

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, August 14, 2023
7:30 pm REGULAR MEETING

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Mr. Fusaro (Chair)	Mr. Masciale (Vice-chair)	Mr. Reisen (Alt.1)
Ms. Molnar	Mr. Eilbacher	Vacant (Alt. 2)
Mr. Cohen	Mr. Karame	
Mr. Sontz		
	Ms. Razin (Board Attorney)	

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: June 12, 2023

V. ADOPTION OF RESOLUTIONS:

- ZBA 23-24 – YMCA, 138 Ferris Place, Block: 2504, Lot: 20**
- ZBA 23-22 – Matt Sachs, 24 Hawthorne Drive, Block: 2102, Lot: 6**
- ZBA 23-01 – Erika Kozolchyk, 41 Moss Avenue, Block: 5501, Lot: 5**
- ZBA 23-04 – Rodney Ross, 779 Fairacres Avenue, Block: 3501, Lot: 22**
- ZBA 23-030 – Saber/Westlink01, LLC, 507 Westfield Avenue, Block: 3003, Lot: 49**
- ZBA 23-09 – Ben & Lauren Pearlman, 304 Roanoke Road, Block: 406, Lot: 35**
- ZBA 23-033 - Erjona Frasheri, 940 Wyandotte Trail, Block: 305, Lot: 22**

VI. APPEALS PENDING:

ZBA 22-035 – Marius Perdon, 415 Wells Street, Block: 3402, Lot: 10
Carried to TBD

ZBA 21-056 – Christopher Osborne, 15 Sunnywood Drive, Block: 201, Lot: 70
Carried to September 11, 2023

VII. NEW APPEALS:

ZBA 23-05 Joshua Ungerlieder, 145 Madison Avenue, Block: 201, Lot: 10

Applicant is seeking to construct a two-story rear addition to the existing dwelling, add an attached one-car garage and new on-suite bathroom to the existing second-floor master bedroom contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.08E6 where the minimum side yard setback required is 10' and proposed is 8.8' and 6.8'; Section 11.08E7 where the minimum rear yard setback required is 35' and proposed is 25.4'; Section 12.04F1 where the building coverage permitted is 20% / 1,076.8 SF and proposed is 26.9% / 1,447 SF; Section 12.04G where the coverage by improvements permitted is 50% / 2,692 SF, present is 54% / 2,922 SF, and proposed is 51% / 2,744 SF (reduced); Section 12.04F3 where the coverage on above-grade structures including decks and porches permitted is 24% / 1,292 SF and proposed is 28.82% / 1,541 SF; and, Section 11.08E13 where the maximum building mass at side yard required is 25' and proposed is 28.4' and 32'.

120-Day decision is September 12, 2023

ZBA 23-28 – Nanette Loftus, 202 Harrison Avenue, Block: 2301, Lot: 15

Applicant is seeking relief to install a gas generator for their existing dwelling contrary to the following section(s) of the Westfield Land Use Ordinance(s): Section 13.02I13 where the power generator location is not permitted within a front or street side yard and proposed is within a street side yard along Maye Street. **120-Day decision is September 18, 2023**

ZBA 23-13 Kyle & Natalie Luciano, 727 Fairacres Avenue, Block: 3501, Lot: 35

reconstruct and expand an existing covered front porch contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.09E5 where the established front yard setback required is 38.7', present is 34.6', and proposed is 33.1'; Section 11.09E6 where the minimum side yard setback required is 10' and proposed is 6.2' and 9.6'; Section 12.04F1 where the maximum building and above-grade structures coverage permitted is 20% / 1,511 SF and proposed is 22.1% / 1,661 SF; Section 12.04F3 where the maximum building and above-grade structures coverage with decks and porches permitted is 24% / 1,813 SF and proposed is 25% 1,879 SF; Section 11.09E13 where the maximum building mass at zoning side yard permitted is 25' and proposed is 44.8'; and, Section 11.09E14 where the minimum garage space required is 1 (one), existing is 0 (zero), and proposed is 0 (zero.) **120-Day decision is September 22, 2023**

ZBA 22-050 – Brian and Jordana Heuvelmann, 434 Summit Avenue, Block: 3003, Lot: 16

Applicants are seeking to construct a second-story addition to the right side of their existing dwelling along with various interior alterations contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.12E6 where the minimum side yard setback required is 10' and the existing and proposed is 5.4' and 8.5'; Section 12.04F1 where the maximum building and above-grade structures coverage permitted is 20% / 2,006 SF and proposed is 26.22% / 2,630 SF; Section 11.12E13 where the maximum continuous wall length permitted is 25' and proposed is 33.9' at the second floor; Section 12.04F2 where the maximum building and above-grade structures coverage including decks permitted is 22% / 2,206 SF and proposed is 26.95% / 2,703 SF ; and, Section 12.04F3 where the maximum building and above-grade structures including decks and patios permitted is 24% / 2,407 SF and proposed is 29.04% / 2,913 SF.

120-Day decision is September 28, 2023

ZBA 23-23 – Susan Tenant, 419 Linden Avenue, Block: 2208, Lot: 3

Applicant is seeking to construct a two-story addition to their dwelling with an existing one-car garage contrary to the following section(s) of the Westfield Land Use Ordinance(s): Section 11.06E14 where a two-car garage is required and existing and proposed is a one-car garage.

120-Day decision is 10/14/2023

VIII. APPEALS CONTINUED FROM: June 12, 2023

ZBA 22-041 – Jessica & Brian Fineburg, 164 Landsdowne Avenue, Block: 5004, Lot: 63

Applicants are seeking to construct a second-floor addition over the existing first-floor garage and expand the existing second-floor. The addition will allow for a total of four bedrooms, four bathrooms, and a laundry room contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.06E6 where the minimum side yard setback permitted is 12.5 and present/proposed is 6.89 (unchanged); Section 11.06E13 where the maximum building mass at side yard permitted is 25' and present/proposed is 29.83 and 58.63' (unchanged); Section 11.06E14 where the minimum garage space required is two(2) and present is one(1); and, Section 12.04E where the FAR (floor area ratio) permitted is 37% / 2,775 SF and proposed is 38.7% / 2,906 SF.

Next BOA hearing: September 11, 2023