

**BRIGHTON LEGAL NOTICE  
NOTICE OF PUBLIC HEARINGS**

PLEASE TAKE NOTICE that a public hearing will be held by the ZONING BOARD OF APPEALS of the TOWN OF BRIGHTON, Monroe County, at a meeting to be held at the Town Hall 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday February 1, 2023 at 7:00 P.M. (E.S.T.) for the purpose of considering, modifying, approving or disapproving the following listed applications. Written comments may be submitted to Rick DiStefano, Secretary, Brighton Town Hall, 2300 Elmwood Avenue, Rochester, NY 14618 via standard mail and/or via e-mail to rick.distefano@townofbrighton.org. Applications subject to public hearings and the documents to be considered by the Board will be available for review on the town's website no later than twenty-four hours prior to the meeting to the extent practicable.

12A-03-22 Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for Area Variances from Section 205-2 to allow 1) a new home to be constructed with a 20.65 ft. side setback (east lot line) in lieu of the minimum 33.22 ft. required by code, and 2) allow liveable floor area to be 5,050 sf in lieu of the maximum 3,748 sf allowed by code. All as described on application and plans on file. **TABLED THE DECEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

12A-04-22 Application of Chuck Smith, architect, and Stahl Property Associates LLC, owner of property located at 12 Elmwood Hill Lane, for an Area Variance from Section 207-11 to allow an inground swimming pool to be located partially in a side yard where only the rear yard is allowed by code. All as described on application and plans on file. **TABLED AT THE DECEMBER 7, 2022 MEETING - PUBLIC HEARING REMAINS OPEN**

2A-01-23 Application of Ryan and Jessica Kelly, owners of property located at 2824 Elmwood Avenue, for 1) an Area Variance from Section 207-10E(5) to allow front yard pavement up to a front lot line (Chelmsford Road) where a minimum 15 ft. setback is required by code; and 2) an Area Variance from Section 207-10E(3) to allow rear yard impervious lot coverage to be 41% in lieu of the maximum 35% allowed by code. All as described on application and plans on file.

2A-02-23 Application of Dirty Bird Detailing, lessee, and 1950 Monroe Avenue Holdings, owner of property located at 1821 Monroe Avenue, requesting a change from one nonconforming use (automotive repair facility) to another nonconforming use (automotive detailing facility) pursuant to Section 225-13C. 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  
Daily Record  
January 26, 2023