



TOWN OF WESTPORT RECEIVED

APPLICATION FOR DEMOLITION PERMIT FOR HISTORIC PROPERTIES AND/OR PROPERTIES 50 YEARS OR OLDER

OCT 30 2025

WESTPORT BUILDING
DEPARTMENT

WESTPORT BUILDING
DEPARTMENT

1. 11 Beachside Commons Westport CT 06880 | 1971
ADDRESS OF WORK (Please Print) | DATE BUILT (From Assessor's Card)

2. Coastal Luxury Homes LLC | 203-984-6869
NAME OF CURRENT PROPERTY OWNER (Please Print) | TELEPHONE

3. 1723 Post Road East Westport CT 06880 | alex@coastal-lux.com
ADDRESS OF CURRENT PROPERTY OWNER (Please Print) | EMAIL

4. Coastal Luxury Homes LLC 1723 Post Road East Westport CT 06880
NAME AND ADDRESS OF LEGAL REPRESENTATIVE (If applicable) (Please Print)
Attach copy of letter of authorization from owner.

5. 9,439
SCOPE OF DEMOLITION (SQUARE FOOTAGE OF THE BUILDING OR STRUCTURE TO BE DEMOLISHED)

6. All Star Demolition | 203-984-6869 | DMCR.001202
DEMOLITION CONTRACTOR (Please Print) | TELEPHONE | LICENSE NUMBER
alex@coastal-lux.com
EMAIL

NOTIFICATION to abutting & across the street property owner(s) within 7 days from the date of demolition application (list of names and addresses may be obtained from the Assessor's Office).

PUBLICATION OF NOTICE OF INTENT TO DEMOLISH POSTING OF DEMOLITION SIGN
Please submit cut sheet of notice and photograph of sign on property to the HDC office prior to public hearing.

CT ENABLING LEGISLATION empowers the Historic District Commission (HDC) to review all demolitions within LOCAL HISTORIC DISTRICTS or of designated LOCAL HISTORIC PROPERTIES and requires property owners to obtain a Certificate of Appropriateness for such demolitions.
The property owner or legal representative must first obtain a *Certificate of Appropriateness* from the Historic District Commission prior to obtaining demolition permit application.
Meeting Date of Historic District Commission to consider demolition: _____

The TOWN OF WESTPORT has a demolition delay ordinance, Sec.14-21 that provides a 180 day waiting period following the filing of a demolition permit application for buildings 500 sq. ft. or larger and 50 years or older. The purpose of the ordinance is to allow interested parties to explore alternatives to demolition. **The Historic District Commission (HDC) acts as an interested party when invoking a request for a demolition delay for properties 50 years or older.**
Meeting Date of Historic District Commission to consider waiving the waiting period: _____

The HDC meets the second Tuesday of every month. The property owner or legal representative will receive a copy of the publicly noticed agenda and is expected to attend the meeting. It is recommended that supporting engineering reports, proposed plans and other information be submitted at the hearing. If you have questions, please call the **HDC Office at 341-1184.**

FOR HISTORIC DISTRICT COMMISSION DECISION:
 The Historic District Commission considers the property historically significant and does not waive the balance of delay.
 The Historic District Commission does not consider the property historically significant. The Commission waives the remainder of the waiting period effective _____ (DATE)

SIGNATURE OF HDC OFFICIAL _____ DATE _____

CHECKLIST & CONTACT NAMES & NUMBERS FOR OBTAINING SHUT OFF NOTICES:
No shut offs should occur until after expiration of the 180 day waiting period unless balance of waiting period is waived by the HDC. If the property is a local historic property or located within a local historic district no shut off notices should occur without HDC Certificate of Appropriateness approval for the demolition.

- CERTIFICATE OF APPROPRIATENESS for Historic Properties or properties within a Historic District
- COPY OF NEWSPAPER PUBLICATION AND PUBLICATION DATE
- COPY OF NOTIFICATION LETTER TO ADJOINING PROPERTY OWNERS
- AQUARION WATER COMPANY Carol Robles (203)362-3062 demolitions@aquarionwater.com
- CABLEVISION - (203) 696-4780 robin.schilb@alticeusa.com
- EVERSOURCE ENERGY - (888) 544-4826 FAX (877) 285-4448
- FUEL TANK (For underground tanks) Fire Marshall's Office (203) 341-5020 FAX (203) 341-5009
- FUEL TANK (For aboveground tanks) From the oil company or remediation contractor
- PROPANE TANK From the propane company that removed the tank
- GAS COMPANY Michael Simoneau (203) 795-7792 FAX (203) 795-7784
- FRONTIER COMMUNICATIONS Const. & Eng. Dept. (203) 383-6727
- CONSERVATION DEPARTMENT Colin Kelly (203) 341-1170 FAX (203) 341-1088
- HEALTH DEPARTMENT Jeff Andrews (203) 227-9571
- PUBLIC WORKS DEPARTMENT (If on Sewer) Deborah Barbieri (203) 341-1793
- CERTIFICATE OF INSURANCE (Please Attach)

