Property Location 355 RIVERSIDE AVE | Map ID C07/ / 006/000 / | Bldg Name | State Use 340
Vision ID 7060 | Account # 11178 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/31/2020 1:25:19 AM

CURRENT OWNER

285 & 355 RIVERSIDE LLC
C/O BAYWATER PROPERTIES
1019 BOSTON POST RD

DARIEN CT 06820

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Public	

SUPPLEMENTAL DATA

Alt Prcl ID	53030207-1	Lift Hse	
Historic ID			
Census	504		
WestportC	G10		
Survey Ma	8767		
Survey Ma			
GIS ID	C07006000	Assoc Pid#	

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
COM LAND	2-1	9,576,000	6,703,200
COM BLDG	2-2	3,308,172	2,315,700
COM OUTBL	2-5	68,400	47,900
Total		12,952,572	9,066,800

6158

WESTPORT, CT

VISION

RECORD OF OWNERSHIP

	BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
285 & 355 RIVERSIDE LLC	3608	0301	05-08-2015	U	I	0	29
RIVERSIDE LLC	3603	0086	04-15-2015	U	I	0	14
RIVERSIDE OFFICE 285 & 355 LLC	2539	0313	04-19-2005	U		36,550,000	27
RIVERSIDE INVESTORS LLC	2170	0293	04-03-2003	U	I	37,125,000	00
TIAA REALTY INC	1583	0052	03-27-1998	U	V	0	29

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2019	2-1	6,703,200	2018	2-1	6,703,200	2017	2-1	6,703,200
	2-2	2,315,700		2-2	2,315,700		2-2	2,595,700
	2-5	47,900		2-5	47,900		2-5	47,900
	Total	9066800		Total	9066800		Total	9346800

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Number	Amount	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES

M/7936
1ST & 2ND: VACANT
LL: EAST = IXM
CLASS A
WATERFRONT

PKG GAR: 25 AP A.G., 31 SP U.G.
SPRINKLERS
FACADE GABLE ROOF = WD SHINGLES
ECO = MARKET INCOME ADJ

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	3,144,472
Appraised Xf (B) Value (Bldg)	163,700
Appraised Ob (B) Value (Bldg)	68,400
Appraised Land Value (Bldg)	9,576,000
Special Land Value	0
Total Appraised Parcel Value	12,952,572
Valuation Method	O
Total Appraised Parcel Value	12,952,572

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
86434	03-23-2020	AL		250,000		0		TENANT FITUP FOR SECON
86041	10-30-2019	AL		15,000				INSTALL BATHROOM ON 3R
85989	10-21-2019	AL		695,000				THIRD FLOOR TENANT FITU
85165	03-19-2019	AL	Alterations	190,000	07-12-2019	100	06-11-2019	TENTANT FITUP 2ND FLOOR
85138	03-08-2019	AL	Alterations	150,000	07-12-2019	100	07-01-2019	TENANT FITUP 2ND FLOOR
84949	01-02-2019	AL	Alterations	275,000	07-12-2019	100	07-12-2019	INTERIOR RENOVATIONS F
84566	09-28-2018	AL	Alterations	75,000	07-12-2019	100	07-12-2019	INTERIOR TENANT FITOUT L

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
07-12-2019	PG		1	53	Re-Check - WIP
04-25-2019	PG	2	5	53	Re-Check - WIP
01-09-2019	TM	2		69	Partial Int Inspn (See Perm
11-15-2018	PF	1	5	63	STIPULATION CHANGE
02-01-2018	TM	2	5	69	Partial Int Inspn (See Perm
02-26-2016	CP			74	BAA - Elected Not To Cond
12-16-2015	JMT			41	Hearing - Change

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	340	Off Bldg	GBD		2.660	AC	1,200,000	1.00000	C	1.00	W	3.000	WF		0		9,576,000
				Total Card Land Units	2.660	AC	Parcel Total Land Area:			2.6600						Total Land Value	9,576,000

