

ZONING BOARD OF APPEALS TOWN OF WESTON, CONNECTICUT
APPLICATION FOR VARIANCE TO ZONING REGULATIONS
(Please refer to Section 441.2 of Zoning Regulations of the Town of Weston)

Fee \$160.00

ZBA Agenda 11/28/2023 RCH

Date Nov 7, 2023

Owner SAMAH & CRAIG COHEN

Telephone 203 227-4550

Address 20 Old Kings Hwy, Weston, CT 06883

craig@cohen@gmail.com

APPLICANT (if different) _____

Telephone _____

Address _____

TAX ASSESSOR MAP NO 26 BLOCK NO 9 LOT NO 17

DISTRICT: RESIDENTIAL BUSINESS

Property is is not within 500 feet of a Town line.

Give accurate location of property site so it can be identified when inspection may be required, (street address – nearest cross street).

20 Old Kings Hwy is located in "Stanhook". CROSS STREETS ARE BRIDGE ROAD NORTH & OLD EASTON TPK. The attached documentation provide an exact location of the property

State precisely the full nature of Variance applied for with respect to subject property:

- 1) Raise the roof to make existing space usable.
- 2) CREATE first floor addition to accommodate washer & dryer and storage space on a portion of existing, above grade, patio.

Indicate the specific provisions of the Zoning Regulations from which a Variance is requested. Zoning Section # 321-6 Setback(s) proposed _____ Feet – Front
_____ Feet – Side
_____ Feet – Rear
_____ Feet – Watercourse
_____ Feet – Corner Lot
Section #374 (if applicable)
and any other Section(s) of Zoning Regulations which ZBA deems required to be varied in order to permit construction, maintenance, use and/or activity described in this application.

RCH
See Land Use Director's Request for Supplemental Information
Richelle Hodza

APPLICATION FOR VARIANCE TO ZONING REGULATIONS (Continued)

Applicant (s) hereby grants to ZBA Members the right to make physical on-site inspection of subject premises as may be necessary to acquaint themselves with actual conditions.

State fully the reasons why:

- a. Strict application of the regulations would create exceptional difficulty or unusual hardship.
- b. Such hardship is unique to the property and not shared by other properties in the neighborhood.

(Bear in mind that financial hardship alone is not sufficient basis for the granting of a Variance.)

Our home was built in the 1980's. As constructed, the home already sits in the set backs - Any expansion to meet our needs would necessitate a variance. ✓

Does variance applied for constitute an alteration, conversion, extension or expansion of existing nonconforming condition or feature?

NO Yes - if YES, explain in detail.

Our house is already within a pre-existing, nonconforming set back as it was built before zoning regulations came into effect.

Has any previous application been made to this Board for a Zoning Variance or Special Permit relative to all or part of said property?

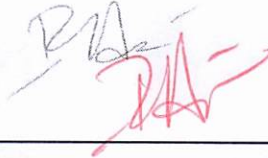
NO Yes - if YES, specify when and for what.

I hereby depose and affirm that I have read the "Application Procedure and Requirements for variances to Zoning Regulations," and that all statements in the Application, and the information contained in the accompanying submissions are true, to the best of my knowledge.

Applicant [Signature] Date 11/7/23
Owner [Signature] Date 11/7/23
Agent _____ Date _____

Signature & Date received by Code Enforcement Officer _____
REV 9/10/09

TO: Craig L. Cohen
RE: Variance Application Received November 7, 2023
PROPERTY: 20 Old Kings Highway
FROM: Richelle Hodza, Land Use Director
Town of Weston



Craig,

Thank you for coming in today. I have reviewed the plans and application that you submitted today. Following are the regulations that appear to need varying and the relevant measurements based on the drawings you provided. If you agree with what I have discerned, please indicate that by signing below and returning to me, and also please get the photographs to me as soon as you can in order to complete your application by tomorrow noon. You can send them via pdf or if it's easier, please send them to my cell phone from yours (203) 604 5054.

Thank you very much. Richelle Hodza, Land Use Director

SUPPLEMENTAL INFORMATION

Indicate the specific provisions of the Zoning Regulations from which a variance is requested and the setbacks proposed. Indicate any other sections of the Zoning Regulations that must be varied in order to permit construction, maintenance, use, and any or/activity described in this application.

1. Proposed Addition

18'0" x 24'3" feet second story over existing first floor and 18' x 8' two-story addition over existing patio

2. Applicant seeks relief from Section 321.6 Minimum Setback Requirements

"No Structure shall extend less than fifty (50) feet from the Front Lot Line or thirty (30) feet from any Side or Rear Lot Line."

A variance of 13.5 feet into side yard is needed (required: 30'0", requested: 17' 6")

3. Applicant seeks relief from Section 374 Changes to non-conforming structures

"...no permit shall be issued nor shall any changes be made on such building or structure that will result in the increase of any such non-conforming features nor shall any non-conforming part of the structure be increased in height. (Amended 4/10/08)."

The house is presently nonconforming in its setbacks to the front and side yards. The applicant seeks to raise a portion of the roof to add a second story and proposes to build an 8'3" x 18'0" two-story addition over an existing patio.

Craig L. Cohen

Date: _____

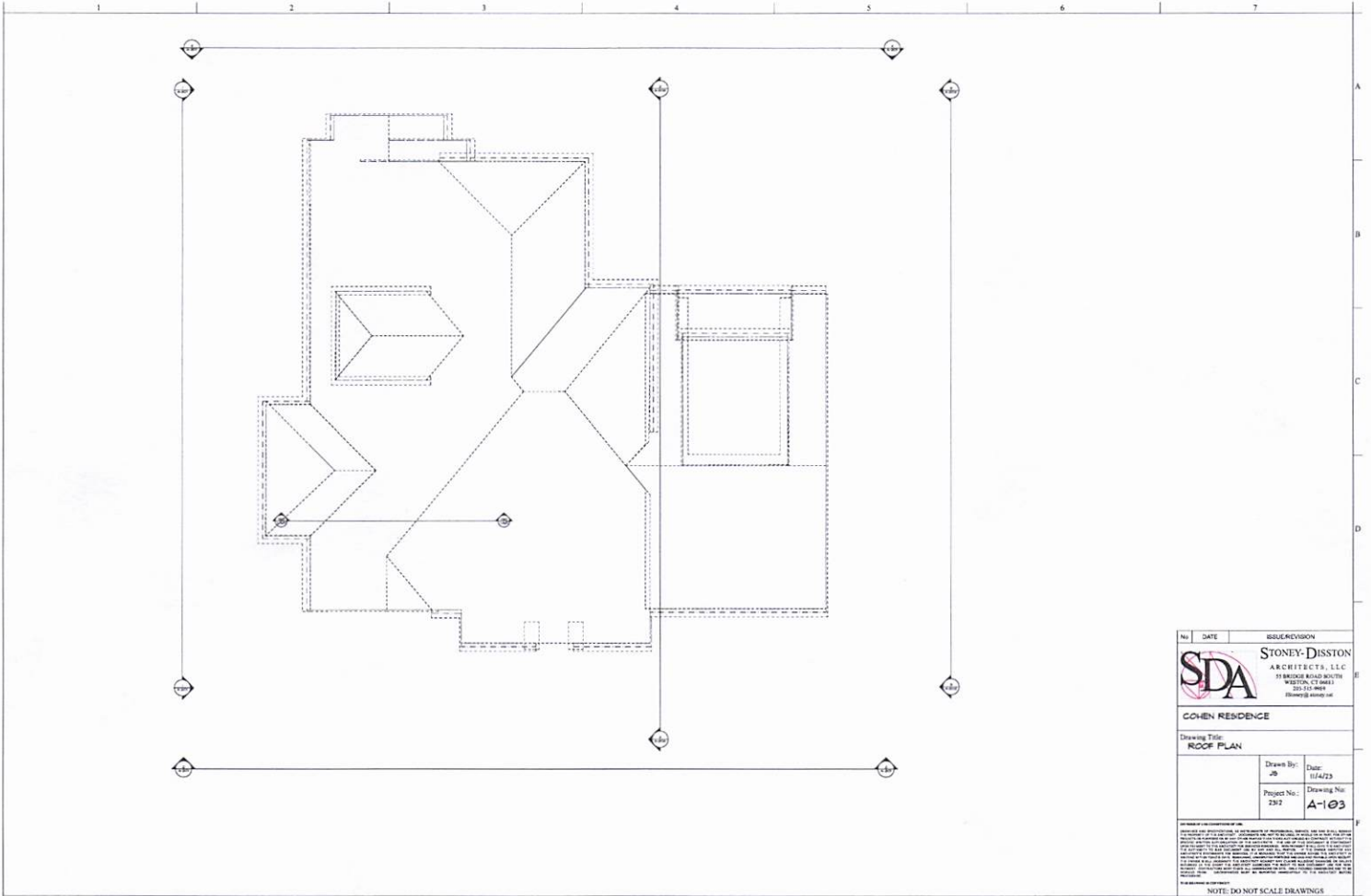


C2 SOUTHEAST ELEVATION
SCALE 1/4" = 1'-0"

