

EXCAVATION AND FILL APPLICATION

WESTPORT PLANNING AND ZONING COMMISSION

Page 1 of 7

SPECIAL PERMIT & SITE PLAN

CAM = COASTAL AREA
MANAGEMENT SITE PLAN

RECEIVED
SEP 29 2020
WESTPORT P. & Z. C.

FOR OFFICE USE ONLY

Application # PZ-20-00682

Submission Date: 9/29/20

Receipt Date: 10/8/20

Fee: 6000 w pd ck

1. Property Address: 4 Hockanum Road
(As Listed on Assessor's Card available in Room 104)
2. PID # (9 Digits - Staff will provide) _____ Zone: AA
3. Does this project involve the demolition of any structures 50 yrs+ old? No If Yes = Visit HDC Rm 108, 341-1184.
4. This property is connected to: Septic or Sewer
5. Applicant's Name: Robert Pryor/Landtech Daytime Tel #: 203-454-2110
Applicant's Full Address: 518 Riverside Avenue Westport CT Zip Code: 06880
E-Mail: rpryor@landtechconsult.com
6. Owner of Record: Andrew S. & Michelle M. Ludel Daytime Tel #: 212-247-2275
Owner's Address: 4 Hockanum Road Westport CT Zip Code: 06880
E-Mail: _____
7. Zoning Board of Appeals Case # (if any) _____
8. Area of Project: 6,700+/- SF Estimated Cubic Yards 550 CY
9. Average height/depth of Project: 0.5 Feet
10. Description of the project: Site improvements for a proposed garage and grading to alleviate flooding
11. This property Is Is NOT within 500 feet of an adjoining municipality.
12. Estimated time needed for this presentation: 15 Minutes

The P&Z Director, his/her designee, or the P&Z Commission may require an applicant to pay for hiring one or more outside consultants to assist the P&Z staff and Commission in analyzing, reviewing, and reporting on areas requiring technical review.

I hereby certify that the above information is correct and that I have submitted all pertinent documentation required by the zoning application.


Applicant's Signature (If different than owner)

See Authorization Letter
Owner's Signature (Must be signed ¹)

1. If the applicant is unable to obtain the property owner's signature, an Authorization Letter signed by property owner may be submitted instead, as per §43-3.3

P&Z Notice Letter

To whom it may concern:

Date: _____

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

Notice is hereby given that Rob Pryor/ Landtech has filed a Excavation & Fill Application
(Applicant's Full Name) (List Type of Application)

For Listed Proposed Project Description below:

Proposed site improvements for a new garage and grading to alleviate flooding from Willow Brook

With the Town of Westport / *Planning and Zoning*

For approval for 4 Hockanum Road
(Address of Property)

The public hearing date for this application will be, scheduled at the discretion of the P&Z Commission.
A Notice of Public Hearing for this application will be published on the town's website.

To view application details please: Visit www.westportct.gov under *P&Z Pending Applications & Recent Approvals*.

To submit comments for above project: Mail or E-mail 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 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, Rob Pryor
(Applicant's Full Name)

4 Hockanum Road 250 FT Adjacent Owner Information

Parcel Number	Property Address	Owner Name	Owner Address	Owner City	Owner State	Owner Zip
D13082000	1 HOCKANUM RD	ROTHSCHILD ALLAN B AND SHAPIRO KITT	1 HOCKANUM RD	WESTPORT	CT	06880
D13083000	2 HOCKANUM RD	GEISMANN TODD P & HEATHER T	2 HOCKANUM RD	WESTPORT	CT	06880
D13084000	8 WESTON RD	TRUCKS WILLIAM E	8 WESTON RD	WESTPORT	CT	06880
D13085000	2 WESTON RD	KENNEDY SARAH W	2 WESTON RD	WESTPORT	CT	06880
D13086000	49 CROSS HWY	PUHY SARAH H TRUSTEE	49 CROSS HWY	WESTPORT	CT	06880
D13087000	51 CROSS HWY	TSAI YI & PIROSKA	51 CROSS HWY	WESTPORT	CT	06880
D13093000	8 HOCKANUM RD	EARLE ROBERT B AND HELDERMAN BIANCA	8 HOCKANUM RD	WESTPORT	CT	06880
D13094000	6 HOCKANUM RD	SCHWEBEL JAMES AND SHERMAN KAREN	6 HOCKANUM RD	WESTPORT	CT	06880
D13096000	3 GAULT PK DR	MANNING JAMES F & KIMBERLY C	3 HOCKANUM RD	WESTPORT	CT	06880
D13097000	5 GAULT PK DR	MLM LLC	5 GAULT PK DR	WESTPORT	CT	06880
D13113000	2 GAULT PK DR	SHALOV JEANETTE TRUSTEE	2 GAULT PK DR	WESTPORT	CT	06880
D13114000	5 HOCKANUM RD	VEGA JOSE & ELIZABETH J	5 HOCKANUM RD	WESTPORT	CT	06880
D13115000	7 HOCKANUM RD	FENG QIANG AND WANG YU	305 SAUGATUCK AVE	WESTPORT	CT	06880
D13141000	7 WESTON RD	HARDING ANNE	7 WESTON RD	WESTPORT	CT	06880
D13142000	9 WESTON RD	PRICE DEBORAH H AND GRIMES JENNIFER P	9 WESTON RD	WESTPORT	CT	06880



