

**MADISON ZONING BOARD OF APPEALS**  
**Madison, CT**

At a meeting held on July 2, 2013, the Board took the following action:

**8130. 12 Prospect Street.** Map 16, Lot 15. R-5 Zone. Owners: Joao & Dominique de Oliveira. Request to vary Sec. 3.6(a) of the Madison Zoning Regulations to permit a front yard variance of 22ft., where 25 ft. is required, to allow installation of two air conditioner condensers in the front yard. **Denied.**

**8132. 63 Neck Road.** Map 24, Lot 139. R-4 Zone. Owner/Applicant: Nancy B. Leonard. Request to vary Sec. 3.6(a) of the Madison Zoning Regulations to allow an 8.1 ft. east front yard variance to allow expansion and replacement of a nonconforming existing one car garage. **Approved.**

**8133. 905 Boston Post Road.** Map 39, Lot 57. R-2 DVD District. Owner/ Applicant: Request to vary Section 13.4 of the Madison Zoning Regulations to permit a change to another nonconforming use provided for in Section 12.1 to allow U-Haul rentals. **Withdrawn.**

**8131+CSP. 151 Middle Beach Road.** Map 17, Lot 64. R-4 Zone. Owners/ Applicants: Dawn & Bruce Beach. Request to vary Secs. 2.17 and 3.6(c) of the Madison Zoning Regulations to allow variances to the critical coastal resources of 25 ft. to the northwest corner of house, 24.8 ft. to the northeast corner of house, 12.6 ft. to the southeast corner of house and 23.1 ft. to the southwest corner of house; and 6 ft. rear yard variance to permit construction of new 2-bedroom dwelling. **Denied.**

**EXTENSION: 8073: 64 Webster Point Road.** Map 18, Lot 27. R-4 Zone. Owner: Dario Nolasco; Applicant: Duo Dickinson Architect. Request for a 1-year extension of variance granted on May 3, 2011 to now expire on May 3, 2014. **Approved.**

Ron Cozean, Chairman