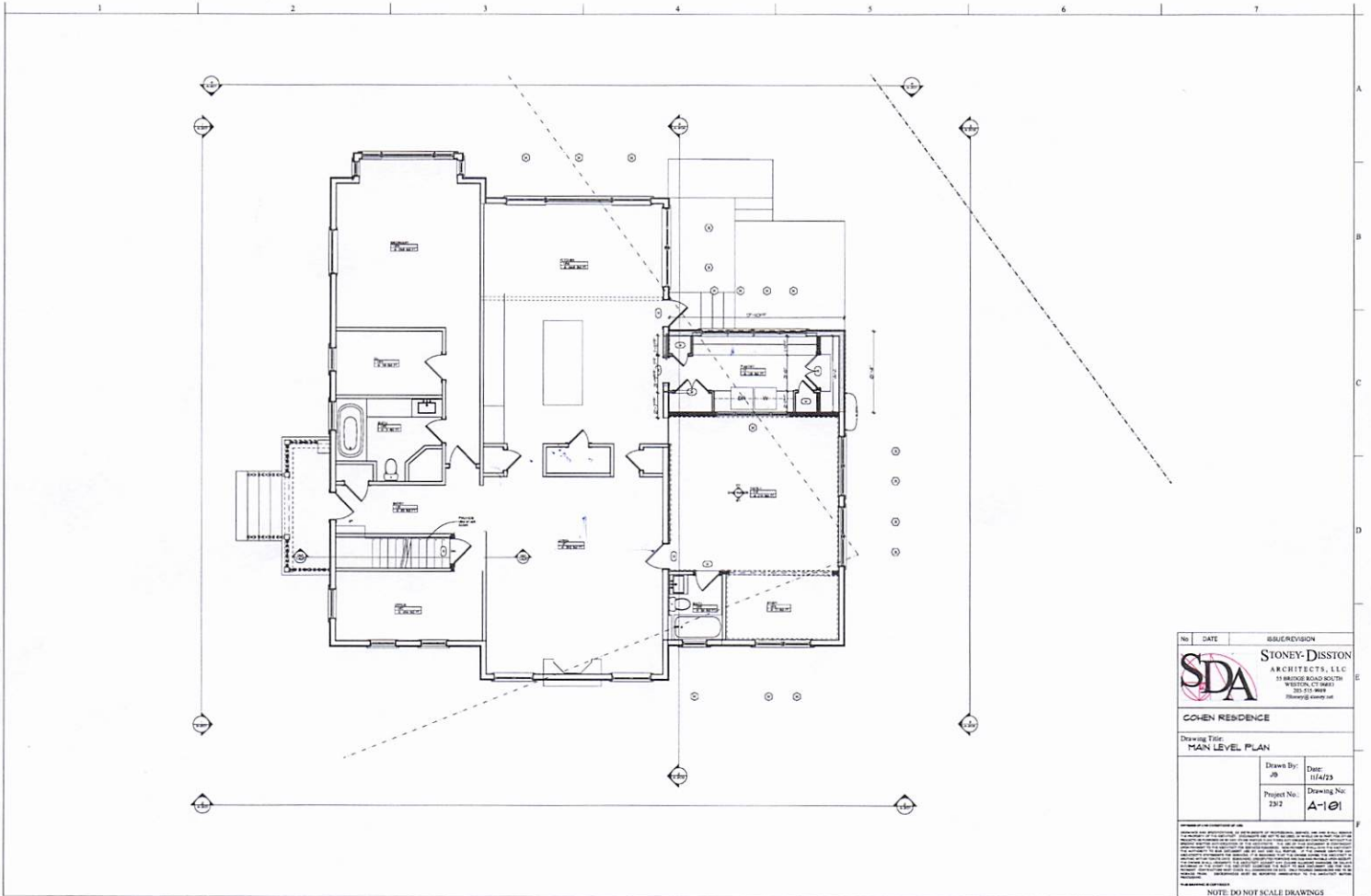


F2 SOUTH ELEVATION (2)
SCALE 1/4" = 1'-0"

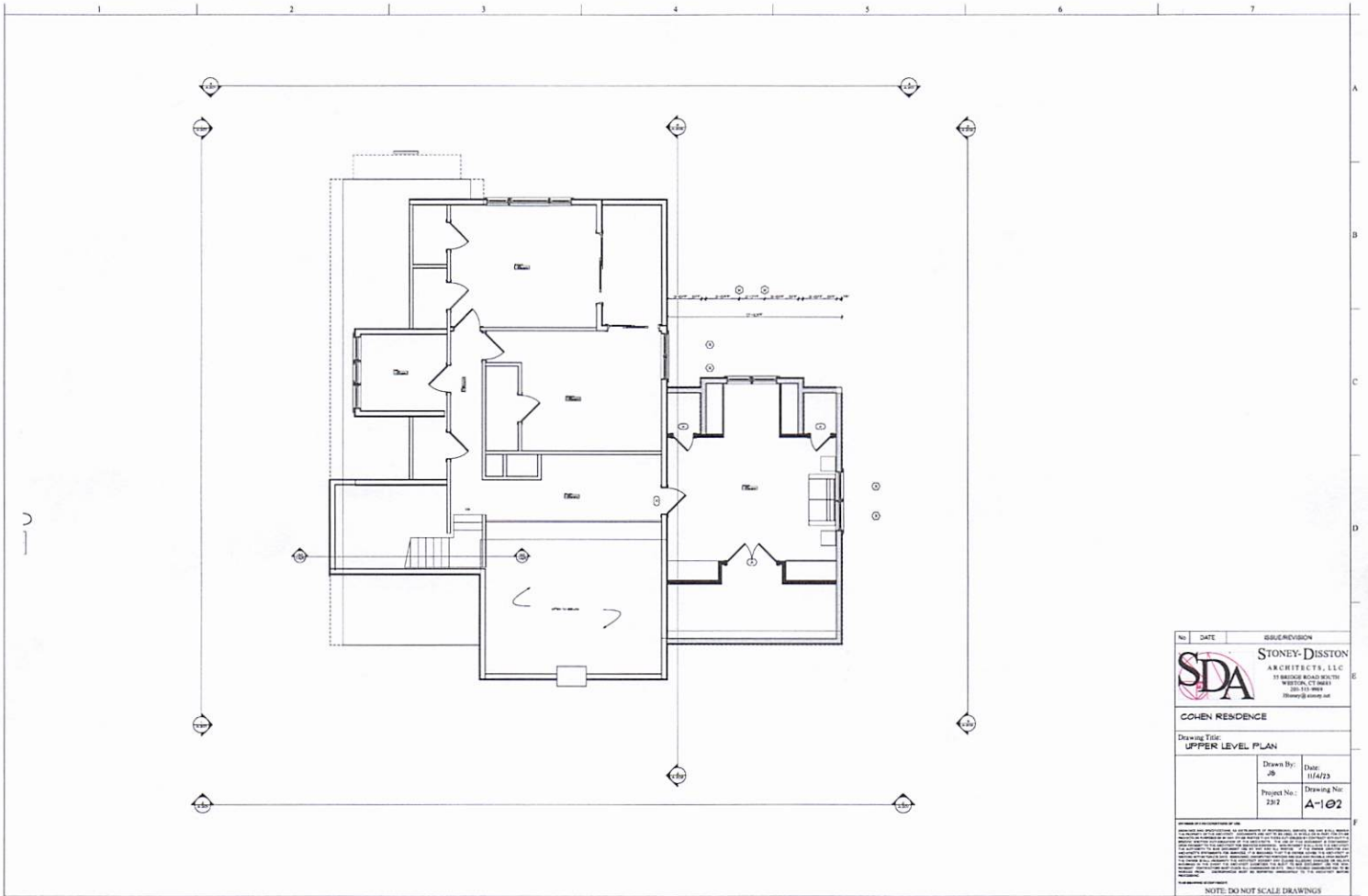
No.	DATE	ISSUE/REVISION
 STONEV- DISSTON ARCHITECTS, LLC 35 BRIDGE ROAD SUITE 200 WESTON, CT 06893 203.511.9999 stonevdisston.com		
COHEN RESIDENCE		
Drawing Title: ELEVATIONS		
Drawn By: Job	Date: 11/4/23	Project No: 2302
	Drawing No: A-201	
<small> BY REVIEWING AND SIGNING THESE PLANS, THE ARCHITECT HEREBY REPRESENTS AND WARRANTS THAT HE OR SHE IS A LICENSED ARCHITECT IN THE STATE OF CONNECTICUT AND IS NOT PROVIDING ARCHITECTURAL SERVICES TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY HIM OR HER. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. </small>		
NOTE: DO NOT SCALE DRAWINGS PRINTED ON 11/03/23 11:42 AM		



