

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA
May 10, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: April 12, 2021

ADOPTION OF RESOLUTIONS: April 12, 2021

CARRIED FROM APRIL 12, 2021:

Monica Alvarez & Alvaro Quintana, 158 North Euclid Avenue 10/1/2020
Applicants are seeking approval to construct an addition contrary to Section 11.08E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed setbacks are 7.6 feet/11.5 feet. **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

Gilberto Arroyo, 230 Elizabeth Avenue 9/9/2020
Applicant is seeking approval to construct an addition to the rear, front and side of the home contrary to Section 12.04F1, 11.08E5, 11.08E6, 11.08E7, 12.04E, 11.08E13/2.11G, 11.08E14 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 31.3%. Ordinance requires a front yard setback of 42 feet 6 inches. Proposed is 22 feet 4 inches. Ordinance allows a maximum floor area ratio of 37%. Proposed is 51%. Ordinance requires a minimum rear yard setback of 35 feet. Proposed is 26 feet 9 inches. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6.67 feet and 4.9 feet. Ordinance allows a maximum continuous wall length of 25 feet. Proposed is 38 feet and 39 feet. Ordinance requires an attached front facing garage to have a minimum offset of 2 feet behind the main façade. Proposed is 1 foot 6 inches. **Application deemed complete February 16, 2021. 120 day decision date is June 16, 2021.**

Maureen Higgins, 526 Hanford Place 1/14/2021
Applicant is seeking approval to construct an inground swimming pool and expanded patio contrary to Section 12.04G and 11.09E14 of the Land Use Ordinance. Ordinance requires a one car garage. Proposed is no garage. Ordinance allows a maximum coverage by improvements of 50%. Proposed is 53.6%. **Application deemed completed March 4, 2021. 120 day decision date is July 2, 2021.**

NEW APPEALS:

Jacob Kriss, 1300 Overhill Street

1/28/2021

Applicant is seeking approval to construct a second story addition contrary to Section 12.04G, 11.08E9, 12.04F1, 12.04F2, 13.01B of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 50%. Proposed is 53.90%. Ordinance allows a maximum floor area ratio of 37%. Proposed is 37.17%. Ordinance allows a maximum building coverage of 20%. Proposed is 24.83. Ordinance allows a maximum building coverage with a deck of 22%. Proposed is 31.02%. Ordinance requires accessory structures to be located at a minimum setback of 15 feet from the principal structure. Proposed is 9 feet. **Application deemed completed March 12, 2021. 120 day decision date is July 10, 2021.**

Kimberly Tosh, 617 Lawrence Avenue

1/28/2021

Applicant is seeking approval to expand the garage contrary to Section 13.01G1B of the Land Use Ordinance. Ordinance requires accessory structures having a coverage greater than 500 square feet to be setback a minimum of 10 feet from the rear lot line. Proposed is 3 feet. **Application deemed completed March 12, 2021. 120 day decision date is July 10, 2021.**

BHB Company, 215 South Avenue East

12/15/2020

Applicant is seeking approval to replace the existing freestanding monument sign contrary to Section 16.04E4 and 16.04E1 of the Land Use Ordinance. Ordinance allows a freestanding sign only as an alternative to a wall sign. Proposed is a freestanding sign. Ordinance allows only 1 wall mounted sign. Proposed are 2 wall mounted signs. **Application deemed completed March 22, 2021. 120 day decision date is July 20, 2021.**

1929 Central Avenue, LLC., 1929 Central Avenue

2/24/2020

Applicant is seeking approval to construct an addition contrary to Section 12.04E, 11.09E5, 12.04F1, 12.03C, 11.09E7 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 25%. Ordinance allows a maximum floor area ratio of 37%. Proposed is 39%. Ordinance requires a minimum front yard setback of 40 feet. Proposed 35.2 feet. Ordinance requires a minimum street side yard setback of 20 feet. Proposed is 14 feet 5 inches. Ordinance requires a minimum rear yard setback of 35 feet. Proposed 22 feet 2 inches. **Application deemed completed March 25, 2021. 120 day decision date is July 23, 2021.**

Lauren & Marc Shanker, 1621 Rising Way

2/1/2021

Applicants are seeking approval to install an open style fence contrary to Section 13.02D5 of the Land Use Ordinance. Ordinance requires a pool to be enclosed by a 6-foot stockade, board on board or other solid fence. Proposed is a 6-foot open fence. **Application deemed completed March 26, 2021. 120 day decision date is July 24, 2021.**

Craig Hunsinger, 150 Stanmore Place (736 Clark Street)

2/8/2021

Applicant is seeking approval to construct an addition contrary to Section 11.08E6 and 11.08E13 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 8.73 feet. Ordinance allows a maximum continuous wall length of 25 feet. Proposed is 28 feet 8 inches. **Application deemed completed March 26, 2021. 120 day decision date is July 24, 2021.**

Matthew Archer, 1601 Boynton Avenue

2/17/2021

Applicant is seeking approval to expand an existing deck contrary to Section 13.02C2 of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 25 feet for a deck. Proposed is 18 feet. **Application deemed completed March 31, 2021. 120 day decision date is July 29, 2021.**