

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA

October 13, 2021 7:30 pm

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: September 13,2021

ADOPTION OF RESOLUTIONS: August 9, 2021 & September 13, 2021

EXTENSION OF TIME:

Westfield Senior Citizens Housing Corp./Westfield Senior Citizens Urban Renewal Partnership, LP

1129-1133 Boynton Avenue

Applicant is requesting a one-year extension of previous approval.

Stuart Maxwell

519 Mountain Avenue

Applicant is requesting a one-year extension of previous approval.

Rebecca & Aditya Verma

935 New England Drive

Applicant is requesting a one-year extension of previous approval.

APPEALS:

Carried To: November 8,2021

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.**

Carried From: July 12, 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 From: August 9, 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.**

NEW APPEALS:

Julia Sharma, 12 Mohawk Trail

8/3/2021

Applicant is seeking approval to construct 2 first-floor additions and a second story to add bedrooms contrary to the following sections of the Westfield Land Use Ordinance: Section 11.08.E.7 which requires a minimum rear yard setback of 35 feet. Proposed is 30.75 feet; Section 11.08.E.14 which requires a garage to be setback a minimum of 2 feet from the main façade. Garage is proposed to be located 6.25 feet in front of the main façade; Section 12.04.E.1 which allows a maximum FAR of 30%. Proposed is 33.24%. **Application deemed completed September 10, 2021. 120-day decision date is January 8, 2022.**