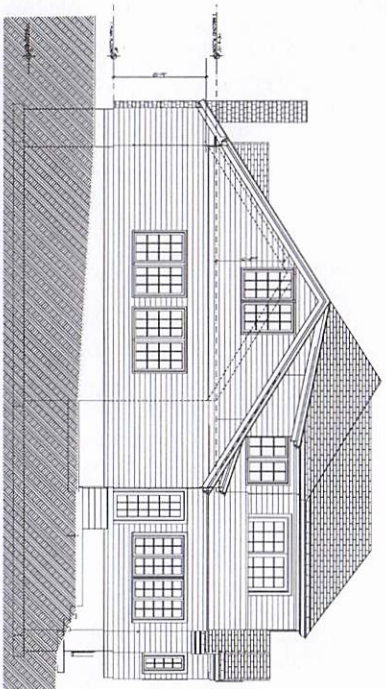
No.	DATE	RELEASE/REVISION
 STONEY-DISSTON ARCHITECTS, L.L.C. 55 BRIDGE ROAD SOUTH WESTON, CT 06893 203.333.9969 stoney@stoney.com		
COHEN RESIDENCE		
Drawing Title:		
ROOF PLAN		
Drawn By:	JD	Date: 01/17/23
Project No.:	2317	Drawing No. A-103
<small> THIS DRAWING IS THE PROPERTY OF SDA ARCHITECTS, L.L.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, REPRODUCED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SDA ARCHITECTS, L.L.C. ANY UNAUTHORIZED USE OF THIS DRAWING IS STRICTLY PROHIBITED. SDA ARCHITECTS, L.L.C. ACCEPTS NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING IS ADVISED THAT IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. SDA ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. THE USER OF THIS DRAWING IS ADVISED THAT IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. SDA ARCHITECTS, L.L.C. IS NOT RESPONSIBLE FOR ANY CONSTRUCTION DEFECTS OR OMISSIONS. </small>		
<small> NOTE: DO NOT SCALE DRAWINGS PRINTED ON 11x17 IN. 24 lbs. PAPER </small>		



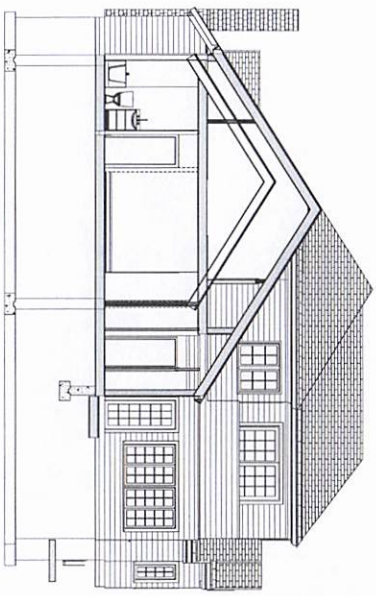
No.	DATE	ISSUE/REVISION
 STONEV-DISSTON ARCHITECTS, LLC 33 BRIDGE ROAD SOUTH WILTON, CT 06897 203.513.9899 (Email) stonev@sdad.com		
COHEN RESIDENCE		
Drawing Title:		
MAIN LEVEL PLAN		
Drawn By:	Date:	
JB	07/23	
Project No.:	Drawing No.:	
2312	A-101	
<small> I, the undersigned, being a duly licensed and registered professional architect, do hereby certify that I am the author of the design and content of this drawing, and that I am a duly licensed and registered professional architect in the State of Connecticut. I am not providing this drawing as part of a contract for professional services. I am providing this drawing as a reference only. I am not responsible for the use or misuse of this drawing. I am not responsible for the construction of any building based on this drawing. I am not responsible for the safety of any building based on this drawing. I am not responsible for the accuracy of any information provided in this drawing. I am not responsible for the completeness of any information provided in this drawing. I am not responsible for the timeliness of any information provided in this drawing. I am not responsible for the legibility of any information provided in this drawing. I am not responsible for the clarity of any information provided in this drawing. I am not responsible for the consistency of any information provided in this drawing. I am not responsible for the coherence of any information provided in this drawing. I am not responsible for the logic of any information provided in this drawing. I am not responsible for the soundness of any information provided in this drawing. I am not responsible for the wisdom of any information provided in this drawing. I am not responsible for the prudence of any information provided in this drawing. I am not responsible for the propriety of any information provided in this drawing. I am not responsible for the morality of any information provided in this drawing. I am not responsible for the justice of any information provided in this drawing. I am not responsible for the equity of any information provided in this drawing. I am not responsible for the fairness of any information provided in this drawing. I am not responsible for the honesty of any information provided in this drawing. I am not responsible for the integrity of any information provided in this drawing. I am not responsible for the good faith of any information provided in this drawing. I am not responsible for the good will of any information provided in this drawing. I am not responsible for the good nature of any information provided in this drawing. I am not responsible for the good sense of any information provided in this drawing. I am not responsible for the good judgment of any information provided in this drawing. I am not responsible for the good taste of any information provided in this drawing. I am not responsible for the good looks of any information provided in this drawing. I am not responsible for the good feeling of any information provided in this drawing. I am not responsible for the good will of any information provided in this drawing. I am not responsible for the good nature of any information provided in this drawing. I am not responsible for the good sense of any information provided in this drawing. I am not responsible for the good judgment of any information provided in this drawing. I am not responsible for the good taste of any information provided in this drawing. I am not responsible for the good feeling of any information provided in this drawing. </small>		
NOTE: DO NOT SCALE DRAWINGS		
PRINTED ON 11/03/12 11:52 PM		



