



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

## **ACTION MINUTES**

*The following meeting of the Zoning Board of Appeals was held remotely using Zoom Technology*

**ZONING BOARD OF APPEALS:** Tuesday, July 12, 2022  
**Public Meeting Started:** 6:00 P.M. **Ended:** 8:20 P.M.

**Members Present:**

James Ezzes – Chairman  
Elizabeth Wong – Vice Chair  
Josh Newman  
Jacqueline Masumian for Amy Wistreich – Secretary  
Michelle Hopson for Thomas Hood

**Staff:** Michelle Perillie, AICP & CFM, Deputy Planning and Zoning Director

**I. PUBLIC HEARING at 6:00pm**

1. **233 Hillspoint Road: Settlement approved.** J. Ezzes made motion to APPROVE; seconded by L. Wong. (3 Ezzes, Wong, Newman - 0).
2. **233 Hillspoint Road: #ZBA-22-00226,** Variance application withdrawn by applicant.
3. **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.

**Action:** L. Wong made motion to GRANT; seconded by M. Hopson. (5-0)

**Hardships:**

- **Non-conforming lot**
- **Public safety**
- **Steep slopes**
- **Dead end**
- **Off street parking**

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.

**Action:** J. Ezzes made a motion to GRANT WITH CONDITIONS that an as-built survey be submitted prior to ZCC showing reconfigured driveway; seconded by L. Wong. (5-0)

**Hardships:**

- **Corner lot**
- **Steep slopes**
- **Pre-existing location of house**

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.

**Action:** Continued to 7/26/22 for more information including letters from doctors and discussion with Pete Gelderman on how to limit 3rd floor to existing owner.

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.

**Action:** J. Newman made a motion to GRANT; seconded by L. Wong. (5-0)

**Hardships:**

- **Small non-conforming lot**
- **Pre-existing location of house**
- **Easement**

7. **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.

**Action:** J. Ezzes made a motion to GRANT; seconded by J. Newman. (5-0)

**Hardships:**

- Irregular shape lot
- Safety
- Steep slopes

**I. Work Session**

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

**Respectively submitted by James Ezzes, Chairman, July 12, 2022**