

**TOWN OF WESTFIELD  
BOARD OF ADJUSTMENT AGENDA  
Monday, November 14, 2022  
7:30 pm REGULAR MEETING**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

Mr. Fusaro (Chair)	Mr. Masciale (Vice-chair)	Ms. Molnar
Ms. Pavon	Mr. Sontz	Ms. Hroblak
Mr. Cohen	Mr. Gelinias (Alt. 1)	Mr. Reisen (Alt.2)
Ms. Razin (Bd. Atty)		

**III. STATEMENT BY THE CHAIRMAN**

**IV. APPROVAL OF MINUTES:** September 19, 2022 & October 12, 2022

**V. ADOPTION OF RESOLUTIONS:**

ZBA 21-036 - Joseph & Lauren Benanti - 519 Alden Avenue  
ZBA 22-022 - John Launchi – 640 Maple Street

**VI. APPEALS CARRIED TO: N/A**

**VII. REQUEST FOR EXTENTION:**

ZBA 21-048 David Kaufman and Diana Chan, 827 Clark Street

**VIII. APPEALS CARRIED FROM: October 12, 2022**

**ZBA 21-036 (Carried from July 9, September 12, October 12)**

**Bohdan and Olena Kiyko - 935 Cleveland Avenue, Block: 703, Lot: 11**

Applicant is seeking approval to construct a one-story addition 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% and 1,385 SF; Section 12.04E1 where maximum FAR permitted is 37% but not more than 3200 SF and proposed is 39.9% or 2407 SF; Section 12.03D where a 25.42 front yard setback is required and 25 feet is proposed; and Section 11.09E7 where a rear yard setback of 35' is required and 18.6' is proposed.

**Application deemed complete April 27, 2022. 120- day decision is August 19, 2022.**

**ZBA 22-021, Maite-Quinn-Richards, 711 Austin Street. Block: 2815, Lot: 27**

The applicant is seeking approval to construct 1 and 2 story additions at the side of the house as well as renovations and removal of the existing storage shed contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F1 where the maximum permitted coverage by buildings and above grade structures is 20% and proposed is 24.03%; Section 12.04F3 where the maximum permitted coverage by buildings and above grade structures with a porch and ingress and egress platforms is 24% and proposed is 28.13%; Section 11.09E6 where the minimum side yard setback required is 10 feet and proposed is 8 feet; and Section 12.04E1 where the maximum permitted floor area ratio is 37% and proposed is 38.41%.

**Application deemed complete July 17, 2022. 120- day decision is November 14, 2022.**

**ZBA 22-023, Edward McGovern IV, 326 Benson Place, Block: 3408, Lot: 3**

Applicant is seeking approval to construct a front porch, dormer additions to the attic floor, second floor additions on the front and rear of the home, and a one story addition at the first floor at the front contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E5 in that the minimum front yard setback required is 33 feet 4 inches and proposed is 23 feet 9 inches, Section 11.09E6 in that the minimum side yard setback required is 10 feet and proposed is 6 feet 1 inch, Section 11.09E8 in that the maximum building height permitted is 32 feet/2.5 stories and proposed is 32 feet 5 inches/4stories, Section 11.09E12 in that the maximum eave height permitted is 22 feet and proposed is 23 feet 10 inches, Section 11.09E13 in that the maximum continuous length for building walls at a side yard property line is 25 feet and proposed is 40 feet 4 inches, and Section 12.04F1 where the maximum permitted coverage by buildings and above grade structures is 20% and proposed is 20.97%

**Application deemed complete July 26 2022. 120- day decision is November 23, 2022.**

**IX. APPLICATIONS WITHDRAWN: None**

**X. NEW APPEALS:**

**ZBA 22-024 - Jessica and Leonid Dubrovsky, 416 Elm Street, Block: 1101, Lot: 2**

Applicant is seeking approval to construct two-story and three-story additions as well as renovations to the existing single-family dwelling contrary to the following sections of the Westfield Land Use Ordinance: Section 11.06E5 where the minimum front yard setback permitted is 40' and proposed is 26'4"; Section 11.06E14 where the minimum number of garage spaces required is two and proposed is one; Section 11.06E7 where the minimum rear yard setback required is 35' and proposed is 33'6"; Section 12.04F1 where the maximum building and above ground structure coverage permitted is 20% and proposed is 24.37%; Section 12.04F3 where the maximum building and above ground structure coverage with a porch permitted is 24% and proposed is 27.98%; Section 12.04E1 where the maximum F.A. R. permitted is 37% and proposed is 39.83%; and Section 11.06E8 where the maximum building height permitted is 32.75' and proposed is 34'2".

**Application deemed complete July 17, 2022. 120- day decision is November 14, 2022.**

**ZBA 22-020 - Joseph and Elyse Gregov, 118 Virginia Street, Block: 5708, Lot: 13**

Applicant is seeking approval to obtain relief for the purpose of constructing an add-a-level addition over the footprint of the existing dwelling, as well as a front entry portico structure to be built to cover an existing concrete stoop contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E5 where front yard setback required is 25.8' (prevailing) and proposed is 21'; Section 11.09E6 where minimum left side yard setback required is 10' and proposed is 8.8'; Section 11.09E10 where the maximum coverage by buildings and above-grade structures permitted is 20% and proposed is 22.1%; and, Section 11.09E12 where the maximum continuous length for building walls at a side property line permitted is 25' and proposed is 29'.

**Application deemed complete July 26 2022. 120- day decision is November 23, 2022.**

**ZBA 22-030 - Matthew Ritter, 942 Boulevard, Block: 4706, Lot: 22**

Applicant is seeking to enclose the existing side porch to increase the footprint of the dwelling contrary to the following section of the Westfield Land Use Ordinance: Section 11.09E6 where the side yard setback required is 10' and proposed is 7.8'.

**Application deemed complete August 9, 2022. 120-day decision is December 7, 2022.**