

Submission Date: 10.24.24

Project Record Number:

Accela Record Number: ARB-24-00007

Address of proposed work: 25 Powers Court

Property PID#: D10095000

Zoning District: A

Owner: Westport Country Playhouse, Inc

Phone:

Address: 25 Powers Court

E-mail:

Agent/Contractor (*if different*): Peter Romano, LANDTECH

Phone: 203-454.2110

Address: 518 Riverside Ave

E-mail:

promano@landtechconsult.com

Project Narrative – 27 Powers Court, Westport CT

Gabriele's of Westport, located at 27 Powers Court and situated on the same property as the Westport Country Playhouse (25 Powers Court), is proposing two small additions to their kitchen. These upgrades are intended to enhance the restaurant's operational efficiency while maintaining the charm and integrity of the existing space. Please note a variance application has been submitted to Westport Planning and Zoning but has not been scheduled yet.

WESTPORT COUNTRY PLAYHOUSE

September 16, 2024

Westport Zoning Board of Appeals
Westport Planning and Zoning Commission
Westport Conservation Commission
Westport Department of Public Works
110 Myrtle Avenue
Westport, CT 06880

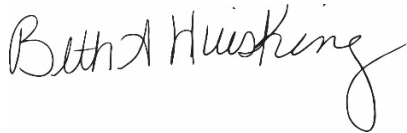
Aspetuck Health District
180 Bayberry Lane
Westport, CT 06880