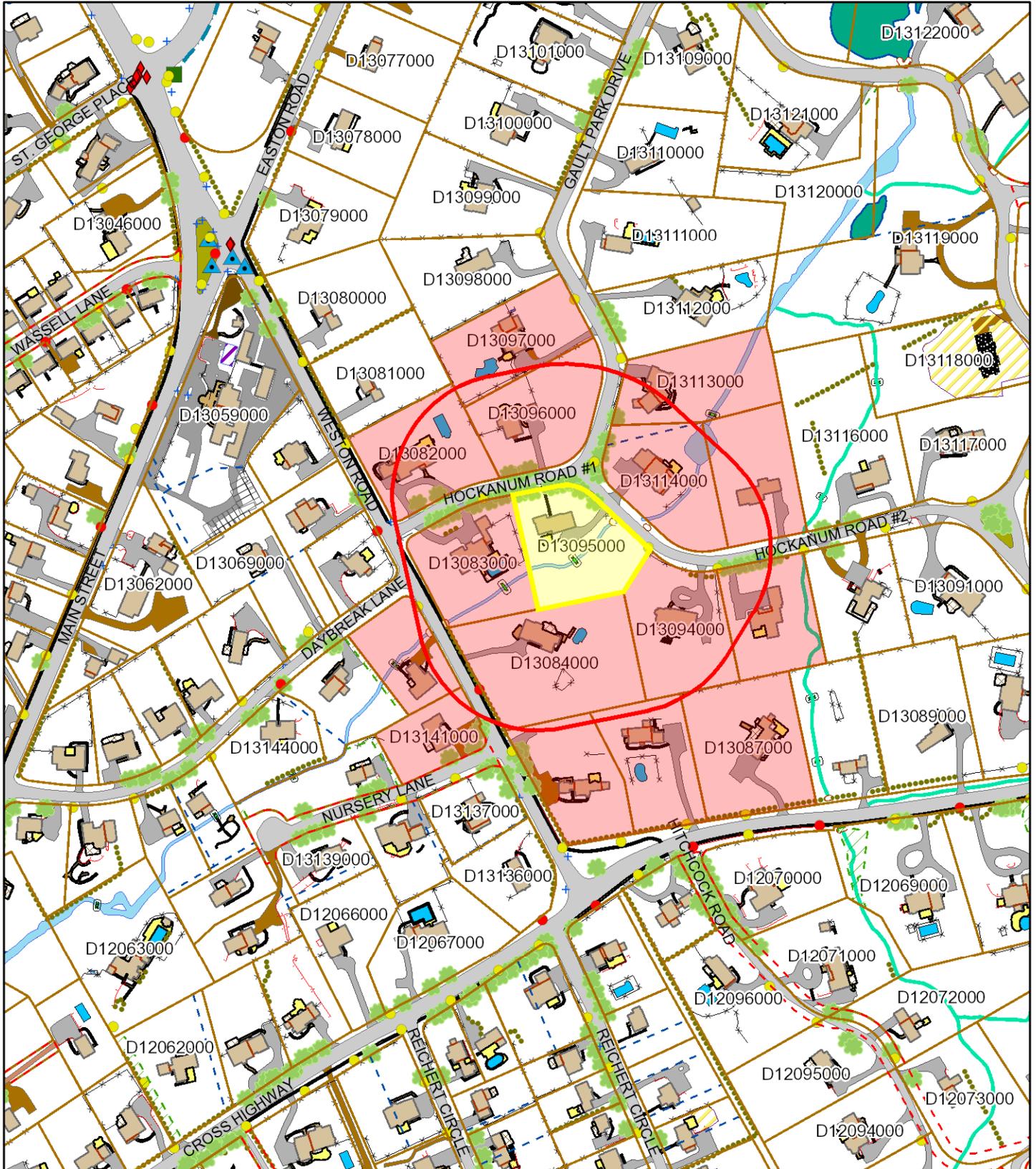
4 Hockanum Road

250' Abutters List

1 inch = 283 Feet



September 8, 2020



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.

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LUDEL ANDREW S & MICHELLE M			6 Septic	1 Public		Description	Code	Appraised	Assessed	6158 WESTPORT, CT
			2 Public Water			RES LAND	1-1	627,800	439,500	
4 HOCKANUM RD		SUPPLEMENTAL DATA				DWELLING	1-3	316,900	221,800	
WESTPORT CT 06880		Alt Prcl ID 532012-B1	Lift Hse			RES OUTBL	1-4	5,200	3,600	
