Property Location 30 ISLAND WAY | Map ID B01/ / 057/000 / | Bldg Name | State Use 101
Vision ID 5439 | Account # 9533 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/30/2020 7:29:57 PM

## CURRENT OWNER

COYKENDALL JOHN P & GAIL M

30 ISLAND WAY

WESTPORT CT 06880

1

## TOPO / UTILITIES / STRT / ROAD / LOCATION

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | 6 | Septic | 1 | Public | 1 | |
| | | 2 | Public Water | | | | |

## SUPPLEMENTAL DATA

| | | | |
|---|---|---|---|
| Alt Prcl ID | 53060175,176 | Lift Hse | |
| Historic ID | | | |
| Census | 504 | | |
| WestportC | M15 | | |
| Survey Ma | 508 | | |
| Survey Ma | | | |
| GIS ID | B01057000 | Assoc Pid# | |

## CURRENT ASSESSMENT

| Description | Code | Appraised | Assessed |
|---|---|---|---|
| RES LAND | 1-1 | 614,400 | 430,100 |
| DWELLING | 1-3 | 1,467,300 | 1,027,100 |
| RES OUTBL | 1-4 | 40,400 | 28,300 |
| Total | | 2,122,100 | 1,485,500 |

6158

WESTPORT, CT

# VISION

## RECORD OF OWNERSHIP

| | BK-VOL | PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC |
|---|---|---|---|---|---|---|---|
| COYKENDALL JOHN P & GAIL M | 3894 | 0298 | 12-10-2018 | U | I | 905,000 | 10 |
| MATHIESEN DAGNY EST | 3891 | 0104 | 11-14-2018 | U | I | 0 | 29 |
| MATHIESEN DAGNY EST | 3881 | 0268 | 09-07-2018 | U | I | 0 | 29 |
| MATHIESEN DAGNY | 1893 | 0292 | 09-12-2001 | U | I | 0 | 29 |
| MATHIESEN DAGNY & EST OF OLAU S | 0765 | 0126 | 11-13-1985 | U | I | 0 | 29 |

## PREVIOUS ASSESSMENTS (HISTORY)

| Year | Code | Assessed | Year | Code | Assessed V | Year | Code | Assessed |
|---|---|---|---|---|---|---|---|---|
| 2019 | 5-1 | 430,100 | 2018 | 1-1 | 391,000 | 2017 | 1-1 | 391,000 |
| | | | | 1-3 | 115,400 | | 1-3 | 115,400 |
| | Total | 430100 | | Total | 506400 | | Total | 506400 |

## 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 | Sub | Nbhd Name | B | Tracing | Batch |
|---|---|---|---|---|---|
| 0001 | B | | | | |

## NOTES

M/508(105,106),2430

## APPRAISED VALUE SUMMARY

| | |
|---|---|
| Appraised Bldg. Value (Card) | 1,467,300 |
| Appraised Xf (B) Value (Bldg) | 0 |
| Appraised Ob (B) Value (Bldg) | 40,400 |
| Appraised Land Value (Bldg) | 614,400 |
| Special Land Value | 0 |
| Total Appraised Parcel Value | 2,122,100 |
| Valuation Method | C |
| Total Appraised Parcel Value | 2,122,100 |

## BUILDING PERMIT RECORD

| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments |
|---|---|---|---|---|---|---|---|---|
| 86183 | 12-09-2019 | SP | | 50,000 | 07-21-2020 | 100 | 08-01-2020 | 12' X 35' INGROUND POOL |
| 85638 | 07-17-2019 | NC | | 1,074,000 | 07-21-2020 | 100 | 08-01-2020 | NEW TWO-STORY SINGLE F |
| 84981 | 01-11-2019 | DE | Demolition | 0 | 05-21-2019 | 100 | 05-21-2019 | DEMOLISH 1935 SINGLE FA |

## VISIT / CHANGE HISTORY

| Date | Id | Type | Is | Cd | Purpost/Result |
|---|---|---|---|---|---|
| 05-21-2019 | PG | 2 | 5 | 55 | NOAH - Visual |
| 08-07-2015 | VA | | | 10 | Measu/LtrSnt - Letter Sent |
| 07-08-2015 | AG | | | 02 | Sat or >5PM Attm @ Int In |
| 07-07-2015 | AG | | | 01 | Measured/No Interior Insp |
| 06-15-2015 | VA | | | 66 | INSPECTION NOTICE SE |
| 10-04-2005 | VA | | | 10 | Measu/LtrSnt - Letter Sent |
| 09-08-2005 | MJ | 1 | | 08 | Measur/Int Refusal - No inf |

## 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 | A | | 0.220 | AC | 880,000 | 3.17370 | 6 | 1.00 | 100 | 1.000 | | | 1.0000 | | 614,400 |
| | | | | Total Card Land Units | 0.220 | AC | Parcel Total Land Area | | | 0.2200 | | | | | Total Land Value | | 614,400 |

