	Assessed
		LASRY MARC & CATHY	2834 0096	2023	4,405,700	2021	4,405,700
		LEVINE M WALTER	2834 0095		274,900		274,900
		LEVINE M WALTER & FRITZIE	1281 0054		320,400		320,400
Total			0.00	Total		5,001,000	

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Year	Code	Description	Amount
Total				Total			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	Code	Description
0001	0001	B	Tracing
Batch			

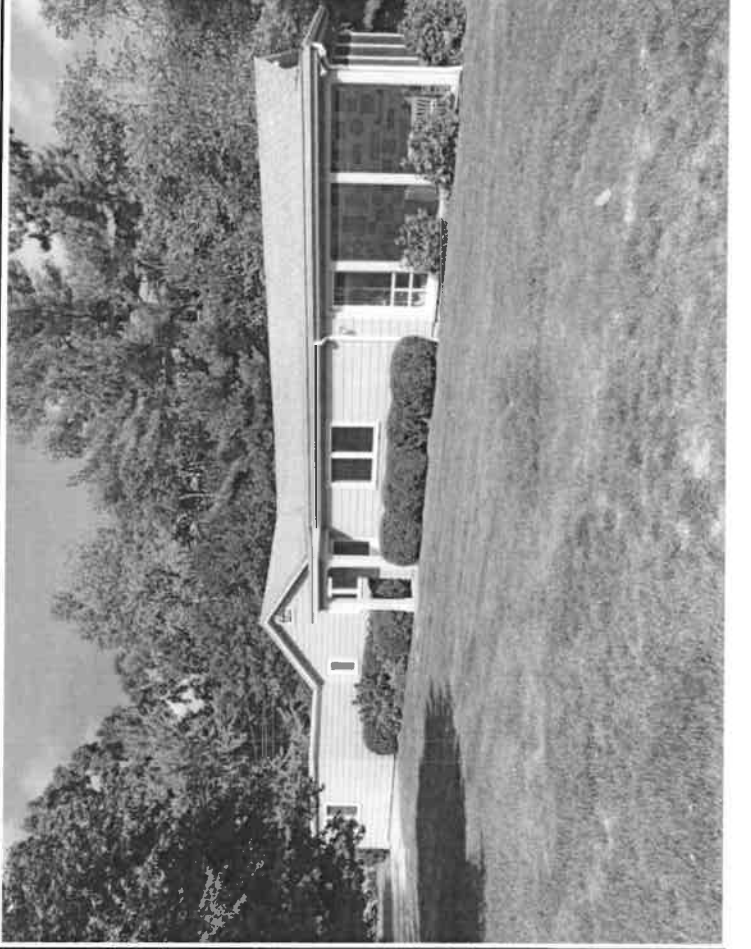
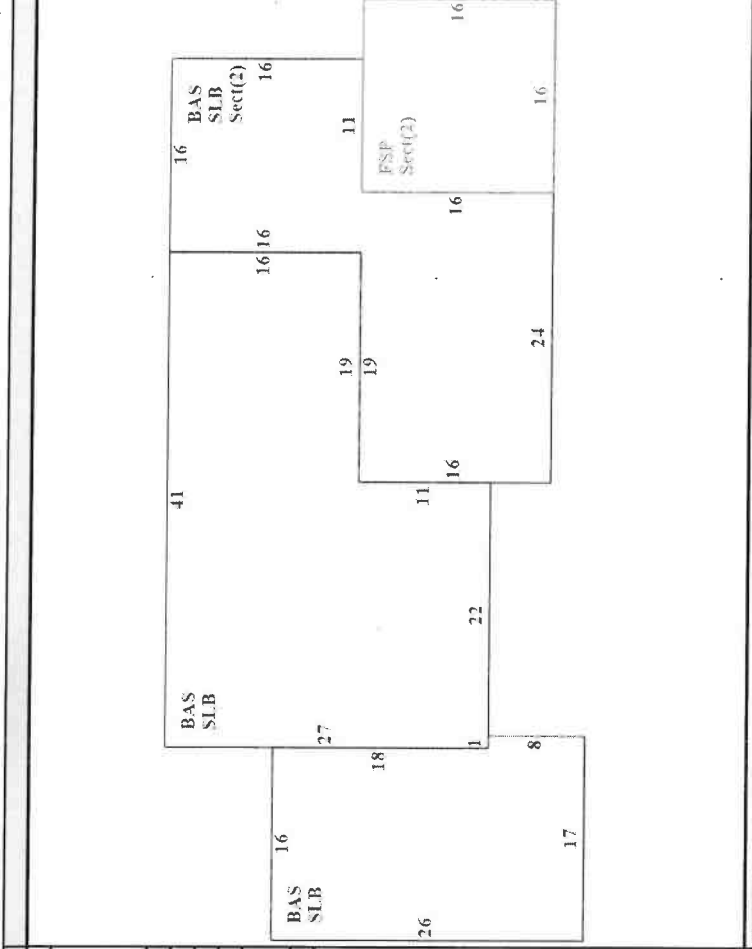
APRAISED VALUE SUMMARY			
Year	Code	Description	Amount
		Appraised Bldg. Value (Card)	392,700
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	457,500
		Appraised Land Value (Bldg)	6,293,800
		Special Land Value	0
		Total Appraised Parcel Value	7,144,000
		Valuation Method	C
Total Appraised Parcel Value			