1		GIS ID D13095000	Assoc Pid#			Total		949,900	664,900	VISION

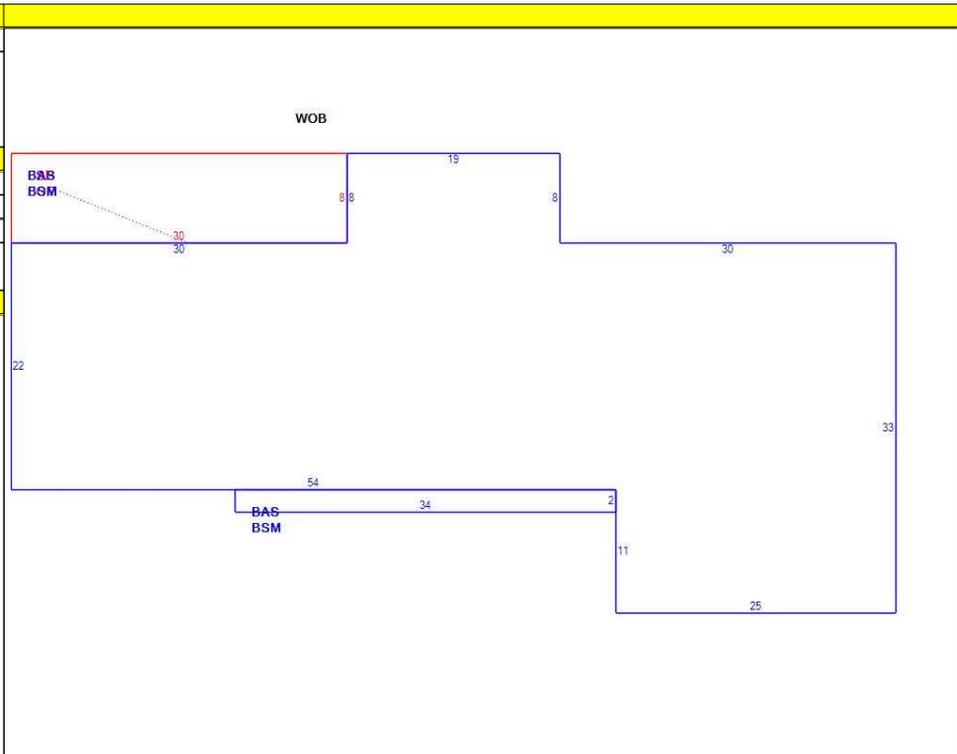
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LUDEL ANDREW S & MICHELLE M		1596 0244	05-18-1998	Q	I	519,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2019	1-1	439,500	2018	1-1	439,500	2017	1-1	439,500
									1-3	221,800		1-3	221,800		1-3	221,800
									1-4	3,600		1-4	3,600		1-4	3,600
								Total		664900	Total		664900	Total		664900

