



Milford Zoning Board of Adjustment

Staff Review

Date: September 13, 2023

To: Zoning Board of Adjustment

From: Terrence S. Dolan, Director of Community Development

Subject: Case #2023-16-Special Exception Request for a maximum of a 6.4-foot Side Setback Encroachment for the addition of a proposed third-bay onto an existing attached garage, located @ 22 Riverlea Rd Ext, Residence “R” Zoning District, Map 51 Lot 26-90

For the ZBA’s information and consideration, the following provides my review of the above referenced case:

1. The Applicant has filed a necessary *Special Exception* Request to seek approval of a maximum **6.4-foot encroachment** into the required (15’) Side Setback, in the Residence “R” Zoning District, to construct a proposed third bay onto an existing (attached) garage.
2. The proposed garage footprint is approximately 18 feet wide by 50 feet deep, and shall be attached to the easterly side of the existing two bay attached. (Site plans and architectural renderings are attached for your review)
3. As listed in town records, the existing homesite was built in 2002, and is .69 acre in size. The residence is located at the southerly terminus of a (hammerhead-shaped) cul de sac, along Riverlea Rd Ext, comprised exclusively of single-family homes.
4. All encroachments (i.e. reduction) of a Front, Side or Rear Setback in the Residence “A” Zoning District (under Article V, Section 5.04.2.A.7) require a Special Exception.
5. The proposed third-bay to be attached to the existing garage to be situated at a slight angle along the eastern side of the front elevation of the existing home, where the front (external) corner of the garage will protrude 6.4’ into the required 15’ side setback buffer area, and the rear (external) corner shall protrude 4.0’ into the required 15’ side setback buffer area.
6. The homesite’s eastern side lot area lies relatively flat and down-slope from the side lot line, (as may be seen in the attached street view photograph). The sloping topography shall assist in partially blocking the third garage bay from the adjacent eastern residence’s view, along with the existing 6’ high side property line wood stockade fence. The nearest side of the proposed third garage bay will be approximately 88 linear feet away from the close portion of the adjacent home to the east.

7. The property is served by the town potable water system, and each residence has individual septic systems for wastewater treatment.
8. No existing site vegetation was proposed for removal at the application.

Thank You

Cc: file