

**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 May 2, 2018 at 7:15 P.M. (E.D.T.) for the purpose of considering, modifying, approving, or disapproving the following: (Meeting review at 6:45 P.M.)

5A-01-18 Application of Monroe Realty Associates, contract vendee, and Toliver, LLC, owner of property located at 2087 Monroe Avenue, for Area Variances from Section 205-7 to construct a new medical office building with 1) a 10 ft. front setback (Monroe Avenue) where a 30 ft. front setback is required by code, 2) a 10 ft. rear setback (west property line) where a 50 ft. rear setback is required by code, and 3) to allow impervious lot coverage to be 75.7 % in lieu of the maximum 65% allowed by code. All as described on application and plans on file.

5A-02-18 Application of Monroe Realty Associates, contract vendee, and Toliver, LLC, owner of property located at 2087 Monroe Avenue, for Area Variances from Section 205-18A to 1) allow for front yard parking (Brooklawn Drive frontage) where not allowed by code, 2) allow parking/pavement within 5 ft. of the south property line where a 10 ft. setback is required by code, and 3) to allow parking/pavement within 1.5 ft. from the west lot line where a 10 ft. setback is required by code. All as described on application and plans on file.

5A-03-18 Application of Victoria Goldstein, owner of property located at 490 Claybourne Road, for an Area Variance from Section 203-2.1B(6) to allow a standby 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.

5A-04-18 Application of Paul Viele, owner of property located at 55 Southern Drive, for a Variance from Section 73-27 - Fire Sprinkler Systems, and in accordance with Section 73-29, to allow a new storage building/addition to be constructed without a sprinkler system where one is required by code. All as described on application and plans on file.

5A-05-18 Application of Iryna Shkavritko, owner of property located at 55 Oak Lane, for Area Variances from Section 205-2 to 1) allow for the construction of a 953 sf attached garage where a maximum 900 sf attached garage is allowed by code, and 2) allow said attached garage to have a 19.6 ft rear setback where a 60 ft. rear setback is required by code. All as described on application and plans on file.

5A-06-18 Application of Design Works Architecture, agent, and Iyla and Isanna Voloshin, owners of property located at 2700 East Avenue, for an Area Variance from Section 205-2 to allow for the construction of a house with a 42.25 ft. rear setback in lieu of the maximum 60 ft. rear setback required by code. All as described on application and plans on file.

5A-07-18 Application of Timothy and Carol Fitzgerald, owners of property located at 11 Old Mill Road for 1) an Area Variance from Sections 203-2.1B(3) and 207-11 to allow an inground pool to be located in a front yard in lieu of the rear yard as required by code; and 2) an Area Variance from Section 207-2A to allow a front yard fence to be 4 ft. in height in lieu of the maximum 3.5 ft. allowed by code. All as described on application and plans on file.

5A-08-18 Application of Timothy and Carol Fitzgerald, owners of property located at 11 Old Mill Road for an Area Variance from Section 203-2.1B(2) to allow a shed to be located in a front yard in lieu of the rear yard as required by code. All as described on application and plans on file.

5A-09-18 Application of David Waldarek, architect, and Nathan Schroeder, owner of property located at 190 Idlewood Road, for an Area Variance from Section 205-2 to allow a garage addition to extend 6 ft. into the 12 ft. side setback required by code. All as described on application and plans on file.

5A-10-18 Application of Kim Weeks and Greg Hurwitz, owners of property located at 104 Council Rock Avenue, for an Area Variance from Section 205-2A to allow a front yard fence to be 5 ft. in height in lieu of the maximum 3.5 ft. allowed by code. All as described on application and plans on file.

5A-11-18 Application of Rufus and Amy Judson, owners of property located at 3525 Elmwood Avenue, for Area Variances from Section 205-2 to 1) allow for the construction of a new house with 6,686 +/- sf of livable floor area where a maximum 5,490 sf of livable floor area is allowed by code, and 2) allow for said house to have a 1,556 +/- sf attached garage where a maximum 900 sf attached garage is allowed by code. All as described on application and plans on file.

5A-12-18 Application of Rufus and Amy Judson, owners of property located at 3525 Elmwood Avenue, for Area Variances to allow for the conversion of a detached garage into a pool house. These variances include 1) an Area Variance from Section 203-2.1B to allow said pool house to be located in side yard in lieu of the rear yard as required by code; 2) an Area Variance from Section 203-2.1B(2) to allow the pool house to be 920 sf in lieu of the maximum 250 sf allowed by code; 3) an Area Variance from Section 207-6A(1) to allow the pool house to be 19.8 ft. in height in lieu of the maximum 16 ft. allowed by code; and 4) an Area Variance from Section 207-6A(2) to allow the pool house to be 3.4 ft. from a side lot line in lieu of the minimum 5ft. required by code. All as described on application and plans on file.

5A-13-18 Application of Rufus and Amy Judson, owners of property located at 3525 Elmwood Avenue, for 1) an Area Variance from Section 203-2.1B(6) to allow a standby emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code; and 2) an Area Variance from Sections 203-2.1B and 207-11A to allow an in-ground swimming pool and spa to be located in a side yard in lieu of the rear yard as required by code.

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
April 26, 2018