



WESTPORT™

JOINT COMMITTEE PUBLIC MEETING
(Historic District Commission and Architectural Review Board)

NOTICE AND AGENDA
Wednesday, November 3, 2021, 7:00 PM
AGENDA

Meeting ID: 897 3081 1171
Passcode: 123049
Dial by your location
+1 646 876 9923 US (New York)

Join Zoom Meeting

<https://us02web.zoom.us/j/89730811171?pwd=NGZWbTIYL1kxT1VPSWFdWFwMDZUQT09>

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board will hold an electronic public meeting on **Wednesday, November 3, 2021** at 7:00 PM for the following purpose:

1. To approve minutes from the October 5, 2021 meeting.
2. To review and comment on the proposed new signage **33 Elm Street** (PID# C10//157/000) submitted by Kevin Kane of Hung Well Signs LLC for property owned by Old Hill Elm LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
3. To review and comment on the proposed new signage at **180 Post Road East** (PID# D09//134/000) Carlos Pla, CIBUS Hospitality Group for property owned by JPM Westport LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
4. To adjourn the meeting.

Special Notice Regarding This Electronic Meeting:

Pursuant to the Governor's Executive Order No. 7B, there will be no physical location for this meeting. This meeting will be held electronically. Telephone and Zoom video participation details are above. Comments from the public will be received during the public meeting. A copy of the applications and Joint Committee agenda for the meeting is available on-line at www.westportct.gov and on the Town Calendar web page under November 3, 2021.

Bill Harris, HDC Chairman
Ward French, ARB Chairman
October 26, 2021

It is the policy of the Town of Westport that all Town-sponsored public meetings and events are accessible to people with disabilities. If you need assistance in participating in a meeting or event due to a disability as defined under the Americans with Disabilities Act, please contact Westport's ADA Coordinator at 203-341-1043 or eflug@westportct.gov at least three (3) business days prior to the scheduled meeting or event to request an accommodation.



WESTPORT™

JOINT COMMITTEE PUBLIC MEETING
(Historic District Commission and Architectural Review Board)

NOTICE AND AGENDA
Tuesday, October 5, 2021, 7:00 PM
DRAFT MINUTES

Members Present:

Ward French, Co-Chair
Vesna Herman, ARB Member
David Mann, ARB Member

Bill Harris, Co-Chair
Francis Henkels, HDC Member
Scott Springer, HDC Member
Martha Eidman, HDC Alternate

Staff Present:

Donna Douglass, HDC Administrator

Notice is hereby given that the Joint Committee of the Historic District Commission and the Architectural Review Board held an electronic public meeting on **Tuesday, October 5, 2021** at 7:00 PM for the following purpose:

1. To approve minutes from the September 7, 2021 pre-application meeting.
MOTION (made by Harris): To approve the minutes of the September 7, 2021 pre-application meeting.
SECOND: Henkels
SEATED: French, Herman, Mann, Harris, Henkels, Springer, Eidman
VOTE: Unanimously approved
2. To approve minutes from the September 7, 2021 meeting.
MOTION (made by Harris): To approve the minutes of the September 7, 2021 meeting.
SECOND: Henkels
SEATED: French, Herman, Mann, Harris, Henkels, Springer, Eidman
VOTE: Unanimously approved
3. To review and comment on the proposed new signage at **38 Main Street** (PID# C10//154/000) submitted by Katie Viechnicki, Watchdog for property owned by 38 Main LP C/O ATCO Properties & Management. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.
MOTION (made by Harris): To the proposed new signage and awnings at 38 Main Street (PID# C10//154/000) submitted by Katie Viechnicki, Watchdog for property owned by 38 Main LP C/O ATCO Properties & Management.
SECOND: Henkels
SEATED: French, Herman, Mann, Harris, Henkels, Springer, Eidman
VOTE: Unanimously approved

4. To review and comment on the proposed modification to the street facing storefront include, repainting of the existing facade, addition of illuminated signage and addition of a retractable awning over the storefront entry and proposal of the modifications to the storefront in the rear include all items noted above as well as the addition of a new storefront window at **69-93 Main Street** (PID# C10//076/000) submitted by Bob Kennedy, AEO Inc for property owned by ESRT 69-97 MAIN ST LLC. Comments offered at the meeting will be considered in anticipation of further zoning review and approvals.

MOTION (made by French): To approve the proposed modification to the street facing storefront include, repainting of the existing facade, addition of illuminated signage and addition of a retractable awning over the storefront entry and proposal of the modifications to the storefront in the rear include all items noted above as well as the addition of a new storefront window at **69-93 Main Street** (PID# C10//076/000) submitted by Bob Kennedy, AEO Inc for property owned by ESRT 69-97 MAIN ST LLC.

SECOND: Mann

SEATED: French, Herman, Mann, Harris, Henkels, Springer, Eidman

VOTE: Unanimously approved

5. To adjourn the meeting.

Meeting Adjourned at 7:38 PM

Bill Harris
HDC Chairman
October 6, 2021

Ward French
ARB Chairman
October 6, 2021

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
REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: 33 Elm Street Westport CT OWNER

OF RECORD: OLD HILL ELM, LLC Daytime Tel #: 203-221-8998 OWNER'S ADDRESS:
57 Wilton Road E-mail: david@davidadamrealty.com

APPLICANT'S NAME (if different): Kevin Kane Daytime Tel #: 203-644-3027

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

APPLICANT'S ADDRESS: 1031 Post Road Darien CT E-mail: Kevin@hungwellsigns.com

Property Owner's Signature

*DAVID A. WALSHMAN, MANAGER
OLD HILL ELM*

Legal Representative 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: (Call for Meeting dates)

This application completed and the following required materials to Historic District Commission Office, Room 108 203-341-1184.

