

Village District Overlay (VDO) Zone Westport Center §36;

The purpose of this Village District Overlay (VDO) is to protect the distinctive character, landscape, and historic structures and development pattern within this Village District while encouraging a mixed use, walkable district that is attractive to residents, employees, and visitors. New construction or substantial rehabilitation in the Village District should be compatible with the existing character of the district and reinforce both the existing development patterns and connections to the Saugatuck River. (See copy of Westport Regulations §36-2 attached 9pgs)

JOINT COMMITTEE
Village District Overlay (VDO) Zone / Westport Center
REVIEW and RECOMMENDATION

PROPERTY ADDRESS: **33 JESUP RD WESTPORT CT 06880**

OWNER OF RECORD: **GORDON JOSELOFF** Daytime Phone: **203 2475680**

OWNER'S ADDRESS: **150 NORTH STREET WESTPORT CT 06880** Email: **joseloff@mail.com**

APPLICANT'S NAME (if different) **RENATO DONSELLI** Daytime Phone: **203 9524000**

If the applicant is unable to obtain property owner's signature, please submit a letter of authorization signed by the property owner with this application, as per §43-3.3.

APPLICANT'S ADDRESS: **61 WASHINGTON STREET NORWALK CT 06854** Email: **renato4@hotmail.com**

Property Owner's Signature



Legal Representative's Signature (As authorized by owner)

Required Review and Approvals for Properties Located in the VDO Zone:

- Certificate of Appropriateness (if property is located within a local historic district or designated a local historic property)
- Joint Committee Review and Recommendation of proposed design plans
- Compliance Alternative for Joint Committee Review (if applicant requests consideration of an alternative approach that satisfies the intent of the design principles but is not in compliance with design standards)
- Site Plan Approval by the Planning and Zoning Commission

Prior to Joint Committee Review and Recommendation Meeting, please submit the following: (See annual meeting calendar with submission deadlines. The Joint Committee meets the first Tuesday of the month.)

This application completed and the following required materials to Historic District Commission Office, Room108 203-341-1184.

- Seven (7) narrative description of the project, including construction details, proposed materials and how the improvements are consistent with the style or how the improvements vary, a rationale of why the variation should be, approved under Sec 36-2.2.
- Seven (7) copies of the Historic Resources Inventory Form if the property is listed; (*Available in HDC Office*)
- Seven (7) copies of site plan (11" x 17")
- Seven (7) copies of existing style of the building
- Seven (7) copies of scaled building plans, including existing conditions plans and proposed plans (11" x 17")
- Seven (7) complete sets of photos showing the original historic building (if applicable), include photos of the buildings to either side of the proposed project and the view from across the street. A contrasting demonstration of the existing building in current streetscape and the proposed building within context of its surroundings
- Other materials deemed appropriate by applicant to enable the Joint Committee to evaluate the design
- E-mail an electronic version of ALL your submitted materials to **dlock@westportct.gov**.

Joint Committee Recommendations to P&Z Commission are:

Joint Committee Chair's Signature: _____ Date: _____

Village District Overlay Design Principles and Standards

Fine Arts Realty, LLC

150 North Ave.
Westport, CT 06880

August 30, 2020

Letter of Authorization

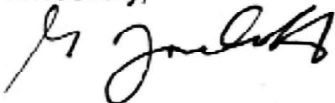
Town of Westport
110 Myrtle Ave.,
Westport, CT 06880

Dear Sir:

This letter will serve as authorization for Basso Cafe LLC and owners Gilda Scorza and Renato Donselli to apply for required permits at our property located at 33 Jesup Road.

Anything that you can do to expedite the necessary approvals would be appreciated.