I THE UNDERSIGNED, hereby affirm and attest that I am familiar with the requirements and provisions of the Connecticut Building Code, the CT General Statutes Section 7-147 concerning Historic Districts, and Section 17-2 of the Town Code and the Demolition Delay Ordinance of the Town of Westport and all other laws and rules and regulations applicable to the demolition of property, and I agree to comply with such laws, rules or regulations and satisfy those requirements in every aspect of that work, and to give the applicable local and state requirements precedence. Permission is hereby granted for HDC members to inspect the property.

I ALSO CERTIFY that I am the OWNER of the property herein described, and that I have the legal right and authority to proceed with the work herein outlined, and that the information I have given is true and correct to the best of my knowledge.

SIGNATURE OF PROPERTY OWNER/OR AGENT: _____

DATE: 10-30-20

SIGNATURE OF DEMOLITION CONTRACTOR: _____

SIGNATURE OF BUILDING OFFICIAL: _____



✦ COASTAL

Coastal Luxury Homes 1723 Post Road East Westport CT 06880
203-984-6869 joe@coastal-lux.com

October 30, 2025

Dear Neighbor,

We want to inform you Coastal Luxury Homes, LLC was hired to construct a new residence located at 11 Beachside Commons, Westport CT.

An application to demolish the home is on file with the Westport Building Department. Attached is a copy of the legal notice and a picture of sign on the property. If you have any questions or concerns you can reach the project manager for the project, Alex Kish by telephone at 862-371-6923 or by email at alex@coastal-lux.com

Thank you.

Sincerely,

Alex Kish

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT			
WALTON ELENOR J EST 2507 POST RD SOUTHPORT CT 06890			4 Gas	1 Public	1	Description	Code	Appraised	Assessed
			6 Septic			RES LAND	1-1	1,848,800	1,294,200
			2 Public Water			DWELLING	1-3	3,737,200	2,616,000
SUPPLEMENTAL DATA						RES OUTBL	1-4	2,700	1,900
Alt Prcl ID 544825-6		Historic ID		Lift Hse Asking \$		VISION			
Census 506		WestportC L30		Survey Ma 9040					
Survey Ma 9040		GIS ID G05010000		Assoc Pid#					
Total						5,588,700		3,912,100	

RECORD OF OWNERSHIP		VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WALTON ELENOR J EST		4353 0162	04-07-2025	U	I	0	29	Year	Code	Assessed	Year	Assessed V	Year	Assessed
WALTON ELENOR J		1817 0243	12-15-2000	Q	I	6,300,000	00	2024	1-1	1,294,200	2023	1,294,200	2022	1,294,200
WAXMAN ALBERT & ANITA HOWE		1747 0316	01-03-2000	U	V	0	29		1-3	2,496,500		2,496,500		2,496,500
WAXMAN ANITA HOWE		1584 0222	04-01-1998	Q	V	3,500,000	00		1-4	1,900		1,900		1,900
								3,792,600	Total	3,792,600	Total	3,792,600	Total	3,792,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00										

