

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

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: June 13, 2022

ADOPTION OF RESOLUTIONS:

APPEALS CARRIED FROM June 13, 2022

ZBA 21-084, Michael King, 437 Hillside Avenue 12/20/21

Applicant is seeking approval to construct a two-story addition on the side of the house to add a 2-car garage and a connecting breezeway. The proposed addition will have a finished second floor. The existing attached 2- car garage will be renovated to be living space. There will be a third-floor addition to add a guest bedroom suite, storage and home spa contrary to the following sections of the Westfield Land Use Ordinance: Section 11.04E6 where minimum side yard setback permitted is 15' and proposed is 13'8"; Section 11.04E12 where maximum eave height permitted is 22' and proposed is 26'2"; Section 12.04G1 where maximum all improvements coverage permitted is 20 % and proposed is 41.48 %; Section 11.04E13 where maximum zoning side wall length permitted is 25' and proposed is 26' Section 11.04E8 where number of stories permitted is 2 ½ and proposed is 3. **Application deemed complete on February 1, 2022. 120-day decision date is June 1, 2022**

APPLICATION WITHDRAWN

ZBA 21-061, NNG Real Property I LLC, 414 Edgar Road 10/4/21

Applicant is seeking approval to remodel the existing dwelling, add a garage extension, widen the existing driveway, construct a new porch and steps and modify the front walkway contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E4 where the front yard setback permitted is 29.03' and proposed is 24.8'; Section 11.09E10 where building coverage permitted is 20% / 3,600 SF max and proposed is 21.14 % / 1,183.9 SF; and Section 11.09E13 where maximum building mass at zoning side yard permitted is 25' and proposed is 36.33'.

APPLICATION CARRIED TO AUGUST 9, 2022 MEETING

ZBA 21-077, Dr. & Mrs. Freeman, 315 Wychwood Road 11/16/21

Applicant is seeking approval to install a pool in the side yard contrary to the following sections of the Westfield Land Use Ordinance: Section 13.02D3 where the pool location permitted is the rear yard and proposed is the side yard due to the lot shape and no rear yard; and Section 12.07D where fences and free-standing walls are not permitted and proposed is a 6' board on board fence

in the front and street side of the side yard. **Application deemed complete on March 25, 2022. 120-day decision date is July 23, 2022.**

NEW APPEALS:

ZBA 21-079, John Nardulli, 875 Shadowlawn Drive **12/1/21**
Applicant is seeking approval to construct an addition above the existing garage contrary to Section 11.09E6 of the Westfield Land Use Ordinance: where the side yard setback permitted is 10’/ total 20’ and the proposed is 7.09’/ total 16.61’. **Application deemed complete on March 29, 2022. 120-day decision date is July 27, 2022.**

ZBA 22-009, Jon Sun Lu, 657 Fairmont Avenue **2/22/22**
Applicant is seeking approval to renovate the existing attached screen porch to be a sunroom with doors connecting to the existing dining room contrary to the Westfield Land Use Ordinance: Section 11.07E5 where the front yard permitted setback is 39.83’ and proposed is 34’4”. **Application deemed complete on April 4, 2022. 120-day decision date is August 11, 2022.**

ZBA 22-010, Andrew Davlouris, 418 Westfield Avenue **3/2/22**
Applicant is seeking approval to create a dormer to an existing bedroom contrary to the Westfield Land Use Ordinance: Section 11.21E5 where minimum street side yard permitted is 20’ and proposed is 13.9’, Section 11.21E7 where rear yard setback permitted is 50’ and proposed is 9.6’, and Section 11.21E9/12.04E where FAR permitted is 37% and proposed is 50.61%. **Application deemed complete on April 21, 2022. 120-day decision date is August 19, 2022.**

ZBA 22-003, Alvin & Anjulika Saini, 22 Stoneleigh Park **1/18/22**
Applicant is seeking approval to construct an inground pool, patio area, walkway, cabana and fencing contrary to the Westfield Land Use Ordinance: Section 13.01G1a where pool/accessory is to be located in rear yard and proposed is front yard; Section 13.02D3 where swimming pools are permitted in the rear yard and proposed is front yard; Section 13.02I1 where permitted patio location is the rear yard and proposed is the front yard; and Section 12.07C where permitted front yard fence height is 4 ‘and proposed is 6’. **Application deemed complete on April 25, 2022. 120-day decision date is August 23, 2022.**

ZBA 21-080 Lisa Gaines & Howard Trickey, 803 Dorian Road **12/9/21**
Applicant is seeking approval to construct a two-story addition: enlarge kitchen and mudroom on the 1st floor; on 2nd floor a new master bath, improved hall bath and new laundry room contrary to the Westfield Land Use Ordinance: Section 11.08E6 where side yard setback permitted is 10’ and proposed is 9.14’; Section 12.04F1 where maximum building coverage permitted is 20% and proposed is 20.33%; and Section 2.11G where maximum continuous wall length permitted is 25’ and proposed is +/- 41’. **Application deemed complete on April 26, 2022. 120-day decision date is August 24, 2022.**

APPLICATION CARRIED TO SEPTEMBER 12, 2022 MEETING

ZBA 21-036, Bohdan and Olena Kiyko, 935 Cleveland Avenue **7/12/21**
Applicant is seeking approval to construct a one-story addition contrary to the Westfield Land Use Ordinance: Section 12.04F1 where maximum building coverage permitted is 20% not to exceed

3600 SF and proposed is 23% and 1,385 SF; Section 12.04E1 where maximum FAR permitted is 37% but not more than 3200 SF and proposed is 39.9% or 2407 SF; and Section 12.03D where a 25.42 front yard setback is required and 25 feet is proposed. **Application deemed complete April 27, 2022. 120- day decision is August 19, 2022.**