

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD NOVEMBER 2, 2022

- 8A-04-22      Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner of property located at 3108 East Avenue, for a Use Variance from Section 203-44 to allow a gas station with convenience store to be located in a BE-1 Office and Office Park District where not allowed by code. **TABLED - PUBLIC HEARING CLOSED**
- 8A-05-22      Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner of property located at 3108 East Avenue, for an Area Variance from Section 207-6B to allow an accessory structure (gas canopy) to be located in a front yard in lieu of the rear yard as required by code. **TABLED - PUBLIC HEARING CLOSED**
- 8A-06-22      Application of PEMM, LLC, contract vendee, and Bristol Valley Homes, LLC, owner of property located at 3108 East Avenue, for Area Variances from Section 205-18 to 1) allow parking of vehicles to within 2 ft. for a side lot line (north) where a 10 ft. setback is required by code, and 2) allow paved areas / aisles up to the front lot line where a 20 ft. setback is required by code. **TABLED - PUBLIC HEARING CLOSED**
- 10A-01-22      Application of Sign and Lighting Services, contractor, and Daniele SPC, LLC, owner of property located at 2750 Monroe Avenue, Building 5, for Sign Variances from Section 207-32B to 1) allow for business identification signs on three (3) building sides in lieu of only one as allowed by code, and 2) allow for the signs to range in height from 21.5 ft to 23.5 ft above grade where a maximum of 20 ft. is allowed by code. **APPROVED WITH CONDITIONS**
- 11A-01-22      Application of Howard Crane, agent, and Leslie Crane, owner of property located at 58 Whitestone Lane, for an Area Variance from Section 207-2B to allow a retaining wall and fence (on top) to be 10 ft. in height in lieu of the maximum 6.5 ft. allowed by code. **APPROVED WITH CONDITIONS**
- 11A-02-22      Application of Adam Randall, agent, and Shannon Evans, owner of property located at 154 Greenaway Road, for an Area Variance from Sections 203-2B(3) and 203-9A(4) to allow a detached garage to be 995 +/- sf in size, after construction of a 280 +/- sf open roofed area in lieu of the maximum 600 sf in size allowed by code. **APPROVED WITH CONDITIONS**
- 11A-03-22      Application of Stephen Mueller, owner of property located at 21 Hillsboro Road, for Area Variances from Section 207-6A(2) to allow two (2) accessory structures, each to have a 1 ft. setback from a side lot line where a minimum 5 ft. setback is required by code. **WITHDRAWN BY APPLICANT**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
November 3, 2022