- Submit a narrative, describing 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 and
- 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 Building(s) (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.
- Also, submit such other material deemed appropriate by applicant to enable the Joint Committee to evaluate the design.
- E-mail an Electronic Version of ALL your submitted materials to ddouglass@westportct.gov

Joint Committee Recommendations to P&Z Commission are; _____

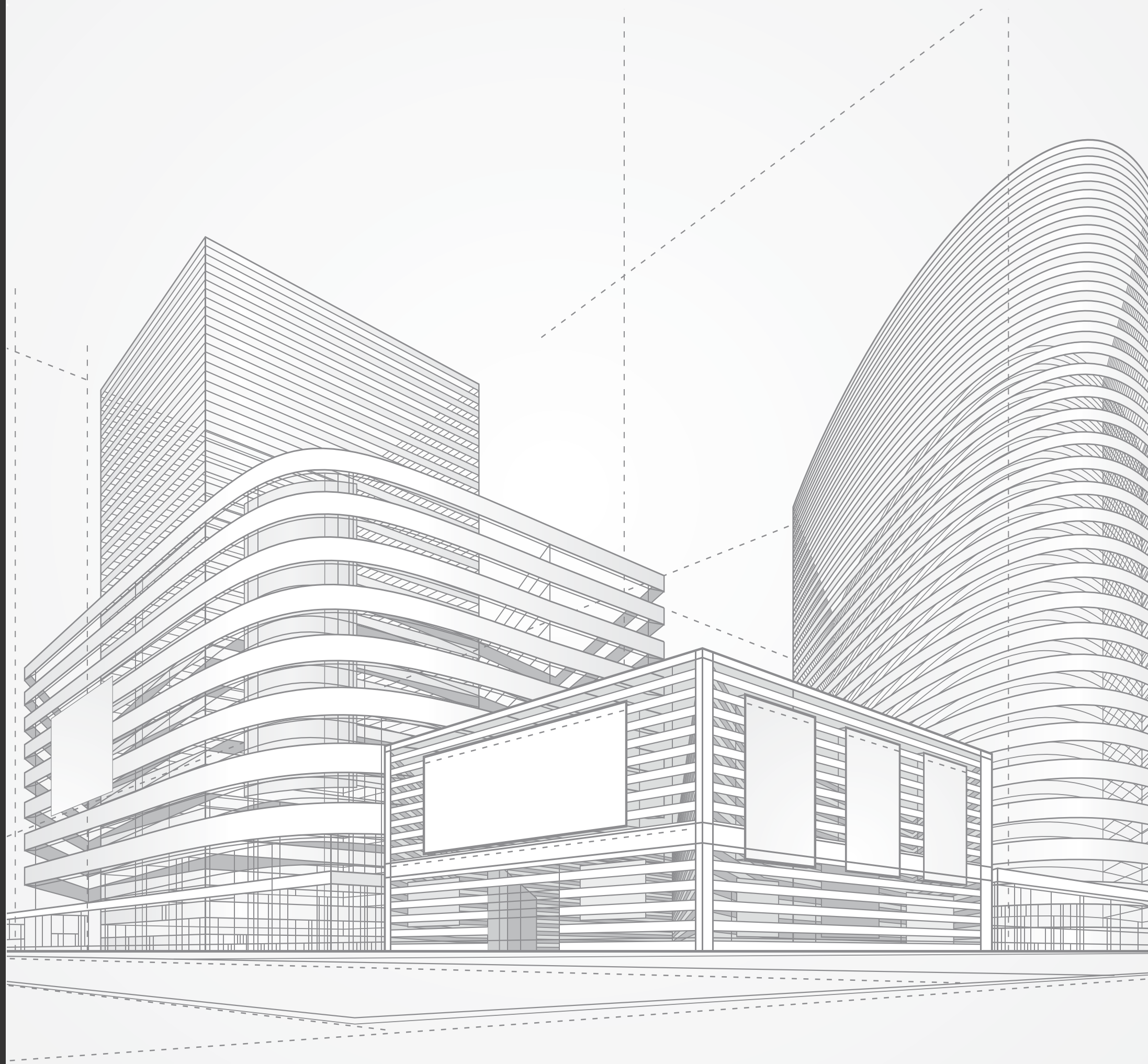
Joint Committee Chair's Signature: _____ **Date:** _____