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int										
										APPRAISED VALUE SUMMARY									
Total			0.00											Appraised Bldg. Value (Card)	316,900				
														Appraised Xf (B) Value (Bldg)	0				
														Appraised Ob (B) Value (Bldg)	5,200				
														Appraised Land Value (Bldg)	627,800				
														Special Land Value	0				
														Total Appraised Parcel Value	949,900				
														Valuation Method	C				
														Total Appraised Parcel Value	949,900				

BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result	
29522	08-22-2002		UPGRADE 100	1,800		100		UPGRADE 100 AMP TO 200 A	03-05-2015	VA			10	Measu/LtrSnt - Letter Sent	
58355	03-01-1999		6 X 8 DECK W/	0		100		6 X 8 DECK W/ STEPS C/O I	12-13-2014	FSR			08	Measur/Int Refusal - No inf	
									11-14-2014	MJF			01	Measured/No Interior Insp	
									10-31-2014	VA			66	INSPECTION NOTICE SE	
									10-28-2005	VA			10	Measu/LtrSnt - Letter Sent	
									05-21-2005	KR	1		02	Sat or >5PM Attn @ Int In	
									05-03-2005	KR	1		01	Measured/No Interior Insp	

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	AA		1.100 AC	380,000	0.91028	5	1.00	165	1.650			1.0000	627,800
Total Card Land Units					1.100 AC	Parcel Total Land Area					1.1000	Total Land Value			627,800

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style:	01	Ranch				Fireplaces	2				
Model	01	Residential				Ceiling Height					
Grade:	11	B				Elevator					
Stories:	1	1 Story				CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	25	Vinyl Siding							B	S	
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure:	03	Gable				Condo Flr					
Roof Cover	03	Asphalt Shingl				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Building Value New		406,300			
Interior Flr 1	14	Carpet				Year Built		1957			
Interior Flr 2	12	Hardwood				Effective Year Built					
Heat Fuel	02	Oil				Depreciation Code		G			
Heat Type:	05	Hot Water				Remodel Rating					
AC Type:	03	Central				Year Remodeled					
Total Bedrooms	04	4 Bedrooms				Depreciation %		22			
Total Bthrms:	3	3 Full Baths				Functional Obsol					
Total Half Baths	0					External Obsol					
Total Xtra Fixtrs	0					Trend Factor		1			
Total Rooms:	8	8 Rooms				Condition					
Bath Style:	02	Average				Condition %					
Kitchen Style:	02	Average				Percent Good		78			
Kitchens	1					Cns Sect Rcnld		316,900			
Whirlpool Tubs						Dep % Ovr					
Hot Tubs						Dep Ovr Comment					
Sauna (SF Area)						Misc Imp Ovr					
Fin Basement	700					Misc Imp Ovr Comment					
Fin Bsmt Qual	4					Cost to Cure Ovr					
Bsmt. Garages	2					Cost to Cure Ovr Comment					
Interior Cond	A										
Fireplaces	2										
Ceiling Height											



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
PAT1	Patio	SN	Stone	L	528	16.50	2015	5	60	3	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,233	2,233		109.77	245,108
BSM	Basement Area	0	2,233		21.97	49,065
FOP	Porch, Open	0	240		21.95	5,269
FSP	Porch, Screen	0	240		27.44	6,586
Ttl Gross Liv / Lease Area		2,233	4,946			306,028



February 26, 2020

Westport Zoning Board of Appeals
Westport Planning & Zoning Commission
Westport Conservation Commission
Westport Engineering Department
110 Myrtle Avenue, Town Hall
Westport, CT 06880

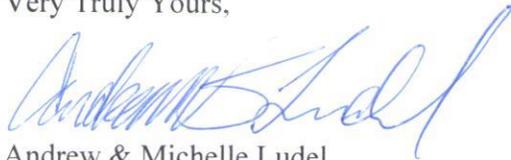
Westport/Weston Health District
180 Bayberry Lane
Westport, CT 06880

Subject: Applications for 4 Hockanum Road, Westport

To whom it may concern,

I hereby authorize Robert Pryor of LANDTECH to act as our agent in matters pertaining to the submission of applications and securing permits for my property at 4 Hockanum Road in Westport, CT.

Very Truly Yours,

A handwritten signature in blue ink, appearing to read "Andrew & Michelle Ludel". The signature is stylized and cursive.

Andrew & Michelle Ludel