

**TOWN OF WESTFIELD**  
**BOARD OF ADJUSTMENT**  
**AGENDA**  
**November 8, 2021**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:**

**ADOPTION OF RESOLUTIONS:**

**APPEALS:**

**Carried From: June 22, 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 are 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.**

**NEW APPEALS:**

**Craig Joseph, 451 Whittier Avenue**

**6/16/21**

Applicant is seeking approval to construct a deck in the rear of the property contrary to the following section of the Westfield Land Use Ordinance: Section 12.04F2 which allows maximum building coverage of 22%. Proposed is 23.91%. **Application deemed complete on September 22, 2021. 120-day decision date is January 19, 2022.**

**Benjamin Leavitt, 544 Coddington Road**

**7/19/21**

Applicant is seeking approval to replace and enlarge existing patio area and add an inground swimming pool contrary to the following sections of the Westfield Land Use Ordinance: Section 13.02D.3 which requires a minimum side/rear setback of 15 feet. Proposed is 6 feet from rear property line; Section 12.04F.1 which requires a maximum coverage by buildings & above ground structures to be 20% and 1,320 square feet. Proposed is 21.4% and 1,413 square feet; Section 12.04G which requires maximum coverage by improvements permitted at 50% and

3,300 square feet. Proposed is 55.4% and 3,656 square feet. **Application deemed complete on September 22, 2021. 120-day decision date is January 19, 2022.**

**Jared & Heidi Kanefsky, 26 Carol Road**

**8/9/21**

Applicant is seeking approval to construct a patio, inground pool and cored portion of the patio in the rear yard contrary to the following section of the Westfield Land Use Ordinance: Section 12.04F1 which allows maximum building coverage of 20%, 2,375 square feet. Proposed is 20.95%, 2,489 square feet. **Application deemed complete on September 22, 2021. 120-day decision date is January 19, 2022.**

**Christopher Rossi, 679 Shackamaxon Drive**

**10/5/21**

Applicant is seeking approval to demolish a screen porch and replace with a smaller screen porch; add an eat in kitchen and rear portico on the first floor; and expand two rear bedrooms and hall bath on the second floor over a crawl space and slab on grade contrary to the following section of the Westfield Land Use Ordinance: Section 12.04F-1 which allows maximum building coverage of 20%. Proposed is 22.27%. **Application deemed complete on October 5, 2021. 120-day decision date is February 2, 2022.**