



Town of Westport
Zoning Board of Appeals
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
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www.westportct.gov

To be inserted in the Westport News
On: Friday, July 15, 2022

LEGAL NOTICE OF DECISIONS

Notice is hereby given that at a meeting held on July 12, 2022, the Westport Zoning Board of Appeals took the following action:

1. **SETTLEMENT APPROVED:** Pending litigation: 233 LLC v. Zoning Board of Appeals for the Town of Westport (Docket No. FBT-20-6101305-S). A copy of the Settlement Agreement is available on the Town of Westport website.
2. **GRANTED WITH CONDITIONS: 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.
3. **GRANTED: 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. **GRANTED: 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. **GRANTED: 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.

A copy of the Legal Notice of Decision is available on-line at www.westportct.gov on the Planning and Zoning Department main page. Due to the closing of Town Hall to the public during the COVID-19 emergency, and pursuant to the Governor's Executive Order #7I, the Legal Notice of Decision cannot be viewed at the Westport Town Clerk's Office or the Westport Planning and Zoning Office at this time.

Dated on Westport, CT, July 15, 2022, James Ezzes, Chairman, Zoning Board of Appeals.