

*Historic District Commission*  
Weston, Connecticut

Action taken on: \_\_\_\_\_  
(date)

Application #: \_\_\_\_\_

This Certificate of Appropriateness is:

**Granted, subject to the following stipulations** which are acknowledged and agreed to by the applicant by virtue of his/her signature hereto:

1. This certificate is valid for \_\_\_\_\_ months from the date hereon. All work described on page one must be commenced and completed within that period. If the work is not completed, the town, through its duly authorized agent, may order the removal of the work which was commenced or take such other action as is necessary to restore the structure to its appearance as of the date hereon.

Extensions may be granted at the discretion of the Commission.

2. Additional Stipulations:

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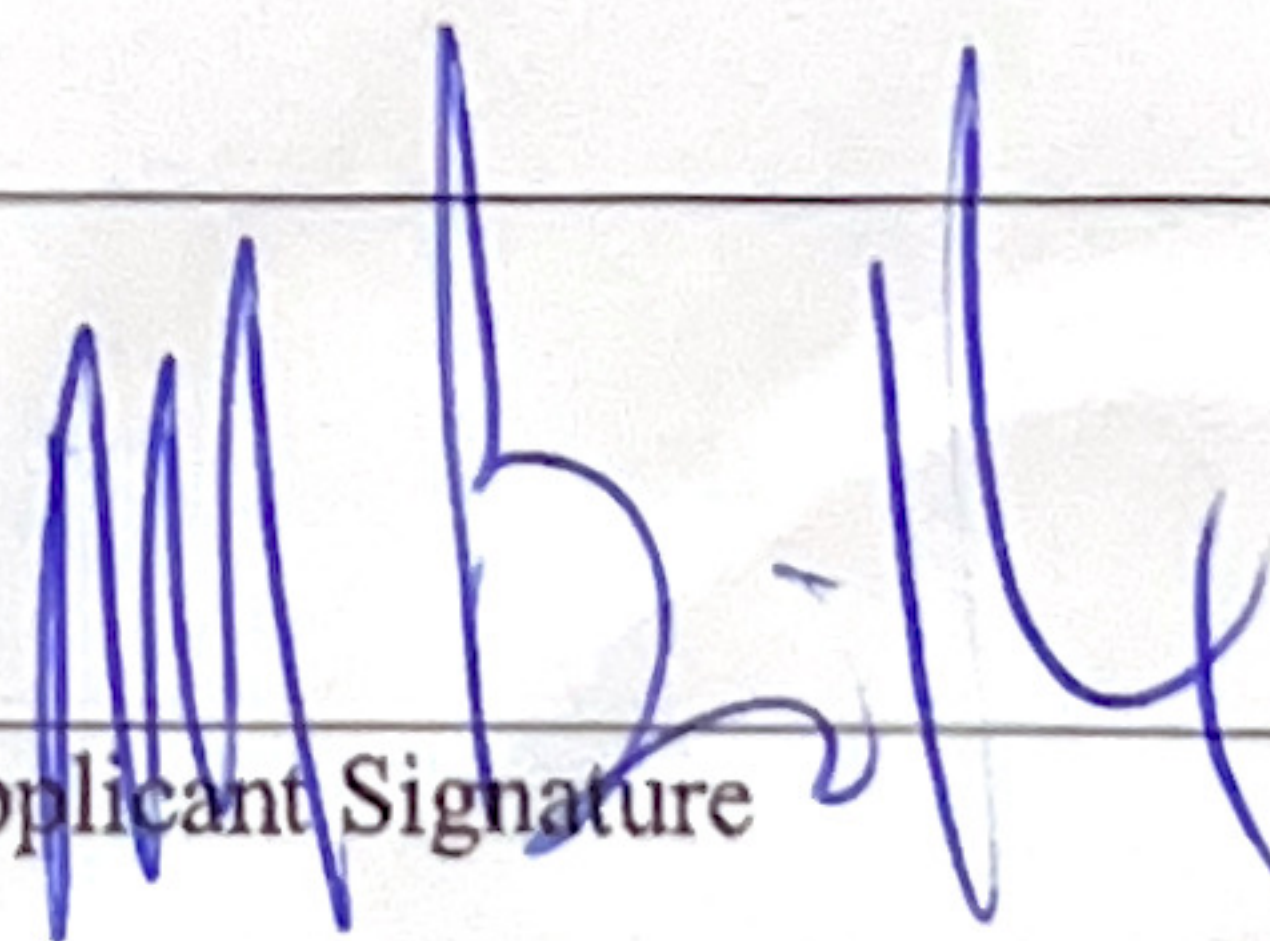
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Applicant Signature



**NOT Granted**

\_\_\_\_\_  
Chairperson



Historic District Commission

Weston, Connecticut

Application for Certificate of Appropriateness

Date: <sup>Dec 21</sup> ~~May 27~~ 2021 Application #: \_\_\_\_\_  
Name of District: BRADLEY Edge Tool District  
Name of Property Owner: Michael Baillieux  
Phone: 203 216 3396 Email: MBaillieux@yahoo.com  
Address of property where work is to be done: 114 Lyons Plains  
Name of Proposed Contractor (if known): ~~Decidera~~ Rich Moore  
Address of Proposed Contractor (if known): \_\_\_\_\_

Description of proposed work to be done (should include description of materials to be used, eg. wood shingles, brick, stone etc.)

