

MADISON ZONING BOARD OF APPEALS
Madison, CT

At a meeting held on September 3, 2013, the Board took the following action:

8136+CSP. 71 Oak Avenue. Map 13, Lot 39. R-4 Zone. Owners/Applicants: Victor & Heather Anatra. Request to modify variance #7527 to rebuild stairs destroyed by hurricane Sandy increasing size by 8 in. and a deck landing on grade. Also request all zoning compliant activities be allowed in the future. Coastal Site Plan Review Required. **Approved.**

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. **Tabled.**

8138. 10 Gull Rock Road. Map 16, Lot 67. R-5 Zone. Owner/Applicant: Michael P. Fischer. Request to vary Secs. 11.2 and 12.6 of the Madison Zoning Regulations to permit a 19 ft. 7 in. high accessory building to be built 2.7 ft. from the side property line and 2.2 ft. from the rear property line of a nonconforming property. **Approved.**

Ron Cozean, Chairman