

MADISON ZONING BOARD OF APPEALS
Madison, CT

At a meeting held on January 8, 2013, the Board took the following action:

8115. 131 Boston Post Road. Map 45, Lot 2. R-3 Zone. Owners/Applicants: Jeff & Melissa Dougherty. Request to vary Sec. 3.6a of the Madison Zoning Regulations to permit a 15 ft. variance to allow the installation of an inground pool in the front yard. **Approved.**

8116. 8 Old Route 79. Map 48, Lot 53. R-1 Zone. Owner: CK Builders, LLC; Applicant: RCR Russo Corp. Request to vary Secs. 2.9 & 3.6(a) of the Madison Zoning Regulations to permit on Old Route 79 variances of 8.6 ft. to pergola and 5.7 ft. to new 2-story building and pergola to allow construction of new commercial building, parking lot, septic system, drainage and landscaping. This is an identical application as previously approved, #7932, which expired on 2/5/11. **Approved.**

8117+CSP. 69 Middle Beach Road West. Map 15, Lot 27. R-4 Zone. Owners: Jon & Lorene Gavin; Applicant: John A. Matthews. Request to vary Secs. 12.6, 3.6.4(d), 3.9(a), and 2.17 of the Madison Zoning Regulations to permit west side yard variances of 8 ft. to relocated house and 6.5 ft. for new stairs and landings; east side yard variances of 2.5 ft. to relocated house and 4.5 ft. to fireplace and chimney; .2 ft. height variance; and 23.3 ft. variance from critical coastal resources, all to allow existing dwelling to be raised and relocated. Coastal Site Plan Review required. **Approved. Coastal Site Plan Approved.**

8118+CSP. 12 Circle Beach Road. Map 6, Lot 29. R-4 Zone. Owner/Applicant: 12 Circle Beach Road, LLC. Request to vary Secs. 2.17, 3.6(a) and 12.6 of the Madison Zoning Regulations to permit variances of 25 ft. to the northeast corner of 2-story open porch and 25.9 ft. to northeast corner of 2-story addition and southeast corner of porch to critical coastal resources and front yard variance of 2.3 ft. to the northwest corner 1st and 2nd story addition to allow and addition to the non-conforming dwelling. Coastal Site Plan Review required. **Approved. Coastal Site Plan Approved.**

8119+CSP. 11 Parker Lane. Map 15, Lot 35. R-5 Zone. Owners: Henry & Dawn Duques; Applicant: Scott Duques. Request to vary Secs. 3.6(a,b,d), 3.8(c) and 12.6 of the Madison Zoning Regulations to permit east front yard variances of 9.9 ft. to 1st story open porch and stairs, 14.9 ft. to 2 story building, 18.8 ft. to distinct portion of building and 14.9 ft. to 1st story open porch and stairs and 2nd story deck; also to permit west side yard variances of 1.2 ft. to 1st story open porch and stairs and 2nd story deck, 3.8 ft. to 2 story building; and a 608 sq. ft. coverage variance; all to allow construction of a dwelling on a non-conforming lot. Coastal Site Plan Review required. **Approved. Coastal Site Plan Approved.**

Ron Cozean, Chairman