Tear Down Garage. Replace w/ Two story Garage in same style of house

Proposed date of commencement: ~~September 2021~~ April / May

Proposed date of completion: ~~November 2021~~ August / September

Please note - All of the following should be included with this application:

- Photo of property
- Scaled drawing of proposed work
- Plot plan of property indicating location of proposed work
- Other helpful information, including information regarding historical significance of existing structures

Signature of Applicant: MBiLL

To facilitate this application, the Historic District Commission suggests you meet with them prior to the public hearing. If you have any question, please call Leona Peiffer, Chair of the Historic District Commission at 203-451-8965, or the Town Clerk at 203-222-2616. Application can be emailed to [lpeiffer@westonct.gov](mailto:lpeiffer@westonct.gov)



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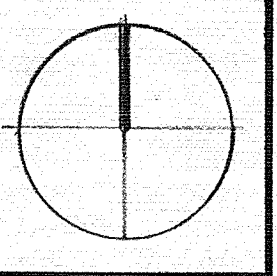






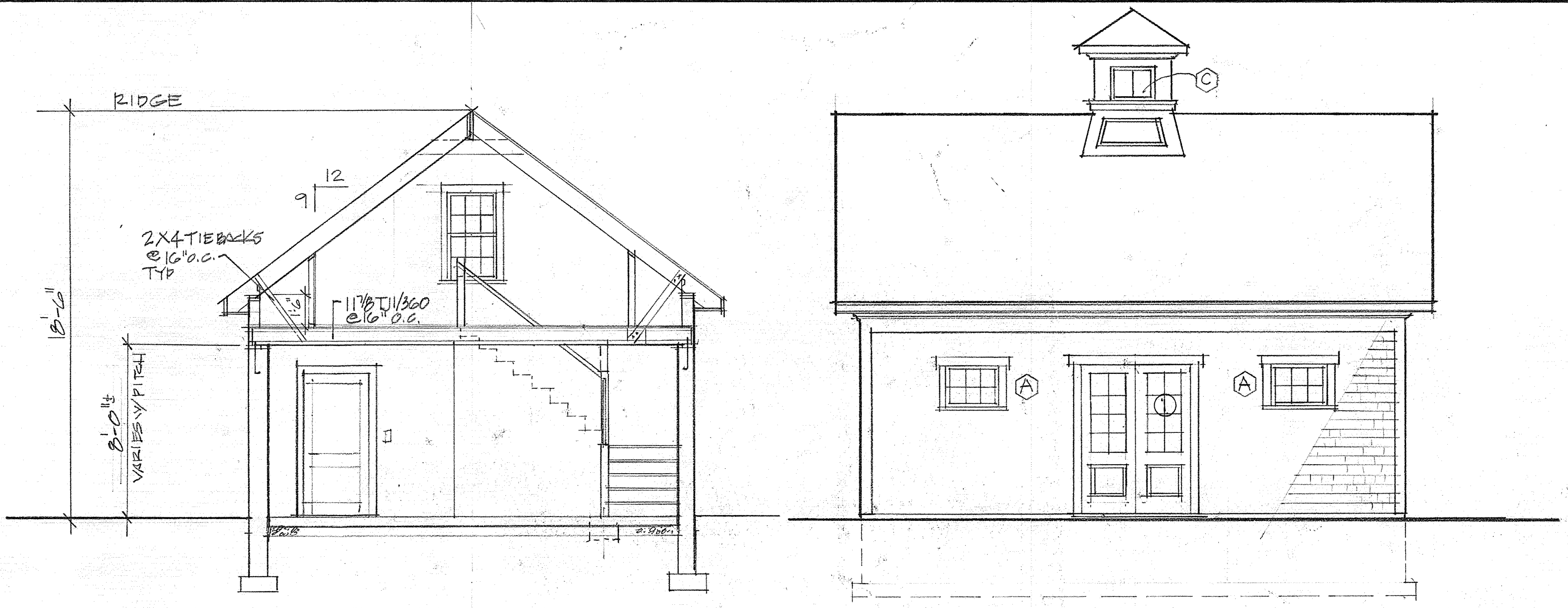






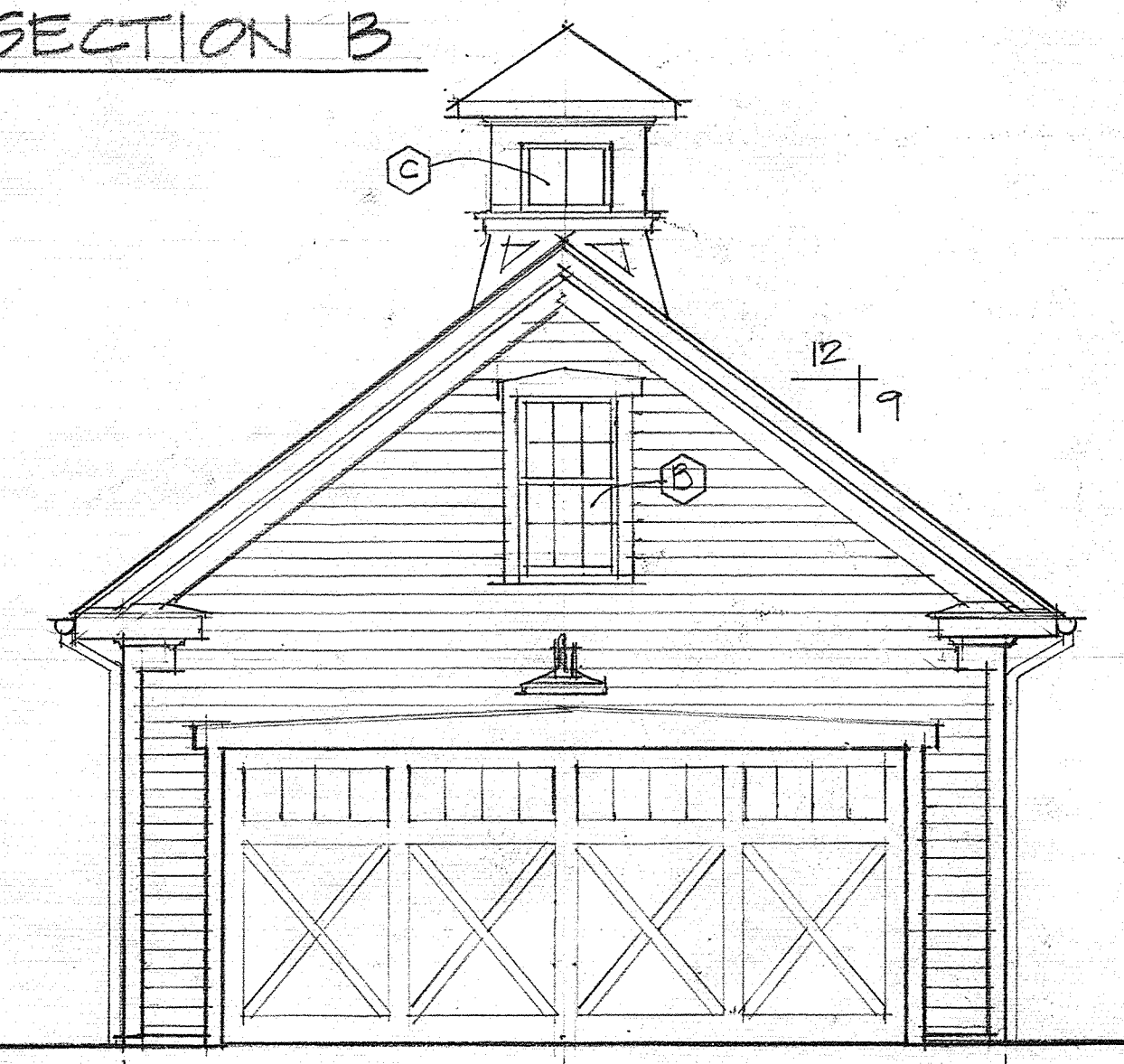
**JELD WEN WINDOW & DOOR SCHEDULE**  
CLAD INTERIOR + EXTERIOR, 4 7/16" JAMBS, S/DL W/ SPACER BARS

