

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

10A-01-24 Application of Matthew Buchheit, owner of property located at 113 Village Lane, for an Area Variance from Section 207-10E(5) to allow a new driveway to be constructed 2 ft. from a side lot line in lieu of the minimum 4 ft. required by code. **APPROVED WITH CONDITIONS**

10A-02-24 Application of Caitlin Hawkins-Rusch, owner of property located at 71 Kirk Drive, for an Area Variance from Section 205-2 to allow a front entry deck to extend 5.4 ft. into the existing 30.3 ft. front setback where a 40 ft. front setback is required by code. **APPROVED WITH CONDITIONS**

10A-03-24 Application of Jennifer Schmidt, Airosmith Development, agent, and the Town of Brighton, owners of property located at 444 Browncroft Blvd., for Area Variances from Section 203-2.1B(6) and 203-9A(4) to 1) allow a standby emergency generator to be located 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 propane gas or natural gas as required by code. **APPROVED WITH CONDITIONS**

10A-04-24 Application of AC & CC Properties LLC, owner of property located at 4 Chelmsford Road, for an Area Variance from Section 205-6 to allow an accessible ramp to extend 1.5 ft. into the 30 ft. front setback required by code. **APPROVED WITH CONDITIONS**

10A-05-24 Application of Susan Hollister-Cronberger, owner of property located at 49 Southern Parkway, for an Area Variance from Section 205-2 to allow an attached garage to be 1,137 sf in size in lieu of the maximum 900 sf allowed by code. **APPROVED WITH CONDITIONS**

10A-06-24 Application of Jerry Goldman, agent, and Brighton Commons Partnership L.P., owners of property located at 1835-1855 Monroe Avenue (Brighton Commons) for modification of an approved parking variance (2A-05-20) allowing the use (dental practice) associated with the variance to see patients five days per week in lieu of three days a week as per testimony. **APPROVED WITH CONDITIONS**

10A-07-24 Application of Congregation Light of Israel, owner of property located at 1675 Monroe Avenue, for renewal of a Temporary and Revocable Use Permit pursuant to Section 219-4 to erect a tent and hold up to 6 (per year) outdoor special events during the years 2025 and 2026. **APPROVED WITH CONDITIONS**

10A-08-24 Application of Scott Powell, architect, and Ivan Kaproth-Joslin, owner of property located at 37 Buckland Avenue, for an Area Variance from Section 205-2 to allow an attached garage addition to extend 3.25 ft. into the 15 ft. 3 in. side setback required by code. **APPROVED WITH CONDITIONS**