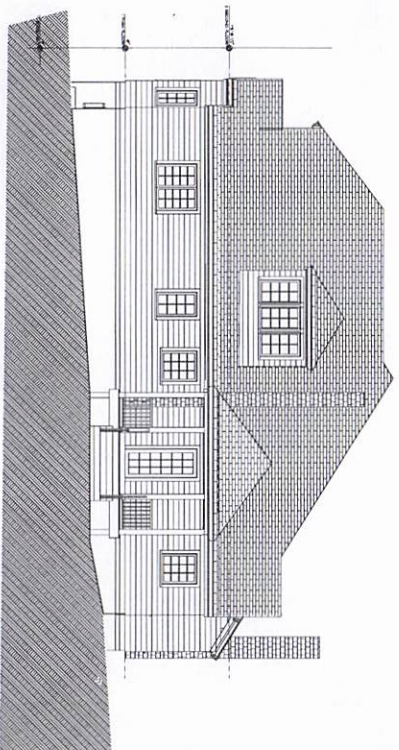
No.	DATE	REVISION
SDA STONEY-DISSON ARCHITECTS, LLC 33 BRIDGE ROAD SOUTH WATERLOO, CT 06495 203-513-9949 stoney@stonydd.com		
COHEN RESIDENCE		
Drawing Title: UPPER LEVEL PLAN		
Drawn By: JB	Date: 07/27/23	
Project No.: 2302	Drawing No.:	A-102
<small> I, the undersigned, being a duly licensed professional architect, hereby certify that I am the author of the design and content of the above drawing, and that I am a duly licensed professional architect in the State of Connecticut. I am not providing this drawing as part of a contract for professional services. This drawing is for informational purposes only. It is not to be used for construction or other purposes without the written consent of the architect. </small>		
<small>NOTE: DO NOT SCALE DRAWINGS</small> <small>PRINTED ON 11x17 AT 1/8" = 1'-0"</small>		



C1 SOUTHWEST ELEVATION
SCALE 1/4" = 1'-0"



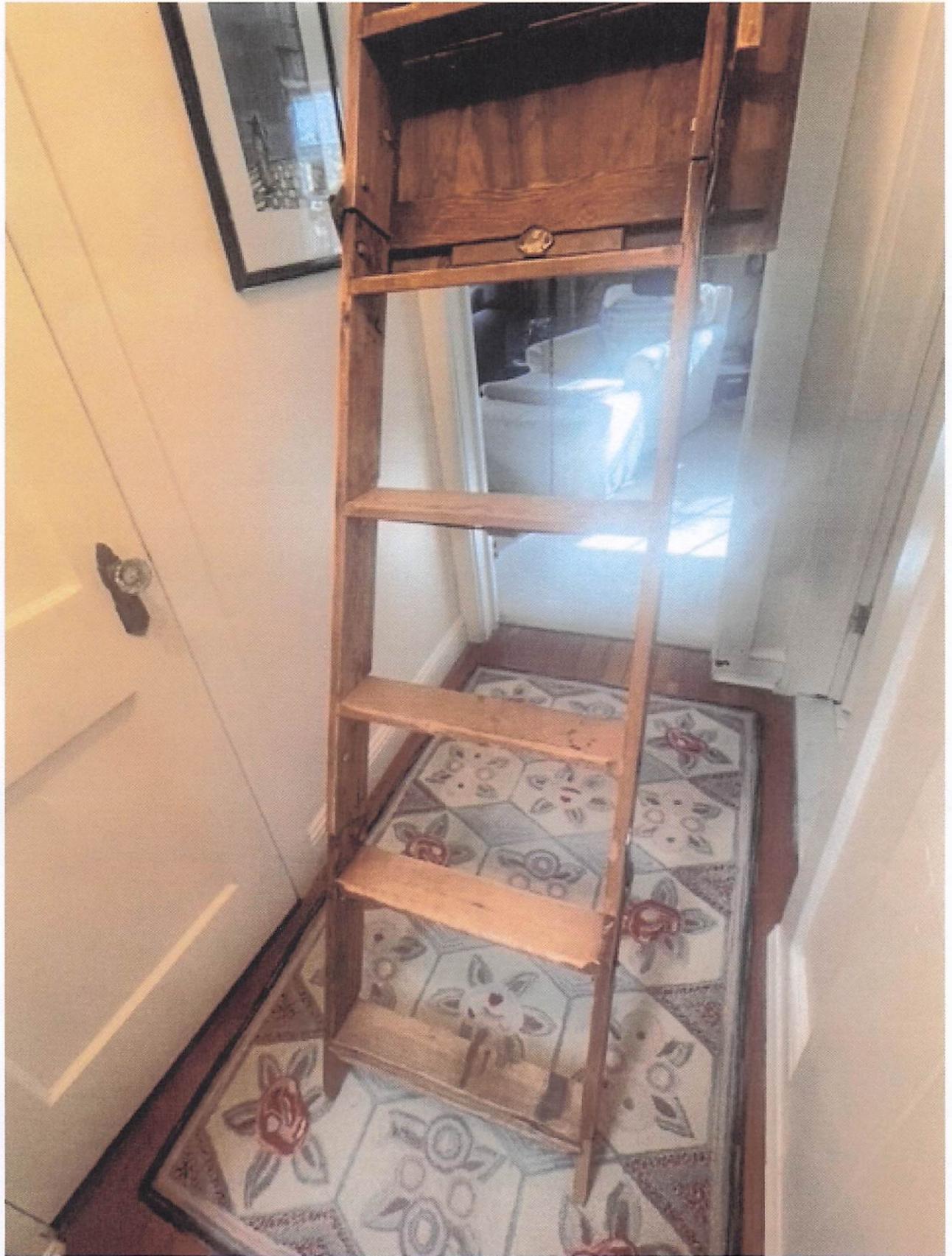
C4 SECTION THROUGH STORAGE
SCALE 1/4" = 1'-0"



F2 WEST ELEVATION
SCALE 1/4" = 1'-0"

NO.	DATE	REVISIONS
 STONY DISTRICT ARCHITECTS 11 BROADWAY NEW YORK, NY 10004 (212) 512-1100 www.stonydistrict.com		
COHEN RESIDENCE		
Drawing Title ELEVATIONS		
Drawn By:	Date:	
ap	11/27/13	
Project No.:	Drawing No.:	
727	A-102	
<small> SDA, STONY DISTRICT ARCHITECTS, ARCHITECTS OF RECORD FOR THE PROJECT, HAS PREPARED THESE DOCUMENTS TO SERVE AS A BASIS FOR THE CONSTRUCTION OF THE PROJECT. THESE DOCUMENTS ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF SDA, STONY DISTRICT ARCHITECTS, IS STRICTLY PROHIBITED. THESE DOCUMENTS DO NOT CONSTITUTE A CONTRACT. THE CONTRACT BETWEEN THE CLIENT AND SDA, STONY DISTRICT ARCHITECTS, GOVERNS THE RELATIONSHIP BETWEEN THEM. THESE DOCUMENTS ARE THE PROPERTY OF SDA, STONY DISTRICT ARCHITECTS, AND SHALL REMAIN THEIR PROPERTY WHETHER OR NOT THEY ARE LOANED TO ANY OTHER PARTY. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF SDA, STONY DISTRICT ARCHITECTS, IS STRICTLY PROHIBITED. THESE DOCUMENTS DO NOT CONSTITUTE A CONTRACT. THE CONTRACT BETWEEN THE CLIENT AND SDA, STONY DISTRICT ARCHITECTS, GOVERNS THE RELATIONSHIP BETWEEN THEM. </small>		
<small> NORTH - DANIEL GOLD FARMER/DA </small>		