Sincerely,



Gordon F. Joseloff
Managing Member



Restaurant & Wine Bar

33 Jesup Road Westport CT, 06880 Exterior

Proposed Exterior Signage, Existing Awning Color Change and Proposed Exterior Paint

September 22, 2020

Description of the Project:

Basso Café Restaurant and Wine Bar is a family own restaurant established on 2007 in Broad River Landmark, Norwalk CT. We are pleased to relocate the restaurant to 33 Jesup Rd. Westport CT across the library. This space offers the features we always wanted for the restaurant. Great location in a beautiful destiny area, easy access and views of the Saugatuck River. The building has simple and bold architecture with tall ceilings, large window wall, an interior waterfall, a copper brick oven, two restrooms and it is fully pre-outfitted for restaurant purposes.

The goal of the project is to identify the restaurant with two exterior signs and to change the color of the existing blue awning to brown as appears in the restaurant logo. The landlords are proposing the new gray color for the exterior to relate to the accent colors existing in the surroundings.

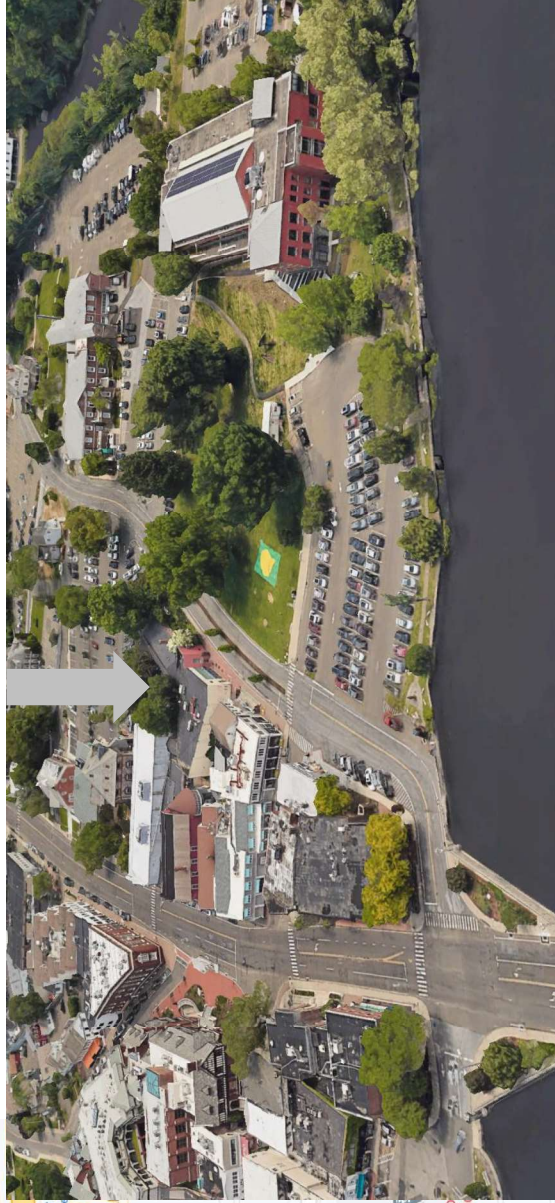
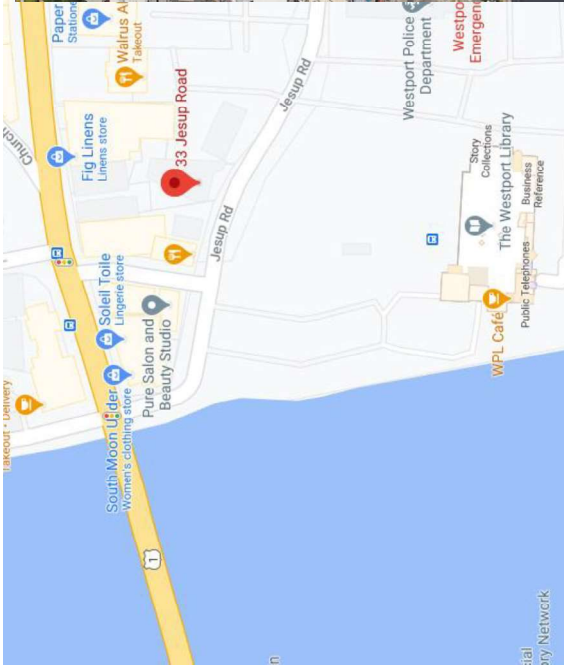
Notes:

-The building is not listed in the Historic Resources Inventory Form (Page 25 for Jesup Rd)



33 Jesup Road
Westport CT 06880

Site Location

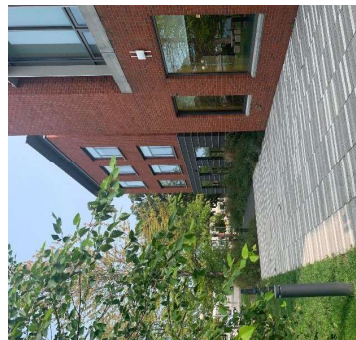




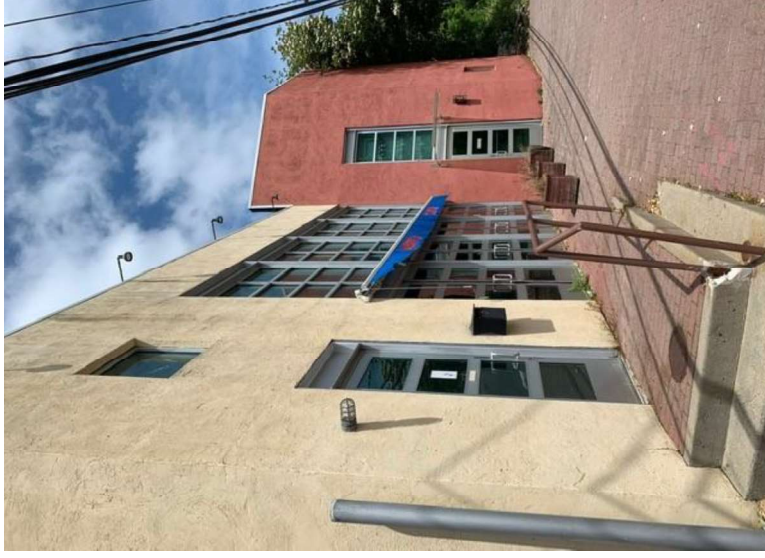
Jesup Road between Taylor Pl and Bay Street

