

MADISON ZONING BOARD OF APPEALS
Madison, CT

At a meeting held on February 5, 2013, the Board took the following action:

8120. 64 Railroad Avenue. Map 49, Lot 44. R-2 Zone. Owner: Sandra Torres; Applicant: Christopher Walker. Request to vary Secs. 3.6(d) and 12.6 of the Madison Zoning Regulations to permit 2.4 ft. east side yard variance to allow 2nd story addition on non-conforming dwelling. **Approved.**

8121+CSP. 45 Circle Beach Road. Map 6, Lot 15. R-5 Zone. Owners: Carol H & Payson H Bullard; Applicant: Wayne S. Garrick AIA. Request to vary Secs. 2.17, 3.6(a,c,&d), and 3.8 of the Madison Zoning Regulations to permit 5 ft. variance to northwest and southwest corner of new 2-story dwelling and north and south decks; west side variances of 8.5 ft. to access stair to elevated deck and 6.5 ft. to existing garage; 7 ft. variance to northeast and southeast corner of dwelling and elevated deck including north roof and south elevated deck; 4.5 foot rear variance to south side elevated deck ; 1.5 ft. front variance to existing garage; 282 sq. ft. coverage increase; 397 sq. ft. floor area increase; all to permit construction of dwelling within 50 ft. of the critical coastal resources. Coastal Site Plan Review required. **Denied.**

Ron Cozean, Chairman