Property Location 355 RIVERSIDE AVE | Map ID C07/ / 006/000 / | Bldg Name | State Use 340
Vision ID 7060 | Account # 11178 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/31/2020 1:25:20 AM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	85	Office Bldg
Model	94	Commercial
Grade	03	Average
Stories:	3	
Occupancy	1.00	
Exterior Wall 1	17	Stucco/Masonry
Exterior Wall 2		
Roof Structure	01	Flat
Roof Cover	04	T&G/Rubber
Interior Wall 1	05	Drywall
Interior Wall 2		
Interior Floor 1	14	Carpet
Interior Floor 2	11	Ceram Clay Til
Heating Fuel	04	Electric
Heating Type	09	HydroAir
AC Type	03	Central
Bldg Use	340	Off Bldg
Income Adj		
Heat/AC	01	Heat/AC Pkgs
Frame Type	05	Steel
Baths/Plumbing	02	Average
Ceiling/Walls	05	Sus-Ceil & WL
Rooms/Prtns	02	Average
Wall Height	10.00	
% Comn Wall		
1st Floor Use:	343	

CONSTRUCTION DETAIL (CONTINUED)

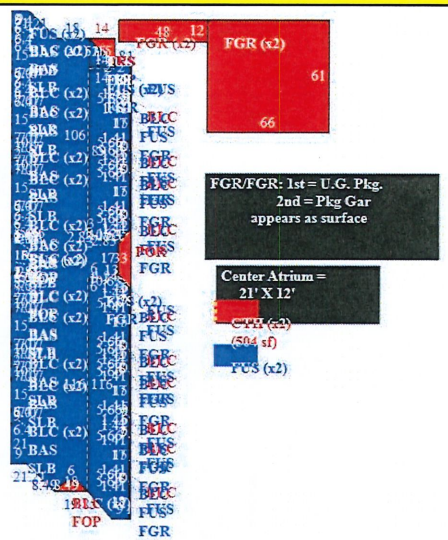
Element	Cd	Description

MIXED USE

Code	Description	Percentage
340	Off Bldg	100
		0
		0

COST / MARKET VALUATION

RCN	6,201,246
Year Built	1970
Effective Year Built	
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	10
Trend Factor	1
Condition	
Condition %	
Percent Good	70
Cns Sect Rcnld	4,340,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
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	% Good	Grade	Grade Adj	Appr. Value
ELEV	Elevator	B	2	50000.00	1995		70		0.00	70,000
SPR	Sprinklers	B	49,560	2.70	1995		70		0.00	93,700
PAV1	Paving Asph.	L	23,400	2.50	1985	5	60		0.00	35,100
LT1	1Pole - 1 Lt	L	42	1980.00	1995	4	40		0.00	33,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	10,569	10,569		130.63	1,380,628
BLC	Balcony	0	923		19.53	18,027
CTH	Cathedral Ceiling	0	1,008		26.18	26,387
FGR	Garage	0	13,986		52.25	730,744
FOP	Porch, Open	0	234		32.94	7,707
FST	Utility Storage, Fin	0	238		52.14	12,410
FUS	Upper Story, Finished	29,399	29,399		130.63	3,840,391
POR	Pergola	0	175		13.44	2,351
SLB	Slab	0	10,569		0.00	0
TRS	Terrace - Stone	0	105		26.13	2,743
	Ttl Gross Liv / Lease Area	39,968	67,206			6,021,388

Notice Letter

To whom it may concern:

Date Application Submitted: SEPTEMBER 2, 2020

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

Notice is hereby given that ERIC D. BERNHEIM, ESQ has filed a VARIANCE APPLICATION
(Print Applicant's Full Name) *(List Type of Application)*

For Listed Proposed Project Description below ***Copy from page 1- line 7:***
PROPOSING A COMPREHENSIVE SIGNAGE PLAN IN ACCORDANCE WITH THE APPLICATION ON FILE.

With the Town of Westport / Zoning Board of Appeals

For approval for 355 RIVERSIDE AVENUE, WESTPORT, CT 06880
(Address of Property)

The public hearing for this application will be, scheduled at the discretion of the Zoning Board of Appeals.
A Legal Notice of Public Hearing for this application will be, published twice prior to public hearing in a local newspaper.

