

**TOWN OF WESTFIELD  
BOARD OF ADJUSTMENT  
AGENDA: June 13, 2022**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:** May 9, 2022

**ADOPTION OF RESOLUTIONS:**

507 Birch Avenue  
828 Grant Avenue  
4 Tamaques Way  
519 Parkview Avenue

**APPEAL CARRIED FROM MARCH 14, 2022**

**ZBA 21-084, Michael King, 437 Hillside Avenue**

**12/20/21**

Applicant is seeking approval to construct a two-story addition on the side of the house to add a 2-car garage and a connecting breezeway. The proposed addition will have a finished second floor. The existing attached 2- car garage will be renovated to be living space. There will be a third-floor addition to add a guest bedroom suite, storage and home spa contrary to the following sections of the Westfield Land Use Ordinance: Section 11.04E6 where minimum side yard setback permitted is 15' and proposed is 13'8"; Section 11.04E12 where maximum eave height permitted is 22' and proposed is 26'2"; Section 12.04G1 where maximum all improvements coverage permitted is 20 % and proposed is 41.48 %; Section 11.04E13 where maximum zoning side wall length permitted is 25' and proposed is 26' Section 11.04E8 where number of stories permitted is 2 ½ and proposed is 3. **Application deemed complete on February 1, 2022. 120-day decision date is June 1, 2022**

**NEW APPEALS:**

**ZBA 21-060, John & Lisa Switlyk, 812 Prospect Street**

**9/29/21**

Applicant is seeking approval to raise the height of an existing dormer that houses a stairway by 2' to gain proper headroom contrary to the following section of the Westfield Land Use Ordinance: Section 11.08E6 where minimum side yard setback permitted is 10' and proposed is 4.52'. **Application deemed complete on March 18, 2022. 120-day decision date is July 16, 2022.**

**ZBA 21-061, NNG Real Property I LLC, 414 Edgar Road**

**10/4/21**

Applicant is seeking approval to remodel the existing dwelling, add a garage extension, widen the existing driveway, construct a new porch and steps and modify the front walkway contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E4 where the front

yard setback permitted is 29.03' and proposed is 24.8'; Section 11.09E10 where building coverage permitted is 20% / 3,600 SF max and proposed is 21.14 % / 1,183.9 SF; and Section 11.09E13 where maximum building mass at zoning side yard permitted is 25' and proposed is 36.33'. **Application deemed complete on March 19, 2022. 120-day decision date is July 17, 2022.**

**ZBA 21-071, Marissa O'Brien, 408 Wells Street**

**10/27/21**

Applicant is seeking approval to construct a one- story addition at the rear of the house and proposing new second-floor space above the one-story portion of the existing house contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side setback (at second floor) permitted is 10' and proposed is 7'9"; and Section 12.04F1 where building coverage permitted is 20% and proposed is 20.92%. **Application deemed complete on March 23, 2022. 120-day decision date is July 21, 2022.**

**ZBA 22-008, Daniel & Eileen Carroll, 721 Clark Street**

**12/14/21**

Applicant is seeking approval to construct additions; a front porch and dormers to their existing home contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback required is 10' and proposed to the addition is 7.21' and where 10' is required and proposed is 7' to the front porch; and Section 11.09E5 where the front yard setback required is 40.96' and proposed is 40'. **Application deemed complete on March 23, 2022. 120-day decision date is July 21, 2022.**

**ZBA 21-077, Dr. & Mrs. Freeman, 315 Wychwood Place**

**11/16/21**

Applicant is seeking approval to install a pool in the side yard contrary to the following sections of the Westfield Land Use Ordinance: Section 13.02D3 where the pool location permitted is the rear yard and proposed is the side yard due to the lot shape and no rear yard; and Section 12.07D where fences and free-standing walls are not permitted and proposed is a 6' board on board fence in the front and street side of the side yard. **Application deemed complete on March 25, 2022. 120-day decision date is July 23, 2022.**