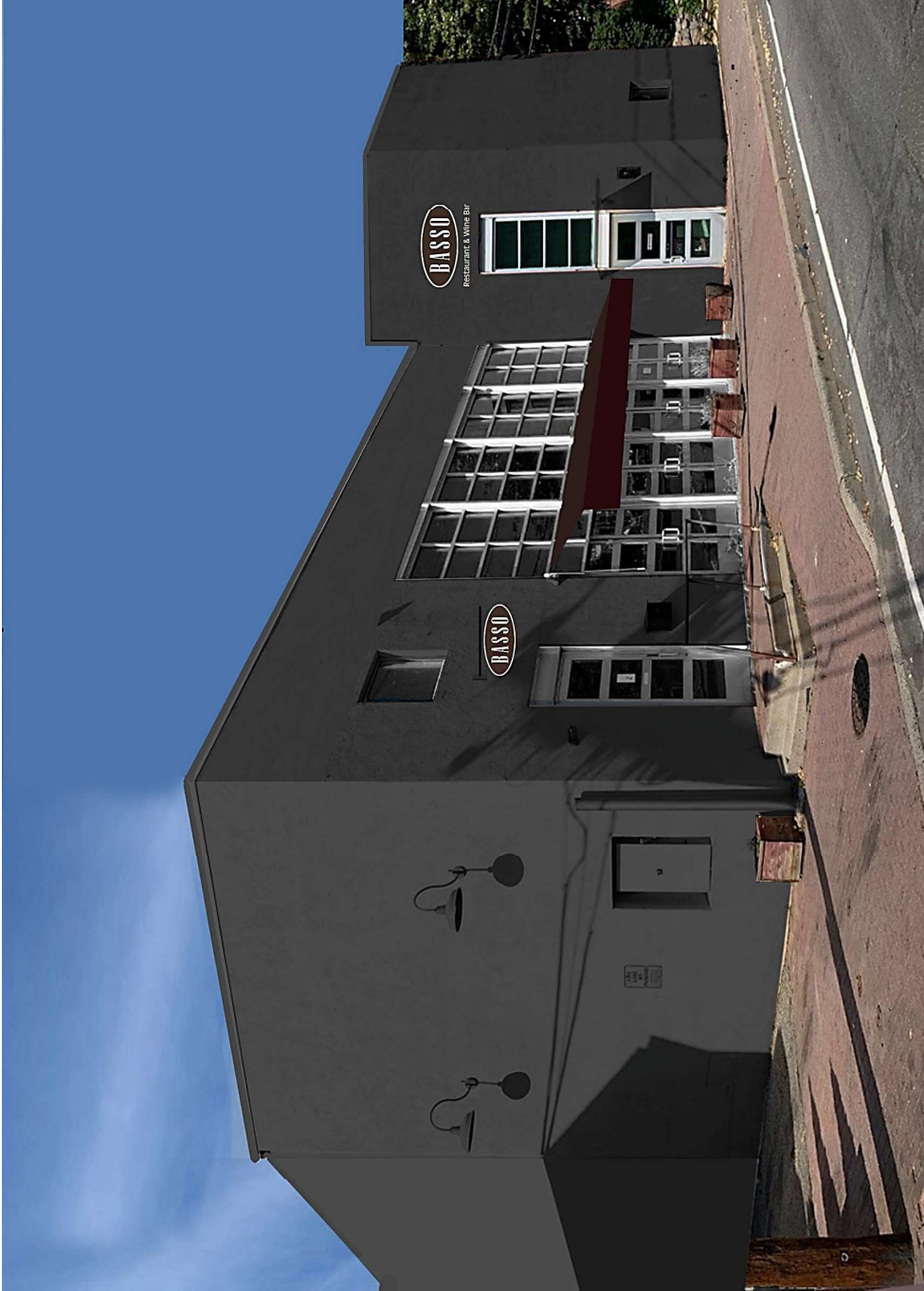


Jesup Road & Taylor Pl



Westport Library, 20 Jesup Rd Westport CT, 06880





Exterior color by Lanlord BM Iron Mountain



33 Jesup Road
Westport CT 06880

Proposed Exterior Color, Signage & Existing Awning Color Change



Project #20061
September 22, 2020

Westport Town §33 SIGNS

33-8 Permanent Signs Permitted in Other Non-Residence Districts: (RBD, GBD, GBD/S, HSD, BPD, DDD, BPD, BCD & BCD/H)

33-8.1 Sign Area The total surface area of all signs except for free standing signs on a premises shall not exceed either **one (1) square foot for each lineal foot of the lot fronting on a public street or one (1) square foot for each lineal foot along the longest building face of each building, whichever is less.**

64'-6" Approx. LF: 64 SF Area of Sign

33-8.1.2 No one business use or tenant shall have more than three (3) signs on the premises.

(2) Signs / Total 14 SF

33-8.2 Wall Signs Any wall sign shall comply with the following requirements:

33-8.2.1 Each sign must be **attached to a wall or facade of a building.**

33-8.2.2 No sign shall extend above the lower sill of a second story window nor exceed a height of **twenty (20) feet** as measured from the ground to the top of the sign, whichever is less.