Property Location 30 ISLAND WAY | Map ID B01/ / 057/000 / | Bldg Name | State Use 101
Vision ID 5439 | Account # 9533 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 7/30/2020 7:29:58 PM

## CONSTRUCTION DETAIL

| Element | Cd | Description |
|---|---|---|
| Style: | 105 | Custom Design |
| Model | 01 | Residential |
| Grade: | 16 | Type I |
| Stories: | 2.25 | |
| Occupancy | 1 | |
| Exterior Wall 1 | 14 | Wood Shingle |
| Exterior Wall 2 | 29 | Stone Veneer |
| 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 | 04 | 4 Bedrooms |
| Total Bthrms: | 5 | 5 Full Baths |
| Total Half Baths | 1 | 1 Half Bath |
| Total Xtra Fixtrs | 5 | |
| Total Rooms: | 10 | 10 Rooms |
| Bath Style: | 02 | Average |
| Kitchen Style: | 02 | Average |
| Kitchens | 1 | |
| Whirlpool Tubs | | |
| Hot Tubs | | |
| Sauna (SF Area | | |
| Fin Basement | | |
| Fin Bsmt Qual | | |
| Bsmt. Garages | | |
| Interior Cond | A | |
| Fireplaces | 2 | |
| Ceiling Height | 9.00 | |

## CONSTRUCTION DETAIL (CONTINUED)

| Element | Cd | Description |
|---|---|---|
| Fireplaces | 2 | |
| Ceiling Height | 9.00 | |
| Elevator | | |

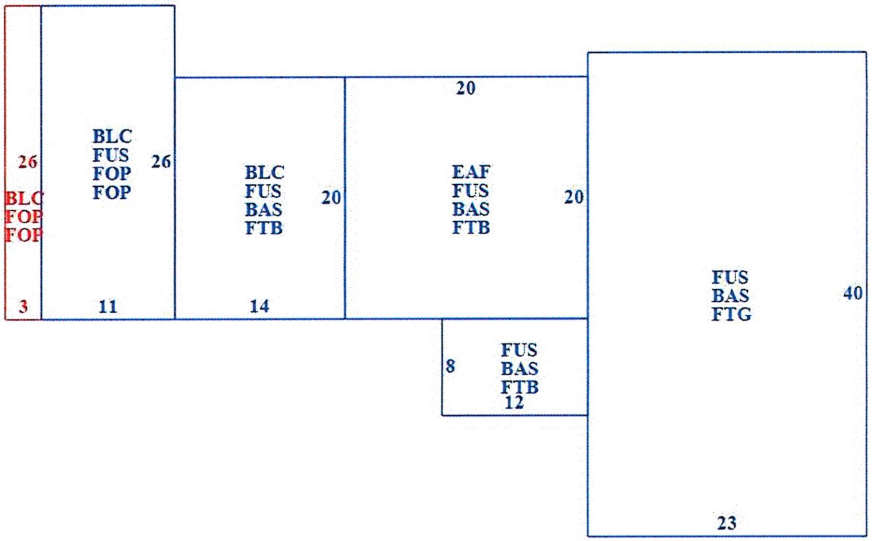
## CONDO DATA

| Parcel Id | | C | | Owne | |
|---|---|---|---|---|---|
| | | B | | S | |

| Adjust Type | Code | Description | Factor% |
|---|---|---|---|
| Condo Flr | | | |
| Condo Unit | | | |

## COST / MARKET VALUATION

| | |
|---|---|
| Building Value New | 1,482,136 |
| Year Built | 2020 |
| Effective Year Built | |
| Depreciation Code | A |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 1 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1 |
| Condition | |
| Condition % | |
| Percent Good | 99 |
| Cns Sect Rcnld | 1,467,300 |
| 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 | Descript | Sub | Sub Ty | L/B | Units | Unit Pric | Yr Blt | Cond. C | % Gd | Grade | Grade A | Appr. V |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SPL1 | InGroun | CRH | Heatd/ | L | 504 | 61.00 | 2020 | 6 | 75 | 5 | 1.75 | 40,400 |

## BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|---|---|---|---|---|---|---|
| BAS | First Floor | 1,696 | 1,696 | | 300.14 | 509,043 |
| BLC | Balcony | 0 | 644 | | 45.21 | 29,114 |
| EAF | Attic, Expansion, Finished | 180 | 400 | | 135.06 | 54,026 |
| FOP | Porch, Open | 0 | 728 | | 60.19 | 43,821 |
| FTB | Flo-Thru Bsmt | 0 | 776 | | 90.12 | 69,933 |
| FTG | Flo-Thru Garage | 0 | 920 | | 90.04 | 82,839 |
| FUS | Upper Story, Finished | 1,982 | 1,982 | | 300.14 | 594,883 |
| | Ttl Gross Liv / Lease Area | 3,858 | 7,146 | | | 1,383,659 |

