

# PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER – 196 NORTH MAIN STREET  
SOUTHINGTON, CONNECTICUT 06489

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**TO:** Planning and Zoning Commission  
**FROM:** David Lavallee; Assistant Town Planner  
**RE:** Special Permit Use Application –137 Knowles Ave (SPU #647)  
**DATE:** 4/1/21

This Special Permit Use application of Bailey Investment Group is to allow an increase in garage space on this developed property. The applicant would like to build a detached 900 sq.ft. garage.

For reference purposes, a typical 3 car garage complying with our regs would have 1092 sq.ft.; total garage space proposed will bring garage area on site to 1,732 square feet. An existing two car garage has 852 sq.ft.

The property is located in an R-12 zone and consists of .53 acres; a rendering has been provided. As with all new detached garages, the structure shall contain no more than 1.5 stories and have the same exterior finish as the house on site.

**Existing- 832 sq. ft. (to be demolished)**

**Proposed- 900 sq.ft.**

**= 1,732 sq.ft. on site**

**(640 square feet over allowable space per the regs.)**