PERMIT DRAWING

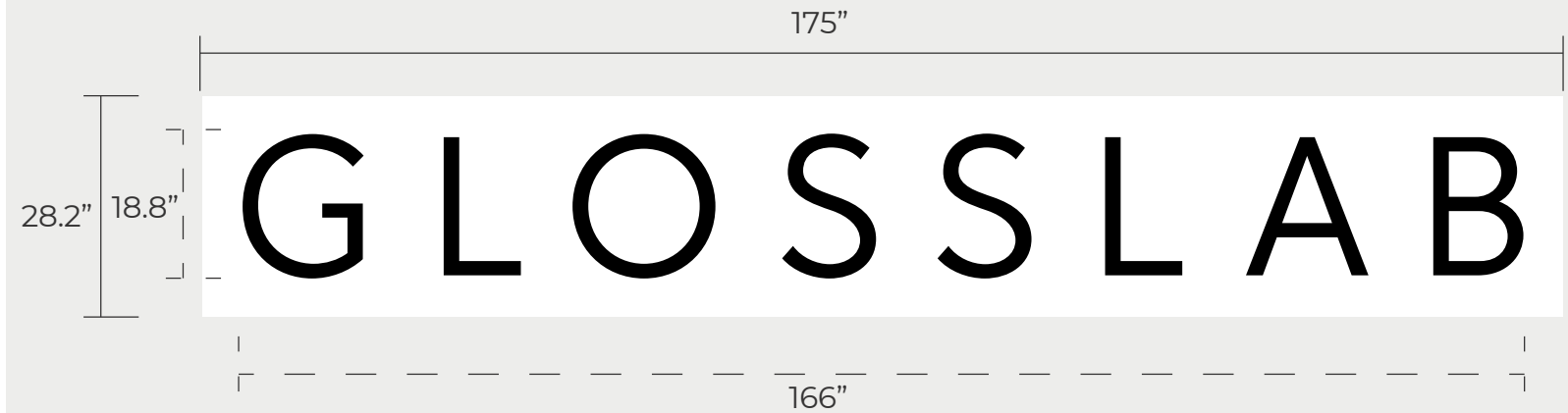
CLIENT NAME
GLOSSLAB

LOCATION
33 ELM STREET,
WESTPORT, CT 06880

TYKO
SIGN GROUP

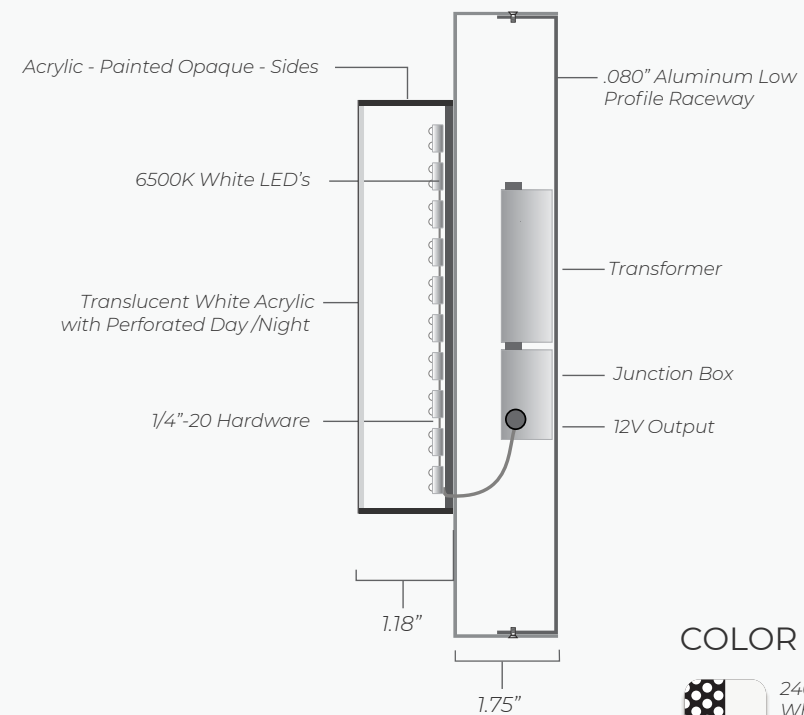


21.6 Sq. Ft.
Qty - 1



SECTION DETAIL

ISOMETRIC VIEW



COLOR



2406 Translucent White Acrylic with Day/Night Perforated Vinyl



Returns - Painted Black Satin Finish



Raceway Face & Returns Painted White Satin Finish

NIGHT SIMULATION



REVISIONS

NO.	DATE	DESCRIPTION

APPROVAL:

CLIENT _____



PROJECT NAME
Glosslab - 21 - 10235

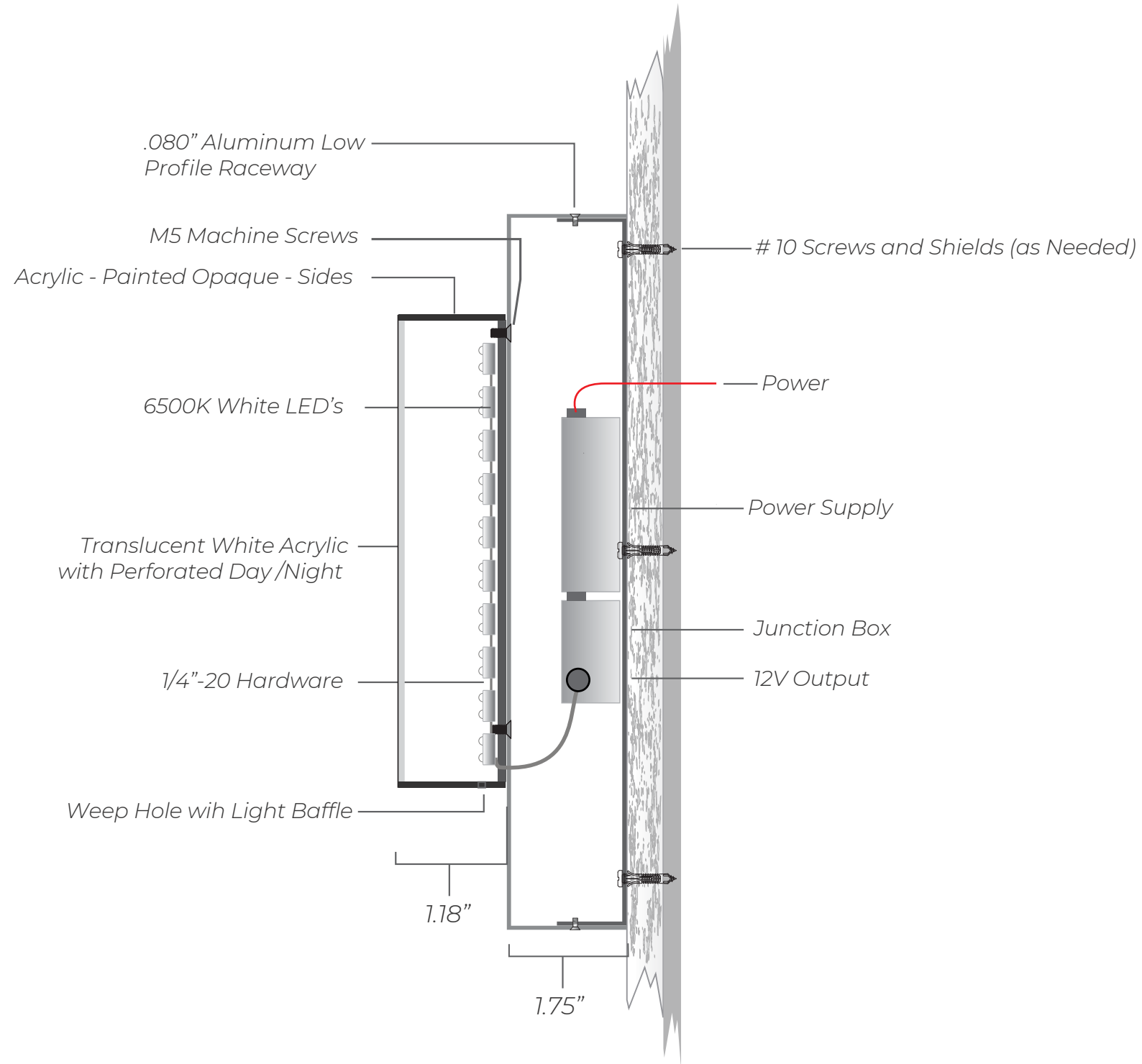
LOCATION
33 Elm Street, Westport, CT 06880

