


PLANNING AND ZONING DEPARTMENT

MUNICIPAL CENTER – 196 NORTH MAIN STREET
SOUTHINGTON, CONNECTICUT 06489

Phone: (860) 276-6248 / Fax: (860) 628-3511

TO: Planning and Zoning Commission
FROM: David Lavallee; Assistant Town Planner 
RE: Special Permit Use Application – 301 East Street (SPU #648)
DATE: 4/19/21

This Special Permit Use application of Slawomir Olchanowski is to allow an increase in garage space on this developed property. The applicant would like to build a detached 24' x 39' garage with a 10' x 24' overhang.

For reference purposes, a typical 3 car garage complying with our regs would have 1092 s.f.; total garage space proposed will bring garage area on site to 1,586 square feet (including overhang).

The property is located in an R-20/25 zone and consists of .99 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. No commercial activity should be associated with the new structure. The garage should be moved away from the watercourse.

Existing- 410 sq. ft.

Proposed- 1176 sq.ft.

= 1,586 sq.ft. on site

(494 square feet over allowable space per the regs.)