To view this application details please:
Visit **www.westportct.gov** Click: ***Department & Services*** / P&Z Dept, ***Pending Applications***, or
Visit the P&Z office in room 203 at *Town Hall, 110 Myrtle Ave, Westport, CT 06880. Monday - Friday 8:30 - 4:30*

To submit a letter of support or objection for above listed project: **E-mail** your letter to **pandz@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 left tool bar *Click:* ***Sign up for e-Notification****, Subscription page will open.*
3. Type in your E-mail Address, *twice as requested.*
4. *Click* each ***Board / Committee/ Category*** you want to receive an *e-Notification* from.
5. When you complete your selections, *Click:* ***Subscribe.***
6. You will soon receive an E-mail confirmation.

Thank you, ERIC D. BERNHEIM, ESQ.
(Print Applicant's Full Name)

250 foot Abutters List Report

Westport, CT
August 14, 2020

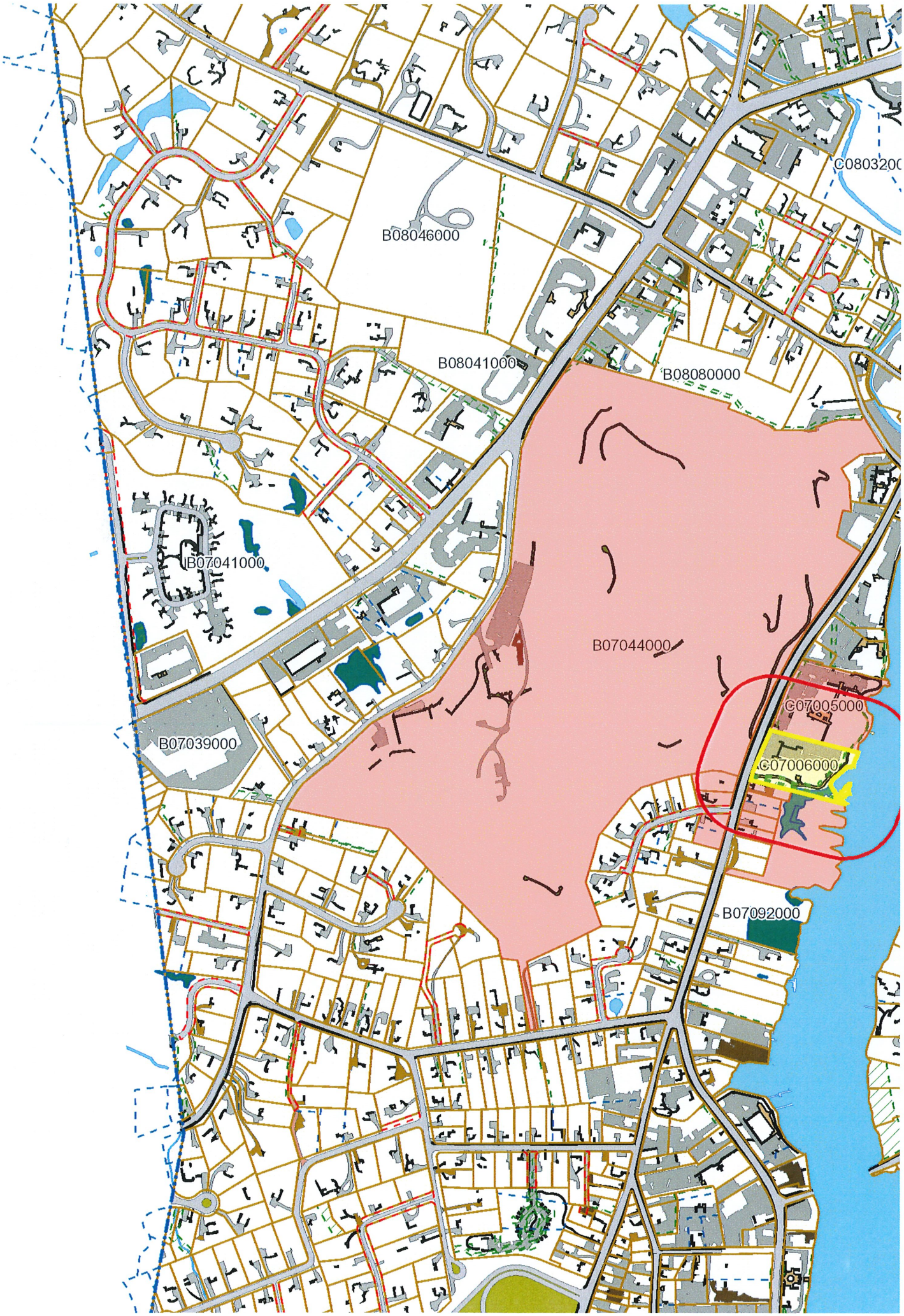
Subject Property:

Parcel Number:	C07006000	Mailing Address:	285 & 355 RIVERSIDE LLC
CAMA Number:	C07006000		1019 BOSTON POST RD
Property Address:	355 RIVERSIDE AVE		DARIEN, CT 6820

Abutters:

Parcel Number:	B07044000	Mailing Address:	BIRCHWOOD COUNTRY CLUB INC THE
CAMA Number:	B07044000		25 KINGS HWY S
Property Address:	25 KINGS HWY S		WESTPORT, CT 6880
Parcel Number:	B07072000	Mailing Address:	DE LASA CARLOS F
CAMA Number:	B07072000		1 RAYMOND PL
Property Address:	1 RAYMOND PL		WESTPORT, CT 6880
Parcel Number:	B07084000	Mailing Address:	GREENE ELAINE
CAMA Number:	B07084000		2 RAYMOND PL
Property Address:	2 RAYMOND PL		WESTPORT, CT 6880
Parcel Number:	B07085000	Mailing Address:	378 RIVERSIDE AVE LLC
CAMA Number:	B07085000		24 SYLVAN RD N
Property Address:	378 RIVERSIDE AVE		WESTPORT, CT 6880
Parcel Number:	B07086000	Mailing Address:	BROCKMAN MICHAEL
CAMA Number:	B07086000		375 RIVERSIDE AVE
Property Address:	375 RIVERSIDE AVE		WESTPORT, CT 6880
Parcel Number:	B07087000	Mailing Address:	SOBOSLAI MARK R & JOAN
CAMA Number:	B07087000		381 RIVERSIDE AVE
Property Address:	381 RIVERSIDE AVE		WESTPORT, CT 6880
Parcel Number:	B07088000	Mailing Address:	SAW LIDA & HONG
CAMA Number:	B07088000		391 RIVERSIDE AVE
Property Address:	391 RIVERSIDE AVE		WESTPORT, CT 6880
Parcel Number:	B07089000	Mailing Address:	GIANNITTI MARIA & THEODORE A
CAMA Number:	B07089000		24 MAPLEWOOD AVE
Property Address:	397 RIVERSIDE AVE		WESTPORT, CT 6880
Parcel Number:	C07005000	Mailing Address:	DIV RIVERSIDE LOAN LLC
CAMA Number:	C07005000		125 HIGH ST 21ST FL
Property Address:	325 RIVERSIDE AVE		BOSTON, MA 2110
Parcel Number:	C07007000	Mailing Address:	WESTPORT TOWN OF
CAMA Number:	C07007000		110 MYRTLE AVE
Property Address:	407 RIVERSIDE AVE		WESTPORT, CT 6880

CAI Technologies
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.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C07006000
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TOWN OF WESTPORT
CONSERVATION DEPARTMENT
TOWN HALL – 110 MYRTLE AVENUE
WESTPORT, CT 06880
P 203.341.1170 F 203.341.1088

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: 355 Riverside Ave
Project Description: Signage

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

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

1. _____ No Inland Wetlands or Watercourses on site or within 50' of property line as determined by a **letter from soil scientist.**
2. ___X___ No Inland wetlands or watercourses present as determined by **GIS research/file research** and or **inspection** by technical staff.
3. _____ 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):

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

III. WPLO Determinations:

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

Alicia Mozian *Alicia Mozian* 8/14/2020
Conservation Technical Staff Date