MARK	QTY	MODEL	R.O.	COMMENTS
A	4			TEMPERED
AT	1			
B	2			
C	4			
<b>DOORS</b>				
1	1			
2	1			

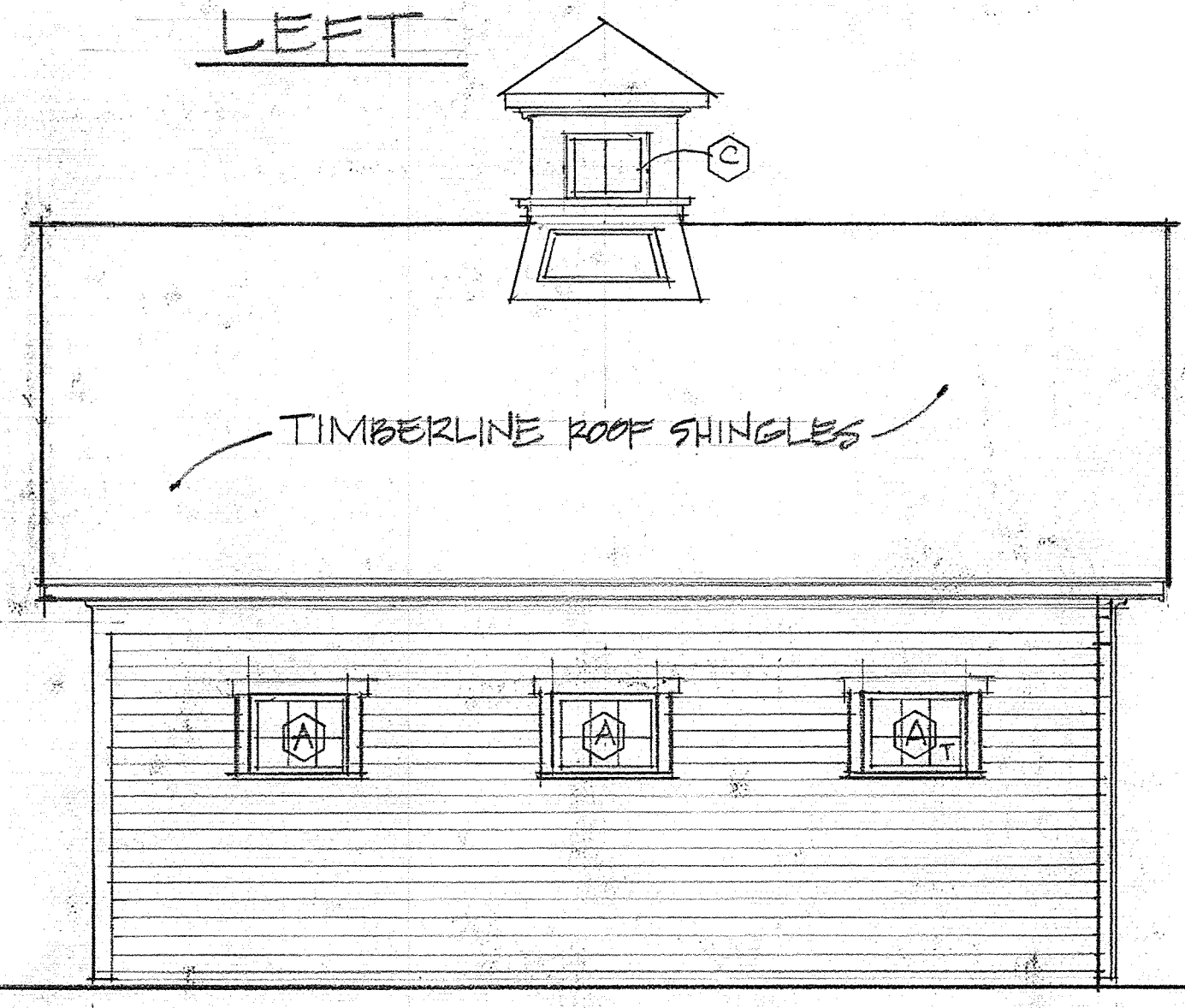


SECTION B

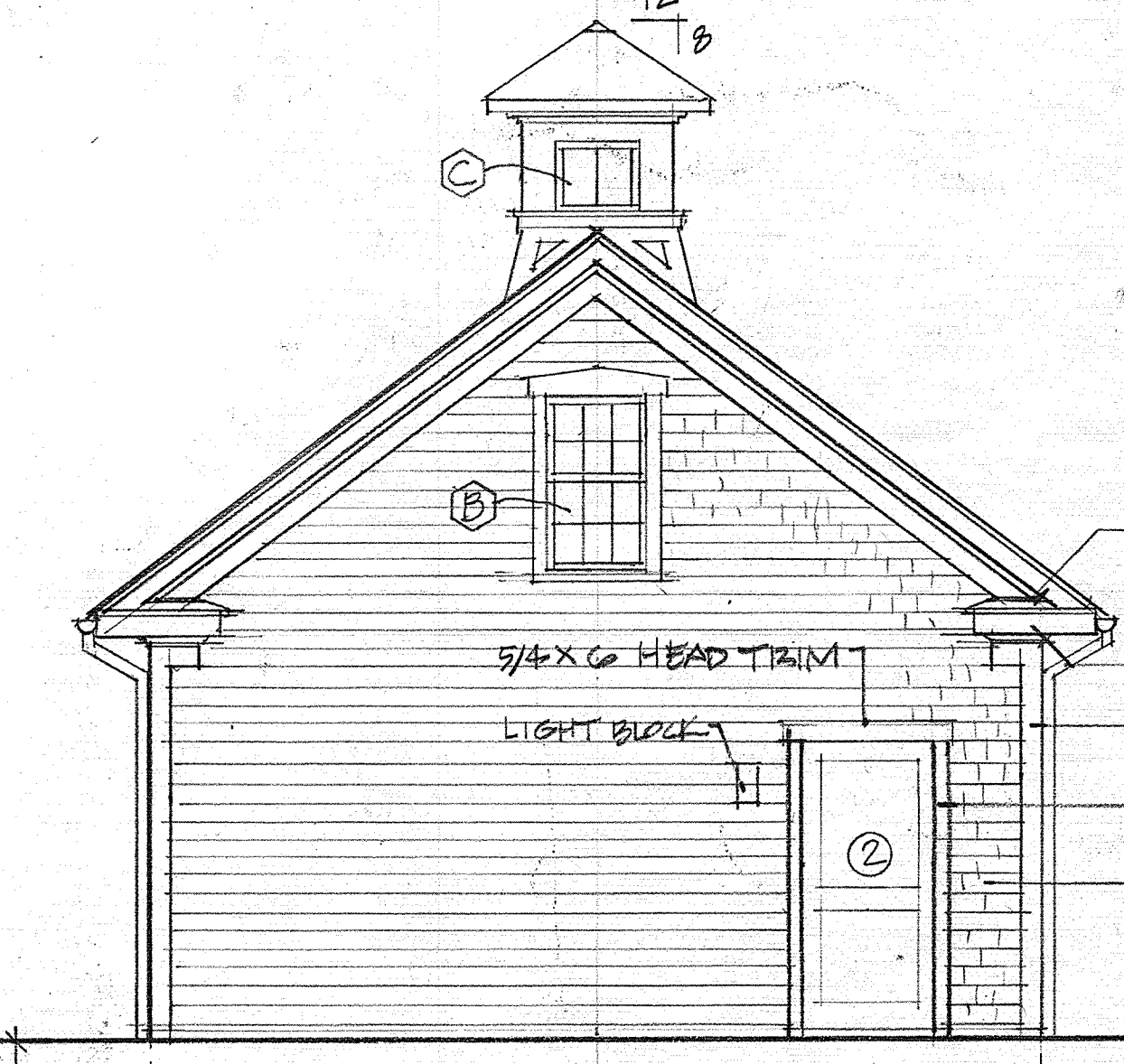