ACCOUNT REP.
N. Estrada

DESIGNER
L. Moreno

DATE
9-10-2021

SECTION DETAIL



ISOMETRIC VIEW



Channel Letter Specs

Face: 3M Day & Night Vinyl
 White Translucent Acrylic
 Body: White Translucent Acrylic
 Back: .080" Aluminum

Illumination

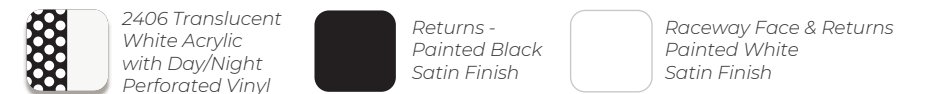
Type: LED
 Power Supply: Behind the Wall
 Input - 120-220 VAV -0.26-.063 Amp
 Output - 2.1 - 3.3 VDC - 2 x 5 Amp Circuit

Mounting

Flex Connectors, Flex Conduit
 1/4" holes for 1/4" -20 Hardware



COLOR



REVISIONS

NO.	DESCRIPTION	DATE

APPROVAL:

CLIENT _____



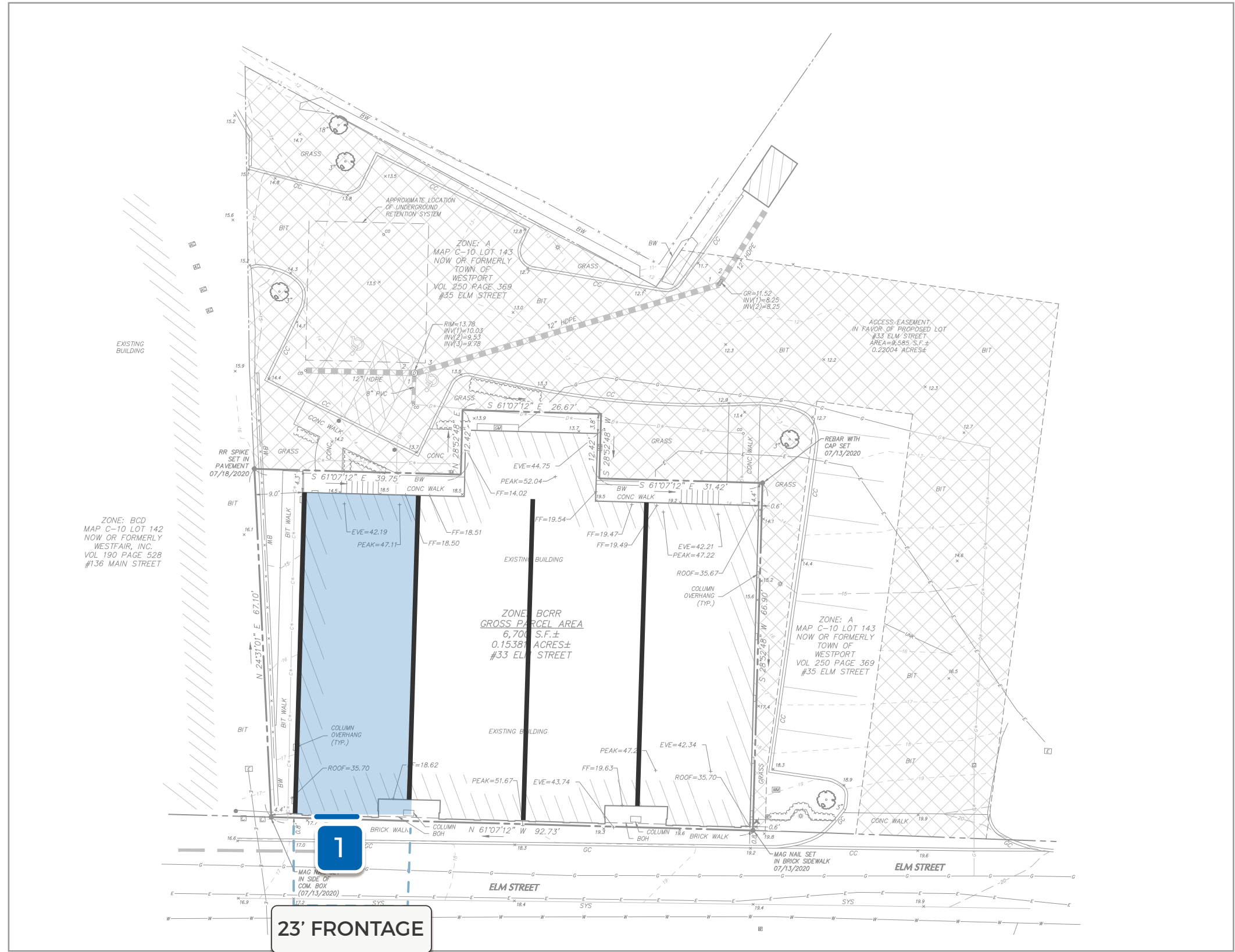
PROJECT NAME
Glosslab - 21 - 10235

LOCATION
33 Elm Street, Westport, CT 06880

ACCOUNT REP.
N. Estrada

DESIGNER
L. Moreno

DATE
9-10-2021



PROJECT NAME
Glosslab - 21 - 10235

LOCATION
33 Elm Street, Westport, CT 06880

ACCOUNT REP.
N. Estrada

DESIGNER
L. Moreno

DATE
9-10-2021

REVISIONS

NO.	DESCRIPTION	DATE

APPROVAL:

