

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA

September 13, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES:

ADOPTION OF RESOLUTIONS:

CARRIED FROM: July 12, 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.**

Harry Lampart, 116 Barchester Way

5/4/2021

Applicant is seeking approval to enlarge and renovate their kitchen and construct a rear yard deck with partial roof contrary to Section 12.04 E.1 Floor Area Ratio (FAR) of the Land Use Ordinance. Maximum FAR permitted is 30%/ 4,000 square feet. Proposed is 28.63%/ 4,224 square feet.

Application deemed completed July 13,2021. 120-day decision date is November 10, 2021.

CARRIED FROM: August 9, 2021

Leo and Hannah Rodriguez, 128 Florence Avenue

1/26/21

Applicant is seeking approval to construct a front porch to an existing home contrary to Section 11.09E5, 11.09E6, 12.04F1, 12.04F3 and 12.04G of the Land Use Ordinance. Ordinance requires a front yard to conform to the average front yard setback or 25' in RS-6. The average front yard setback Florence Ave is 20.42 feet. Proposed is 14.75 feet. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 5.91 feet. Land use ordinance 12.04F1 requires a maximum coverage of buildings and above grade structures of 20% but not above 3,600 square feet.

Existing is 25.8% there will be no change. Land use ordinance section 12.04.F3 allows a

maximum building coverage with a porch to be 24% where 28.33% exists and 32.07% is proposed. Ordinance requires a maximum of coverage by improvements of 50% but not above 2,913 square feet. Proposed is 52.55% / 3,062 SF. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Xiaoyan Zhuang, 811 Grant Avenue

4/6/2021

Applicant is seeking approval to construct a one-story addition on the front of the home contrary to Section 12.03C, D & E, 12.04F1 and 12.04E1 of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 25 feet. Proposed is 22 feet 1 inch. Ordinance requires a maximum coverage by buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 23.36%. Ordinance requires a maximum floor area ratio of 37% but not above 3,200 square feet. Proposed is 38.82%. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

CARRIED To October 13, 2021

Robert A. Magnanini, 539 Lawrence Avenue

5/17/2021

Applicant is seeking approval to construct a two story, 3 car carriage house contrary to Section 12.04G-1, 13.01D, 13.01G, 13.011-1B of the Land Use Ordinance. Maximum coverage by improvements of 30%. Proposed is 36.28%. Maximum floor area for accessory structures is 750 sq ft. Proposed is 926 sq. ft. Rear yard location of accessory structures over 500 sq. ft. is 10 ft. distance from property line. Proposed is 5 ft. Maximum height of accessory structures is 15 ft. Proposed is 20.73 ft. **Application deemed completed June 30, 2021. 120-day decision date is October 28, 2021.**

Stephen Irons, 736 Oak Avenue

3/12/2021

Applicant is seeking approval to remove their existing staircase exit to their backyard and replace with a deck contrary to Section 11.09E14 of the Land Use Ordinance where the minimum garage space is a 1-car garage. Proposed none. Section 12.03F2 Building Coverage where 22% is permitted and proposed is 28.2%. Section 11.09E6 Side Yard Setback where 10 ft is permitted and proposed is 6.7ft. **Application deemed completed July 16, 2021. 120-day decision date is November 13, 2021.**

NEW APPEALS:

Albert & Karen Rimondi, 533 Clark Street

5/8/2021

Applicant is seeking approval to construct an inground pool, patio and fencing with a landscaped buffer contrary to the Land Use Ordinance Section 13.02.D.3 where the minimum side yard setback for a pool is 15' and proposed is 11.40' and Section 13.02.1.1 in which the minimum setback from the property Line for Patio is 5' and proposed is 3.4'. **Application deemed completed July 28, 2021. 120-day decision date is November 25, 2021.**

Frank & Camille Fortino, 1 Priscilla Lane

5/10/2021

Applicant is seeking approval to expand existing patio pavers and install a new spa contrary to the Land Use Ordinance Section 12.04G. Ordinance requires maximum coverage by improvements of 30% but not above 8,000 square feet. Proposed is 32.77% / 9,068 square feet.

Application deemed completed July 29, 2021. 120-day decision date is November 26, 2021.

Ben & Dina Ebel, 465 Channing Avenue

6/16/21

Applicant is seeking approval to enclose a swimming pool with fencing and screening contrary to the Land Use Ordinance Section 13.02 D where the permitted solid fence is 6' and proposed is 4' open style fence. **Application deemed completed August 11, 2021. 120-day decision date is December 9, 2021.**

Rachel Paris, 634 Norman Place

6/7/21

Applicant is seeking approval to construct a front porch contrary to the Land Use Ordinance Section 12.03 C, D & E where the front yard setback permitted is a 38.56 ft and the proposed is 33.34 ft and Section 12.D4G where the maximum coverage by improvements permitted is 50% and the proposed is 56.2%. **Application deemed completed August 13, 2021. 120-day decision date is December 11, 2021.**