

BRIGHTON LEGAL NOTICE
NOTICE OF DECISIONS
BOARD OF APPEALS
MEETING HELD JULY 5, 2023

5A-01-23 Application (revised) of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-12 to allow for 28 parking spaces (revised from 37 parking spaces) in conjunction with a grocery store in lieu of the minimum 55 parking spaces required by code. **APPROVED WITH CONDITIONS**

5A-02-23 Application (revised) of Reza Hourmanesh, architect, and Guiyan Li, owner of property located at 2720 West Henrietta Road, for an Area Variance from Section 205-7 to allow impervious lot coverage to be 80.3% (revised from 83.2%), after site modifications, in lieu of the maximum 65% allowed by code. **APPROVED WITH CONDITIONS**

7A-01-23 Application of Joseph and Karen Rulison, owners of property located at 150 Pelham Road, for an Area Variance from Section 203-2.1B(1) 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. **APPROVED WITH CONDITIONS**

7A-02-23 Application of Sign and Lighting Services, contractor, and 2735 Monroe LLC, owner of property located at 2735 Monroe Avenue, for a Sign Variance from Section 207-32B to allow a business identification sign on a second building face where not allowed by code. **APPROVED WITH CONDITIONS**

7A-03-23 Application of Sue Steele, landscape architect, agent and Our Lady of Lourdes Church of Brighton, owner of property located at 150 Varinna Drive, for Area Variances from Sections 203-2.1B(7) and 203-9A(4) to 1) allow air conditioning equipment to be located in a front yard where not allowed by code, and 2) allow the noise level of said equipment to be 96 decibels in lieu of the maximum 78 decibels allowed by code. **APPROVED WITH CONDITIONS**

7A-04-23 Application of Sue Steele, landscape architect, agent and Our Lady of Lourdes Church of Brighton, owner of property located at 150 Varinna Drive, for an Area Variance from Section 207-2A to allow a front yard wall to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code. **APPROVED WITH CONDITIONS**

7A-05-23 Application of Patrick Morabito, architect, and Carla Giambrone, owner of property located at 370 Kimberly Drive, for Area Variances from Section 205-2 to 1) allow a building addition (garage and living space) to extend .6 ft. into the 15 ft. side setback required by code, and 2) allow an enclosed entryway to extend 10 +/- ft. into the existing 50 ft. front setback where a 60 ft. front setback is required by code. **APPROVED WITH CONDITIONS**

7A-06-23 Application of The University of Rochester, owner of property located at 220/250 East River Road, for renewal of a Temporary and Revocable Use Permit (10A-11-20, 7A-04-22) pursuant to Section 219-4 to allow a mobile MRI scanner (trailer) to be on site for an additional two years until July 2025. **APPROVED WITH CONDITIONS**

7A-07-23 Application of Todd Krenzer, agent, and Rochester Electrical Workers Building Corp., owner of property located at 2300 East River Road for a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold a one day clam bake event in September 2023 and September 2024. **APPROVED WITH CONDITIONS**