Subject: Applications for the restaurant building at 27 Powers Court, Westport

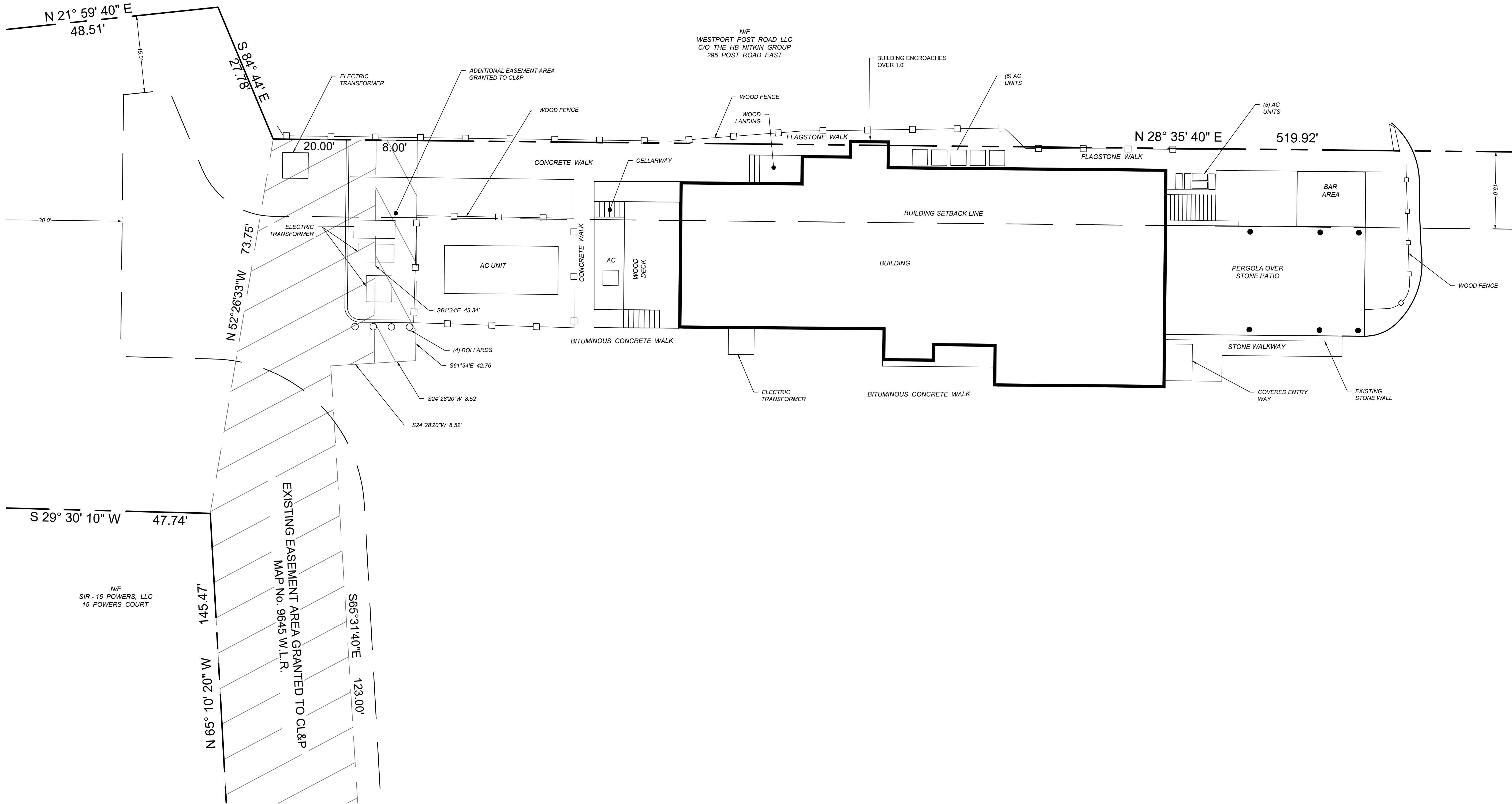
To Whom it May Concern,

I hereby authorize Emma Rojas of LANDTECH and Dan Gabriel of Gabriel's Restaurant to act as our agent in matters pertaining to the submission of applications and securing permits pertaining to the kitchen expansion for my property at 27 Powers Court in Westport, CT.

Signed,

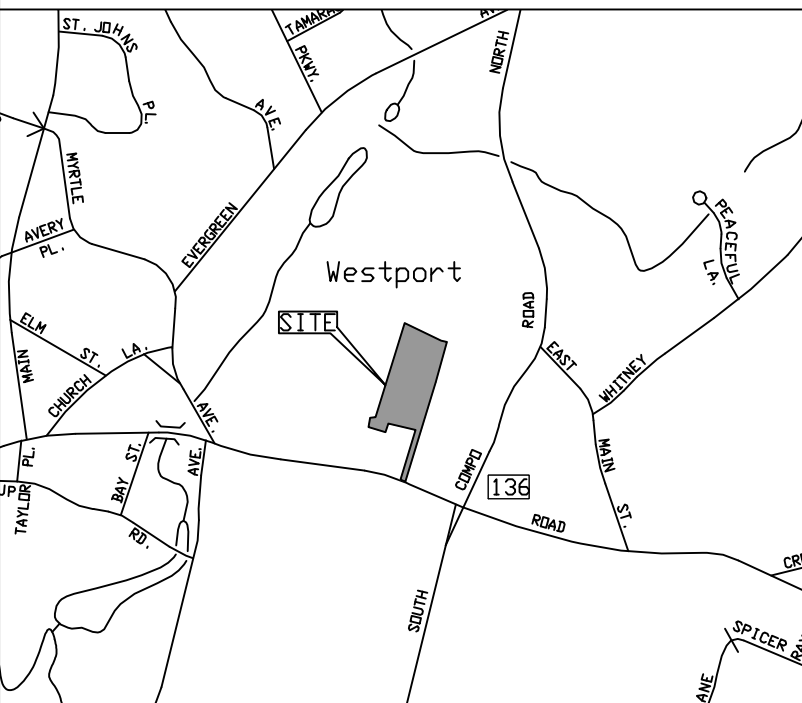
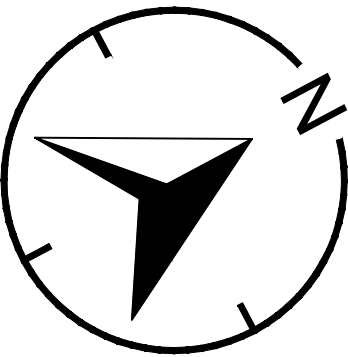


Beth Huisking
Managing Director
Westport Country Playhouse



SURVEY NOTES:

1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A" - 2" AND VERTICAL ACCURACY CLASS "T" - 2" AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 9645, IN WESTPORT LAND RECORDS.
8. SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD ZONE "X" AS SHOWN ON FEMA FIRM PANEL NO. 09001C 0413G, EFFECTIVE JULY 8, 2013.