LEFT



FRONT

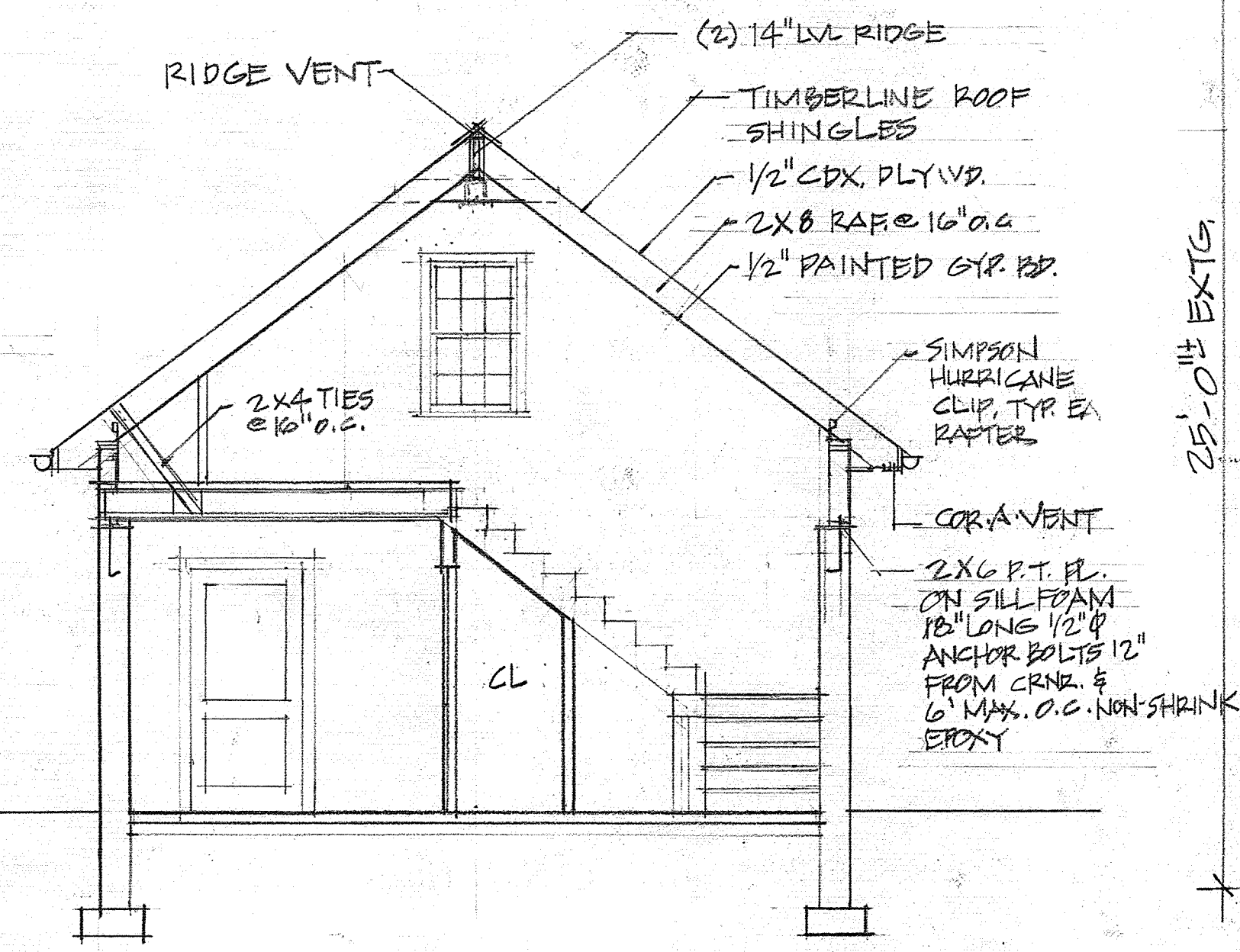


RIGHT

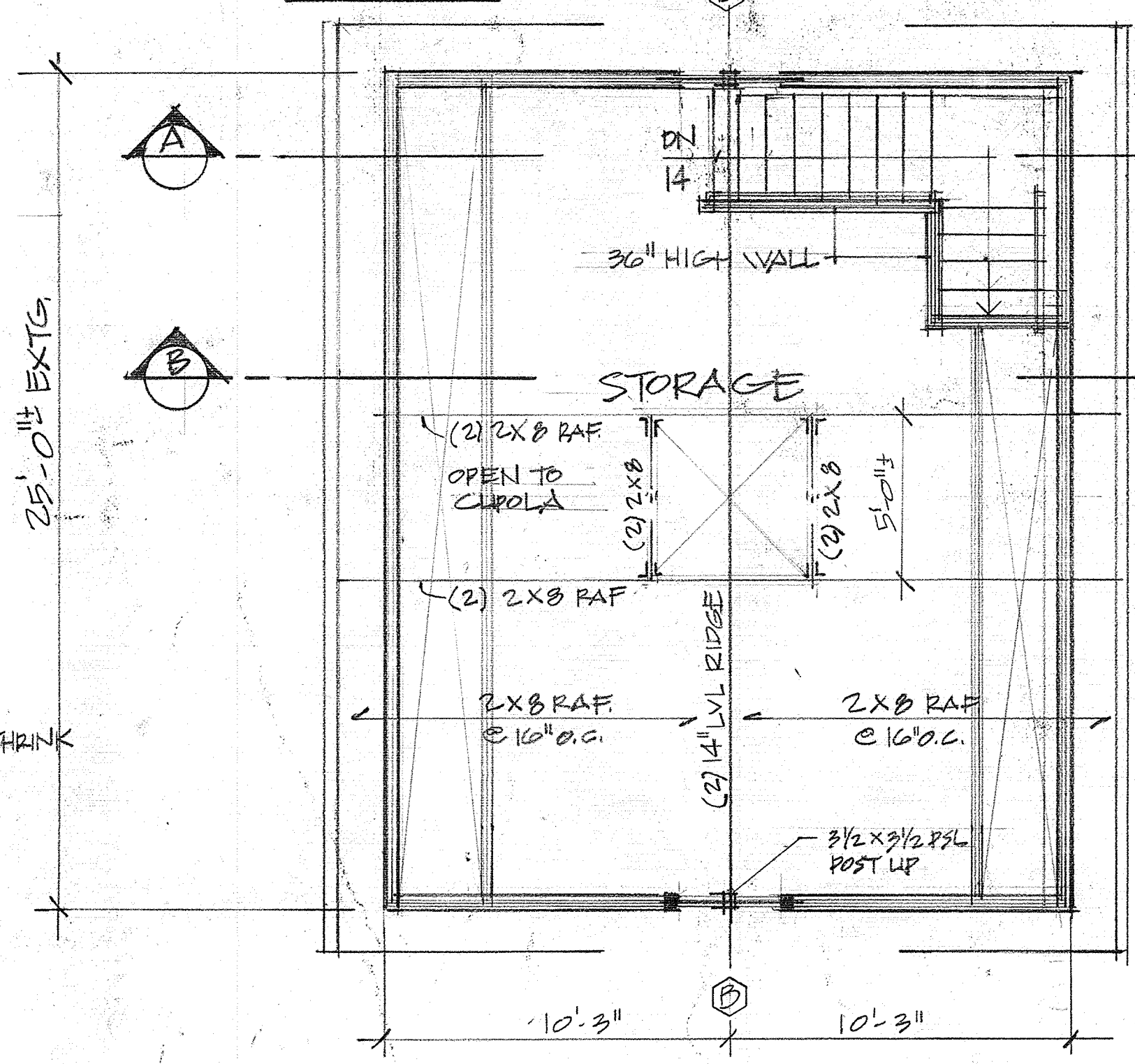


REAR

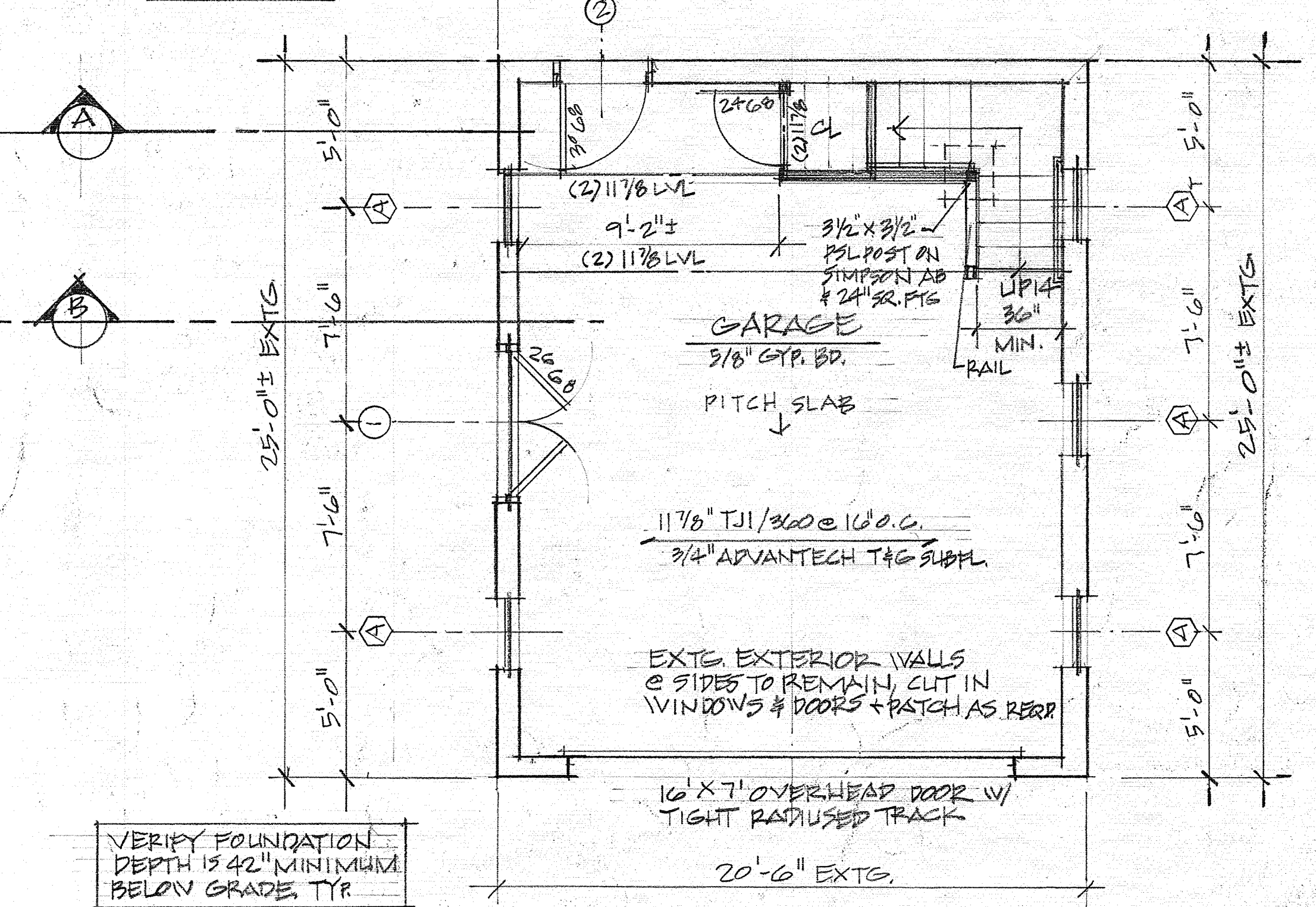
- ALUMINUM SPLASH PAN
- SMALL BED MOLDING
