

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA

August 9, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: June 14, 2021 & July 12, 2021

ADOPTION OF RESOLUTIONS: June 22, 2021 & July 12, 2021

CARRIED FROM: July 12, 2021

Carried to September 13, 2021

Elite Performance LLC, 918 South Avenue West

4/8/2021

Applicant is seeking approval to construct an addition to an existing business contrary to Section 11.28E1, 11.28E2, 12.04E3, 17.02C5, 17.05B and 17.10C of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 40feet. Proposed is 23.46 feet. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 4.55 feet. Ordinance requires a maximum floor area ratio of 50%/5,000 square feet. Proposed is 60.83%/6,083 square feet. Ordinance requires a minimum number of parking spaces for medical office of 13 spaces. Proposed is 5 spaces. Ordinance requires a minimum driveway width of 20 feet. Proposed is 12 feet. Ordinance requires the maximum illumination at the property line to be .3 footcandle. Proposed is .5 footcandle. **Application deemed completed May 11, 2021. 120-day decision date is September 8, 2021.**

John Mirrione, 124 Livingston Street

4/6/2021

Applicant is seeking approval to construct an addition to the rear of an existing single-family home contrary to Section 11.12E6, 11.12E13, 11.12E14 and 12.04F of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet proposed is 3.6 feet. Ordinance requires a maximum continuous wall length at zoning side yards of 25 feet. Proposed is 57.33 feet. Ordinance requires a minimum garage space of one car. There is no garage space proposed. Ordinance requires a maximum coverage by buildings and above-grade structures of 20% but not above 3,600 square feet. Proposed is 26.6%/1,118 square feet.

Application deemed completed May 14, 2021. 120-day decision date is September 11, 2021.

Kathleen Shannon, 420 Birch Avenue

4/5/2021

Applicant is seeking approval to construct an elevator to the rear of the home contrary to Section 12.04E and 12.04F of the Land Use Ordinance. Ordinance requires a maximum floor area ratio of 32% but not above 3,600 square feet. Proposed is 32.43%/3,405 square feet. Ordinance requires maximum coverage by buildings and above grade structures of 20% but not above 3,600

square feet. Proposed is 20.84%/2,188 square feet. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Leo and Hannah Rodriguez, 128 Florence Avenue

1/26/21

Applicant is seeking approval to construct a front porch to an existing home contrary to Section 11.09E5, 11.09E6, 12.04E1, 12.04E3 and 12.04G of the Land Use Ordinance. Ordinance requires a front yard to conform to the average front yard setback. Proposed is 14.75 feet. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 5.91 feet. Ordinance requires a maximum coverage of buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 21.8%. Ordinance requires a maximum of coverage by buildings and above grade structures with ingress/egress platforms, porches and decks of 4% but not above 420 square feet. Proposed is 4.4%/254 square feet. Ordinance requires a maximum of coverage by improvements of 50% but not above 6,400 square feet. Proposed is 51.9%/3,023 square feet. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Xiaoyan Zhuang, 811 Grant Avenue

4/6/2021

Applicant is seeking approval to construct a one-story addition on the front of the home contrary to Section 12.03C, D & E, 12.04F1 and 12.04E1 of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 25 feet. Proposed is 22 feet 1 inch. Ordinance requires a maximum coverage by buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 23.36%. Ordinance requires a maximum floor area ratio of 37% but not above 3,200 square feet. Proposed is 38.82%. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Brett and Tony Ann Ferry, 646 Fourth Avenue

5/3/2021

Applicant is seeking approval to construct an inground pool and accessory patio contrary to Section 11.07E14 and 12.04G of the Land Use Ordinance. Ordinance requires a minimum garage space of one. Proposed is 0. Ordinance requires a maximum coverage by improvements of 50% but not above 6,400 square feet. Proposed is 76.8%/5,851 square feet. Ordinance requires a maximum floor area ratio of 37% but not above 3,200 square feet. **Application deemed completed June 16, 2021. 120-day decision date is October 14, 2021.**

NEW APPEALS:

Robert A. Magnanini, 539 Lawrence Avenue

5/17/2021

Applicant is seeking approval to construct a two story, 3 car carriage house contrary to Section 12.04G-1, 13.01D, 13.01G, 13.011-1B of the Land Use Ordinance. Maximum coverage by improvements of 30%. Proposed is 36.28%. Maximum floor area for accessory structures is 750 sq ft. Proposed is 926 sq. ft. Rear yard location of accessory structures over 500 sq. ft. is 10 ft. distance from property line. Proposed is 5 ft. Maximum height of accessory structures is 15 ft. Proposed is 20.73 ft. **Application deemed completed June 30, 2021. 120-day decision date is October 28, 2021.**

Carried to September 13, 2021

Harry Lampart, 116 Barchester Way

5/4/2021

Applicant is seeking approval to enlarge and renovate their kitchen and construct a rear yard deck with partial roof contrary to Section 12.04 E.1 Floor Area Ratio (FAR) of the Land Use Ordinance. Maximum FAR permitted is 30%/ 4,000 square feet. Proposed is 28.63%/ 4,224 square feet. **Application deemed completed July 13,2021. 120-day decision date is November 10, 2021.**

Stephen Irons, 736 Oak Avenue

3/12/2021

Applicant is seeking approval to remove their existing staircase exit to their backyard and replace with a deck contrary to Section 11.09E14 of the Land Use Ordinance where the minimum garage space is a 1-car garage. Proposed none. Section 12.03F2 Building Coverage where 22% is permitted and proposed is 28.2%. Section 11.09E6 Side Yard Setback where 10 ft is permitted and proposed is 6.7ft. **Application deemed completed July 16,2021. 120-day decision date is November 13, 2021.**

Taylor & Jacqueline Young, 822 Village Green

6/1/2021

Applicant is seeking approval to construct a roof above their existing backyard patio contrary to the Land Use Ordinance Section 12.04 F1 where the maximum coverage by buildings & above grade structures 20% is permitted and proposed is 24.1%. **Application deemed completed July 19, 2021. 120-day decision date is November 16, 2021.**

Anthony Melzi, 312 Washington Street

6/4/2021

Applicant is seeking approval to construct a rear porch addition with an outdoor kitchen and entertaining area contrary to the Land Use Ordinance Section 12.04 F-1 where the maximum permitted coverage by buildings & above grade structures is 20% and proposed is 23.42% and Section 12.04F-3 where the maximum coverage permitted by ingress/egress platforms, porches and decks is 24% and proposed is 24.75%. **Application deemed completed July 19, 2021. 120-day decision date is November 16, 2021.**