LOCATION MAP
SCALE: 1" = 1000'

PROPERTY INFORMATION:

OWNER: WESTPORT COUNTRY PLAYHOUSE INC.
ADDRESS: 25 POWERS COURT
WESTPORT, CT
LOT AREA: 135,399 SF, 3.108 AC
ZONE: "A" RESIDENCE
DEED: BK. 3040 PG. 43
MAP: D10
LOT: 095

REVISION DATE	ISSUE
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LANDTECH

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

DAN GABRIELLE

PROJECT LOCATION:

27 POWERS COURT
WESTPORT, CT

DRAWING TITLE:

PARTIAL
ZONING LOCATION SURVEY

PROJECT No. 22199-01

DATE: 10/26/2023	DRAWN BY: L.A.M.	CHECKED BY: T.A.D.
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SCALE: 1" = 10'

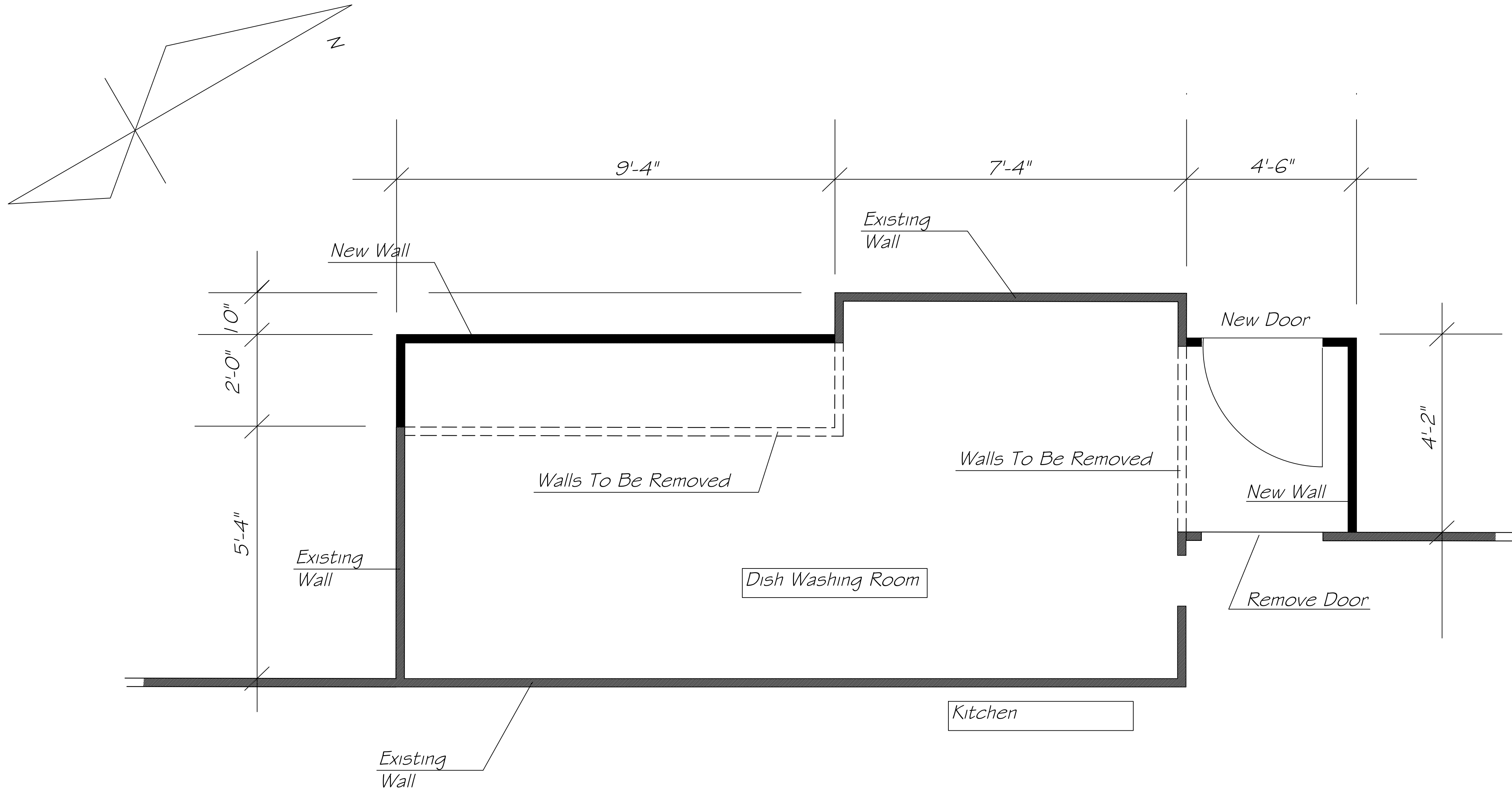


TO MY KNOWLEDGE AND BELIEF THIS MAP IS
SUBSTANTIALLY CORRECT AS NOTED HEREON

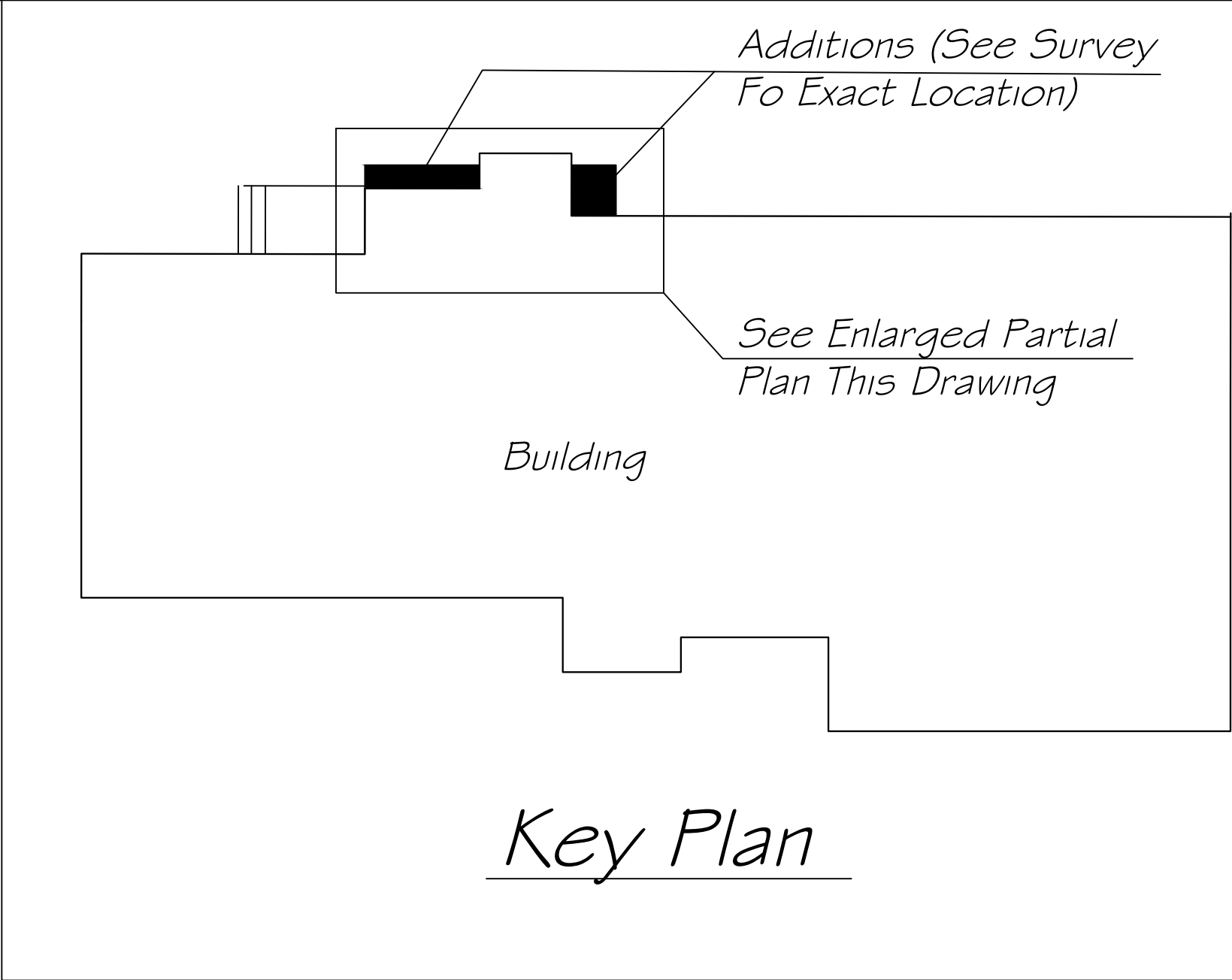
THOMAS A. DEILUS, LAND SURVEYOR
CT. REGISTRATION NO. 70098
THE SURVEY AND DECLARATION SHOWN HEREON IS NULL AND VOID
WITHOUT THE LICENSED SURVEYOR'S LIVE SIGNATURE AND SEAL.