- 5/4 X 6 BORAL CORNER BPS.
- 5/4 X 4 LEGS
- CEDAR SHINGLES R&R EXTRAS, PERFECTIONS 5/8" T&V ON HYDROCAP, & P.T. PLYND ON P.T. LATH 1 X 3



SECTION A



UPPER LEVEL



MAIN LEVEL

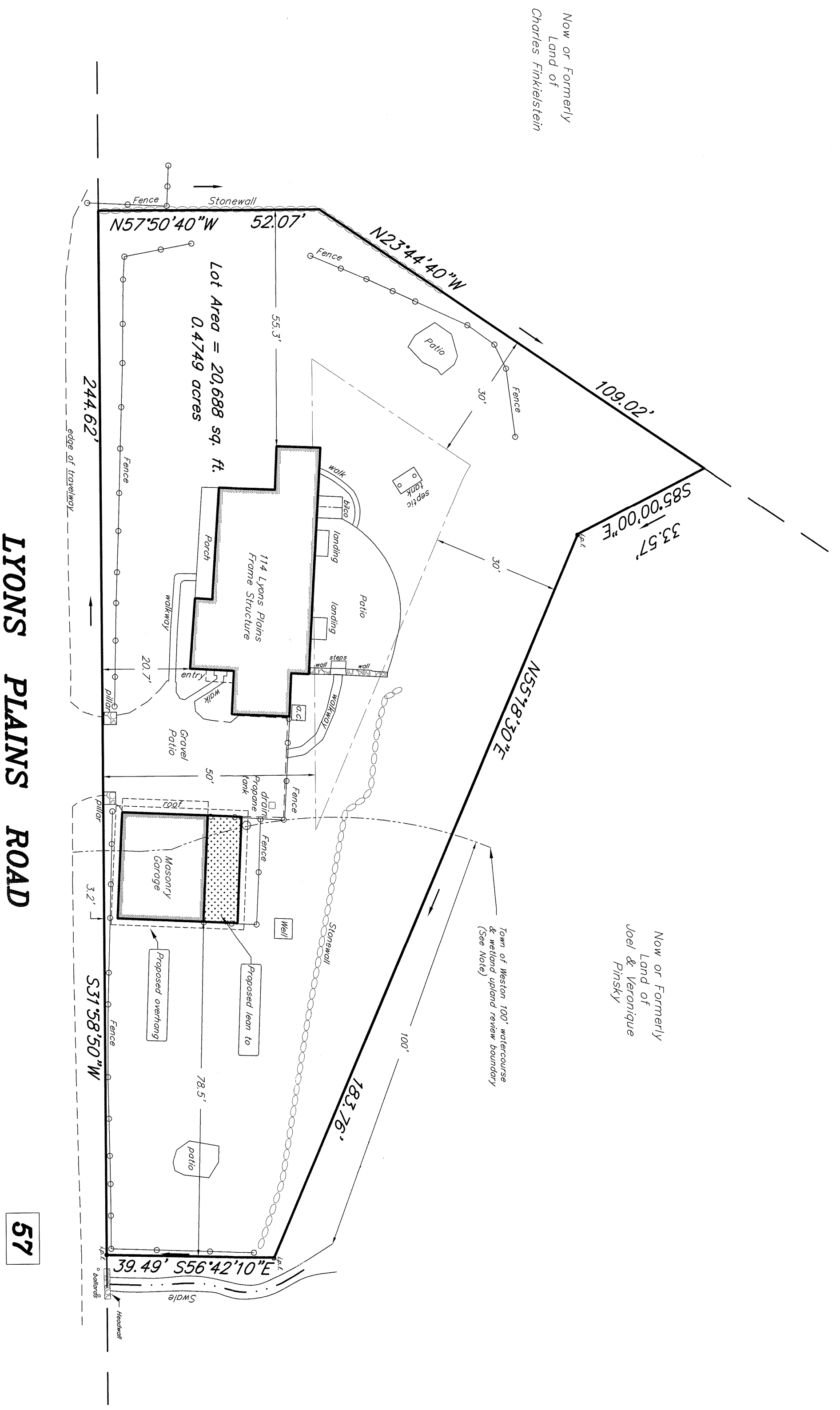
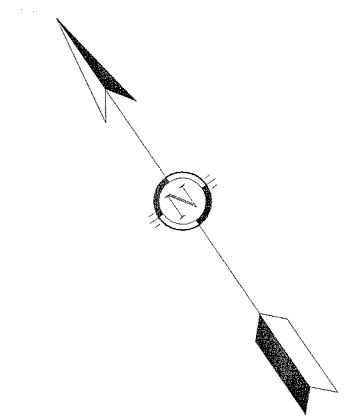
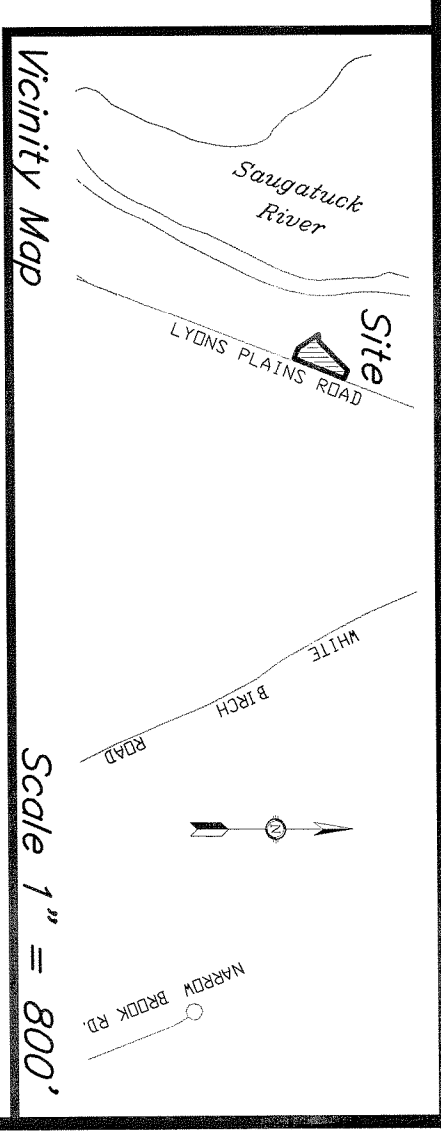
Michael LoBugio A.I.A. Architect  
62 Taunton Lake Road Newtown, CT 06470 203 512 0353