RBOR ROAD
CONTEPEE
SCOFIELD PLACE
MADELINE AVENUE
SWALLOW LANE
META STREET
B02048000
B02072000
B02049000
B02050000
B02051000
B01031000
B01038000
BERMUDA ROAD
MARSH ROAD
MARSH COURT
CANAL ROAD
SPRITEVIEW AVENUE
CROSS WAY
ISLAND WAY
MARINE AVENUE
SEA SPRAY ROAD
SANDPIPER ROAD
COCKENOE DRIVE
B01008000
C02005000
C02006000
C02007000
C01001000
C01020000
C01013000
C01024000
C01014000
C0200800

# 250 foot Abutters List Report

Westport, CT
September 17, 2020

**Subject Property:**

| | | | |
|---|---|---|---|
| Parcel Number: | B01057000 | Mailing Address: | COYKENDALL JOHN P & GAIL M |
| CAMA Number: | B01057000 | | 30 ISLAND WAY |
| Property Address: | 30 ISLAND WAY | | WESTPORT, CT 06880 |

**Abutters:**

| | | | |
|---|---|---|---|
| Parcel Number: | B01045000 | Mailing Address: | GREENBERG WILLIAM R AND LEMBERG JENNIFER |
| CAMA Number: | B01045000 | | 1 COCKENOE DR |
| Property Address: | 1 COCKENOE DR | | WESTPORT, CT 06880 |
| Parcel Number: | B01046000 | Mailing Address: | GREEN JEFFREY |
| CAMA Number: | B01046000 | | 42 SPRITEVIEW AVE |
| Property Address: | 42 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01047000 | Mailing Address: | YOUNG JUDITH P TRUST |
| CAMA Number: | B01047000 | | 36 SPRITEVIEW AVE |
| Property Address: | 36 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01048000 | Mailing Address: | PETRINO ELLEN H |
| CAMA Number: | B01048000 | | 30 SPRITEVIEW AVE |
| Property Address: | 30 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01049000 | Mailing Address: | TEPFER SANDRA |
| CAMA Number: | B01049000 | | 28 SPRITEVIEW AVE |
| Property Address: | 28 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01050000 | Mailing Address: | BIALEK ERIC S & DENISE R |
| CAMA Number: | B01050000 | | 29 SPRITEVIEW AVE |
| Property Address: | 29 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01051000 | Mailing Address: | BASSETT DOUGLAS & SUSAN |
| CAMA Number: | B01051000 | | 33 SPRITEVIEW AVE |
| Property Address: | 33 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01052000 | Mailing Address: | RISCH THOMAS M |
| CAMA Number: | B01052000 | | 37 SPRITEVIEW AVE |
| Property Address: | 37 SPRITEVIEW AVE | | WESTPORT, CT 06880 |
| Parcel Number: | B01053000 | Mailing Address: | KRETSCHMANN KLAUS P & ANNEMARIE |
| CAMA Number: | B01053000 | | |
| Property Address: | 43 SPRITEVIEW AVE | | 43 SPRITEVIEW AVE |
| | | | WESTPORT, CT 06880 |
| Parcel Number: | B01054000 | Mailing Address: | GRAYSON JAY & LYNN |
| CAMA Number: | B01054000 | | 9 COCKENOE DR |
| Property Address: | 9 COCKENOE DR | | WESTPORT, CT 06880 |