SV-1.0



Partial Plan



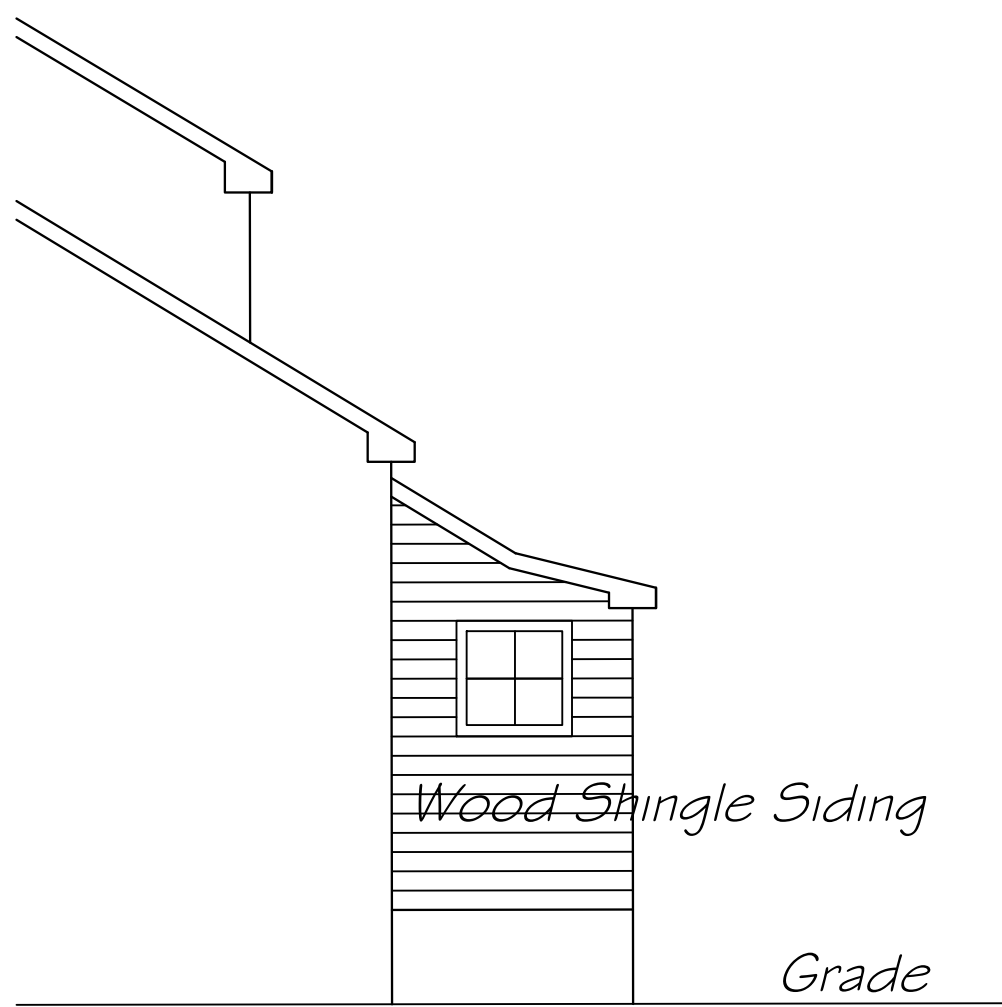
Key Plan



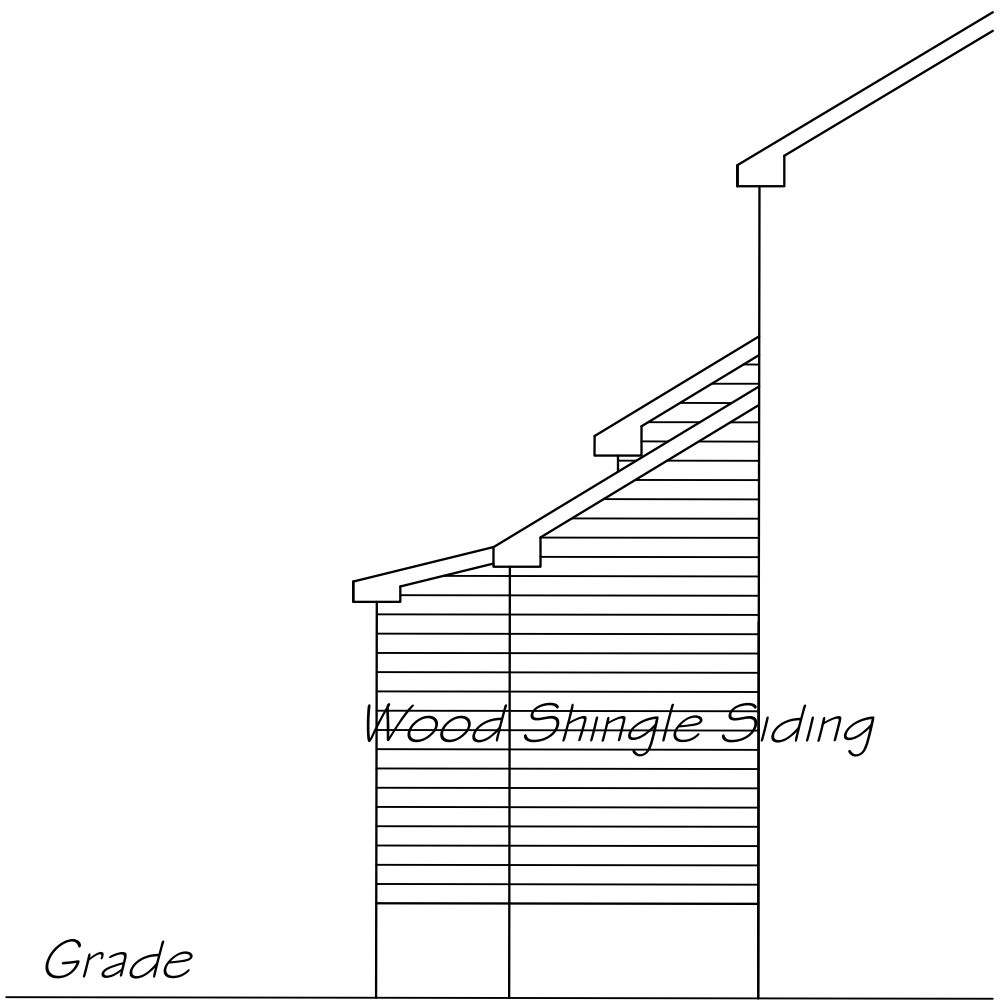
Gabriele of Westport Restaurant 27 Power Court Westport, Ct		John Mallozzi, P.E. 60 Springhill La N, Stamford, Ct 06903 john351@email.com 203-943-5277			July 3, 2024	
					JM	JM
	Partial Plan And Key Plan				SK-001.00	
	Rev	Comments	Comments			