(1) Sign A: 12 SF / 4'W x 3'H

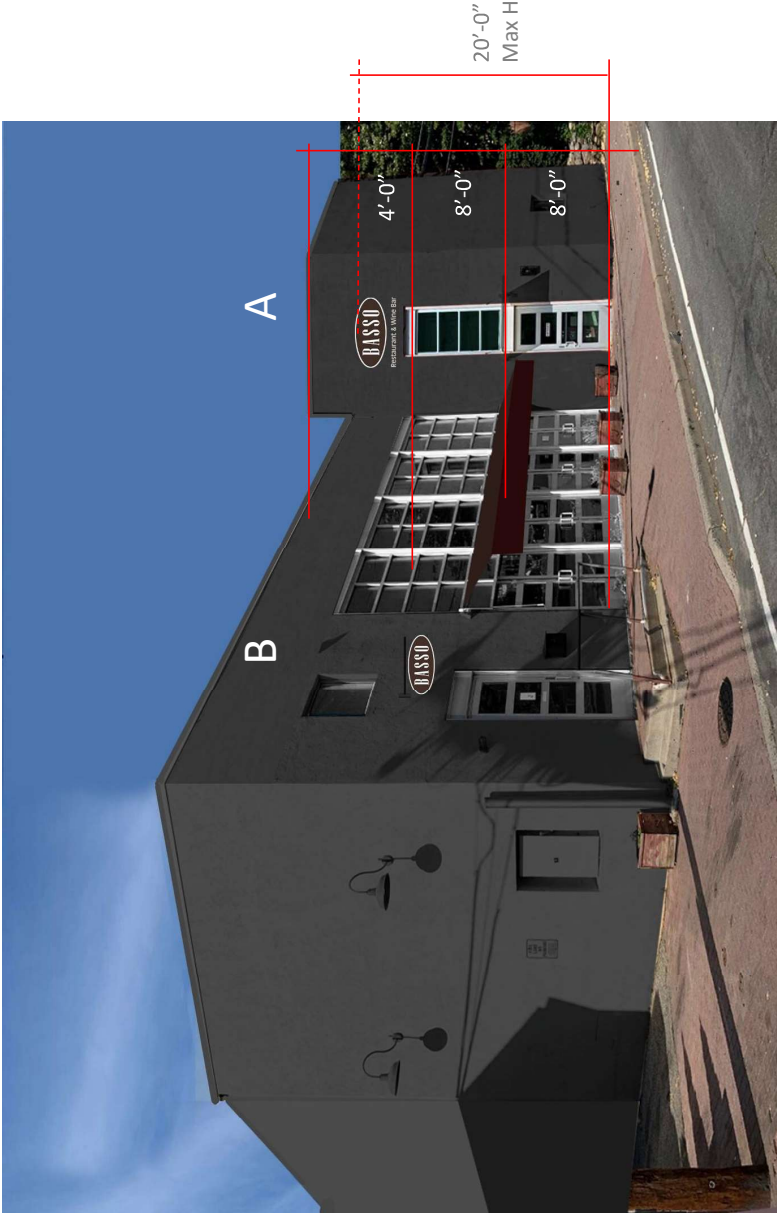
33-8.3 Projecting or Hanging Signs All projecting or hanging signs shall comply with the following requirements:

33-8.3.1 Signs may project from the face of building or hang from a roof canopy, provided that such signs shall be under a roof & **over a walkway**, but not a public sidewalk.

33-8.3.2 One (1) sign, **not to exceed two (2) square feet** in area, is permitted for each business or use in the building as part of the total allowable sign area.

33-8.3.3 No sign or any part thereof shall be less than eight (8) feet above the walkway.

(1) Sign B: 2 SF / 2' W x 1'H



Exterior color BM Iron Mountain

Sign A: Logo size 4'W x 3'H Approx. Aluminum oval plate 2"T hollow, lacquer painted in brown with white border and die cut "Basso" letters filled in with 1/2"T white acrylic. Oval sign to be back lit with a dimmer to adjust the light. Sign installed with pins flush to the wall. "Restaurant and Wine Bar" letters are die cut aluminum 1"T installed with pins to the wall.

Sign B: Logo size 2'W x 1'H Approx. Aluminum oval plate 1"T hollow, lacquer painted in brown with white border and die cut "Basso" letters filled in with 1/2"T white acrylic. Oval sign to be back lit with a dimmer to adjust the light. Sign suspended from a pole that is fixed to the wall with screws. Sign is double sided.

Brown Extendable Existing Awning. Color to match logo brown color. The awning prevent the sun from shining through windows and sliding glass doors, they can keep temperatures inside cooler as well, which saves on air-conditioning costs.