CLIENT _____

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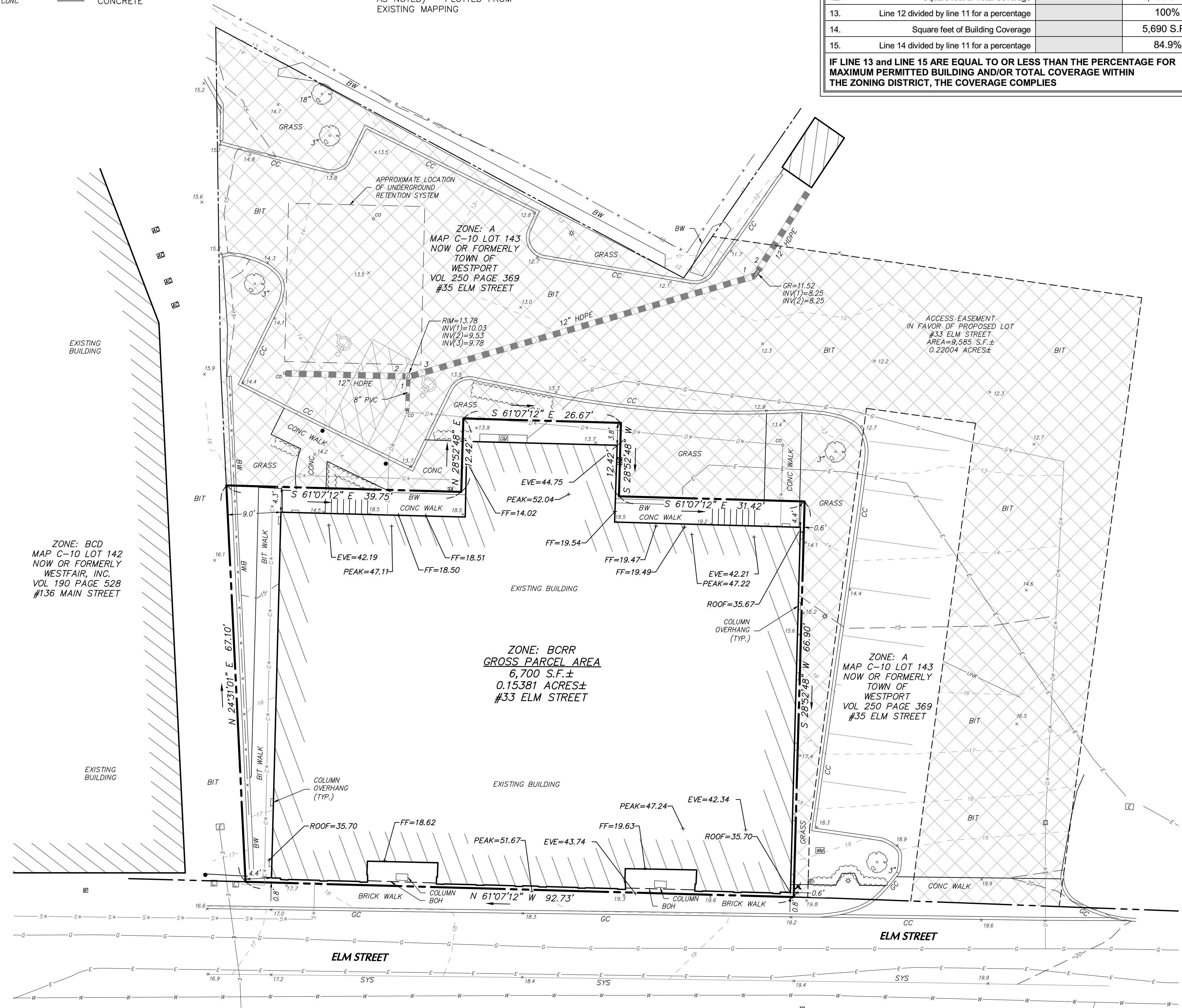
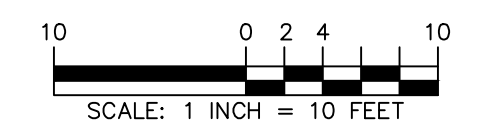
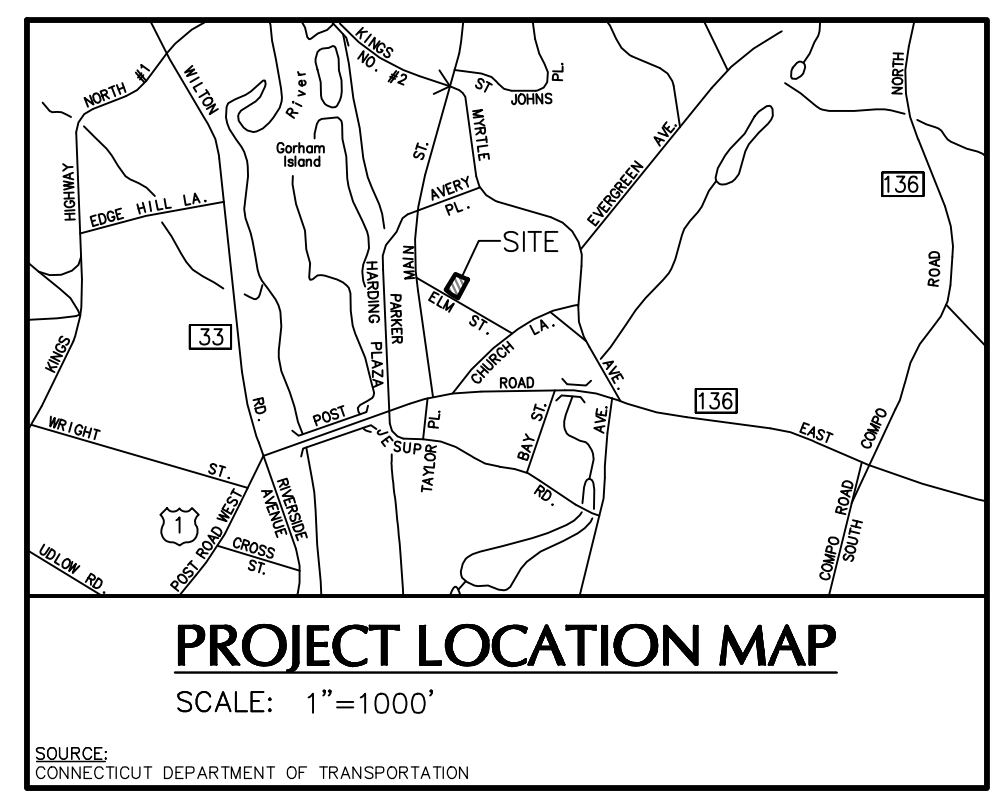
NOTES

