



Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
Tel: 203-341-1030 Fax: 203-454-6145
www.westportct.gov

July 1, 2022

SPECIAL NOTICE ABOUT PROCEDURES FOR THIS ELECTRONIC MEETING:

Pursuant to "Public Act 22-3", there will be no physical location for this meeting. This meeting will be held electronically and live streamed on www.westportct.gov. Public comments may be received PRIOR to the Public Hearing and should be sent to ZBA@westportct.gov by 12:00pm the day of the hearing. Public comments may also be received DURING the meeting if they: (i) presented using the provided zoom link, (ii) state your full name and address, (iii) identify the Public Hearing agenda item to which your comment relates, and (iv) are received during the public comment session on that agenda item. Comments on Public Hearing items that do not meet these requirements will be placed in the public file but will not be read aloud during the meeting. Comments not pertaining to Public Hearing items will not be read aloud during the meeting. Meeting materials are available at <https://www.westportct.gov/government/departments-a-z/planning-and-zoning-department/zba-pending-applications>.

Instructions to Attend ZOOM Meeting

Phone: + 1 646 876 9923 US (New York)

Meeting ID: 879 2696 4783

Passcode: 173946

ZOOM Link: <https://us02web.zoom.us/j/87926964783?pwd=wmbpA31U8GsbG8ZD78FvGtJE1tjSC0.1>

Zoning Board of Appeals Public Hearing Agenda

Zoning Board of Appeals: Tuesday, July 12, 2022

Zoom 6:00 P.M.

I. Public Hearing

1. Potentially Vote on Pending litigation: 233 LLC v. Zoning Board of Appeals for the Town of Westport (Docket No. FBT-20-6101303-S (appeal).
2. Potentially Vote on Pending litigation: 233 LLC v. Zoning Board of Appeals for the Town of Westport (Docket No. FBT-20-6101305-S (variance).
3. **233 Hillspoint Road (Opened 5/17/22 with no testimony taken and continued to 5/24/22, Continued with no testimony taken and further continued to 7/11/22):** Application #ZBA-22-00226 by Eric Bernheim, Esq., FLB Law, for property owned by 233 LLC, for variance of the Zoning Regulation: §6-3.3 (Height for Non-Conforming Lot); §14-5 (Building Height) for elevator roof access above allowable building height, review of request for a reasonable accommodation pursuant to 42 U.S.C. §3604(f)(3)(A) to allow for roof access by handicapped person and modification of Res. #7629 regarding the condition requiring conformance with the approved plans dated May 8, 2018, located in Residence B district, PID# E04107000.
4. **2 Stony Point Road:** Application #ZBA-22-00271 by Pierre-Christian D Frye, PCDF Architecture LLC, for property owned by Craig Napoliello, for variance of the Zoning Regulation: §6-2.1.7 (Alteration of the building in the setbacks), §12-4 (Setbacks), to reconstruct the covered front porch and steps located in the front setbacks, located in Residence AA district, PID #B05119000.

5. **9 Island Way:** Application #ZBA-22-00324 by Andy Soumelidis, LANDTECH, for property owned by Eliot and Bobbi Essagof, for variance of the Zoning Regulation: §6-2.1.2 (Transfer of non-conforming building coverage), §6-2.1.3 (Alteration of non-conforming building coverage), §6-2.1.7 (Alteration of a non-conforming building in setbacks), §6-3.1 (Setbacks for a non-conforming lot), §6-3.3 (Height for a non-conforming lot), §13-4 (Setbacks), §13-5 (Height), §13-6 (Coverage) to construct a two-story front addition for an interior staircase and new front entryway in the setbacks and over Building and Total coverage; to construct a second story over the existing footprint with an elevator shaft over the allowed height; to construct an inground swimming pool over Total Coverage; and to construct a raised deck with a new staircase over Building and Total Coverage, located in Residence A district, PID #B02163000.
6. **30 Evergreen Avenue:** Application #ZBA-22-00329 by JP Vellotti, for property owned by Ramin Ganeshram and Jean Paul Vellotti, for variance of the Zoning Regulation: §6-2.1 (Expansion, Extension or Alteration of Non-conforming Buildings) Front setbacks), §6-3.1 (Setbacks for Non-Conforming Lots), §13-4 Setbacks), §13-6 (Coverage), to construct an addition partially within the side setbacks, to authorize existing AC units partially within side setbacks and to authorize existing deck over allowable Building Coverage located in Residence A district, PID #D10072000.
7. **23 Sterling Drive:** Application #ZBA-22-00381 by E. Chen and V. Chaves, for property owned by Emily Chen, for variance of the Zoning Regulation: §6-3 (Driveway expansion on a non-conforming lot), §12-6 (Total Coverage), to expand the existing driveway over Total Coverage located in the Residence AA district, PID #E04038000.
8. **6 Lookout Lane:** Application #ZBA-22-00407 by Jack Freund, for property owned by Jack Freund, for variance of the Zoning Regulation: §12-4 (Setback in Residence AA district), for modification of Res. #ZBA-21-00106 to retain existing steps in modified configuration partially within the setbacks, located in the Residence AA district, PID #E07048000.

II. Work Session

- **Old Business**
 - No Old Business
- **Other ZBA Business**

A copy of the Agenda for the Zoning Board of Appeals Public Hearing on July 12, 2022, is available on-line at www.westportct.gov, on the Planning and Zoning Department web page under "Planning & Zoning Department".

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.

Dated at Westport, Connecticut on this 1st day of July 2022, James Ezzes, Chairman, Zoning Board of Appeals.