

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD APRIL 3, 2024

4A-01-24 Application of Huseyin Sula, lessee, and Mark Teng, owner of property located at 2341 Monroe Avenue, for an Area Variance from Section 205-12 to allow a cafe/restaurant to operate with 7 parking spaces in lieu of the minimum 17 spaces required by code. **DENIED WITHOUT PREJUDICE**

4A-02-24 Application of Huseyin Sula, lessee, and Mark Teng, owner of property located at 2341 Monroe Avenue, for an Area Variance from Section 203-64B(3)(i) to allow a cafe/restaurant to be 10 ft, from a residential lot line in lieu of the minimum 50 ft. required by code. **TABLED - PUBLIC HEARING REMAINS OPEN**

4A-03-24 Application of Corinne VanSchoick, agent, Bernard and Dr. Jamie Capal, contract vendee, and Mary Critikos, owner of property located at 1 Grosvenor Road, for an Area Variance from Section 207-2A to allow a front yard fence to be 4 ft. in height in lieu of the maximum 3.5 ft allowed by code. **APPROVED WITH CONDITIONS**

4A-04-24 Application of Greg McMahon, agent, and Westmarsh Properties LLC, owner of property located at 57 Eldridge Avenue, requesting renewal of approved variances 5A-05-23 (setbacks) and 5A-06-23 (building lot coverage) pursuant to Section 219-6F. **APPROVED**

OLD BUSINESS:

1A-08-24 Application of Jon Tantillo, agent, and Salafia Nunzio, owner of property located at 125 Old Mill Road, appealing the Historic Preservation Commission's landmark designation of said property, pursuant to Section 224-3F of the code. **The Appeal is granted in part and denied in part, and the designation of the Property as a "Landmark" is modified to designate only the landscape architecture on the Property designed by Fletcher Steele as a "Landmark". (March 6, 2024 meeting) Approval of findings postponed to the May 1, 2024 meeting.**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
April 4, 2024