# 250 foot Abutters List Report

Westport, CT
September 17, 2020

| | | | |
|---|---|---|---|
| Parcel Number: | B01055000 | Mailing Address: | REILLY STACY LYNN |
| CAMA Number: | B01055000 | | 44 ISLAND WAY |
| Property Address: | 44 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01056000 | Mailing Address: | SILA M BORA & CYNTHIA G |
| CAMA Number: | B01056000 | | 36 ISLAND WAY |
| Property Address: | 36 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01058000 | Mailing Address: | COYKENDALL JOHN P & GAIL L |
| CAMA Number: | B01058000 | | 28 ISLAND WAY |
| Property Address: | 28 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01059000 | Mailing Address: | LANTIER BRIAN & ELLIOTT TANIA |
| CAMA Number: | B01059000 | | 26 ISLAND WAY |
| Property Address: | 26 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01060000 | Mailing Address: | NADLER ERIC TR |
| CAMA Number: | B01060000 | | 25 ISLAND WAY |
| Property Address: | 25 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01061000 | Mailing Address: | FRANZEL JEFFREY B & JOANNE |
| CAMA Number: | B01061000 | | 270 WEST END AVE APT 2W |
| Property Address: | 31 ISLAND WAY | | NEW YORK, NY 10023 |
| Parcel Number: | B01062000 | Mailing Address: | VON HOLZHAUSEN KURT J |
| CAMA Number: | B01062000 | | 35 ISLAND WAY |
| Property Address: | 35 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01063000 | Mailing Address: | SMITH BLAKE A & AIMEE MONROY |
| CAMA Number: | B01063000 | | 37 ISLAND WAY |
| Property Address: | 37 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01064000 | Mailing Address: | SPORN JUDITH B |
| CAMA Number: | B01064000 | | 41 ISLAND WAY |
| Property Address: | 41 ISLAND WAY | | WESTPORT, CT 06880 |
| Parcel Number: | B01065000 | Mailing Address: | GREEN DEBORAH TRUSTEE |
| CAMA Number: | B01065000 | | 17 COCKENOE DR |
| Property Address: | 17 COCKENOE DR | | WESTPORT, CT 06880 |
| Parcel Number: | B01066000 | Mailing Address: | GROSSMAN EDWARD T & MADELEINE F |
| CAMA Number: | B01066000 | | |
| Property Address: | 21 COCKENOE DR | | 21 COCKENOE DR |
| | | | WESTPORT, CT 06880 |
| Parcel Number: | B01067000 | Mailing Address: | CUMMINGS BETTY LOU |
| CAMA Number: | B01067000 | | 34 MARINE AVE |
| Property Address: | 34 MARINE AVE | | WESTPORT, CT 06880 |

# 250 foot Abutters List Report

Westport, CT
September 17, 2020

| | | | |
|---|---|---|---|
| Parcel Number: | B01068000 | Mailing Address: | HAUSMAN NANETTE TR & HAUSMAN JOEL TR<br>30 MARINE AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B01068000 | | |
| Property Address: | 30 MARINE AVE | | |
| Parcel Number: | B01069000 | Mailing Address: | BLANEY EDWARD J & MARILYN GENI<br>26 MARINE AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B01069000 | | |
| Property Address: | 26 MARINE AVE | | |
| Parcel Number: | B01070000 | Mailing Address: | MARKS YVONNE & MICHAEL<br>24 MARINE AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B01070000 | | |
| Property Address: | 24 MARINE AVE | | |
| Parcel Number: | B01071000 | Mailing Address: | MELNICK ANDREW J & WENDY<br>20 MARINE AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B01071000 | | |
| Property Address: | 20 MARINE AVE | | |
| Parcel Number: | B02165000 | Mailing Address: | MARTINS STEPHANIE D & FERNANDO H<br><br>18400 OVERLOOK RD APT 70<br>LOS GATOS, CA 95030 |
| CAMA Number: | B02165000 | | |
| Property Address: | 21 ISLAND WAY | | |
| Parcel Number: | B02166000 | Mailing Address: | RICE ANDREW H & DALE L<br>20 ISLAND WAY<br>WESTPORT, CT 06880 |
| CAMA Number: | B02166000 | | |
| Property Address: | 20 ISLAND WAY | | |
| Parcel Number: | B02176000 | Mailing Address: | LAIFER STEVEN A & JULIE L<br>27 SPRITEVIEW AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B02176000 | | |
| Property Address: | 27 SPRITEVIEW AVE | | |
| Parcel Number: | B02185000 | Mailing Address: | WESTPORT TOWN OF<br>110 MYRTLE AVE<br>WESTPORT, CT 06880 |
| CAMA Number: | B02185000 | | |
| Property Address: | CANAL RD | | |

# ZBA Notice Letter

***To whom it may concern:*** **Date:** 09/16/2020

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

Notice is hereby given that Gail & John Coykendall has filed a **VARIANCE**
*( Applicant's Full Name )*

For Listed Proposed Project Description below:
New construction not meeting setback regulations for pool coping/cover and mechanical platform.

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

For approval for 30 Island Way
*( 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,*** Gail & John Coykendall
***( Applicant's Full Name )***

From: Berglund, Michele
mberglund@westportct.gov
Subject: Conservation Sign-off
Date: Sep 16, 2020 at 12:05:44 PM
To: jcoykendall@sbcglobal.net

Hello
Please see the sign-off from our Department.

Best
Michele

Michele Berglund

Conservation Department
P: 203.341.1170
mberglund@westportct.gov

WESTPORT

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:** 30 Island Way
**Project Description:** Legalize Pool and Mechanicals

(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 Wetlands or Watercourses on site or within 50' of property line as determined by a **letter from soil scientist.**
2. __X___ No 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. ___X__ **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. _____ **Within WPLO** jurisdictional boundary, but no permit required for **THIS** activity. A WPLO permit is or may be required for any future work.

Gillian Carroll 09/16/20
Conservation Technical Staff Date