- THIS SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.
 - THIS SURVEY IS A AS-BUILT SURVEY CONFORMING TO A HORIZONTAL ACCURACY OF A-2 AND A TOPOGRAPHIC SURVEY CONFORMING TO A T-2 ACCURACY. THE BOUNDARY DETERMINATION IS A RESURVEY. THE PURPOSE OF THIS SURVEY IS TO PROVIDE A BOUNDARY OPINION AND DEPICT SITE AS-BUILT CONDITIONS.
- THIS SURVEY IS BASED UPON EXISTING PHYSICAL CONDITIONS FOUND AT THE SUBJECT SITE, DEED INFORMATION AND THE FOLLOWING REFERENCES:
 - MAP TITLED "BOUNDARY & TOPOGRAPHIC SURVEY, #36 ELM STREET, WESTPORT, CONNECTICUT", SCALE: 1"=40', DATED: 9/14/2017, BY: LANGAN CT, INC.
 - MAP TITLED "ALTA/ACSM LAND TITLE SURVEY ON PROPERTY OF 36-5-15 PROPERTIES LLC, 36 ELM STREET, WESTPORT, CONNECTICUT", SCALE: 1"=10', DATED: DECEMBER 11, 2012, BY: S.E. MINOR & CO., INC.
 - MAP TITLED "RIGHT OF WAY & TOPOGRAPHIC SURVEY, ELM STREET, WESTPORT, CONNECTICUT", SCALE: 1"=20', DATED: MARCH 29, 2016, BY: LANGAN CT, INC.
 - MAP TITLED "AS-BUILT SURVEY (FINAL), BEDFORD SQUARE, CHURCH LANE & ELM STREET, WESTPORT, CONNECTICUT", SCALE: 1"=20', DATED: FEBRUARY 27, 2017, LAST REVISED: 3/13/2017, BY: LANGAN CT, INC.
 - MAP TITLED "LOT LINE REVISION MAP, EMILY MCLAURY HOUSE, 99 MYRTLE AVENUE, WESTPORT, CONNECTICUT", SCALE: 1"=30', DATED: 08/18/2015, BY: LANGAN CT, INC., MAP #10225
 - MAP TITLED "BOUNDARY SURVEY, PROPOSED LOT #33 ELM STREET WESTPORT CONNECTICUT", SCALE: 1"=10', DATED: OCTOBER 11, 2018, LAST REVISED: 11/15/18, BY: LANGAN CT, INC.
- THE MERIDIAN OF THIS SURVEY IS REFERENCED TO CONNECTICUT STATE PLANE COORDINATE SYSTEM NAD 83 (EPOCH 2011). POSITION WAS DETERMINED BY GLOBAL NAVIGATION SATELLITE SYSTEMS (GNSS) AS PROVIDED BY HXGN SMARTNET CONTINUOUSLY OPERATED REFERENCE STATIONS (CORS).
- ELEVATIONS SHOWN ARE REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) AS DETERMINED BY GNSS.
- PLANIMETRIC AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN CT, INC. FIELD WORK COMPLETED DURING THE MONTH OF MAY 2020.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.) CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- ALL BUILDINGS AND STRUCTURES WERE LOCATED AND MEASURED AT GROUND LEVEL. THE SURVEYOR MAKES NO DETERMINATIONS OR GUARANTEES AS TO THE ABSENCE, EXISTENCE OR LOCATION OF UNDERGROUND STRUCTURES, FOUNDATIONS, FOOTINGS, PROJECTIONS, WALLS, TANKS, SEPTIC SYSTEMS, ETC. NO TEST PITS, EXCAVATIONS OR GROUND PENETRATING RADAR WERE PERFORMED AS PART OF THIS SURVEY.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.

LEGEND (NOT SHOWN TO SCALE)

- | | | | |
|--|---------------------------|--|--|
| | AIR CONDITIONING UNIT | | LANDSCAPED AREA |
| | BOLLARD | | BOTTOM OF WALL |
| | SIGN | | BUILDING OVERHANG |
| | SHRUB | | EDGE OF PAVEMENT |
| | TREE | | CONCRETE CURB |
| | CABLE BOX HAND HOLE | | GRANITE CURB |
| | CATCH BASIN | | SINGLE WHITE STRIPE |
| | CLEANOUT | | SINGLE YELLOW STRIPE |
| | ELECTRIC BOX | | CHAINLINK FENCE |
| | ELECTRIC METER | | TREE LINE |
| | FIRE HYDRANT | | EASEMENT LINE |
| | LIGHT POLE | | PROPERTY LINE |
| | MANHOLE (TYPE AS LABELED) | | RIGHT-OF-WAY LINE |
| | POWER POLE | | CONTOUR LINE |
| | ROOF DRAIN | | DRAINAGE MARK OUT LINE |
| | STANDPIPE | | ELECTRIC MARK OUT LINE |
| | TELEPHONE BOX | | GAS MARK OUT LINE |
| | WATER METER | | SANITARY SEWER MARK OUT LINE |
| | WATER VALVE | | WATER MARK OUT LINE |
| | SPOT ELEVATION | | UNKNOWN MARK OUT LINE |
| | BITUMINOUS | | REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING |
| | CONCRETE | | |

LOT AREA COVERAGE WORKSHEET			
BASE LOT CALCULATION (All entries in square feet—do not write in shaded areas)			
1.	GROSS LOT AREA	=	6,700 S.F.±
2.	Above-Ground Utility Easements	0 +	
3.	Streets and Roads	0 +	
4.	Other Exclusive Surface Easements	0 +	
5.	TOTAL EASEMENTS AND ROADS (Sum of lines 2, 3 and 4)	=	0
6.	Wetland area	0 +	
7.	Steep Slopes of 25% or greater	0 +	
8.	TOTAL WETLAND AND STEEP SLOPES (Sum of lines 6 & 7)	=	0
9.	Wetlands/Slopes reduction 0.80 x line 8	=	0
10.	BASE LOT AREA (Lines 1, minus line 5 and line 9)	=	6,700 S.F.±
MAXIMUM LOT AREA COVERAGE CALCULATION			
11.	BASE LOT AREA (Copied from line 10, above)	6,700 S.F.±	
12.	Square feet of Total Coverage		6,700 S.F.±
13.	Line 12 divided by line 11 for a percentage		100%
14.	Square feet of Building Coverage		5,690 S.F.±
15.	Line 14 divided by line 11 for a percentage		84.9%
IF LINE 13 and LINE 15 ARE EQUAL TO OR LESS THAN THE PERCENTAGE FOR MAXIMUM PERMITTED BUILDING AND/OR TOTAL COVERAGE WITHIN THE ZONING DISTRICT, THE COVERAGE COMPLIES			