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
81743	08-04-2016	AD	270,000	05-12-2017	100	06-27-2014	CONVERT SCREEN PORCH
78057	02-20-2014	AL	200,000	07-15-2014	100	09-23-2010	INTERIOR RENOVATIONS F
71311	01-21-2010	NA	5,000	09-23-2010	100		5' X 40' DECK (PORTION OF
69274	12-04-2007	DE		05-12-2008	100		DEMO OF S/F DWELLING / D
Permit Id	Comments						

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land Type
1 101L	Single Family O	AAA	AC
			3.000
			AC
			3.000
Total Card Land Units			3.000
Parcel Total Land Area			3.000

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land Type
1 101L	Single Family O	AAA	AC
			3.000
			AC
			3.000
Total Card Land Units			3.000
Parcel Total Land Area			3.000

LAND LINE VALUATION SECTION			
B Use Code	Description	Zone	Land Type
1 101L	Single Family O	AAA	AC
			3.000
			AC
			3.000
Total Card Land Units			3.000
Parcel Total Land Area			3.000



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
01	Ranch	Fireplaces	8.00
01	Residential	Elevator	
14	A	CONDO DATA	
1	1 Story	Parcel Id	C O W S
14	Wood Shingle	Adjust Type	Description Factor %
03	Gable	Condo Flr	
03	Asphalt Shingl	Condo Unit	
05	Drywall	COST / MARKET VALUATION	
12	Hardwood	Building Value New	305,137
03	Gas	Year Built	1995
04	Forced Air	Effective Year Built	VG
03	Central	Depreciation Code	MJ
02	2 Bedrooms	Remodel Rating	2014
2	2 Full Baths	Year Remodeled	4
0	Total Bthrms:	Depreciation %	
1	Total Half Baths	Functional Obsol	
1	Total Xtra Fixtrs	External Obsol	
4	Total Rooms:	Trend Factor	1
03	Bath Style:	Condition	
03	Kitchen Style:	Condition %	96
1	Kitchens	Percent Good	200,200
	Whirlpool Tubs	Cns Sect Rcnld	
	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	
	Bsmt. Cond	Cost to Cure Ovr Comment	
	Fireplaces		
	Ceiling Height		

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bld	Cond.	Cd	% Gd	Grade	Appr. Value
PAT1	Patio	L	1,248	5.50	2008	6	75	5	1.75	9,000
DCK	Dock/Pier	L	152	250.00	2010	6	75	6	2.05	58,400
SHD1	Shed	L	448	11.00	2010	5	60	3	1.00	3,000
BBC	Basketball Co	L	1	34650.00	2008	6	75	5	1.75	45,500
PIER	Pier	L	400	500.00	2010	6	75	6	2.05	307,500
DCK	Dock/Pier	L	108	250.00	2010	6	75	4	1.35	27,300
MSC2	BOAT RAMP	L	451	15.00	2010	6	100	4	0.00	6,800
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprac Value				
BAS	First Floor	1,322	1,322	1,322	133.89	177,001				
SLB	Slab	0	1,322	1,322	0.00	0				
Ttl Gross Liv / Lease Area		1,322	2,644			177,001				