Garage Addition & Renovation for:  
Michael Baileux  
114 Lyons Plain Road Weston CT

AUG 23, 21  
1/4" = 1'-0"  
DR. BY ML

A1





**LYONS PLAINS ROAD**

**57**

Now or Formerly  
Land of  
Charles Finkelstein

Now or Formerly  
Land of  
Joel & Veronique  
Pinsky

**NOTES:**

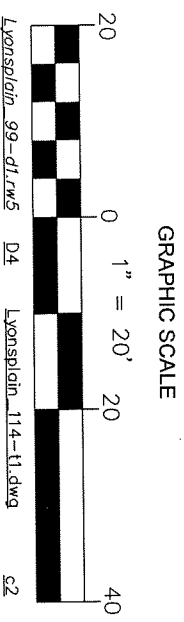
1. This survey and map has been prepared pursuant to the Regulations of the Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the Standards for Surveys and Maps in the State of Connecticut, as required by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 20,688 sq. ft.; 0.4749 Acres.
5. Parcel is located in 2 Acre Residential Zone.
6. Property shown on Assessors map 27, Block 2, as tax lot 7.
7. No abstract of title, nor title commitment provided, all documents of record reviewed are noted hereon.
8. Underground improvements or encroachments if any are not shown.
9. Reference is hereby made to the Westport Wetland Regulations for proper conservation setback distances per intended use.
10. Lot does not contain Inland Wetlands per Town of Westport Interactive GIS application. For more specific Inland Wetland Determinations a Soil Scientist should be consulted.
11. Property located in flood zone "X" (unshaded, area of minimal flooding) as shown on Flood Insurance Program Flood Insurance Rate Map for the Town of Westport Community No.09001C, Panel No. 403, Suffix F, Map effective Date 18 June 2010.
12. The word "certify" is understood to be an expression of professional opinion by the Land Surveyor which is based on his or her best knowledge, information and belief and as such it constitutes neither a guarantee or warranty.
13. Building dimensions shown are for coverage purposes only and are not to be used for construction.
14. The Building and Conservation setback lines depicted are the surveyors interpretation of the regulations. These setback determinations are subject to change based upon the municipal, federal, and/or state departmental interpretation and/or changes in regulations affecting setbacks. The municipal zoning enforcement officer has current knowledge and authority in this determination and must be consulted prior to design and/or building of improvements on the property.
15. Surveyor will measure to buildings exterior finish for all building offset distances and for in-lot coverage calculations.
16. Proposed improvements per sketch provided by owner.
17. Map References:  
 A. Property shown as lot 0-1' on a certain map entitled, "Survey Prepared for Irving E. White & Constance O. White" Western Land Records Map No.1071 Scale 1" = 60';  
 B. Property shown as lot 0-1' on a certain map entitled, "Survey Prepared for Kenneth Scott" Western Land Records Map No.1071 Scale 1" = 60';  
 C. Property shown as lot 0-1' on a certain map entitled, "Survey Prepared for Charles Lynn L.S." Western Land Records Map No.1965 Scale 1" = 60';

**PROPOSED IMPROVEMENT PLAN**  
 PREPARED FOR  
**MICHAEL P. BAILLEUX**  
 114 LYONS PLAINS ROAD  
 WESTON ~ CONNECTICUT  
 SCALE 1 in. = 20 ft. 22 MARCH 2021  
 LEONARD SURVEYORS LLC

