

October 10, 2024

Ms. Michelle Perillie, Director
Westport Planning & Zoning Department
110 Myrtle Avenue; Town Hall
Westport, CT 06880

Subject: ZBA Application, Gabriel Restaurant at 27 Powers Court Westport, CT 23 Soundview Drive; Westport, CT

Dear Ms. Perillie:

On behalf of our client, Dan Gabriel of Gabriel's Restaurant, we are hereby submitting a Variance application for two small additions to their kitchen along the westerly side of the building.

We are also hoping that because of the minimal size of the additions and their proximity (behind an existing fence and adjacent to a parking lot) that the requirement to provide a new survey for the entire 3.1 acres and install drainage be waived. We did include a survey for the entire property; however, it is from 2005.

We have included the following information to accompany our ZBA application:

1. A check for the application fee of \$660.00
2. The Zoning Board of Appeals Variance Application form
3. A letter authorizing LandTech to act as agent for the Westport Country Playhouse property owner in matters pertaining to this application
4. The notification letter to the abutting neighbors within 250'
5. A list of the abutting neighbors within 250' of the subject property
6. A map of the abutting neighbor's properties within 250' of the subject property
7. 1 copy of existing conditions survey prepared W. Orsine & Assoc. dated Rev.,5.16.2005
8. 1 copy of Existing Conditions survey prepared by LandTech dated 10.23.23
9. 1 copy of Proposed Conditions survey of addition prepared by LandTech revised 10.11.24
10. A letter of support for the application from the owners of Playhouse Square shopping plaza at 275 Post Road the neighbor to the west, dated 9.12.24
11. The Certificate of Mailing to the abutting neighbors

If all is in order once you complete your review of the application, supporting documents, architectural and site plan, please place us on the next available ZBA Hearing. As always, contact me on 203-454-2110, ext. 210 or at erojas@landtechconsult.com with questions or clarifications.

Very truly yours
LANDTECH

Emma Rojas

Enclosures
C: D. Gabriel