Property Location 104 BEACHSIDE AVE
 Vision ID 3682
 Account # 7740
 Map ID 105 / 001/000 /
 Bldg # 1
 Bidg Name Sec # 2 of 2
 Card # 2 of 3
 State Use 101L
 Print Date 8/23/2024 8:12:13 PM

CURRENT ASSESSMENT
 Code Appraised Assessed
 1-1 6,293,800 4,405,700
 1-3 392,700 274,900
 1-4 457,500 320,400

RES LAND 6158
 DWELLING WESTPORT, CT
 RES OUTBL

SUPPLEMENTAL DATA
 Alt Prcl ID 545252-1
 Historic ID
 Census 506
 WestportC L30
 Survey Ma 5909
 Survey Ma

Lift Hse
 Asking \$
 Assoc Pcl#

RECORD OF OWNERSHIP
 LASRY MARC & CATHY
 AVENUE CAPITAL
 399 PARK AVE 6TH FL
 NEW YORK NY 10022

UTILITIES
 6 Septic
 2 Public Water

STRT / ROAD
 1 Public

LOCATION
 1

SALE PRICE VC
 15,100,000 31
 0 29
 2,500,000 00

SALE DATE Q/U V/I
 08-22-2007 U I
 08-22-2007 U I
 11-30-1993 Q I

VOL/PAGE
 2834 0096
 2834 0095
 1281 0054

EXEMPTIONS
 Description Amount Code Description Number Amount Comm Int

OTHER ASSESSMENTS
 Description Amount Code Description Number Amount Comm Int

ASSESSING NEIGHBORHOOD
 Nbrd Name B Batch

NOTES
 SEE #100, #102, #104 TOGETHER

APRAISED VALUE SUMMARY
 Year Code Year Assessed Year Assessed V Year Assessed
 2023 1-1 4,405,700 2022 4,405,700 2021 4,405,700
 1-3 274,900 274,900
 1-4 320,400 320,400
 Total 7,144,000 Total 5,001,000 Total 5,001,000

PREVIOUS ASSESSMENTS (HISTORY)
 Year Code Year Assessed Year Assessed V Year Assessed
 2023 1-1 4,405,700 2022 4,405,700 2021 4,405,700
 1-3 274,900 274,900
 1-4 320,400 320,400
 Total 7,144,000 Total 5,001,000 Total 5,001,000

APRAISED VALUE SUMMARY
 This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card) 392,700
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 457,500
 Appraised Land Value (Bldg) 6,293,800
 Special Land Value 0
 Total Appraised Parcel Value 7,144,000
 Valuation Method C
 Total Appraised Parcel Value 7,144,000

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments
81743	08-04-2016	AD	270,000	05-12-2017	100	06-27-2014	CONVERT SCREEN PORCH
78057	02-20-2014	AL	200,000	07-15-2014	100	09-23-2010	INTERIOR RENOVATIONS F
71311	01-21-2010	NA	5,000	09-23-2010	100		5' X 40' DECK (PORTION OF
69274	12-04-2007	DE		05-12-2008	100		DEMO OF S/F DWELLING / D

Comments
 CONVERT SCREEN PORCH TO BEDROOM WITH NEW FOUNDATION**1-STORY ADDITION FOR BEDROOM AND SCREENED PORCH**
 INTERIOR RENOVATIONS FOR 2 BATHROOMS, KITCHEN, CLOSETS, MISC. WALLS, NO STRUCTURAL CHANGE
 5' X 40' DECK (PORTION OF DOCK) FOR PIER
 DEMO OF S/F DWELLING / DETACHED GARAGE

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpose/Result
10-14-2022	PF	5	1	13	QC - Interior Inspection
03-25-2021	BAA			51	BAA No Change
06-12-2020	SR			19	Field Review
03-02-2020	VA			60	Mailer Sent
05-12-2017	TM	2	5	00	Measur+H Listed