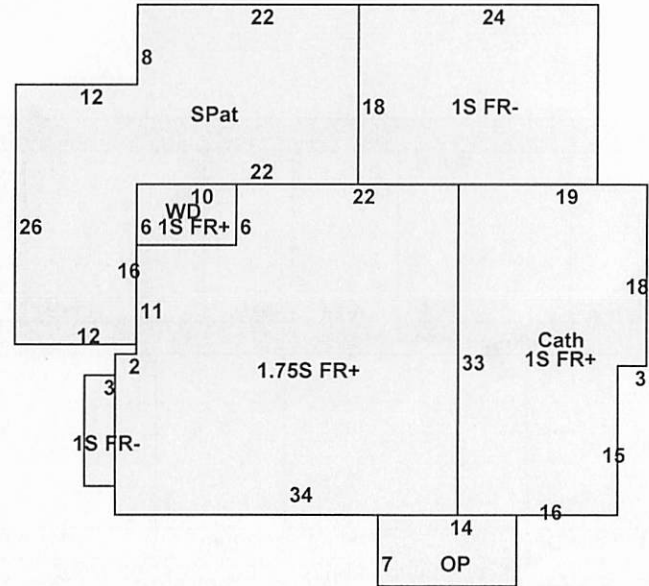


Location:		20 OLD KINGS HIGHWAY				Map/Lot:		26 9 17		Zone:	R-2AC	Date Printed:		11-03-23	
911 Address:						Exempt				Neighborhood:		4-5		Last Update:	
Owner Of Record								Volume/Page		Date		Sales Type		Valid	Sale Price
COHEN CRAIG L+SARAH A STONYBROOK								0188 /0767		06-14-91				NO	0
20 OLD KINGS HGWY WESTON , CT 06883															
Prior Owner History															
GOULD, MACK E. & ESTHER								0111 /0023		08-22-78				NO	0
								/							
								/							
								/							
								/							
Building Permit															
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion									
7582	05-13-15	50,000	No	Closed	100	09-27-15	22 X 26 1.5 STORY GARAGE								
5066	07-24-02	175,000	No	Closed	100		ADDITION/RENOVA								
2502	07-19-91	0	No	Closed	100		ADDTN/RENVTN								
State Item Codes															
Census/Tract 83430			Code	Quantity	Value	Code	Quantity	Value	Appraised Value						
Dev Map 226,3176			Dev Lot	11- Res Land	1.25	200,930			Total Land Value			287,040			
Subdivision			13- Res Bldg	1.00	228,570				Total Building Value			326,524			
Date 04/18/2018			09/17/2015	14- Res Outbldg	1.00	22,150			Total Outbuilding Value			31,646			
Inspector EQ			KW						Total Market Value			645,210			
District															
Acres								Influence Factors							
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type	Influence	Reason	Comment					
House Lot	1.25	0.00	299,000	0.96	0	287,040									
Total	1.25					287,040									
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value				
Land	200,930	200,930	200,930	200,930	200,930										
Building	228,570	228,570	228,570	228,570	228,570										
Outbuilding	22,150	22,150	22,150	22,150	22,150										
Total	451,650	451,650	451,650	451,650	451,650							Totals			
Comments															
SHRD DRIVEWAY PD 12-9-03 OWNER REFUSED ENTRY MJ - 2002															

Unique ID: R00608

WESTON

Location:		20 OLD KINGS HIGHWAY		Unit			
911 Address:							
Map/Block/Lot		26 9 17					
General Description		Description	Area/Qty				
Building Use	Single Family	Base Rate	2,906				
Unit		Basement	1,670				
Overall Condition	Very Good	Central Air	2,906				
Class	10	Fireplace	1				
Stories	1.75	Full Baths	3				
Design (Style)	Conventional	Value Before Depr.	0				
Construction	Wood Frame	Depr/Adjust Amount	0				
Year Built	1930	Final Value (After Depr)	0				
Percent Complete	100						
Finished Area	2,906						
Finished Area Does Not Include Finished Basement Area							
Foundation							
Basement Area	1,670						
Basement Finish	0						
Bsmt Room Style							
Basement Walls							
Outside Entry							
Basement Garage Bays	0						
Sump Pump	NO						
		Grade Factor	0	Physical Depreciation %	13		
		Economic Depreciation %	0	Functional Depreciation %	0		
Attached Component Computations							
HVAC		Type	Yr Built	Condition	Area/Qty		
Heating Type	Forced Hot Air	100 %	Cathedral	1930	Very Good	582	
Fuel	Oil		Wood Deck	1930	Very Good	60	
Cooling Type	Central	100 %	Stone Patio	1930	Very Good	708	
			Open Porch	1930	Very Good	98	
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle						
Roof Cover	Wood						
Roof Type	HIP						
Total Building Value			326,524				
Special Features							
Detached Component Computations							
Type	Yr Bilt	Condition	Area/Qty	Type	Yr Bilt	Condition	Area/Qty
1.75 Story Garage	2015	Excellent	598				
Room Summary							
Total	Bedroom	Kitchens	Full Baths	Half Baths			
7	3	1	3	0			



Unique ID: R00608

WESTON

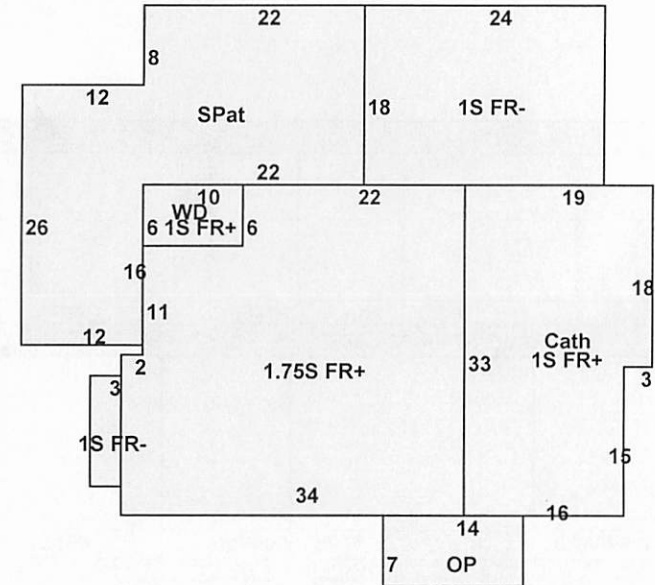
Card No: 1 of 1

Location:		20 OLD KINGS HIGHWAY				Map/Lot:		26 9 17		Zone:	R-2AC	Date Printed:		11-03-23	
911 Address:						Exempt				Neighborhood:		4-5		Last Update:	
Owner Of Record								Volume/Page		Date		Sales Type		Valid	Sale Price
COHEN CRAIG L+SARAH A STONYBROOK								0188 /0767		06-14-91				NO	0
20 OLD KINGS HGWY WESTON , CT 06883															
Prior Owner History															
GOULD, MACK E. & ESTHER								0111 /0023		08-22-78				NO	0
								/							
								/							
								/							
								/							
Building Permit															
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion								
7582		05-13-15	50,000	No	Closed	100	09-27-15	22 X 26 1.5 STORY GARAGE							
5066		07-24-02	175,000	No	Closed	100		ADDITION/RENOVA							
2502		07-19-91	0	No	Closed	100		ADDTN/RENVTN							
State Item Codes															
Census/Tract 83430				Code	Quantity	Value	Code	Quantity	Value	Appraised Value					
Dev Map 226,3176				Dev Lot	11- Res Land	1.25	200,930			Total Land Value			287,040		
Subdivision				13- Res Bldg	1.00	228,570				Total Building Value			326,524		
Date 04/18/2018 09/17/2015				14- Res Outbldg	1.00	22,150				Total Outbuilding Value			31,646		
Inspector EQ KW										Total Market Value			645,210		
District															
Acres								Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason		Comment		
House Lot		1.25	0.00	299,000	0.96	0	287,040								
Total		1.25					287,040								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value				
Land	200,930	200,930	200,930	200,930	200,930										
Building	228,570	228,570	228,570	228,570	228,570										
Outbuilding	22,150	22,150	22,150	22,150	22,150										
Total	451,650	451,650	451,650	451,650	451,650							Totals			
Comments															
SHRD DRIVEWAY PD 12-9-03 OWNER REFUSED ENTRY MJ - 2002															

