

BRIGHTON LEGAL NOTICE  
NOTICE OF DECISIONS  
BOARD OF APPEALS  
MEETING HELD JANUARY 2, 2025

11A-01-24 Application of Essie Spawn-Cox, owner of property located at 270 South Landing Road, for an Area Variance from Section 203-2.1B(3) to allow a detached garage to be 1,000 sf in size, after construction of a 400 sf addition, in lieu of the minimum 600 sf allowed by code. **TABLED AT THE NOVEMBER 6, 2024 MEETING - PUBLIC HEARING REMAINS OPEN- POSTPONED TO THE FEBRUARY 5, 2025 MEETING AT APPLICANTS REQUEST**

1A-01-25 Application of Brenton Hall, agent, and 140 Metro LLC, owner of property located at 140 Metro Park, for a Sign Variance from Sections 207-32A(5) and 207-32B(1) to allow for a freestanding business identification/directory sign where not allowed by code. **DENIED**

1A-02-25 Application of Denis Jeffries, applicant, and The Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a fireworks display on the evening of February 8, 2025 in a RLA Residential District. **APPROVED WITH CONDITIONS**

1A-03-25 Application of Alan Ryon, owner of property located at 111 Bastian Road, for 1) an Area Variance from Section 203-2.1B(2) and 203-9A(4) to allow a detached garage to be 1,078 sf in size, after construction of a 575 sf addition; and 2) an Area Variance from Section 207-6A(1) to allow said garage addition to be 16.5 ft. in height in lieu of the maximum 16 ft. allowed by code. **APPROVED WITH CONDITIONS**

1A-04-25 Application of John Glynn, applicant, and The Country Club of Rochester, owner of property located at 2935 East Avenue, for a Temporary and Revocable Use Permit pursuant to Section 219-4 to allow for a fireworks display on the evening of July 26, 2025 in a RLA Residential District. **APPROVED WITH CONDITIONS**

Rick DiStefano, Secretary  
BOARD OF APPEALS  
January 3, 2025