

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD JUNE 5, 2024

- 6A-01-24      Application of Richard Hunt, agent, and John and Beth Tarduno, owners of property located at 74 Oakdale Drive, for 1) an Area Variance from Sections 203-2.1B(3) and 203-9A(4) to construct a 572 sf detached garage 3 ft. from a side lot line in lieu of the minimum 5 ft. required by code; and 2) an Area Variance from Section 207-6A(1) to allow said garage to be 17 ft. in height in lieu of the maximum 16 ft. allowed by code. **APPROVED WITH CONDITIONS**
- 6A-02-24      Application of Nathan Esh, agent, and Wesley Williamson, owner of property located at 180 Coniston Drive, for an Area Variance from Section 205-2 to allow a deck to extend 14 ft. into the 51.8 ft. rear setback where a 60 ft. rear setback is required by code. **APPROVED WITH CONDITONS**
- 6A-03-24      Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for 1) a Sign Variance from Section 207-26D to allow a 100% logo building face sign (Starbucks) where not permitted by code (east elevation); and 2) a Sign Variance from Section 207-32 to allow logos on way finding signs where not permitted by code. **1) APPROVED WITH CONDITIONS, 2) APPROVED WITH CONDITIONS**
- 6A-04-24      Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-32B to allow for 2 non business identification signs (Drive Thru) on the east and west building elevations where not allowed by code. **DENIED**
- 6A-05-24      Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-32B to allow for three (3) menu boards where not allowed by code. **APPROVED WITH CONDITIONS**
- 6A-06-24      Application of Kirk Wright, agent and 1925 South Clinton, LLC, owner of property located at 1905 South Clinton Avenue, for a Sign Variance from Section 207-6 to allow a canopy structure to be located in a front yard in lieu of a rear yard as required by code. **APPROVED WITH CONDITIONS**
- 6A-07-24      Application of Jerry Serafine, agent, and Stephen Artim and Tricia Shalka, owners of property located at 55 Stonybrook Drive, for an Area Variance from Section 211-16(1) to allow the construction of an addition located in a floodplain to have the lowest finished floor 18 inches above the base flood elevation in lieu of the minimum 24 inches required by code. **APPROVED WITH CONDITIONS**
- 6A-08-24      Application of Leroy and Lehana Doctor, owners of property located at 74 Irving Road, for an Area Variance from Section 207-10E(2) to allow front yard pavement coverage to be 35% of the front yard area, after a driveway expansion, in lieu of the maximum 30% allowed by code. **APPROVED WITH CONDITIONS**

6A-09-24      Application of Jennifer Schmidt, Airosmith Development, applicant, and the Town of Brighton, owner of property located at 444 Browncroft Blvd., for Area Variances from Sections 203-2.1B(6) and 203-9A(4) to 1) allow a standby emergency generator to be in a yard other than the rear yard as required by code and 2) allow said generator to be powered by diesel fuel in lieu of natural gas or propane as required by code. **DENIED WITHOUT PREJUDICE**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
June 7, 2024