



Town of Greenwich
Planning & Zoning Department
 Town Hall - 101 Field Point Road, Greenwich, CT 06830-2540
 Phone: (203)622-7894 - Fax: (203)622-3795

Application for Exterior Alteration/ New Construction

Name of Project: Arch Street Barrier Gate

Address of Project: 73 Arch Street

Tax ID: 06-1282201 Building Zone: _____

Proposed Use of Floor Space: _____

Previous Occupant: _____ Previous Use: _____

Other tenants/uses in the building: _____

Changes to the floor area (GSF): Existing: _____ Proposed: _____

Has a site plan been submitted to Planning and Zoning for this site/project? NO: YES: _____

Has this project been reviewed by ARC prior to this submission? NO YES: _____

Describe the project including ALL changes to the exterior, landscaping, and exterior lighting.

Installation of Barrier Arm gate at parking lot entrance. One barrier arm will be installed on each side of the 30 foot wide parking lot driveway, leaving a two foot wide opening in the center between the two 15 foot arms when closed.

Will there be any change to, or addition of mechanical equipment? NO YES: _____

Where will it be located? _____

Name of Property Owner: 73 Arch Associates, LLC

Signature of Property Owner: [Signature]

Name of Applicant: Claudia Leitenberger

Email: *This email address will be used to contact you.* Claudia@atc11c.org

Address: 73 Arch Street

Daytime Phone: 203-629-1828

Applicant Signature: [Signature]

Architectural Firm: _____

Architect's Phone Number: _____

Check # _____ Check Amount: _____ PLPZ _____

Google Maps 73 Arch St









Imagery ©2021 Maxar Technologies, New York GIS, Map data ©2021 20 ft



73 Arch St

Building

-  Directions
-  Save
-  Nearby
-  Send to your phone
-  Share

 73 Arch St, Greenwich, CT 06830

Photos

01-4525/S
0.69AC
0 ARCH STREET

01-2225/S
0.0526AC
65 ARCH STREET

01-2015/S
0.056AC
ARCH STREET

01-2227/S
0.2756AC
73 ARCH STREET







ADMINISTRATIVE INFORMATION

OWNERSHIP

Tax ID 286/019

Printed 01/11/2021 Card No. 1 of 1

ARCEL NUMBER
01-2227/S
arent Parcel Number

73 ARCH ASSOCIATES LLC
73 ARCH ST
GREENWICH, CT 06830-6513
LOT NO PT 12 ARCH STREET E12

TRANSFER OF OWNERSHIP

Table with columns: Date, Description, Value. Rows include 02/07/2002, 11/28/1989, 06/12/1989, 05/15/1978.

roperty Address
ARCH STREET 0073
eighborhood
2110 CBD PERIPHERAL
roperty Class
212 General Office

COMMERCIAL

AXING DISTRICT INFORMATION

Jurisdiction 57 Greenwich, CT
Area 001
Corporation 057
District 01
Section & Plat 138
Routing Number 0231E0012

VALUATION RECORD

Table with columns: Assessment Year, Reason for Change, VALUATION, Market, 70% Assessed. Rows for years 2015-2020.

Site Description

Topography:
Public Utilities:
Sewer, Electric
Street or Road:

LAND DATA AND CALCULATIONS

Table with columns: Land Type, Rating, Measured Acreage, Table, Prod. Factor, Depth Factor, Base Rate, Adjusted Rate, Extended Value, Influence Factor, Value. Includes zoning info: 1 Primary Commercial.

4P: 4295
1st flr: ATC Group & DCF Cap; 2nd flr: Cook Pine Cap.;
1 flr: Armonia; Capital Institute; Retail Leasing
20 spcs

Supplemental Cards

TRUE TAX VALUE 2590900

Table with columns: Permit Number, FilingDate, Est. Cost, Field Visit, Type, Est. SqFt

Supplemental Cards
TOTAL LAND VALUE

2590900

IMPROVEMENT DATA

PHYSICAL CHARACTERISTICS

ROOFING

Built-up

WALLS

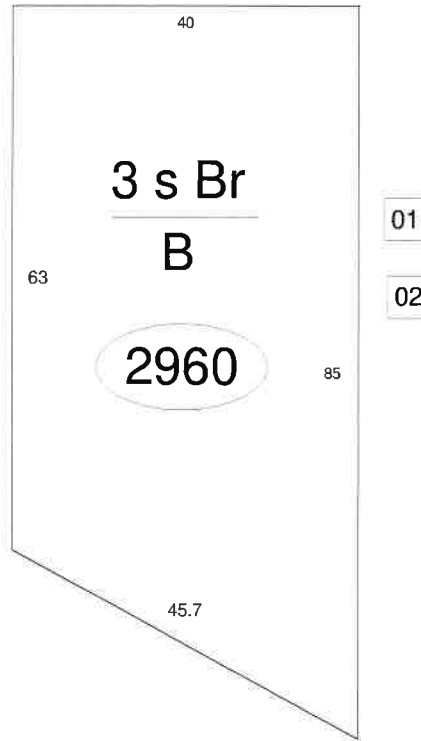
Frame	B	1	2	U
Brick	Yes	Yes	Yes	Yes
Metal Guard				

FRAMING

F Res	B	1	2	U
R Conc	0	2960	2960	2960
	2960	0	0	0

HEATING AND AIR CONDITIONING

Heat	B	1	2	U
	2960	2960	2960	2960



Item Description	Units	Cost	Total	F
M & S Cost Database Date: 01/2015				
Base Cost	8880	125.71	1116305	
Exterior Walls	8790	36.12	317495	
Heating & Cooling	8880	23.16	205662	
Basic Structure Cost	8880	184.62	1639462	
Semifinished Basement	2960	87.63	259385	
Heating & Cooling	2960	14.14	41854	
Building Cost New	8880	218.55	1940701	
Physical	0	0.00	595273	30
Depreciated Cost	8880	151.51	1345428	
Rounded Total	0	0.00	1345400	
Total Exterior Features Value				
Depreciated Ext Features				
Total Before Adjustments				1345400
Neighborhood Adjustment				672700
TOTAL VALUE				2018100

(LCM: 150.0)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Stry Use	Const Hgt	Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat-ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
C : Remod 2011		C	GENOFF	0.00		Gd-	1980	1980	VG	0.00	N	0.00	2960	0	0	0	150	100	2018100
01 : Remod 2011		01	PAVING	0.00	85	Avg	1980	1985	AV	4.60	N	6.90	10000	69000	13	0	100	100	60000
02 : Remod 2013		02	ELEVCOM	5.00	2E	Good	1980	2005	GD	169000	N	380250	1@ 0	380250	0	0	100	100	380300

Data Collector/Date

Appraiser/Date

Neighborhood

Supplemental Cards

TD 04/29/2019

TOG 10/01/2015

Neigh 2110 AV

TOTAL IMPROVEMENT VALUE

2458400