

BRIGHTON LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE that public hearings will be held by the BOARD OF APPEALS of the TOWN OF BRIGHTON, County of Monroe, at a meeting to be held at the Town Hall at 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday November 1, 2017 at 7:15 P.M. (E.D.S.T.) for the purpose of considering, modifying, approving, or disapproving the following: (Meeting review at 6:45 P.M.)

- 9A-03-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 205-7 to allow impervious lot coverage to be 71.7%, after construction of a new restaurant in lieu of the maximum 65% allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-04-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for 1) an Area Variance from Section 205-12 to allow for 42 parking spaces in conjunction with a new restaurant, in lieu of the minimum 43 spaces required by code; 2) Area Variances from Section 205-18B to allow pavement and parking to be 4.33 ft. from a side (north) lot line and 1 ft. from the rear (west) lot line where a minimum 10 ft. is required by code; and 3) an Area Variance from Section 207-14.3D(3) to allow a drive-thru lane to be 4 ft. from a side (south) lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-05-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 207-2A to allow a front yard fence to be 49 inches in height with 86 inch posts where the maximum height of any portion of the fence can not exceed 42 inches as allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-06-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for a Sign Variance from Section 207-32B to allow a free standing menu board where not allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 11A-01-17 Application of Neil Silvarole, owner of property located at 129 Sunnyside Drive, for Area Variances from Section 205-2 to allow a garage addition to 1) extend 6.75 ft. into the 10.5 ft. side setback required by code, and 2) extend 1 ft. into the 40 ft. front setback required by code. All as described on application and plans on file.
- 11A-02-17 Application of Karen Hibbard and Carl Moon, owners of property located at 70 Mandy Lane, for an Area Variance from Sections 203-2.1B(6) and 203-9A(4) to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.
- 11A-03-17 Application of Adam and Catherine Towsley, owners of property located at 59 Cheswell Way, for modification of an approved Area Variance (4A-05-17) to allow a porch roof associated with an addition to extend an additional 2 ft. into the approved 34 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.

- 11A-04-17 Application of Ilya and Isanna Voloshin, owners of property located at 2700 East Avenue, for an Area Variance from Section 205-2 to allow an addition to extend 6 +/- ft. into the 48.4 ft. rear setback where a 60 ft. rear setback is required by code. All as described on application and plans on file.
- 11A-05-17 Application of Kevin James Murphy, owner of property located at 105 Roosevelt Road, for 1) an Area Variance from Section 207-10E(5) to allow a driveway expansion to be 3 ft. from a side lot line in lieu of the minimum 4 ft. required by code, and 2) an Area Variance from Section 207-10E(2) to allow total front yard paved area to be 32.3% in lieu of the minimum 30% allowed by code. All as described on application and plans on file.
- 11A-06-17 Application of R. Jon Schick, architect, and Matthew and Erin Witmer, owners of property located at 82 Southern Parkway, for an Area Variance from Section 205-2 to allow a garage addition to extend 1.7 ft. into the 15 ft. side setback required by code. All as described on application and plans on file.
- 11A-07-17 Application of R. Jon Schick, architect, and Matthew and Erin Witmer, owners of property located at 82 Southern Parkway, for an Area Variance from Sections 203-2.1B(2) and 203-9A(4) to allow an accessory structure/storage shed to be 424 sf in size in lieu of the maximum 250 sf allowed by code. All as described on application and plans on file.
- 11A-08-17 Application of Ying Hui Sun, agent, and Qing Kai Sun, owner of property located at 2775 Monroe Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for four (4) temporary signs/banners where not allowed by code. All as described on application and plans on file.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, (585)784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.

Rick DiStefano, Secretary
BOARD OF APPEALS
Brighton Pittsford Post
October 26, 2017