

**BRIGHTON LEGAL NOTICE**  
**NOTICE OF DECISIONS**  
**BOARD OF APPEALS**  
**MEETING HELD MAY 1, 2024**

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. **APPROVED WITH CONDITIONS**

5A-01-24 Application of Kyle Woods, owner of property located at 171 Dale Road, for an Area Variance from Section 207-11A to allow a hot tub to be located in a side yard in lieu of the rear yard as required by code. **APPROVED WITH CONDITIONS**

5A-02-24 Application of Paul Moribito, architect, and Joanne Kirkpatrick, owner of property located at 52 Northumberland Road, for an Area Variance from Section 203-2.1B(3) and 203-9A(4) to allow for the reconstruction of a detached garage 3.5 ft. from a side lot line in lieu of the minimum 5 ft. required by code. **APPROVED WITH CONDITIONS**

5A-03-24 Application of Reza Hourmanesh, agent, and Guiyan Li, owner of property located at 2720 West Henrietta Road, requesting an extension to approved variance 5A-01-23 (parking) and approved variance 5A-02-23 (impervious coverage) pursuant to Section 219-5F. **APPROVED**

5A-04-24 Application of Silas Patel, owner of property located at 2323 Monroe Avenue for an Area Variance from Section 205-12 to allow for a hotel to operate with less parking spaces, 18, then the 24 required by code, all for the purpose of providing shared parking with a neighboring property. **APPROVED WITH CONDITIONS**

5A-05-24 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 4 parking spaces in lieu of the minimum 12 spaces required by code. **APPROVED WITH CONDITIONS**

5A-06-24 Application of Oxygen Yoga and Fitness Brighton Commons, lessee, and Brighton Commons Partnership LP, owner of property located at 1835 Monroe Avenue, for an Area Variance from Section 205-12 to allow for modification of a parking variance (2A-05-20) allowing for 139 on-site parking spaces in lieu of the 181 spaces required by code (existing variance allows for relief from 170 required parking spaces) allowing for the establishment of a yoga studio. **APPROVED WITH CONDITIONS**

5A-07-24 Application of Mike Volpe, agent, and Andy Curwin, owner of property located at 1 Pelham Road, for 1) an Area Variance from Section 207-16A(4) to allow a second driveway access point where only one is allowed by code; and 2) an Area Variance from Section 207-10E(2) to allow front yard pavement (Pelham Road frontage) to be 41% of the front yard area in lieu of the maximum 30% allowed by code. **APPROVED WITH CONDITIONS**

5A-08-24 Application of Mike Volpe, owner of property located at 66 Woodgate Terrace, for an Area Variance from Section 205-2 to allow a garage addition to extend 1 +/- ft. into the 13.8 ft. side setback required by code. **APPROVED WITH CONDITIONS**

5A-09-24 Application of Alicia Cologgi, agent, and 1925 South Clinton LLC, owners of property located at 1925 South Clinton Avenue, for 1) a Sign Variance from Section 207-32B to allow for business identification signage (Aldi) on two building faces in lieu of only one building face as allowed by code; 2) a Sign Variance from Section 207-26D to allow the signs to have a logo area of 38% of the sign face in lieu of the maximum 25% allowed by code; and 3) a Sign Variance from Section 207-32B(3) to allow the signs to project 27 ft. in height above grade in lieu of the maximum 20 ft. allowed by code. **APPROVED WITH CONDITIONS**

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. All as described on application and plans on file. **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" (AT THE MARCH 6, 2024 MEETING).**  
**FINDINGS STATEMENT APPROVED**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
May 2, 2024