LAND LINE VALUATION SECTION

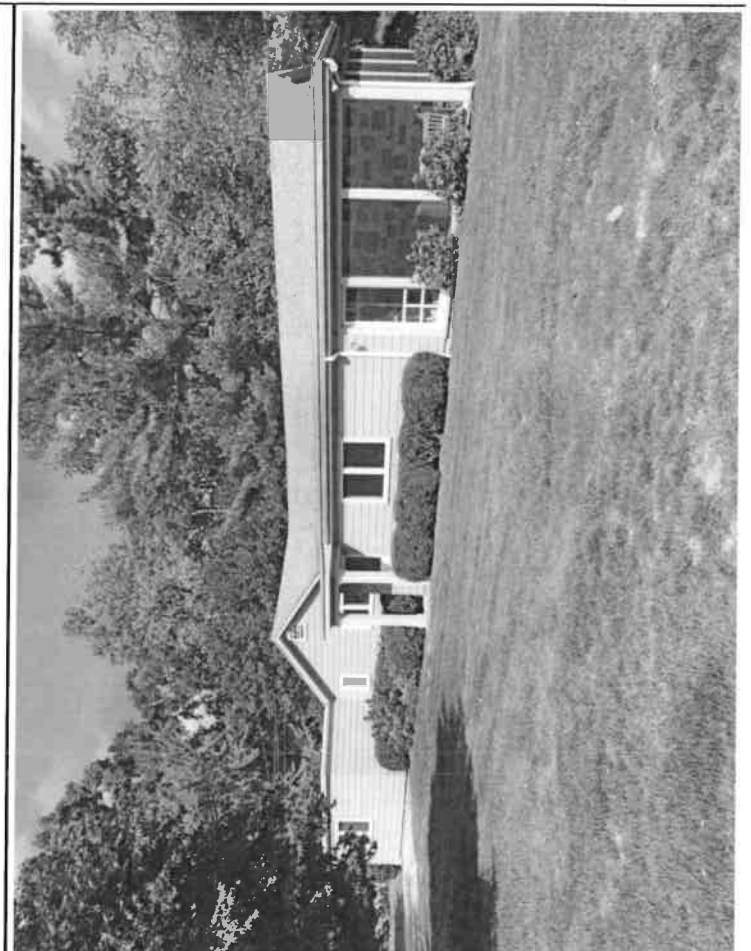
B Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	101L Single Family O	AAA		3,000	AC	1,618,400	0.41349	9	0.95	330	SHAPE	3.300	1.0000	6,293,800

Total Card Land Units | 3,000 | AC | Parcel Total Land Area | 3,000

Total Land Value | 6,293,800



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Description	Description
Style:	01	Ranch	
Model:	01	Residential	
Grade:	14	A	8.00
Stories:	1	1 Story	
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 Fir 1	12	Hardwood	
Interior Fir 2			
Heat Fuel	03	Gas	305,137
Heat Type:	04	Forced Air	
AC Type:	03	Central	2017
Total Bedrooms	01	1 Bedroom	A
Total Bthrms:	0		
Total Half Baths	0		
Total Xtra Fixtrs			
Total Rooms:	2	2 Rooms	3
Bath Style:			1
Kitchen Style:			
Kitchens			
Whirlpool Tubs			
Hot Tubs			97
Sauna (SF Area			93,700
Fin Basement			
Fin Bsmt Qual			
Bsmt. Garages			
Interior Cond			
Fireplaces	A		
Ceiling Height	8.00		
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)			
Code	Description	L/B Units	Yr Blt
		Unit Price	Cond. Cd
		% Gd	Grade
		Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	640	640
FSP	Porch, Screen	0	256
SLB	Slab	0	640
			Unit Cost
			Undeprac Value
			83,169
			8,317
			0
Ttl Gross Liv / Lease Area		640	1,536
			91,486



