

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA: FEBRUARY 14, 2022**

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES:

ADOPTION OF RESOLUTIONS:

CARRIED FROM January 31, 2022:

Tanya Brubaker, 920 Irving Avenue 12/5/21

Applicant is seeking approval to construct a 1-story addition to the left side of the property adjacent & behind the existing 1- story structure contrary to the Land Use Ordinance Section 11.04.E.6 where side yard setback permitted is 10' and proposed is 4.75' and Section 12.04.F.1 where maximum coverage by buildings permitted is 20% / 3,600 SF and proposed is 25.9% / 1,247.25 SF. **Application deemed complete December 5, 2021. 120- day decision is April 4, 2022.**

Francis Scott Ferraro & Angela Wilkos, 712 Oak Avenue 11/1/21

Applicant is seeking approval to construct a one-story addition on the rear of the house contrary to the Land Use Ordinance Section 11.09E-6 where minimum side yard setback permitted is 10' and proposed is 8.89', Section 12.04F-1 where maximum building coverage permitted is 20% and proposed is 21.57%, Section 11.09E-14 where minimum garage space permitted is 1 and proposed is ¾ and Section 12.04F-3 where maximum all buildings coverage permitted is 24% and proposed is 25.14%. **Application deemed complete December 20, 2021. 120- day decision is April 19, 2022.**

NEW APPEALS:

Kenneth Band, 301 Vernon Place 9/17/21

Applicant is seeking approval to construct a second story addition contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F where building coverage permitted is 20% and proposed is 21.71%, Section 11.09E5 where street side- yard permitted is 20' and proposed is 15'6", Section 2.11G where maximum continuous length at zoning side-yard permitted is 25' and proposed is 31'10". **Application deemed complete on January 3, 2022. 120-day decision date is May 3, 2022.**

Thomas & Stacey Shepherd, 440 Topping Hill Road 9/23/21

Applicant is seeking approval to construct a roof over the existing 2nd floor balcony contrary to the Westfield Land Use Ordinance: Section 11.07E6 where side yard coverage permitted is 10'

and proposed is 7.39. **Application deemed complete on December 30, 2021. 120-day decision date is April 29, 2022.**

Ralph Capasso, 620 Lenox Avenue

11/29/21

Applicant is seeking approval to construct a one- and two-story addition on the rear of the house contrary to the Westfield Land Use Ordinance Section 12.04F-1 where maximum building coverage permitted is 20 % and proposed is 20.29%; Section 11.07E-8 where maximum eave heights permitted is 22' and proposed is 22'6" and Section 12.04F-3 where maximum all building coverage permitted is 24% and proposed is 25.88%. **Application deemed complete on January 12, 2022. 120-day decision date is May 12, 2022.**