"CERTIFIED SUBSTANTIALLY CORRECT"  
 CLASS A-2 ACCURACY

**GENERAL REQUIREMENTS**

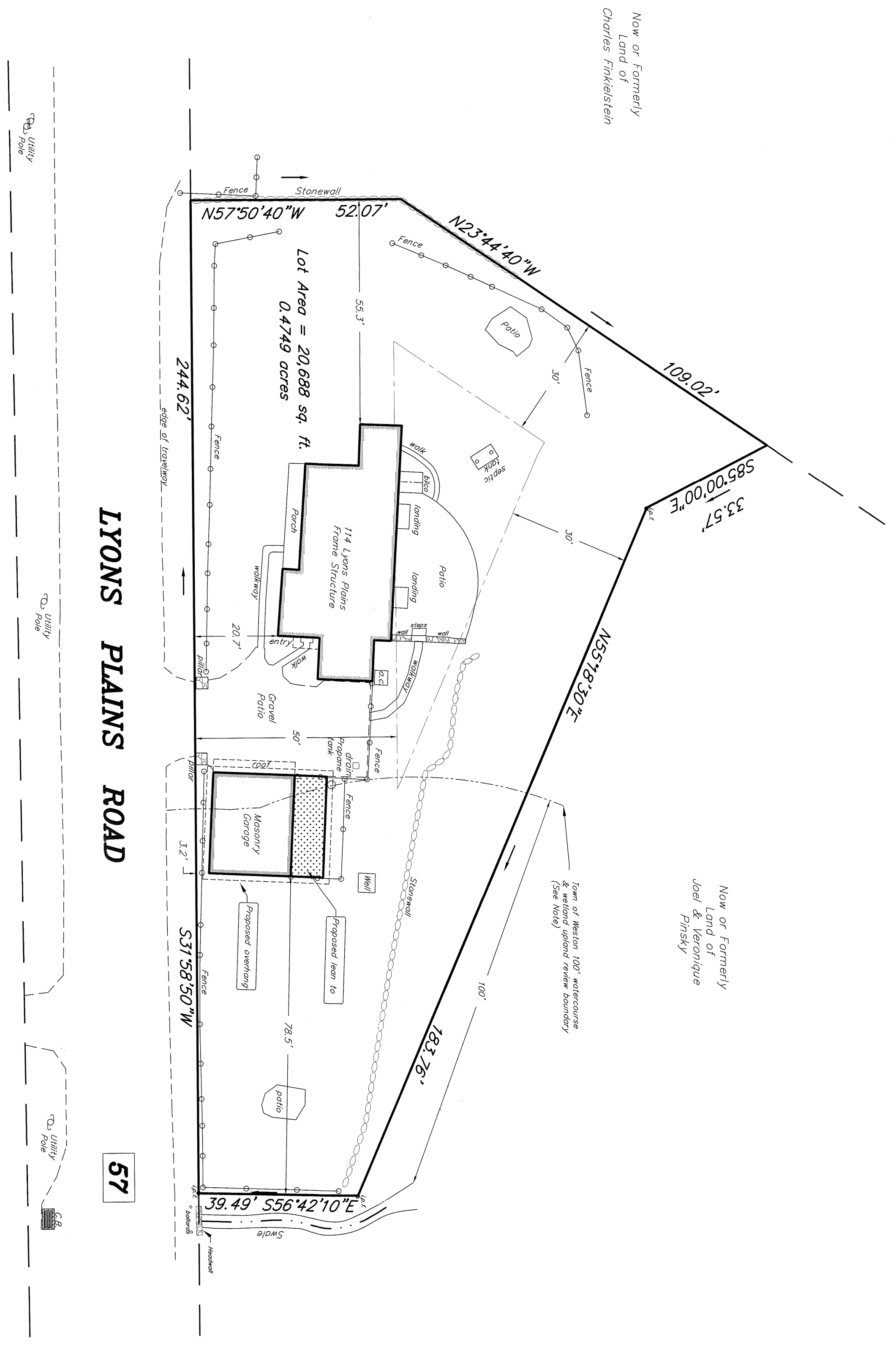
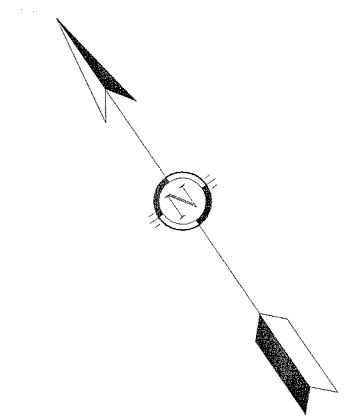
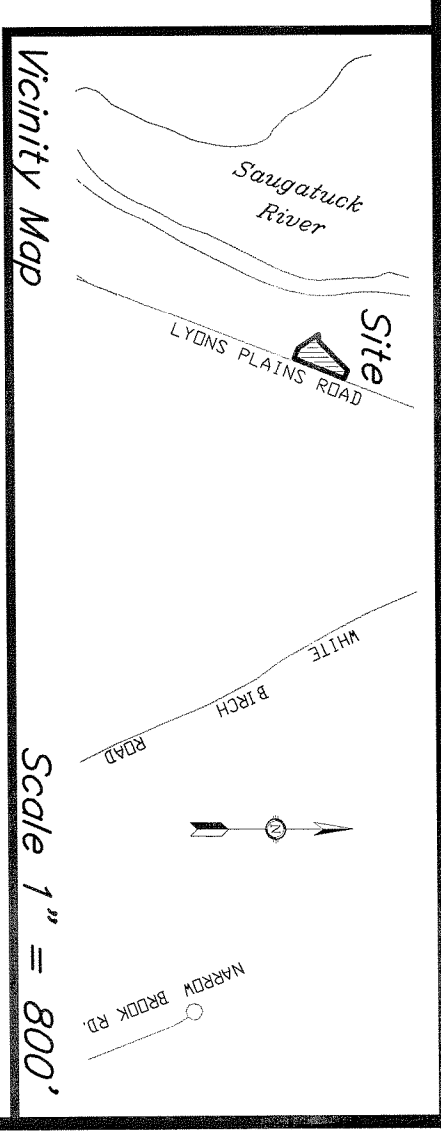
SECTION	REQUIRED	ACTUAL	PROPOSED	CLAIMS EXEMPTION / VARIANCES
MIN. LOT AREA	3216	0.4749 ACRE	0.4749 ACRE	
MIN. LOT FRONTAGE	3216	50'	244.62'	
SETBACKS	3216	50'	244.62'	
FLOOR	3216	50'	50'	
CEILING	3216	50'	28.5'	
REAR	3216	50'	45.7'	
WATERCOURSE	3216	100'	11.48'	
MAX. BLDG. COVERAGE	3216	100%	10.35%	
MAX. BLDG. HEIGHT	3216	50'	11.48'	



**LEONARD SURVEYORS LLC**  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 STATE OF CONNECTICUT 06889  
 1000 Main Street, Suite 100  
 Westport, CT 06894  
 Phone: (203) 426-1622

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





**LYONS PLAINS ROAD**

**57**

Now or Formerly  
Land of  
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 WESTON, CT 06097-4428

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