

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

6A-01-25 Application of Joseph O'Donnell, agent, and Stephanie White, owner of property located at 55 Furlong Rd. for an Area Variance from Sections 203-2.1B (2) and 203-9A(4) to allow for the construction of a 1200 sf. storage shed in lieu of the maximum 250 sf. allowed by code. All as described an application and plans on file. **WITHDRAWN AT REQUEST OF APPLICANT**

6A-04-25 Application of Alexis Leanza, owner of property located at 75 Embassy Dr, for an Area Variance from Section 207-2A to allow for a front yard 6 ft. vinyl fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file. **APPROVED WITH CONDITIONS**

7A-01-25 Application of Kristine Shanley, owner of property located at 357 Corwin Rd., for an Area Variance from Section 207-2A to allow for a front/side yard 6 ft. vinyl fence in lieu of the 3.5 ft. maximum allowed by code. All as described an application and plans on file. **APPROVED WITH CONDITIONS**

7A-02-25 Application of Andrew Knipfing, owner of property located at 341 Rhinecliff Dr., for an Area Variance from Section 207-11D to allow for a swimming pool to be installed 7 ft. from the property line in lieu of the 10 ft. maximum allowed by code. All as described an application and plans on file. **APPROVED WITH CONDITIONS**

7A-03-25 Application of Claudia Nealon, owner of property located at 41 Southern Pkwy., for an Area Variance from Section 207-2B to allow for a side yard 10 ft. vinyl fence in lieu of the 6 ft. maximum allowed by code. All as described an application and plans on file. **POSTPONED AT REQUEST OF APPLICANT**

7A-04-25 Application of Richard Hunt, Applicant, and Michael Gestetner, owner of property located at 221 Warrington Dr., for 1, Area Variances seeking relief from Section 205-2 for an addition to extend 2.6 ft into the existing 10.1 ft. side setback where a 12.2 ft. setback is required, and to allow a front porch with columns and roof to replace the existing concrete stoop to extend 2 ft 8 in into the existing 36.1 ft setback where a 40 ft. setback is required by code; 2; Area Variance from Section 209-10 to allow Livable Floor Area to be 3,207 sf. (after construction of the addition), in lieu of the 3145.57 sf. as allowed by code. All as described an application and plans on file. **POSTPONED AT REQUEST OF STAFF WITH APPLICANT CONCURRENCE.**

Anthony Vallone, AICP, Secretary
BOARD OF APPEALS
July 3, 2025