

BRIGHTON LEGAL NOTICE
NOTICE OF DECISIONS
BOARD OF APPEALS
MEETING HELD FEBRUARY 5, 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 maximum 600 sf allowed by code. **APPROVED WITH CONDITIONS**
- 2A-01-25 Application of David and Rochelle Lempert, owners of property located at 39 Sutton Place, for a Temporary and Revocable Use Permit pursuant to Sections 219-4 and 203-2.1(5) to allow for the open storage of a 31 ft. enclosed auto transport trailer in a front yard where not allowed by code. **APPROVED WITH CONDITIONS**
- 2A-02-25 Application of Janna Hatfield, owner of property located at 95 Branchwood Lane, for an Area Variance from Section 207-2A to allow a front yard fence (French Road frontage) to be 6 ft. in height in lieu of the maximum 3.5 ft. allowed by code. **APPROVED WITH CONDITIONS**
- 2A-03-25 Application of Amanda Costanza, architect, and Greg Griffo, owner of property located at 89 Greenaway Road for 1) an Area Variance from Section 205-2 to allow an attached garage addition to extend 3.5 ft. into the 40 ft. front setback (Greenaway Road) required by code; and 2) an Area Variance from Section 205-2 to allow a front porch roof overhang to extend 5.5 feet into the 20.3 ft. front setback (Walden Place) where a 40 ft. front setback is required by code. **APPROVED WITH CONDITIONS**
- 2A-04-25 Application of Andrew Hintenach, architect, and Tom Firmani, owner of property located at 230 Ambassador Drive, for an Area Variance from Section 209-10 to allow livable floor area, after construction of a 554 +/- sf second floor addition, to be 4,085 sf in lieu of the maximum 3,589 sf allowed by code. **APPROVED WITH CONDITIONS**
- 2A-05-25 Application of Paul Morabito, architect, and Ashley Amalfi, owner of property located at 2369 East Avenue, for 1) an Area Variance from Section 207-11A to allow an in-ground swimming pool to be partially located in a front yard where not allowed by code; and 2) 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**
- 2A-06-25 Application of Paul Morabito, architect, and Ashley Amalfi, owner of property located at 2369 East Avenue, for Area Variances from Sections 203-2.1B(2) & (3) to 1) allow for the construction of a 1,232 sf detached garage in lieu of the maximum 600 sf allowed by code, 2) to allow said garage to extend into a front yard where not allowed by code, 3) construct a 410 sf pool cabana in lieu of the maximum 250 sf allowed by code, and 4) allow said cabana to extend into a front yard area where not allowed by code. **TABLED - PUBLIC HEARING REMAINS OPEN**

Rick DiStefano, Secretary
BOARD OF APPEALS
February 6, 2025