

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; Acting Town Planner *DL*
RE: Special Permit Use Application – 361 Pratt Street (SPU #654)
DATE: 7/14/21

This Special Permit Use application of Michael and Amanda Dauphinais is to allow an increase in garage space on this developed property. The applicant would like to build a 14' x 24' garage bay addition to the existing garage. There is an existing 14' x 30' detached garage on site as well. 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 1,404 square feet.

The property is located in an R-40 zone and consists of 1.38 acres; a rendering has been provided. As with all new detached garages, the structure should have the same exterior finish as the house on site. No commercial activity should be associated with the new structure.

Existing- 1068 sq. ft.

Proposed- 336 sq.ft.

= 1404 sq.ft. on site

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