

BRIGHTON LEGAL NOTICE
NOTICE OF DECISIONS
BOARD OF APPEALS
MEETING HELD FEBRUARY 1, 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 23 ft. (modified from 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. **APPROVED WITH CONDITIONS**

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. **APPROVED WITH CONDITIONS**

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. **APPROVED WITH CONDITIONS**

2A-02-23 Application of Dirty Burd 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. **WITHDRAWN BY APPLICANT.**

Rick DiStefano, Secretary
BOARD OF APPEALS
February 2, 2023