

T E N T A T I V E A G E N D A
BOARD OF APPEALS - TOWN OF BRIGHTON
FEBRUARY 7, 2018

7:15 P.M.

CHAIRPERSON: Call the meeting to order.
 Announce location of exits and that the building is equipped with an alarm.

SECRETARY: Call the roll.

CHAIRPERSON: Approve the minutes of the January 3, 2018 meeting.

CHAIRPERSON: Announce that the public hearings as advertised for the BOARD OF
 APPEALS in the Brighton Pittsford Post of February 1, 2018 will now be held.

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**

1A-01-18 Application of William and Linda Stevensen, owners of property located at 12 Creekdale Lane, for an Area Variance from Section 203-2.1B(6) 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.

- 1A-04-18 Application of Conor Smith, owner of property located at 36 Holloway Road, for 1) Area Variances from Sections 203-2.1B(3) and 203-16A(4) to construct a 600 sf detached garage 2 +/- ft. from a side lot line and .7 ft (includes 1 ft. overhang) from the rear lot line where a minimum 5 ft. setback from all lot lines is required by code; and 2) an Area Variance from Section 205-2 to allow building coverage to be 32.8% of the lot area, after construction of said garage, in lieu of the maximum 25% building coverage (28.25% building coverage currently exists) allowed by code. All as described on application and plans on file. **PART 1 - TABLED AT THE JANUARY 3, 2018 MEETING**
- 2A-01-18 Application of Craig and Deborah Housel, owners of property located at 140 Alaimo Drive, for an Area Variance from Section 205-2 to allow a front porch addition to extend 4 ft. into the 40 ft. front setback required by code. All as described on application and plans on file.
- 2A-02-18 Application of Summit at Brighton, owner of property located at 2000 Summit Circle Drive, for Area Variances from Sections 203-30A and 203-2.1B(6) to allow for three (3) stand-by emergency generators, all of which will use diesel fuel in lieu of propane gas or natural gas as required by code, and have a decibel rating of between 77.6 and 78.6 dB in lieu of the maximum 72 dB allowed by code. And, allow two of the three generators (#1 and #3) to be located in side yards in lieu of the rear yard as required by code. All as described on application and plans on file.
- 2A-03-18 Application of Sakura Home Restaurant, lessee, and Qing Kai Sun, owner of property located at 2775 Monroe Avenue, for a Sign Variance from Section 207-32B(1) to allow business identification signs on a second building face where signage on only the principle building face is allowed by code. All as described on application and plans on file.
- 2A-04-18 Application of Samuel and Shoshanna Herman, owners of property located at 115 Varinna Drive, for Area Variances from Section 205-2 to 1) allow a porch addition to extend 4 ft. into the existing 39.75 ft. front setback where a 40 ft. front setback is required by code, and allow an addition to extend 1.2 ft. into the 9 ft. side setback required by code; and an Area Variance from Section 209-10 to allow liveable floor area to be 2,917 sf (after construction of side and rear additions) in lieu of the maximum 2,815 sf allowed by code. All as described on application and plans on file.
- 2A-05-18 Application of James Bourdeau, owner of property located at 71 Westland Avenue, for an Area Variance from Section 207-11D to allow an in-ground swimming pool to be 8 ft. from a side lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file.

CHAIRPERSON: Announce that public hearings are closed.

NEW BUSINESS:

NONE

OLD BUSINESS:

NONE

PRESENTATIONS:

NONE

COMMUNICATIONS:

NONE

PETITIONS:

NONE