Unique ID: R00608

WESTON

Location:		20 OLD KINGS HIGHWAY		Unit			
911 Address:							
Map/Block/Lot		26 9 17					
General Description		Description	Area/Qty				
Building Use	Single Family	Base Rate	2,906				
Unit		Basement	1,670				
Overall Condition	Very Good	Central Air	2,906				
Class	10	Fireplace	1				
Stories	1.75	Full Baths	3				
Design (Style)	Conventional	Value Before Depr.	0				
Construction	Wood Frame	Depr/Adjust Amount	0				
Year Built	1930	Final Value (After Depr)	0				
Percent Complete	100						
Finished Area	2,906						
Finished Area Does Not Include Finished Basement Area							
Foundation							
Basement Area	1,670						
Basement Finish	0						
Bsmt Room Style							
Basement Walls							
Outside Entry							
Basement Garage Bays	0						
Sump Pump	NO						
		Grade Factor	0	Physical Depreciation %			
		Economic Depreciation %	0	Functional Depreciation %			
				13			
				0			
Attached Component Computations							
HVAC		Type	Yr Built	Condition	Area/Qty		
Heating Type	Forced Hot Air	100 %	Cathedral	1930	Very Good	582	
Fuel	Oil		Wood Deck	1930	Very Good	60	
Cooling Type	Central	100 %	Stone Patio	1930	Very Good	708	
			Open Porch	1930	Very Good	98	
Interior							
Floors	Hardwood						
Attic Access							
Walls	Drywall						
Fireplaces	1						
Wood Stoves	0						
Exterior							
Exterior	Wood Shingle						
Roof Cover	Wood						
Roof Type	HIP						
		Total Building Value	326,524				
Special Features							
Detached Component Computations							
Type	Yr Blt	Condition	Area/Qty	Type	Yr Blt	Condition	Area/Qty
1.75 Story Garage	2015	Excellent	598				
Room Summary							
Total	Bedroom	Kitchens	Full Baths	Half Baths			
7	3	1	3	0			

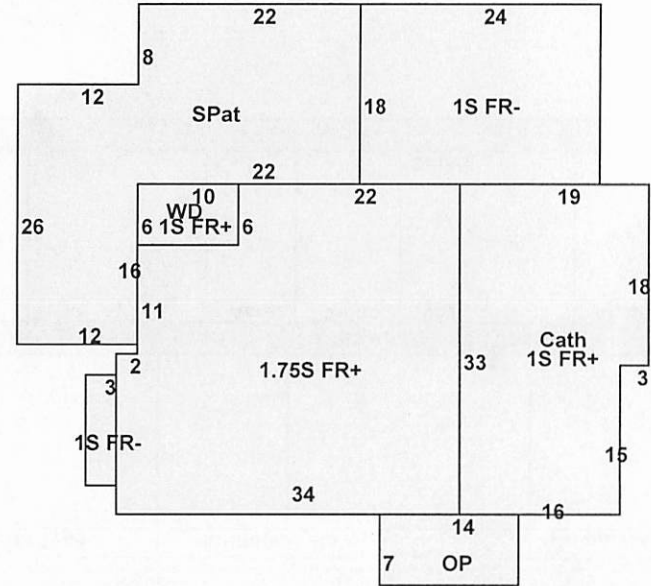


Location:		20 OLD KINGS HIGHWAY				Map/Lot:		26 9 17		Zone:	R-2AC	Date Printed:		11-03-23	
911 Address:						Exempt				Neighborhood:		4-5		Last Update:	
Owner Of Record								Volume/Page		Date		Sales Type		Valid	Sale Price
COHEN CRAIG L+SARAH A STONYBROOK								0188 /0767		06-14-91				NO	0
20 OLD KINGS HGWY WESTON , CT 06883															
Prior Owner History															
GOULD, MACK E. & ESTHER								0111 /0023		08-22-78				NO	0
								/							
								/							
								/							
								/							
Permit Number		Date	Cost	New Hous	Status	% Comp	Est Completion	Building Permit							
7582		05-13-15	50,000	No	Closed	100	09-27-15	22 X 26 1.5 STORY GARAGE							
5066		07-24-02	175,000	No	Closed	100		ADDITION/RENOVA							
2502		07-19-91	0	No	Closed	100		ADDTN/RENVTN							
State Item Codes								Appraised Value							
Census/Tract		83430		Code	Quantity	Value	Code	Quantity	Value	Total Land Value		287,040			
Dev Map		226,3176		Dev Lot	11- Res Land	1.25	200,930			Total Building Value		326,524			
Subdivision				13- Res Bldg	1.00	228,570				Total Outbuilding Value		31,646			
Date		04/18/2018	09/17/2015	14- Res Outbldg	1.00	22,150				Total Market Value		645,210			
Inspector		EQ	KW												
District															
Acres								Influence Factors							
Land Type		Acres	490	Rate	Adj	Influence	Total Value	Land Type		Influence	Reason	Comment			
House Lot		1.25	0.00	299,000	0.96	0	287,040								
Total		1.25					287,040								
Assessment History (Prior Years as of Oct 1)								490 Appraised Totals							
Current		2022	2021	2020	2019	2018	2017	Type	Acres	Value	Type	Acres	Value		
Land		200,930	200,930	200,930	200,930	200,930	200,930								
Building		228,570	228,570	228,570	228,570	228,570	228,570								
Outbuilding		22,150	22,150	22,150	22,150	22,150	22,150								
Total		451,650	451,650	451,650	451,650	451,650	451,650								
												Totals			
Comments															
SHRD DRIVEWAY PD 12-9-03 OWNER REFUSED ENTRY MJ - 2002															

Unique ID: R00608

WESTON

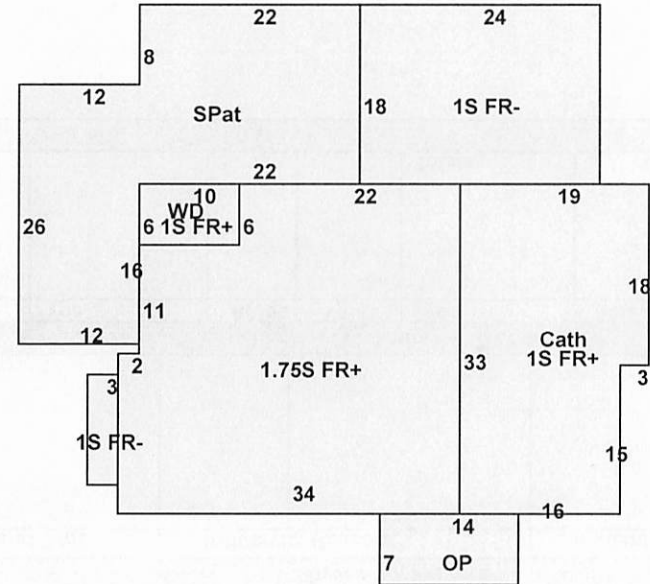
Location:		20 OLD KINGS HIGHWAY		Unit		
911 Address:						
Map/Block/Lot		26 9 17				
General Description		Description	Area/Qty			
Building Use	Single Family	Base Rate	2,906			
Unit		Basement	1,670			
Overall Condition	Very Good	Central Air	2,906			
Class	10	Fireplace	1			
Stories	1.75	Full Baths	3			
Design (Style)	Conventional	Value Before Depr.	0			
Construction	Wood Frame	Depr/Adjust Amount	0			
Year Built	1930	Final Value (After Depr)	0			
Percent Complete	100					
Finished Area	2,906					
Finished Area Does Not Include Finished Basement Area						
Foundation						
Basement Area	1,670					
Basement Finish	0					
Bsmt Room Style						
Basement Walls						
Outside Entry						
Basement Garage Bays	0					
Sump Pump	NO					
		Grade Factor	0	Physical Depreciation %	13	
		Economic Depreciation %	0	Functional Depreciation %	0	
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	
Heating Type	Forced Hot Air	100 %	Cathedral	1930	Very Good	582
Fuel	Oil		Wood Deck	1930	Very Good	60
Cooling Type	Central	100 %	Stone Patio	1930	Very Good	708
			Open Porch	1930	Very Good	98
Interior						
Floors	Hardwood					
Attic Access						
Walls	Drywall					
Fireplaces	1					
Wood Stoves	0					
Exterior						
Exterior	Wood Shingle					
Roof Cover	Wood					
Roof Type	HIP					
		Total Building Value	326,524			
Special Features		Detached Component Computations				
		Type	Yr Bilt	Condition	Area/Qty	
		1.75 Story Garage	2015	Excellent	598	
Room Summary						
Total	Bedroom	Kitchens	Full Baths	Half Baths		
7	3	1	3	0		



