



**Town of Westport**  
**Zoning Board of Appeals**  
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## **LEGAL NOTICE OF HEARING**

**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.westport.com](http://www.westport.com) Meeting materials are available at <https://www.westportct.gov/government/departments-a-z/planning-and-zoning-department/zba-pending-applications>. Instructions to attend the ZOOM meeting will be posted on the agenda for this meeting on the Meeting List and Calendar page at [www.westport.com](http://www.westport.com)*

The **Zoning Board of Appeals** of Westport will hold a remote meeting on Tuesday, July 12, 2022, at 6:00 P.M. to review the following items:

- 1. 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.
- 2. 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.

3. **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.
4. **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.
5. **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.

Dated at Westport, Connecticut on this 1<sup>th</sup> day of July and 8<sup>th</sup> day of July 2022  
Jim Ezzes, Chairman, Zoning Board of Appeals.