Restaurant & Wine Bar

Exterior Signage

33 Jesup Road
Westport CT 06880

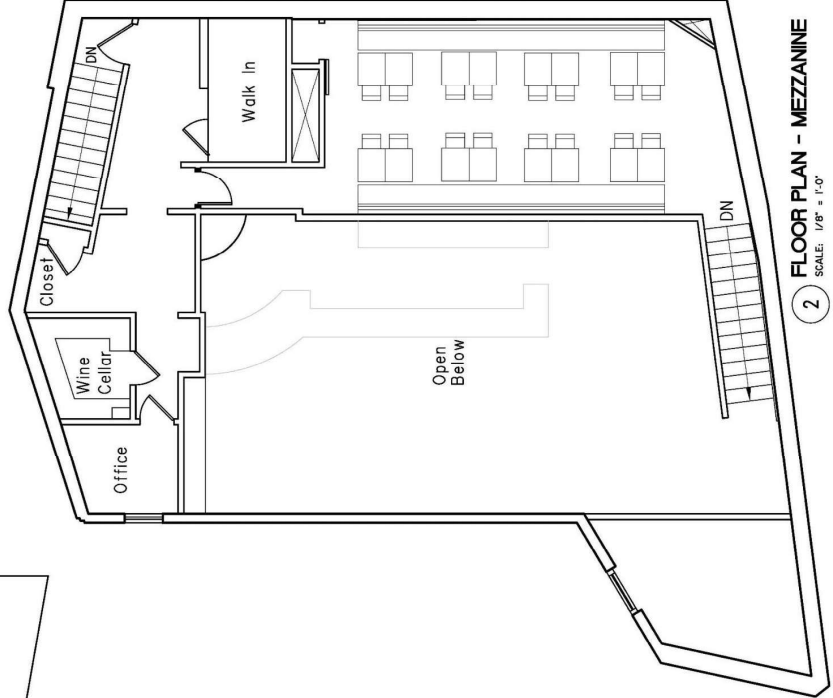
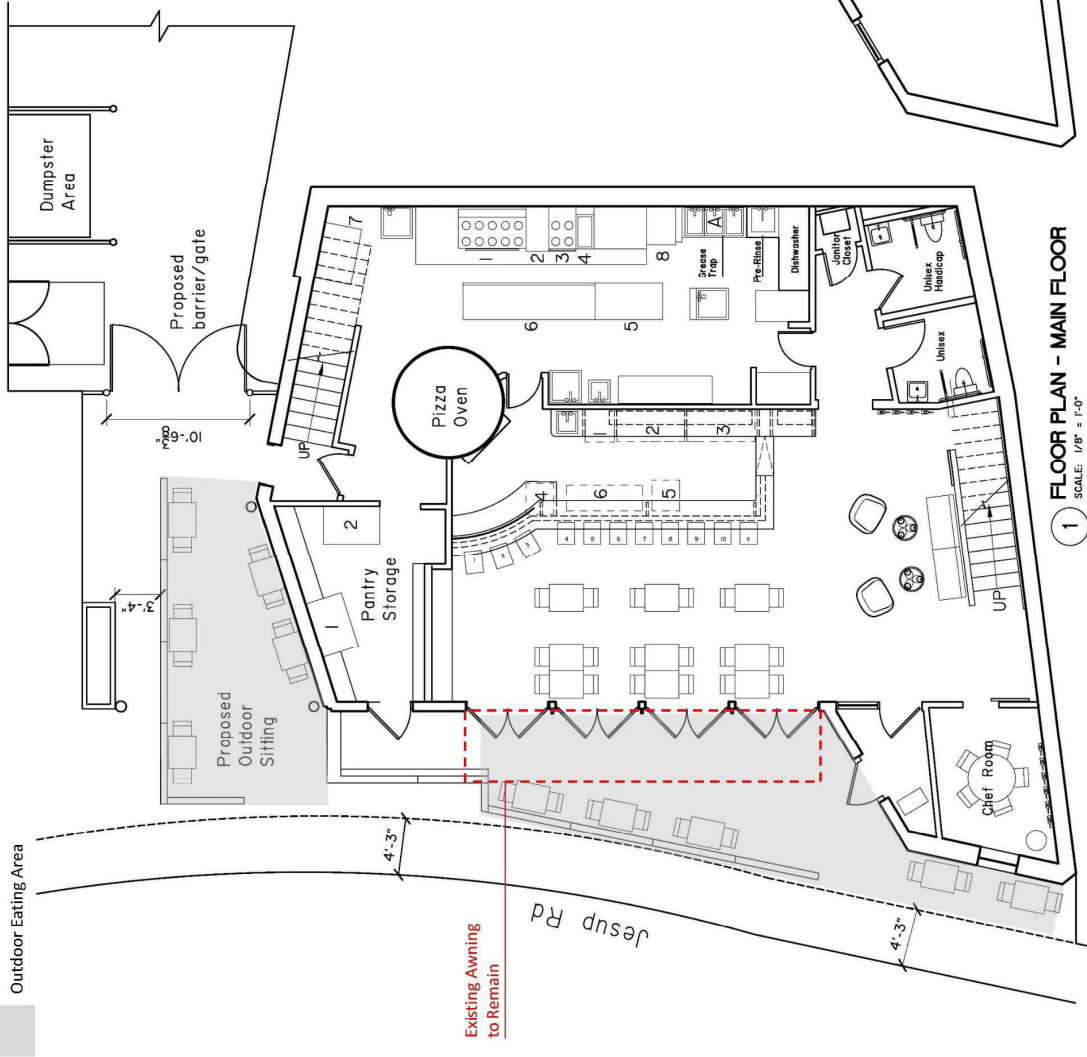


