

MADISON ZONING BOARD OF APPEALS
Madison, CT

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

8122+CSP. 151 Middle Beach Road. Map 17, Lot 64. R-4 Zone. Owners/Applicants: Dawn & Bruce Beach. Request to vary Secs. 2.4, 2.16 and 2.17 of the Madison Zoning Regulations to allow a 13 ft. access strip and driveway with 1.4 ft. improved width and 4 ft. cleared width; northwest variances to the critical coastal resources for 1st floor of 31 ft. to northeast corner, 9.8 ft. to southeast corner, 32.7 ft. to southwest corner and 35.3 ft. to northwest corner; and 2nd floor variances of 34 ft. to northeast corner, 11.2 ft. to southeast corner, 35.3 ft. to southwest corner and 38 ft. to northwest corner; all to permit construction of new 2-bedroom dwelling. Coastal Site Plan Review Required. **Sections 2.4 and 2.16 Approved. Section 2.17 Denied.**

8123. 905 Boston Post Road. Map 39, Lot 57. DVD District. Applicant: Pascale-Burger Rentals, Inc. Appeal from the decision of the ZEO concerning Notice of Noncompliance Cease and Desist Order. **Tabled.**

8124+CSP. 39 Circle Beach Road. Map 6, Lot 13. R-5 Zone. Owners/Applicants: David McMullen & Kris Kelliher. Request to vary Secs. 2.17, 2.7.1, 3.6(c&d), 3.8(b) and 12.6 of the Madison Zoning Regulations to allow 3.7 ft. average height variance and .2 ft. total height variance; 6.8 ft. variance to the southeast corner 2nd floor upper level deck; 4.3 ft. variance to southwest corner 2nd floor upper level deck, stair and landing; 5.8 ft. variance to east and west side of dwelling; to allow 163 sq. ft. coverage variance and 326 sq. ft. floor area variances; all to enlarge non-conforming dwelling within 50 ft. of the critical coastal resources. Coastal Site Plan Review required. **Approved as Modified. Coastal Site Plan Approved.**

8125+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. **Approved. Coastal Site Plan Approved.**

Ron Cozean, Chairman