

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD JANUARY 4, 2023

- 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. **POSTPONED TO THE FEBRUARY 1, 2023 MEETING AT APPLICANTS REQUEST**
- 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. **POSTPONED TO THE FEBRUARY 1, 2023 MEETING AT APPLICANTS REQUEST**
- 12A-06-22      Application of Mary Jo Jepson, owner of property located at 339 Hollywood Avenue, for Area Variances from Sections 203-2.1B(2) and 203-9A(4) to 1) construct a detached garage with attached pergola 648 sf in size in lieu of the maximum 600sf allowed by code, and 2) allow said detached garage to be setback 3 feet from a side and the rear lot line where a minimum 5 ft setback from all lot lines is required by code. **APPROVED WITH CONDITIONS**
- 1A-01-23      Application of Daniele Family Companies, owner of property located at 2735 Monroe Avenue, for 1) an Area Variance from Section 207-14.3D(3) to allow a restaurant drive-thru lane to be 3.47 ft. from a side (southeast) lot line in lieu of the minimum 10 ft. required by code; 2) an Area Variance from Section 205-18B to allow pavement and parking to be 3.6 ft from a side (northwest) lot line in lieu of the minimum 10 ft. required by code; and 3) an Area Variance from Section 205-7 to allow impervious lot coverage, after site redevelopment to be 72.6% in lieu of the maximum 65% allowed by code. **APPROVED WITH CONDITIONS**
- 1A-03-23      Application of David Waldarek, architect, and David and Holly Kluge, owners of property located at 619 North Landing Road, for an Area Variance from Section 205-2 to allow a building addition to extend 1 ft. into the existing 6.4 ft. side (north) setback where a 9.14 ft. side setback is required by code. **APPROVED WITH CONDITIONS**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
January 5, 2023