Project #20061
September 22, 2020

INDOOR SEATING CAPACITY: 66

1ST FLOOR: 34 FLOOR 18 BAR II CHEF ROOM 05
2ND FLOOR: 32

OUTDOORS: 22 COVID-19 ALLOWANCE

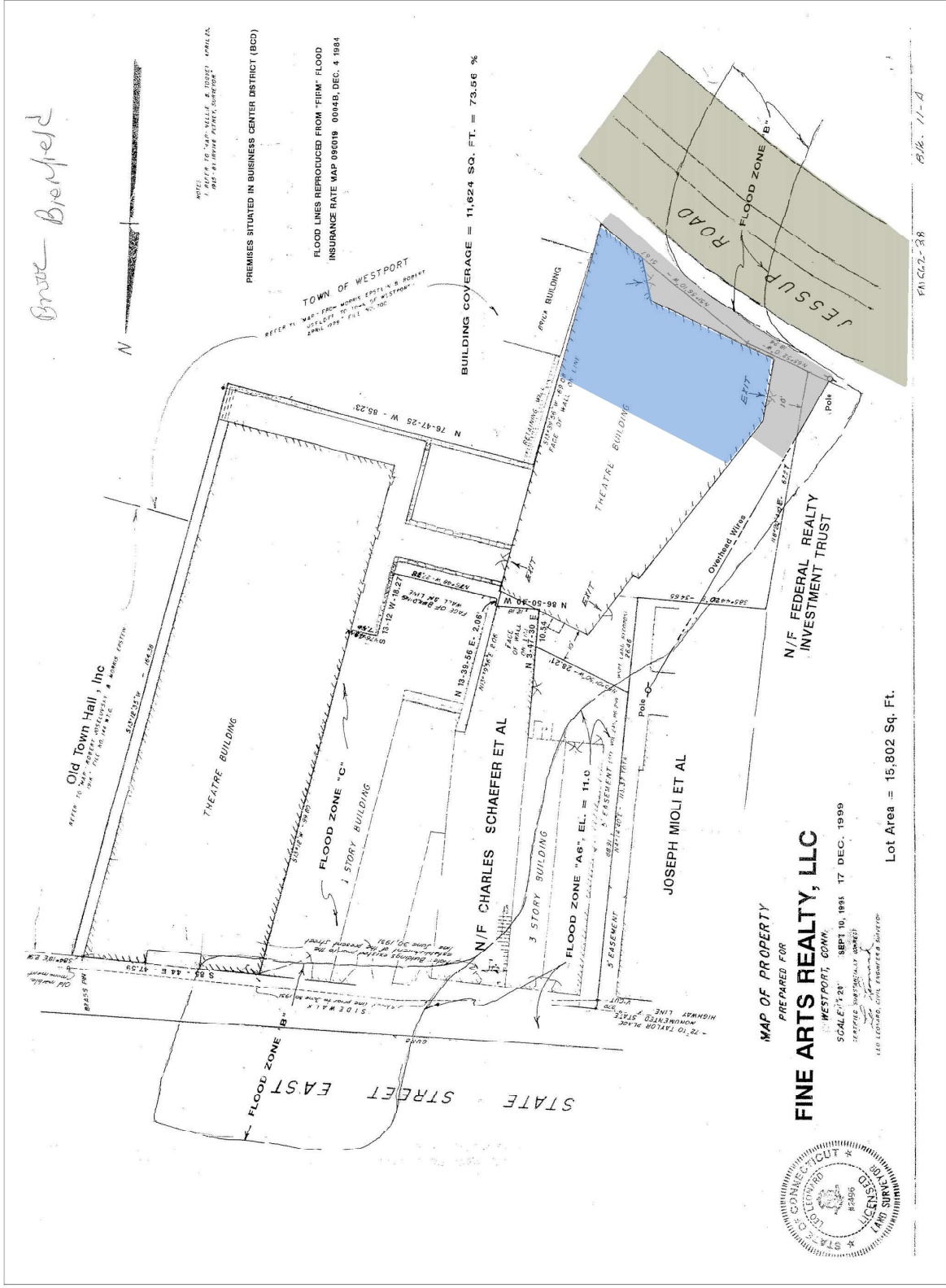


FLOOR PLAN

Basso Restaurant and Wine Bar, 33 Jesup Rd, Norwalk CT 06854

Proposed Plans

SCALE: 1/8" = 1'-0"
 AUGUST 24, 2020



Ernie Bremfeld

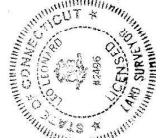


Project #20061
September 22, 2020

Site Plan & Survey



33 Jesup Road
Westport CT 06880



FINE ARTS REALTY, LLC

PREPARED FOR
WESTPORT, CT
SCALE 1/4" = 1'-0"
SEPT 10, 1995 17 DEC. 1999

LEO LEONARD, CIVIL ENGINEER & SURVEYOR

Lot Area = 15,802 Sq. Ft.

N/F FEDERAL REALTY INVESTMENT TRUST

JOSEPH MOLIET AL

N/F CHARLES SCHAEFER ET AL

THEATRE BUILDING

THEATRE BUILDING

Old Town Hall, Inc

BUILDING COVERAGE = 11,824 SQ. FT. = 73.56 %

FLOOD LINES REPRODUCED FROM "FIRM" FLOOD INSURANCE RATE MAP 090319 0004B, DEC. 4 1994

PREMISES SITUATED IN BUSINESS CENTER DISTRICT (BCD)

WATER TO MAP, NELLE & THORNTON ARCHITECTS, 2019-2020

TOWN OF WESTPORT
SEE PLAN FROM NELLE & THORNTON ARCHITECTS, 2019-2020
REFER TO "WATER TO MAP" FOR FLOOD ZONE INFORMATION

FIN 62-38
9/21/19

Additional Exterior Treatments:

Mediterranean Abstract Mural

Size: 8'W x 8'H

Material: Textured surface vinyl applied outdoor, weather resistant, installed using heat and a roller. When heat is applied, the vinyl molds to the textured surface, creating a strong bond.

Vinyl lettering applied to the awning:

Tapas, Wood Fired Pizza, Beer, Sangria. Est 2007.



33 Jesup Road
Westport CT 06880

Additional Mural and Awning Vinyl Lettering



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