

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA: May 9, 2022**

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: April 11, 2022

ADOPTION OF RESOLUTIONS:

CARRIED TO JUNE 6, 2022 AT APPLICANTS REQUEST

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.**

APPEAL CARRIED FROM MARCH 14, 2022:

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' to the building wall and 5.73' to the second floor walk out bay; 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.**

NEW APPEALS:

ZBA 21-067, Erjona Frasheri and Eltion Frasheri, 940 Wyandotte Trail **10/21/21**

Applicant is seeking approval to construct a second-floor addition; new layout for existing front porch and shorten the existing driveway contrary to the Westfield Land Use Ordinance Section 11.05 E5 where front yard setback permitted is 40' and proposed is 44.04' house; 37.2' porch; and Section 1105E9 where FAR permitted is 25 % / 8, 000 SF and proposed is 27.5 % / 4,907

SF. Application deemed complete on February 23, 2022. 120-day decision date is June 23, 2022.

ZBA 21-076, Justin Warshaw, 828 Grant Avenue

11/9/21

Applicant is seeking approval to construct a raised deck contrary to the Westfield Land Use Ordinance Section 12.04F1 where allowable building coverage permitted is 20 % and proposed is 22.2 %. **Application deemed complete on February 23, 2022. 120-day decision date is June 23, 2022.**

ZBA 22-022, Daybase Inc., 231 East Broad Street

1/10/21

Applicant is seeking approval to establish a co-working office space and coffee shop on the first floor contrary to Section 11.25A3, 17.02B5, 17.02E, 16.04E1, and 16.04E2 of the Land Use Ordinance. Ordinance allows business offices on the second & third floor only. Ordinance requires 48 parking spaces. Proposed are 8 parking spaces. Ordinance requires loading spaces. No loading spaces are proposed. Ordinance permits one wall mounted sign. Three wall mounted signs are proposed. Ordinance permits a 3.5 square foot window sign and 4 square feet is proposed. **Application deemed complete on February 28, 2022. 120-day decision date is June 28, 2022.**

ZBA 22-005, Louis & Diana Vozza, 507 Birch Avenue

1/20/22

Applicant is seeking approval to construct a one-story rear addition and enlarge front stoop contrary to the Westfield Land Use Ordinance Section 11.08E10/12.04F1 where the maximum coverage by buildings and above grade structures permitted is 20 % / 1374 SF and proposed is 24.4 % / 1803 SF and Section 11.08E10/ 12.04F3 where the maximum coverage by buildings and above grade structures with a porch permitted is 24 % / 1794 SF and proposed is 25.3 % / 1872 SF. **Application deemed complete on March 10, 2022. 120-day decision date is July 8, 2022.**

ZBA 22-004, Charles Pijanowski, 240 Orchard Street

1/18/22

Applicant is seeking approval for a minor subdivision of one lot to create two proposed lots contrary to the Westfield Land Use Ordinance Section 11.11E2 where minimum area within first 134ft of depth permitted is 8,000 SF and proposed for lot 7.01 is 6700 SF and for lot 7.02 is 6700 SF; Section 1.11E2 where minimum width permitted is 60ft and proposed for lot 7.01 is 50 ft and for lot 7.02 is 50 ft; and Section 11.11 E3 where minimum frontage permitted is 60 ft and proposed for lot 7.01 is 50 ft and for lot 7.02 is 50ft. **Application deemed complete on March 10, 2022. 120-day decision date is July 8, 2022.**

ZBA 21-049, Steven Stites & Angela Verardo, 519 Parkview Ave

9/16/21

Applicant is seeking approval to install a free-standing hot tub on an existing patio contrary to the Westfield Land Use Ordinance Section 12.04G where lot coverage permitted is 50 % / 4693SF and proposed is 53 % / 4972.5 SF; and Section 11.08E10 where maximum building coverage permitted is 20 % / 3600 SF and proposed is 21.3 % / 2000.5 SF. **Application deemed complete on March 14, 2022. 120-day decision date is July 12, 2022.**