

BRIGHTON LEGAL NOTICE
NOTICE OF PUBLIC HEARINGS

PLEASE TAKE NOTICE that public hearings will be held by the BOARD OF APPEALS of the TOWN OF BRIGHTON, County of Monroe, at a meeting to be held at the Town Hall at 2300 Elmwood Avenue, Rochester, New York, 14618 on Wednesday January 3, 2018 at 7:15 P.M. (E.S.T.) for the purpose of considering, modifying, approving, or disapproving the following: (Meeting review at 6:45 P.M.)

- 9A-03-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 205-7 to allow impervious lot coverage to be 71.7%, after construction of a new restaurant in lieu of the maximum 65% allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-04-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for 1) an Area Variance from Section 205-12 to allow for 42 parking spaces in conjunction with a new restaurant, in lieu of the minimum 43 spaces required by code; 2) Area Variances from Section 205-18B to allow pavement and parking to be 4.33 ft. from a side (north) lot line and 1 ft. from the rear (west) lot line where a minimum 10 ft. is required by code; and 3) an Area Variance from Section 207-14.3D(3) to allow a drive-thru lane to be 4 ft. from a side (south) lot line in lieu of the minimum 10 ft. required by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-05-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for an Area Variance from Section 207-2A to allow a front yard fence to be 49 inches in height with 86 inch posts where the maximum height of any portion of the fence can not exceed 42 inches as allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 9A-06-17 Application of Mamasan's Monroe LLC, owner of property located at 2735 Monroe Avenue for a Sign Variance from Section 207-32B to allow a free standing menu board where not allowed by code. All as described on application and plans on file. **TABLED AT THE SEPTEMBER 6, 2017 MEETING - PUBLIC HEARING REMAINS OPEN**
- 1A-01-18 Application of William and Linda Stevensen, owners of property located at 12 Creekdale Lane, for an Area Variance from Section 203-2.1B(6) to allow a stand-by emergency generator to be located in a side yard in lieu of the rear yard behind the house as required by code. All as described on application and plans on file.
- 1A-02-18 Application of Andrew Sunberg, owner of property located at 494 North Landing Road, for Renewal of a Temporary and Revocable Use Permit (1A-08-16) pursuant to Section 219-4 to allow for the sale of pizza, deli items and fried foods in conjunction with a pre-existing nonconforming grocery business in a RLB Residential District. All as described on application and plans on file.
- 1A-03-18 Application of Jeff and Nancy Guerdat, owners of property located at 12 Cardiff Park, for an Area Variance from Section 205-2 to allow an unenclosed porch to extend 6 +/- ft. into the 31.6 ft. front setback where a 40 ft. front setback is required by code. All as described on application and plans on file.

- 1A-04-18 Application of Conor Smith, owner of property located at 36 Holloway Road, for Area Variances from Sections 203-2.1B(3) and 203-16A(4) to construct a detached garage 2 +/- ft. from a side lot line and .7 ft from the rear lot line where a minimum 5 ft. setback is required from all lot lines. All as described on application and plans on file.
- 1A-05-18 Application of Pierrepont Visual Graphics, Inc. agent, and Nicholas A. Cutaia, Inc., owner of property located at 2609-2615 West Henrietta Road, for modification of a Sign Variance (5A-01-01) to allow for a change in graphics on an approved free standing sign. All as described on application and plans on file.
- 1A-06-18 Application of Pierrepont Visual Graphics, Inc., agent, and 2561 Lac De Ville Blvd., owner of property located at 2561 Lac De Ville Blvd., for a Sign Variance from Section 207-26D to allow a logo to be 33.3% of the area of the sign in lieu of the maximum 25% allowed by code. All as described on application and plans on file.

The Board of Appeals, at said time and place, will hear all persons in support of such matters or any objections thereto. Those individuals needing a sign language interpreter must notify the Receptionist at Town Hall, (585)784-5250, at least 72 hours in advance that they are in need of such accommodation. BY ORDER OF THE BOARD OF APPEALS OF THE TOWN OF BRIGHTON.

Rick DiStefano, Secretary
BOARD OF APPEALS
Brighton Pittsford Post
December 28, 2017