


# 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; Acting Town Planner   
**RE:** Special Permit Use Application – 137 Mount Vernon Road (SPU #651)  
**DATE:** 6/10/21

This Special Permit Use application of Wesley Cote is to allow an increase in garage space on this developed property. The applicant would like to build a detached 40' x 40' garage.

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 2,079 square feet.

The property is located in an R-20/25 zone and consists of 1.01 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.

**Existing- 479 sq. ft.**

**Proposed- 1600 sq.ft.**

**= 2079 sq.ft. on site**

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