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT	
LASRY MARC & CATHY	AVENUE CAPITAL	399 PARK AVE 6TH FL	6 Septic 2 Public Water	1 Public	1	Description RES LAND DWELLING RES OUTBL	Code 1-1 1-3 1-4
NEW YORK NY 10022		Alt Prcl ID 545252-1	SUPPLEMENTAL DATA			Appraised 6,293,800 392,700 457,500	Assessed 4,405,700 274,900 320,400
		Historic ID 506	Lift Hse Asking \$			6158	
		Census WestportC L30	Assoc Pid#			WESTPORT, CT	
		Survey Ma 5909				VISION	
		GIS ID 105001000					

RECORD OF OWNERSHIP					PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Description	Amount	Code	Year	Code	Description	Amount	Code	Year
					2023	1-1	4,405,700	2022	4,405,700	2021
						1-3	274,900		274,900	
						1-4	320,400		320,400	
Total			0.00		Total		5,001,000	Total		5,001,000

EXEMPTIONS					OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Year	Code	Description	Amount	Code	Year
					2023	1-1	4,405,700	2022	4,405,700	2021
						1-3	274,900		274,900	
						1-4	320,400		320,400	
Total			0.00		Total		5,001,000	Total		5,001,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	Code	Description	Number
0001	0001	B	Tracing	Batch

BUILDING PERMIT RECORD				
Permit Id	Issue Date	Type	Amount	Insp Date

VISIT / CHANGE HISTORY				
Date	Id	Type	Is	Cd

LAND LINE VALUATION SECTION				
B Use Code	Description	Zone	Land Type	Land Units
2	101L Single Family O			0 SF

LAND LINE VALUATION SECTION				
B Use Code	Description	Zone	Land Type	Land Units
2	101L Single Family O			0 SF
Total Card Land Units				0
Parcel Total Land Area				3,000
Total Land Value				0

This signature acknowledges a visit by a Data Collector or Assessor

Appraised Bldg. Value (Card)
Appraised Xf (B) Value (Bldg)
Appraised Ob (B) Value (Bldg)
Appraised Land Value (Bldg)
Special Land Value
Total Appraised Parcel Value
Valuation Method

392,700
0
457,500
6,293,800
0
7,144,000
C
7,144,000

Total Appraised Parcel Value



CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Cd	Element	Description
Style: 19	Studio	Fireplaces	
Model: 01	Residential	Ceiling Height	8.00
Grade: 14	A	Elevator	
Stories: 1	1 Story	CONDO DATA	
Occupancy: 1	Stucco	Parcel Id	C Owne
Exterior Wall 1			B S
Exterior Wall 2		Adjust. Type	Description
Roof Structure:	Gable	Condo Fir	Factor%
Roof Cover	Wood Shingle	Condo Unit	
Interior Wall 1	Drywall	COST / MARKET VALUATION	
Interior Wall 2		Building Value New	117,656
Interior Fir 1	Carpet	Year Built	1994
Interior Fir 2		Effective Year Built	G
Heat Fuel	Electric	Depreciation Code	16
Heat Type:	Forced Air	Remodel Rating	1
AC Type:	Central	Year Remodeled	84
Total Bdrms:	00	Functional %	98,800
Total Half Baths	1	External Obsol	
Total Xtra Fixtrs	1	Trend Factor	
Total Rooms:	03	Condition	
Bath Style:	Modern	Percent Good	
Kitchen Style:		Cns Sect Rcnld	
Kitchens		Dep % Ovr	
Whirlpool Tubs		Dep Ovr Comment	
Hot Tubs		Misc Imp Ovr	
Sauna (SF Area		Misc Imp Ovr Comment	
Fin Basement		Cost to Cure Ovr	
Fin Bsmt Qual		Cost to Cure Ovr Comment	
Bsmt. Garages		OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)	
Bsmt. Cond		Code	Description
Fireplaces		L/B	Units
Ceiling Height	8.00	Yr Blt	Unit Price
		Cond. Cd	% Gd
		Grade	Grade Adj.
		Appr. Value	
BUILDING SUB-AREA SUMMARY SECTION			
Code	Description	Living Area	Floor Area
BAS	First Floor	260	260
FOP	Porch, Open	0	21
SLB	Slab	0	260
		Unit Cost	Undeprec Value
		422.53	109,858
		80.48	1,690
		0.00	0
Ttl Gross Liv / Lease Area		260	541
			111,548