ZONING TABLE		
LOCATION:	33 ELM STREET WESTPORT, CT 06880	
ZONE:	BUSINESS CENTER RETAIL RESIDENTIAL DISTRICT (BCRR)	
USE:	RETAIL (SPECIAL PERMIT), MULTI-FAMILY DWELLING UNITS (SPECIAL PERMIT)	
LOT AREA	REQUIREMENTS	EXISTING
MINIMUM FRONTAGE	75'	92.7'
MAX LOT DEPTH	100'	79.3'
SETBACK	NONE	NONE
MAXIMUM BUILDING HEIGHT	2 STORIES (25' FLAT OR 30' TO MID-POINT)	2 STORIES (29'-1\"/>

Date	Description	No.
REVISIONS		
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON."		
 ANDREW G. IVES DATE SIGNED 5/11/2020 PROFESSIONAL LAND SURVEYOR CT STATE LIC. NO. 70286		
 Langan CT, Inc. 555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142 www.langan.com		
Project		
#33 ELM STREET		
WESTPORT CONNECTICUT		
Drawing Title		
AS-BUILT SURVEY		
Project No.	Drawing No.	
140171601	AB101	
Date	Drawn By	
MAY 11, 2020	JJC	
Checked By	Sheet 1 of 1	
AGI		

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
REVIEW and RECOMMENDATION**

PROPERTY ADDRESS: 180 Post Road E. Westport, CT 06890

OWNER OF RECORD: JPM WESTPORT LLC Daytime Tel#: 1-800-593-5503

OWNER'S ADDRESS: 508 NORTH COLONY ST MERIDEN, CT E-mail: CHARITY@965ELUS.COM

APPLICANT'S NAME (if different): CARLOS PIA / CIBUS HOSPITALITY GROUP Daytime Tel#: 726 5021694

If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by the property owner with this application, as per §43-3.8.

APPLICANT'S ADDRESS: 107 EAST ELU ST. GREENWICH E-mail: CARLOSP@CIBUS116.COM



Property Owner's Signature



Legal Representative 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: (Call for Meeting dates).

This application completed and the following required materials to Historic District Commission Office, Room 108 203-341-1184.

- Submit a narrative, describing 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 and
- 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 Building(s) (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.
- Also, submit such other material deemed appropriate by applicant to enable the Joint Committee to evaluate the design.
- E-mail an Electronic Version of ALL your submitted materials to ddouglass@westportct.gov.

Joint Committee Recommendations to P&Z Commission are: _____

Joint Committee Chair's Signature: _____ Date: _____

DeTAPAS – Spanish Gastrobar

DeTAPAS is a new concept of truly authentic Spanish (from Spain) restaurant that its main goal is to promote the Spanish cuisine. The culinary offer consist of a good selection of Tapas (small plates) but also the Spanish signature dish “Paella” which can have a vegetarian, seafood, meat or a mix option among other mains.

The restaurant, and that’s why I picked this Westport location, the spacious location in addition to the “open-kitchen concept” and modern design, will provide an inclusive customer experience.

The logo design has aimed to have “simplicity”, “Tapas message” signage and red color which always has Spain being identified with.

The unit signage I am proposing will use the existing light boxes at the front & rear of the building, just replacing the current panels by the new ones.

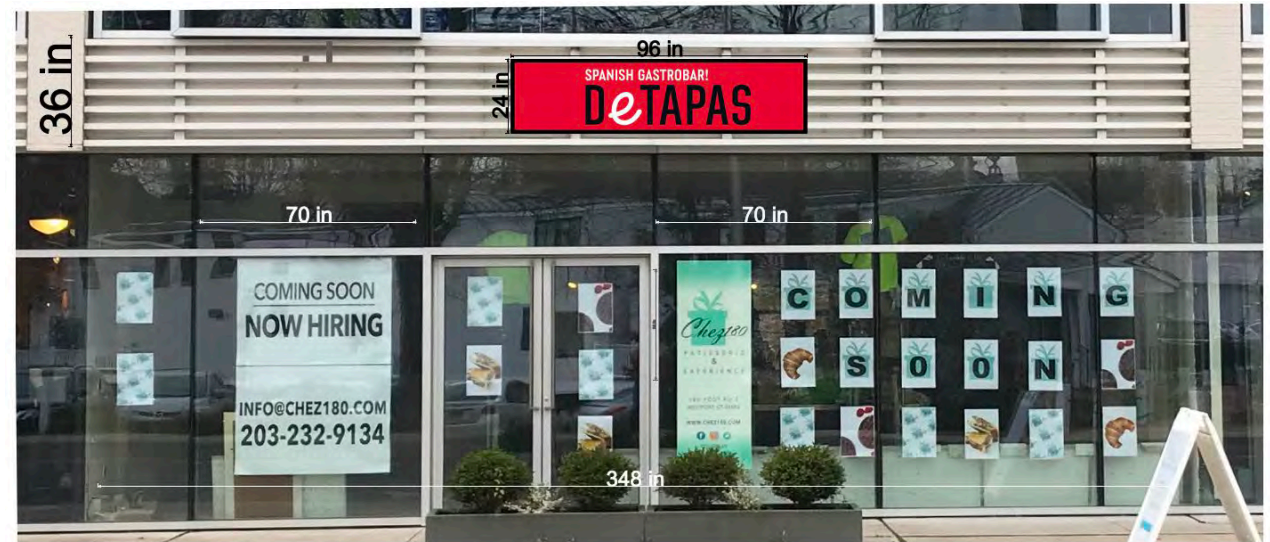
New restaurant signage at location 180 Post Road E, Westport