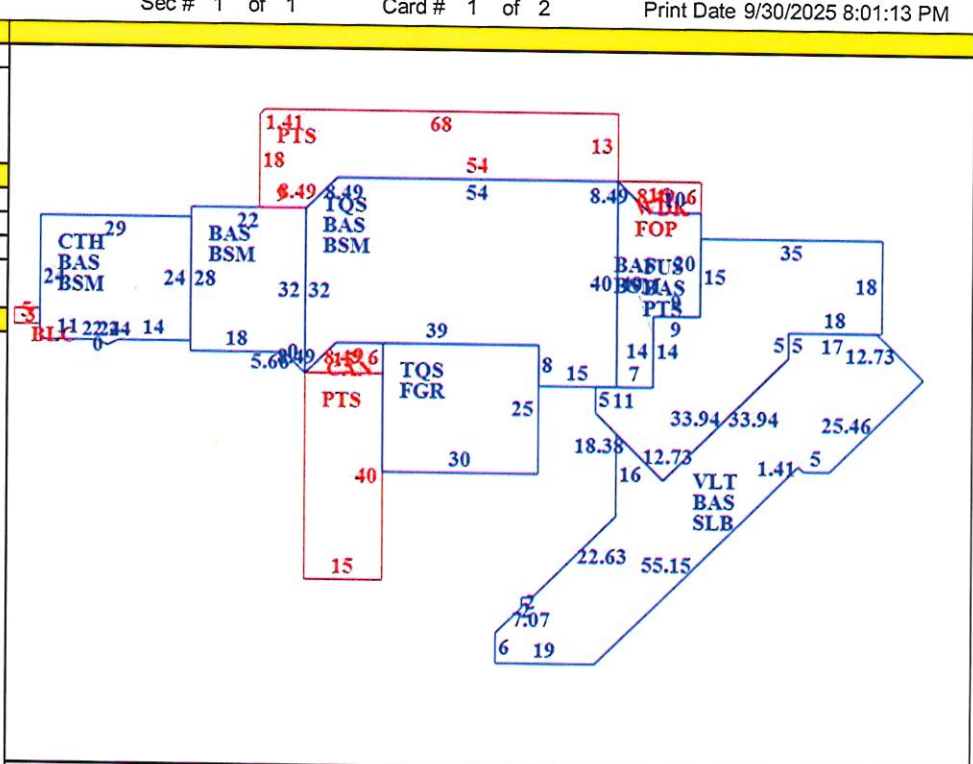
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001	0001		

NOTES	
M/ 9040(6), 7571 (6) SM STUCCO/CERAM FRONT WOB WATER/WETLAND VIEW 80 X 19 = EPL 8/15 REAR FENCED WOB = DUG OUT	

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
57211	04-16-1998		0		100		REMODEL EXISTING STRUC	08-12-2025	KO			57	Office review - town record
								06-12-2020	SR			19	Field Review
								10-31-2015	VA			80	Data Mailer No Change
								08-17-2015	VA			10	Measu/LtrSnt - Letter Sent
								08-13-2015	MJF			01	Measured/No Interior Insp
Permit Id	Comments												
57211	REMODEL EXISTING STRUCTURE, ADD BEDROOM 2ND FL/ FI												

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	201	Single Family Re	AAA		2.600 AC	486,000.00	0.40641	8	1.00	360	3.600		1.0000		1,848,800
Total Card Land Units					2.600 AC	Parcel Total Land Area					2.600	Total Land Value			1,848,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	105	Custom Design	Fireplaces	2	
Model	01	Residential	Ceiling Height	9.00	
Grade:	24	Type V	Elevator		
Stories:	1.75	1 3/4 Stories	CONDO DATA		
Occupancy	1		Parcel Id	C	Owne
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Flr 1	12	Hardwood	Building Value New		4,071,461
Interior Flr 2	08	Average	Year Built		1971
Heat Fuel	03	Gas	Effective Year Built		
Heat Type:	04	Forced Air	Depreciation Code		VG
AC Type:	03	Central	Remodel Rating		
Total Bedrooms	05	5 Bedrooms	Year Remodeled		2000
Total Bthrms:	7	7 Full Baths	Depreciation %		9
Total Half Baths	1	1 Half Bath	Functional Obsol		
Total Xtra Fixtrs	4		External Obsol		
Total Rooms:	10	10 Rooms	Trend Factor		1
Bath Style:	02	Average	Condition		
Kitchen Style:	02	Average	Condition %		
Kitchens	1		Percent Good		91
Whirlpool Tubs			Cns Sect Rcnld		3,705,000
Hot Tubs			Dep % Ovr		
Sauna (SF Area)	4599		Dep Ovr Comment		
Fin Basement	8	Living Area Q	Misc Imp Ovr		
Fin Bsmt Qual	0		Misc Imp Ovr Comment		
Bsmt. Garages	A		Cost to Cure Ovr		
Interior Cond	2		Cost to Cure Ovr Comment		
Fireplaces	9.00				
Ceiling Height					



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDK	Wood Deck	L	144	17.60	2005	5	60	5	1.75	2,700
SPL	Indoor Pool	B	400	50.50	2008		91	5	1.75	32,200
GEN	Generator	B	1	0.01	2008		91		0.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	6,771	6,771		297.44	2,013,993
BLC	Balcony	0	15		39.66	595
BSM	Basement Area	0	4,599		59.50	273,648
CAN	Canopy	0	72		57.84	4,164
CTH	Cathedral Ceiling	0	698		59.66	41,642
FGR	Garage	0	750		118.98	89,233
FOP	Porch, Open	0	78		61.01	4,759
FUS	Upper Story, Finished	436	436		297.44	129,686
PTS	Patio - Stone	0	2,005		44.65	89,531
SLB	Slab	0	1,736		0.00	0
Ttl Gross Liv / Lease Area		9,439	21,764			3,339,404



