

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA: April 11, 2022**

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: March 14, 2022

ADOPTION OF RESOLUTIONS:

APPEALS CARRIED FROM MARCH 14, 2022:

ZBA 21-068, Laura Stankiewicz, 920 Cranford Avenue

10/22/21

Applicant is seeking approval to replace the existing front covered stoop with a portico and add 3 decorative peaks to the roof contrary to the following sections of the Westfield Land Use Ordinance: Section 12.03C, D, & E where minimum front yard setback permitted is 33.02' and proposed is 26'6". **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

CARRIED TO MAY 9, 2022 AT APPLICANTS REQUEST

ZBA 21-074, Tom Bartolucci, 4 Tamaques Way

11/4/21

Applicant is seeking approval to construct a second-floor addition onto existing one-story home contrary to the following sections of the Westfield Land Use Ordinance: Section 11.08E6 where minimum side yard permitted is 10' and proposed is 7.73'; Section 12.04F where maximum building coverage permitted is 20% and proposed is 20.9%. **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

ZBA 21-082, Ed Laczynski, 857 Highland Avenue

12/15/21

Applicant is seeking approval to construct a second-floor addition for bedrooms contrary to the following sections of the Westfield Land Use Ordinance: Section 11.04.E.5 where existing building does not meet setback; seeking to build over existing & propose new front porch. Permitted is 68.86' and proposed is 35'3"; Section 11.04.E.7 existing building does not meet setback; seeking to build over existing structure. Permitted is 50' and proposed is no change. **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

NEW APPEALS:

ZBA 21-083, Bee Kind Pediatrics, LLC, 166 Mountain Avenue

12/15/21

Applicant is seeking approval to repurpose and modify the existing building to be utilized as a pediatrics and telemedicine office; the residential component of the existing building will be eliminated; contrary to the Land Use Ordinance Section 11.11.A where principal uses and structures permitted are 1 and 2 family residences; public parking and playgrounds; community residences and proposed is a professional office; Section 17.02.C.5.A. where off-street parking permitted is 19 spaces and proposed is 9 spaces; Section 16.01 where Freestanding Business I.D. Sign is NOT permitted and proposed is 1 freestanding business I.D. sign (6' high max; 8 SF max); and Section 16.01 where building mounted business I.D. sign is NOT permitted and proposed is 1 wall mounted business I.D. sign (6' max horizontal; 2' max vertical). **Application deemed complete on February 10, 2022. 120-day decision date is June 10, 2022.**

ZBA 22-001, Joshua & Melissa Ring, 145 Lincoln Road

12/29/21

Applicant is seeking approval to construct a one-story addition on the rear of the house and a rear porch addition; contrary to the Land Use Ordinance Section 12.04F.1 where maximum building coverage permitted is 20% and proposed is 23.23%. **Application deemed complete on February 10, 2022. 120-day decision date is June 10, 2022.**

ZBA 21-069, Venkat Ragan Gangavaram, 1020 Summit Avenue

10/26/21

Applicant is seeking approval to construct a 1 car attached garage; contrary to the Land Use Ordinance Section 11.07.E.10/12.04.1 where maximum building coverage permitted is 20 % / 2,308.7 SF and proposed is 22.86 % / 2,639 SF. **Application deemed complete on February 14, 2022. 120-day decision date is June 14, 2022.**