Unique ID: R00608

WESTON

Location: 20 OLD KINGS HIGHWAY		Unit				
911 Address:						
Map/Block/Lot 26 9 17						
General Description		Description	Area/Qty			
Building Use	Single Family	Base Rate	2,906			
Unit		Basement	1,670			
Overall Condition	Very Good	Central Air	2,906			
Class	10	Fireplace	1			
Stories	1.75	Full Baths	3			
Design (Style)	Conventional	Value Before Depr.	0			
Construction	Wood Frame	Depr/Adjust Amount	0			
Year Built	1930	Final Value (After Depr)	0			
Percent Complete	100					
Finished Area	2,906					
Finished Area Does Not Include Finished Basement Area						
Foundation						
Basement Area	1,670					
Basement Finish	0					
Bsmt Room Style						
Basement Walls						
Outside Entry						
Basement Garage Bays	0					
Sump Pump	NO					
		Grade Factor	0			
		Physical Depreciation %	13			
		Economic Depreciation %	0			
		Functional Depreciation %	0			
Attached Component Computations						
HVAC		Type	Yr Built	Condition	Area/Qty	
Heating Type	Forced Hot Air	100 %	Cathedral	1930	Very Good	582
Fuel	Oil		Wood Deck	1930	Very Good	60
Cooling Type	Central	100 %	Stone Patio	1930	Very Good	708
			Open Porch	1930	Very Good	98
Interior						
Floors	Hardwood					
Attic Access						
Walls	Drywall					
Fireplaces	1					
Wood Stoves	0					
Exterior						
Exterior	Wood Shingle					
Roof Cover	Wood					
Roof Type	HIP					
			Total Building Value	326,524		
Special Features						
Room Summary						
Total	Bedroom	Kitchens	Full Baths	Half Baths		
7	3	1	3	0		



Detached Component Computations

Type	Yr Bilt	Condition	Area/Qty	Type	Yr Bilt	Condition	Area/Qty
1.75 Story Garage	2015	Excellent	598				

Location:		20 OLD KINGS HIGHWAY				Map/Lot:		26 9 17		Zone:	R-2AC	Date Printed:		11-03-23							
911 Address:						Exempt				Neighborhood:		4-5		Last Update:							
Owner Of Record								Volume/Page		Date		Sales Type		Valid	Sale Price						
COHEN CRAIG L+SARAH A STONYBROOK								0188 /0767		06-14-91				NO	0						
20 OLD KINGS HGWY WESTON, CT 06883																					
Prior Owner History																					
GOULD, MACK E. & ESTHER								0111 /0023		08-22-78				NO	0						
								/													
								/													
								/													
								/													
Building Permit																					
Permit Number	Date	Cost	New Hous	Status	% Comp	Est Completion															
7582	05-13-15	50,000	No	Closed	100	09-27-15	22 X 26 1.5 STORY GARAGE														
5066	07-24-02	175,000	No	Closed	100		ADDITION/RENOVA														
2502	07-19-91	0	No	Closed	100		ADDTN/RENTN														
State Item Codes																					
Census/Tract			Code			Quantity			Value			Code			Quantity			Value			
83430			11- Res Land			1.25			200,930									Total Land Value			287,040
Dev Map 226,3176			13- Res Bldg			1.00			228,570									Total Building Value			326,524
Subdivision			14- Res Outbldg			1.00			22,150									Total Outbuilding Value			31,646
Date 04/18/2018																		Total Market Value			645,210
Date 09/17/2015																					
Inspector EQ																					
KW																					
District																					
Acres																					
Land Type	Acres	490	Rate	Adj	Influence	Total Value	Land Type			Influence	Reason		Comment								
House Lot	1.25	0.00	299,000	0.96	0	287,040															
Total	1.25					287,040															
Assessment History (Prior Years as of Oct 1)																					
	Current	2022	2021	2020	2019	Type	Acres	Value	Type	Acres	Value										
Land	200,930	200,930	200,930	200,930	200,930																
Building	228,570	228,570	228,570	228,570	228,570																
Outbuilding	22,150	22,150	22,150	22,150	22,150																
Total	451,650	451,650	451,650	451,650	451,650																
											Totals										
Comments																					
SHRD DRIVEWAY PD 12-9-03 OWNER REFUSED ENTRY MJ - 2002																					



Town of Weston, Connecticut - Parcel Map

Parcel: 26 9 17

Address: 20 OLD KINGS HIGHWAY

15+16

2 Ac.

18 #

17

1.25 Ac.

20 #

18

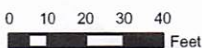
7 Ac.

22 #

Kings Hwy

Willow

Approximate Scale:



Disclaimer: This map is for informational purposes only. All information is subject to verification by any user. The Town of Weston and its mapping contractors assume no legal responsibility for the information contained herein.