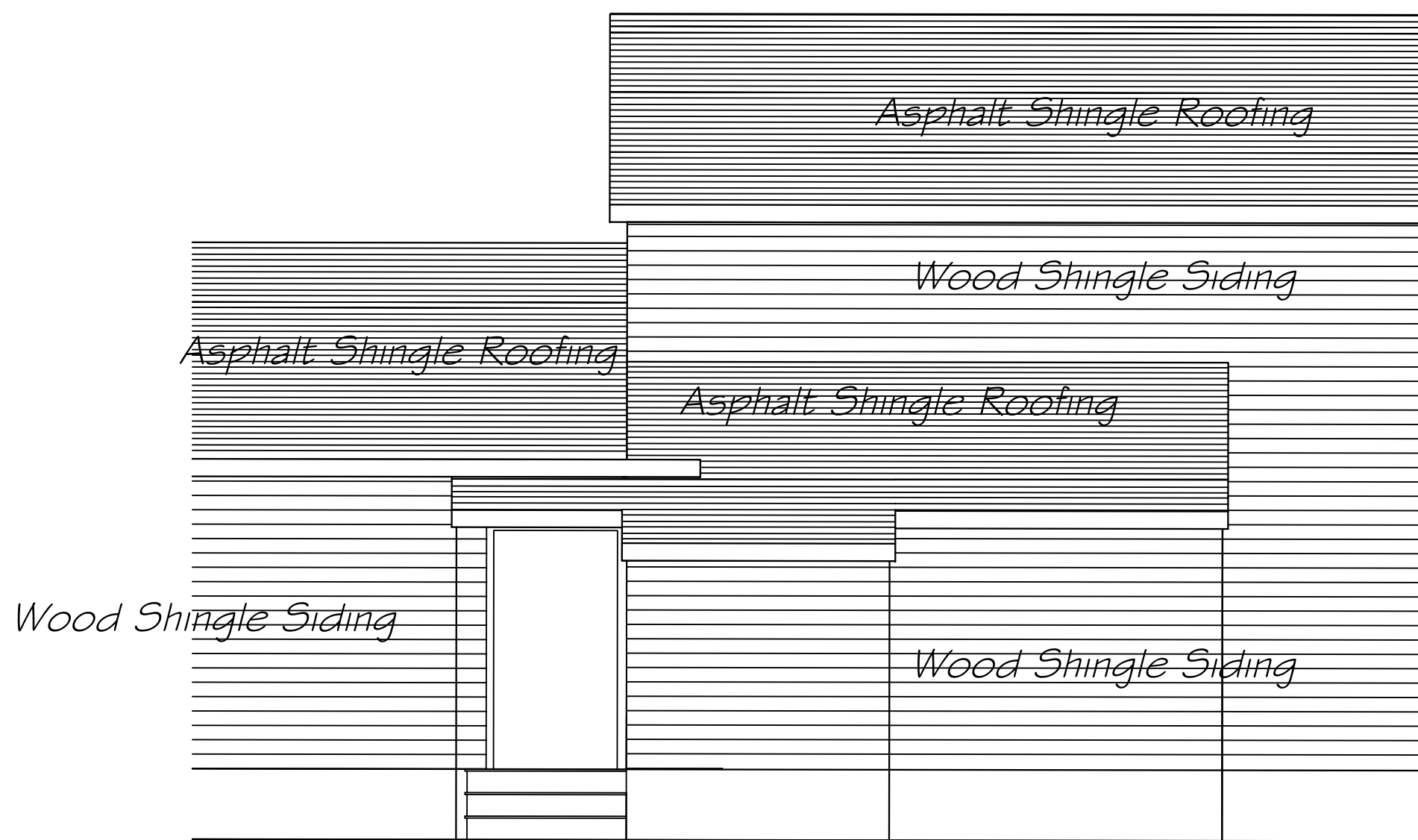
Existing West Elevation



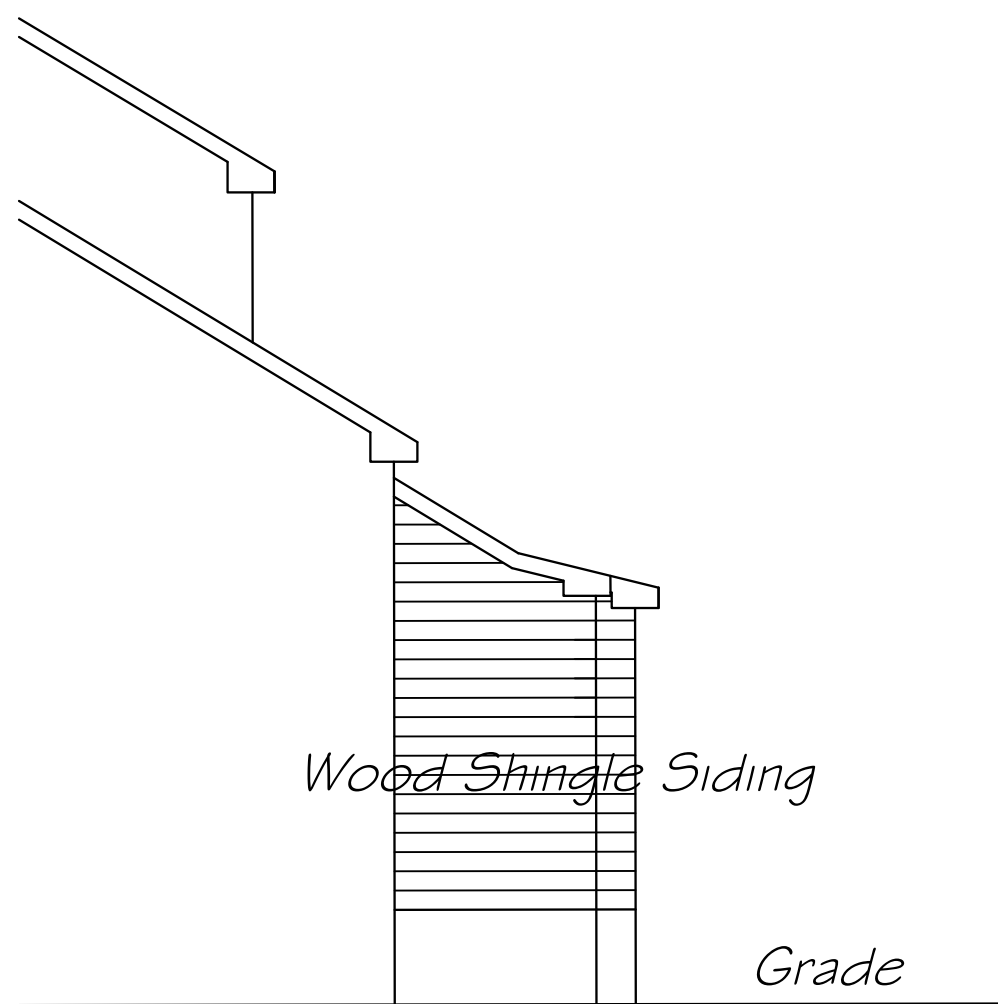
Existing North Elevation



Existing South Elevation

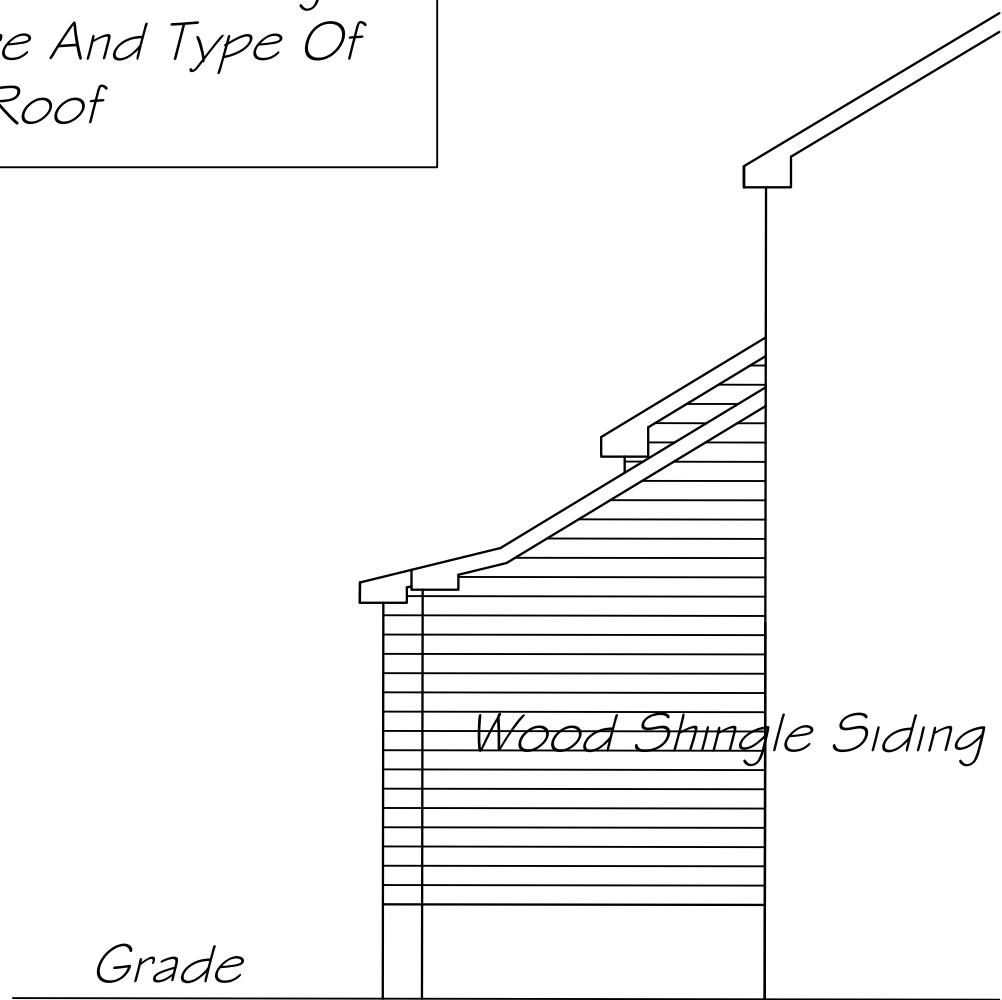


New West Elevation



New North Elevation

Note: New Addition To Match Existing Structure in Color Texture And Type Of Materials For Walls And Roof



New South Elevation



Gabriele of Westport Restaurant 27 Power Court Westport, Ct		John Mallozzi, P.E. 60 Springhill La N, Stamford, Ct 06903 john351@email.com 203-943-5277		July 3, 2024		
	Partial Elevations				JM	JM
					SK-002.00	
	Rev	Comments	Comments			