Post Road view

Previous business – current signage



New Business – proposed signage



New restaurant signage at location 180 Post Road E, Westport

Rear building view

New Business – proposed signage



SIGN★A★RAMA

YOUR FULL SERVICE SIGN CENTER

345 Main Avenue
Norwalk, CT 06851

Tel: 203-846-8221
Fax: 203-847-8151

e-mail: speedy.sign@snet.net
www.signarama.com/06851

Company: _____

Customer: _____

Please Email/Fax Sign Approval or Call with Comments

Thank you: *Jorge*

APPROVED: _____ DATE: _____

COMMENTS: _____

Current Date: 9/30/2021 Directory Name: C:\Customer Files\d\DeTapas

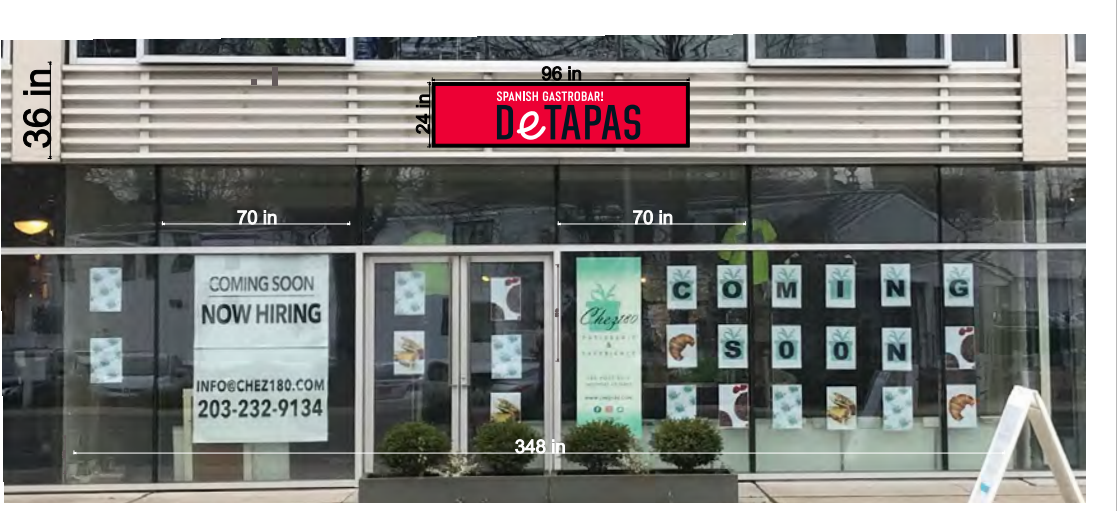
File Name: DeTapas.fs

QTY: Sing. Sided 1st Surface

 Doub. Sided 2nd Surface

MATERIAL / COLOR

COPY COLOR





TOWN OF WESTPORT

PLANNING & ZONING DEPT.

110 Myrtle Ave. Town Hall - Room 203
Westport, CT 06880 Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

ZONING PERMIT DATA FORM

OFFICE USE
Parcel ID #:
Zoning District:

1. Property Address: 180 Post Road E Westport CT
(As listed on Assessor's Card)
2. Owner's Name: JPM Westport LLC
(Person's Name) / (Company Name) Daytime Tel: (860)-593-5503
3. Owner's Address: 508 North Colony St. Meriden CT
"E-mail Required" ChasityV@965elms.com
4. Applicant: Carlos Pla DeTapas
(Person's Name) / (Company Name) Daytime Tel: (786)- 502-1674
5. Applicant's Address: 180 Post Rd E Westport CT
"E-mail Required" carlos@cibushg.com
6. Existing Uses of Property: Former Cafe Restoration to Restaurant
(Example: 2-Story Single Family House with Pool)

NOTE: If project is a NEW HOUSE: SUBMIT with this Application a "New House Construction Cost Estimate Form" Completed & Notarized.

7a. Check type of proposed project below: 7b. Check one, property is on: Sewer or Septic

RESIDENTIAL PROJECTS:

- New House
Addition
Accessory Structure
Apartment - Accessory
Apartment - Pre-1959
Interior Renovations
Swimming Pool
Temp. Zoning Permit
Tennis Court
Other

COMMERCIAL PROJECTS:

- Building - New
Building - Addition
Change of Use
Interior Renovations
Restaurant Patio Permit
Retail to Retail
Signage
Excavation & Fill
Site Changes
Other

8a. Will any part of any structure be demolished? No Yes
8b. Did you obtain any ZBA Variances? No Yes

9. Estimated total cost of your proposed project: \$

10. Describe your project below and provide exact dimensions: (List width x length x height, if applicable):
Two exterior Signs; one in rear of space and one on street side of space. See attached renderings.

I hereby certify that the above information is correct and that I have submitted herewith all of pertinent documentation required by the regulations and in accordance with the P&Z bylaws.

Applicant's Signature (If different than Owner)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3

Owner's Signature (Must be signed or letter of authorization provided)

If the applicant is unable to obtain the signature of the property owner, a letter of authorization signed by the property owner may be submitted instead, as per §43-3.3



Town of Westport
Planning & Zoning Department

110 Myrtle Ave
Westport, CT 06880
Telephone: (203) 341-1030

Permit No.:	ZN-21-00520
Date Issued:	08/31/2021
Fee:	\$1,662.00

ZONING PERMIT

Location: 180 POST RD E
GIS ID: D09134000

Project Type:	Commercial Interior Renovations	Zoning District:	GBD
Construction Cost:	\$218,130	Existing Use:	Commercial
Proposed Use:	Commercial - restaurant		

Project Description

For interior renovations for new restaurant "De Tapas Restaurant" in former Chez 180 space. Municipal and on-site parking is utilized. No SI is needed (see ZP 40627) as the first floor is FEMA compliant at 10.8 per Elev. Cert. and no space is below the FF. No signage proposed at this time. Final Grease Trap approval and Health Department approval needed. No changes to the exterior at this time

Applicant Information

Name: Jacob Shukrun
Address:
Phone:
Email: kobi@rsinteriors.com

Owner

Name: JPM WESTPORT LLC
Address: 508 NORTH COLONY STREET
MERIDEN, CT 6450
Phone:
Email:

Condition of Approval

APPROVALS NEEDED

Final Health Department Approval

FOUNDATION

Final Planning and Zoning Inspection

Approved Plans

Interior Fit Out, Detapas Restaurant, by Pierre-Christian Frye, AIA, dated 7-8-21

This Zoning Permit is void if:

1. Work or activity not commenced within 1 year of date of issuance.
2. Construction authorized not completed within 2 years of date of issuance.

Work cannot exceed the scope of this permit and must be built to conform to approved building plans and survey/site plans. Failure to comply with the conditions of approval of this permit shall constitute a violation of the Regulations.

Permit Issued By:

Issued Date: 08/31/2021