Map Produced May 2023



26 4 11
BARGIELLO THADDEUS A & SHAHAN
15 OLD KINGS HIGHWAY
WESTON CT 06883

26 9 17 **SUBJECT**
COHEN CRAIG L+SARAH A
20 OLD KINGS HGWY
WESTON CT 06883

26 9 15+16
HICKOX FAYETTE B & AUSTE PECIURA
18 OLD KINGS HIGHWAY
WESTON CT 06383

26 9 7
LEGAULT JEAN-FRANCOIS & MERCIER
8 OLD KINGS HIGHWAY
WESTON CT 06383

26 9 19
BARKER RANDALL & ANNE CHARLOTTE
27 BRIDGE ROAD
WESTON CT 06383

26 9 20
BROCKWAY HAYDEN S & MARIANNA TRS
6 WILLOW ROAD
WESTON CT 06883

26 9 30+31
ELLIOTT DORIANE
200 W 86TH ST APT 14D
NEW YORK NY 10024

26 9 2+3+4+ 22
LABOW MYRNA
1050 PARK AVE
NEW YORK NY 10028

26 4 13+14
SHANKMAN DOUGLAS
21 OLD KINGS HIGHWAY
WESTON CT 06883

26 4 15
MATHIAS JONATHON A & GAIL H
25 OLD KINGS HIGHWAY
WESTON CT 06883

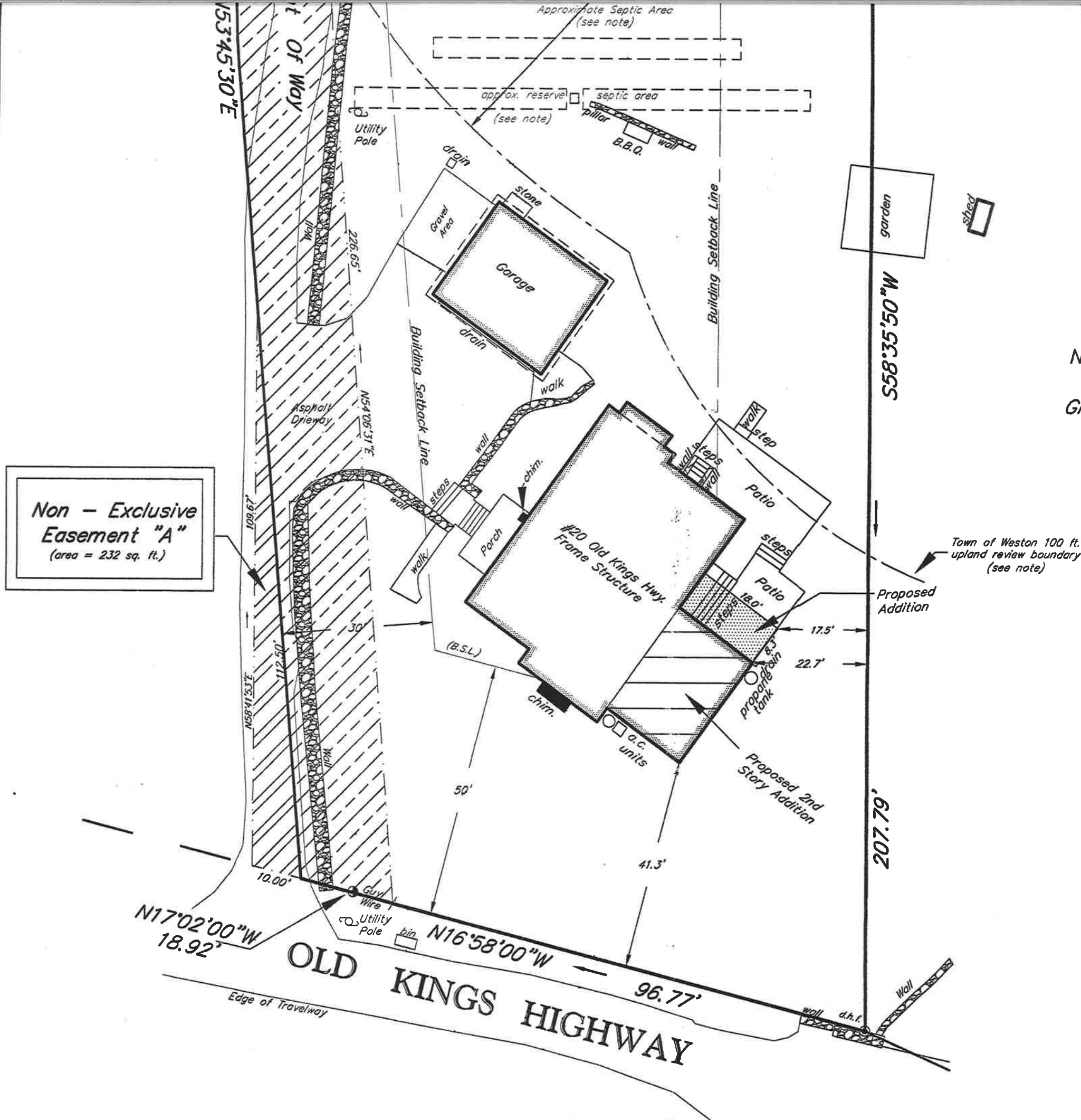
26 9 18
NAPOLEON GILLANN A BLUNSCHI
22 OLD KINGS HIGHWAY
WESTON CT 06883

26 9 21+28
GARY ROBERT & ELIZABETH
15 BRIDGE ROAD
WESTON CT 06883

26 4 12
SHUFRO CAROL
4 HILLTOP ROAD
WESTON CT 06883

26 4 10
JOHNSON COLLEEN NESTOR
3 HILLTOP ROAD
WESTON CT 06883

26 9 6
STRONG EDWARD & CHRISTINE A
12 OLD KINGS HIGHWAY
WESTON CT 06883



Non - Exclusive Easement "A"
(area = 232 sq. ft.)

PROPOSED PLOT PLAN

PREPARED FOR
CRAIG L. COHEN

20 OLD KINGS HIGHWAY
WESTON ~ CONNECTICUT

SCALE 1 in. = 20 ft. 9 OCTOBER 2023

LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"
CLASS A-2 ACCURACY

Charles Leonard

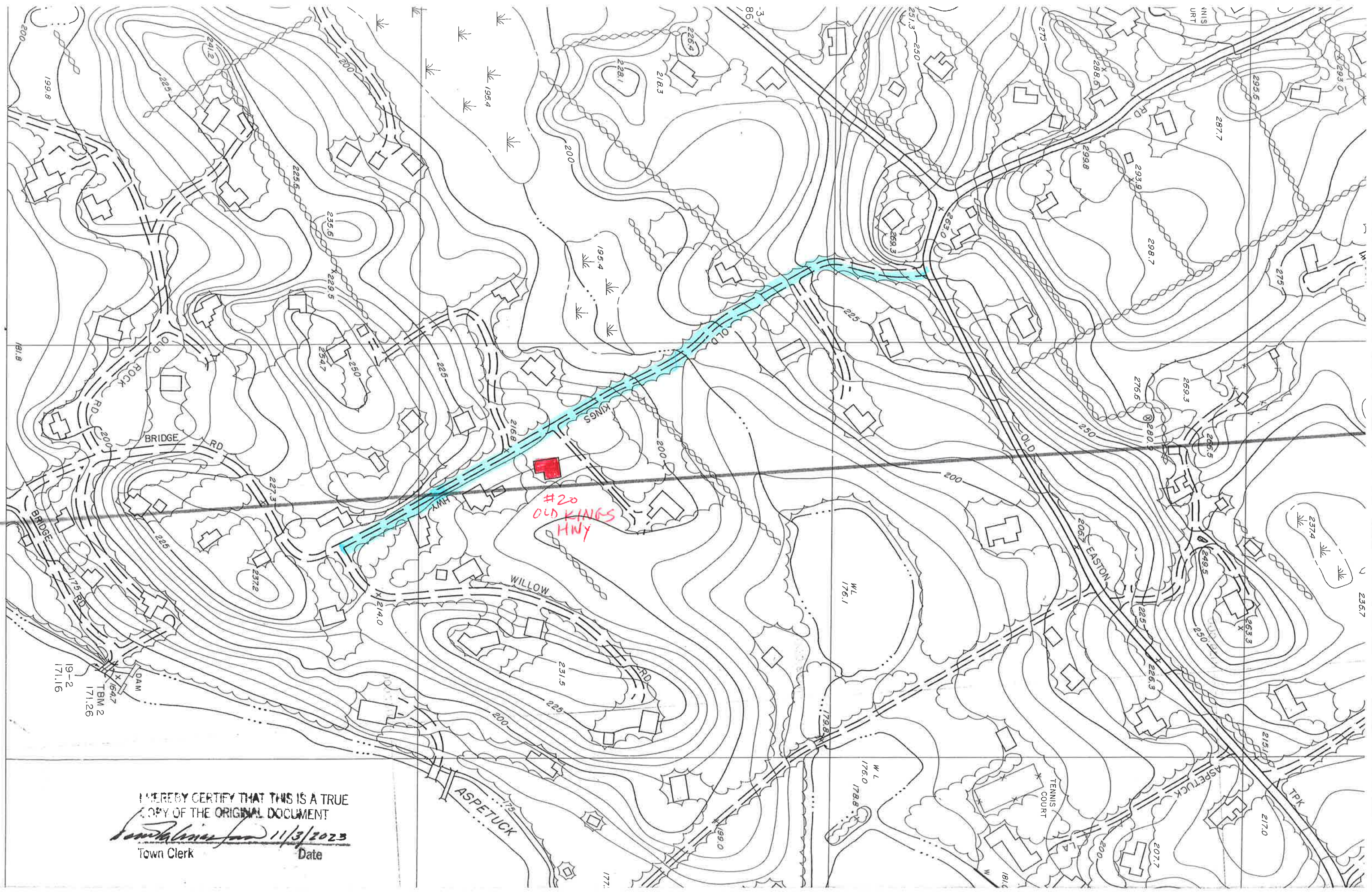
CHARLES L. LEONARD IV, L.S., CONN. REG. No. 20866



LEONARD SURVEYORS LLC
830 POST ROAD EAST
WESTPORT, CONNECTICUT 06880
PHONE: (203) 226-7861
FAX: (203) 454-1832

REVISION TABLE	
DATE	DESCRIPTION

MIN. LOT AREA
MIN. RECTANGULAR
MIN. LOT FRONT
SETBACKS
FRONT
SIDE
REAR
WATERCOURSE
MAX. BLDG. COV.



I HEREBY CERTIFY THAT THIS IS A TRUE COPY OF THE ORIGINAL DOCUMENT

Sarah L. ... 11/3/2023

Town Clerk

Date