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style:	105	Custom Design	Fireplaces	2						
Model	01	Residential	Ceiling Height	9.00						
Grade:	24	Type V	Elevator							
Stories:	1.75	1 3/4 Stories								
Occupancy	1		CONDO DATA							
Exterior Wall 1	11	Clapboard	Parcel Id		C					
Exterior Wall 2					Owne					
Roof Structure:	04	Hip			B					
Roof Cover	10	Wood Shingle			S					
Interior Wall 1	05	Drywall	Adjust Type	Code	Description					
Interior Wall 2			Condo Flr		Factor%					
Interior Flr 1	12	Hardwood	Condo Unit							
Interior Flr 2	08	Average	COST / MARKET VALUATION							
Heat Fuel	03	Gas	Building Value New							
Heat Type:	04	Forced Air	Year Built							
AC Type:	03	Central	Effective Year Built							
Total Bedrooms	05	5 Bedrooms	Depreciation Code							
Total Bthrms:	7	7 Full Baths	Remodel Rating							
Total Half Baths	1	1 Half Bath	Year Remodeled							
Total Xtra Fixtrs	4		Depreciation %							
Total Rooms:	10	10 Rooms	Functional Obsol							
Bath Style:	02	Average	External Obsol							
Kitchen Style:	02	Average	Trend Factor							
Kitchens	1		Condition							
Whirlpool Tubs			Condition %							
Hot Tubs			Percent Good							
Sauna (SF Area)			Cns Sect Rcnd							
Fin Basement	4599		Dep % Ovr							
Fin Bsmt Qual	8	Living Area Q	Dep Ovr Comment							
Bsmt. Garages	0		Misc Imp Ovr							
Interior Cond	A		Misc Imp Ovr Comment							
Fireplaces	2		Cost to Cure Ovr							
Ceiling Height	9.00		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	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
TQS	Three Quarter Story	2,232	2,790		237.96	663,895				
VLT	Vaulted Ceiling	0	1,736		14.91	25,878				
WDK	Deck, Wood	0	78		30.51	2,380				
Ttl Gross Liv / Lease Area										



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Darien News | Fairfield Citizen | New Canaan News | The Spectrum | Westport News | Wilton Villager

Order Confirmation

Ad Order Number 0002957889	Customer Account 374555
Sales Rep. sreed	Customer Information ALEXANDER KISH 1723 POST ROAD EAST WESTPORT CT 06880 USA
Order Taker sreed	
Ordered By ALEX KISH, EMAIL	Phone: 8623716923
Order Source Phone	Fax: Email: Alex@coastal-lux.com

Ad Content Proof

Note: Ad size does not reflect actual ad

DEMOLITION
NOTICE OF INTENT TO DEMOLISH
 NOTICE IS HEREBY GIVEN THAT AN APPLICATION FOR A PERMIT TO DEMOLISH HAS BEEN FILED IN THE OFFICE OF THE FAIRFIELD BUILDING OFFICIAL AND IS CURRENTLY PENDING AND IS AVAILABLE FOR PUBLIC INSPECTION. Name & Address of Structure: Residential Dwelling: 11 Beachside Commons, Westport CT 06880, Name & Address of Owner: Coastal Luxury Homes LLC, 1723 Post Road East, Westport CT 06880
 Age of Structure: 64 Years Old, Square Footage 9,459 SF

Ad Cost \$21.08	Payment Amt \$0.00	Amount Due \$21.08
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Blind Box	Materials
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Order Notes

Ad Number 0002957889-01	External Ad #	Pick Up Number 0002957042
Ad Type BR Legal Liner	Ad Size 2 X 8 li	PO Number
Color \$0.00	Color Requests	

Product and Zone Westport News	# Inserts 1	Placement BR Legal
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Note: Retail Display Ads May Not End in Identified Placement

Run Dates
11/7/2025

DEMOLITION

Notice of Intent to Demolish

In accordance with Article II, Section 14-24 (a) (2) of the Code of Ordinances, Town of Westport, notice is hereby given that a demolition permit application for the building or structure at 11 Beachside Commons Westport CT 06880 has been filed in the Office of the Town Building Official on 10-30-25

Name and address of the owner: Coastal Luxury Homes LLC 1703 1st And 6th Westport
Age of the building or structure: 1971 - 54 Years
Square footage of the building or structure: 9,439

The application is currently pending and available for public inspection in the Office of the Town Building Official.

