

MADISON ZONING BOARD OF APPEALS
Madison, CT

At a meeting held on October 1, 2013, the Board took the following action:

8137. 1347 Boston Post Road. Cohen's Bagel Co. Map 31, Lot 36. C Zone. Owner: 1347 Marketplace, LLC; Applicant: Rob Cohen. Request to vary Sec. 6.1.3e of the Madison Zoning Regulations to permit a front yard variance of 10 ft. to allow placement of two storage units in rear of building. **Approved with condition.**

8140. 536 Boston Post Road. Map 27, Lot 36. R-2 Zone. Peter, Barbara, Donald & Carol Jongbloed; Applicant: Duo Dickinson. Request to vary Sec. 3.6(d) of the Madison Zoning Regulations to permit a side yard variance of 15.2 ft. on the east side and 25.8 ft. rear yard variance to allow existing barn to be replaced with new barn in same location. **Approved.**

8142+CSP. 32 Ridgewood Avenue. Map 7, Lot 12. R-4 Zone. Owners/Applicants: Christian and Jennifer Becker. Request to vary Secs. 3.6(a) and 11.2 of the Madison Zoning Regulations to permit a front yard variance of 5.25 ft. to dwelling and rebuild accessory building to match existing nonconforming side and rear setbacks of 2.5 ft. & 4.2 ft. respectively and existing height nonconformity of 9.8 ft., all to allow construction of dwelling and detached garage. Coastal Site Plan Review required. **Approved. Coastal Site Plan approved.**

8139. 4 Boston Post Road. Map 44, Lot 57. C District. Owner: Yarde Realty Company; Applicant: Michael Barnes. Appeal from a Cease and Desist order issued by the Town of Madison Zoning Enforcement Officer. **Commencement of Hearing postponed to November 12, 2013.**

Ron Cozean, Chairman