

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA
March 8, 2021
Revised March 5, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: February 8, 2021

ADOPTION OF RESOLUTIONS: February 8, 2021

ANNOUNCEMENT:

The following application has been carried to the April 12, 2021, meeting:

Kenneth & Nancy Leonard, 206 Dickson Drive
Howard & Nadine Mandel, 25 North Wickom Drive

CARRIED FROM FEBRUARY 8, 2021:

Carried to April 12, 2021

<p>Kenneth & Nancy Leonard, 206 Dickson Drive 9/11/2020 Applicant is seeking approval to widen the driveway contrary to Section 17.05A of the Land Use Ordinance. Ordinance allows a maximum driveway width of 24 feet. Proposed is 33 feet at the house. Application deemed complete on November 9, 2020. 120 day decision date is March 9, 2021.</p>

Monica Alvarez & Alvaro Quintana, 158 North Euclid Avenue 10/1/2020
Applicants are seeking approval to construct an addition contrary to Section 11.08E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed setbacks are 7.6 feet/11.5 feet. **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

Carried to April 12, 2021

<p>Howard & Nadine Mandel, 25 North Wickom Drive 10/14/2020 Applicants are seeking approval for a shed and basketball backboard contrary to Section 13.02F1, 13.02F3, 12.04F1 of the Land Use Ordinance. Ordinance allows a basketball backboard in the rear yard only. Proposed is the street side yard. Ordinance requires a minimum setback of 15 feet for game courts. Proposed is 6 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 21.2%. Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.</p>
--

Lisa Varandas, 120 Wychwood Road

12/3/2020

Applicant is appealing the administrative officer's decision to deny zoning approval for a construction permit for a new home on that property. **The Board needs to render a decision by April 2, 2021.**

NEW APPEALS:

Lawrence & Donna Darrow, 4 Carol Road

11/13/2020

Applicants are seeking approval to install a generator contrary to Section 13.02I13 of the Land Use Ordinance. Ordinance does not allow generators to be located in the front or street side yard. Proposed is a generator located in the street side yard. **Application deemed complete December 21, 2020. 120 day decision date is April 20, 2021.**

Alyssa Stanek, 251 East Dudley Avenue

11/16/2020

Applicant is seeking approval to construct an inground swimming pool and a patio contrary to Section 12.04G of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 20%. Proposed is 30.5%. **Application deemed complete December 28, 2020. 120 day decision date is April 27, 2021.**

Jeffrey & Elaine Heintz, 564 Sherwood Parkway

12/4/2020

Applicants are seeking approval to construct a garage, patio, and driveway contrary to Section 12.04G and 12.04F1 of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 50%. Proposed is 51.5%. Ordinance allows a maximum building coverage of 20%. Proposed is 22.6%. **Application deemed complete January 19, 2021. 120 day decision date is May 19, 2021.**

Gilberto Arroyo, 230 Elizabeth Avenue

9/9/2020

Applicant is seeking approval to construct an addition to the rear, front and side of the home contrary to Section 12.04F1, 11.08E5, 11.08E6, 11.08E7, 12.04E, 11.08E13/2.11G, 11.08E14 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 31.3%. Ordinance requires a front yard setback of 42 feet 6 inches. Proposed is 22 feet 4 inches. Ordinance allows a maximum floor area ratio of 37%. Proposed is 51%. Ordinance requires a minimum rear yard setback of 35 feet. Proposed is 26 feet 9 inches. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6.67 feet and 4.9 feet. Ordinance allow a maximum continuous wall length of 25 feet. Proposed is 38 feet and 39 feet. Ordinance requires an attached front facing garage to have a minimum offset of 2 feet behind the main façade. Proposed is 1 foot 6 inches. **Application deemed complete February 16, 2021. 120 day decision date is June 16, 2021.**

Adam & Jessica Weinstein, 417 Baker Avenue

12/14/2020

Applicants are seeking approval to construct a covered front entry portico contrary to Section 12.04F1 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 21.84%. **Application deemed complete February 16, 2021. 120 day decision date is June 16, 2021.**