

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA: August 9, 2022**

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: July 11, 2022

ADOPTION OF RESOLUTIONS:

ZBA 21-084, Michael King, 437 Hillside Avenue
ZBA 22-003, Alvin & Anjulika Saini, 22 Stoneleigh Park
ZBA 22-009, Jon Sun Lu, 657 Fairmont Avenue
ZBA 22-010, Andrew Davlouros, 418 Westfield Avenue
ZBA 21-079, John Nardulli, 875 Shadowlawn Drive
ZBA 21-080 Lisa Gaines & Howard Trickey, 803 Dorian Road

EXTENSION REQUEST: Neal Patel, 728 Tamaques Way

APPEAL CARRIED FROM JULY 11, 2022:

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

NEW APPEALS:

Leticia Burgoon, 308 Hyslip Avenue **10/19/21**

Applicant is seeking approval to build a rear yard deck contrary to the Westfield Land Use Ordinance: Section 12.04F1 where maximum building coverage permitted is 20% not to exceed 3600 SF and proposed is 23.8%; Section 12.04F2 where the limited increase in coverage permitted for decks is 2% not to exceed 400 SF and proposed is 7% and 442 SF; Section 12.04F2C where building coverage in combination with a deck should not exceed 22 % and 30.8 % is proposed ; and Section 12.4G where improvement coverage permitted is 50% not to exceed 6400 SF and proposed is 59.8%. **Application deemed complete April 21, 2022. 120- day decision is August 19, 2022.**

ZBA 22-006, Kai Chung Ho, 732 Tamaques Way **1/28/22**
Applicant is seeking approval for additions and renovations to include a new 1 car garage, mudroom & family room at ground floor. New patio, porch & deck modifications at 1st floor. New balcony & master bedroom suite addition at 2nd floor. Misc. interior renovations and misc. exterior finish upgrades such as siding, windows, roofing contrary to the Westfield Land Use Ordinance: Section 11.07E5 where front yard setback permitted is 40' and proposed is 31.5"; and Section 11.07E14 where garage façade setback permitted is 2' and proposed is 0'. **Application deemed complete April 27, 2022. 120- day decision is August 25, 2022.**

ZBA 22-013, Mark Cassidy, 110 Hamilton Avenue **3/16/22**
Applicant is seeking approval to construct a front porch addition across the front of the existing house as well as a dormer addition to the attic to add two bedrooms and a bathroom contrary to the Westfield Land Use Ordinance: Section 11.10E5 where minimum front yard setback permitted is 38.9' and proposed is 35.2'; and Section 11.10E14 where minimum garage space permitted is 2 and proposed is 1. **Application deemed complete May 5, 2022. 120- day decision is September 2, 2022.**

ZBA 21-059, Brian O'Connor, 322 Park Avenue **9/28/21**
Applicant is seeking approval to construct a 2 ½ story addition contrary to the Westfield Land Use Ordinance: Section 11.12E14 where minimum garage space permitted is a 1 car garage and proposed is none. **Application deemed complete May 6, 2022. 120- day decision is September 3, 2022.**

ZBA 22-011, Anthony Cuomo, 851 Carleton Road **3/14/22**
Applicant is seeking approval to construct a 3rd story addition to the existing home contrary to the Westfield Land Use Ordinance: Section 11.07E12 where maximum eave height permitted is 22' and proposed is 26'11"; Section 11.07E06 where maximum side yard permitted is 10' and proposed is 9.7'; and Section 11.07E08 where maximum story height permitted is 2.5 stories and proposed is 3 stories. **Application deemed complete May 9, 2022. 120- day decision is September 6, 2022.**

ZBA 22-007, Anirban Chakravarty, 8 Doris Parkway **1/31/22**
Applicant is seeking approval to renovate the 1st floor and construct a 2nd floor addition towards the rear side yard contrary to the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback permitted is 10' and proposed is 6.5'; and Section 2.11G where the maximum continuous wall length at zoning side yard permitted is 25' and proposed is 28.10'. **Application deemed complete May 9, 2022. 120- day decision is September 6, 2022.**