

# ARTEL ENGINEERING GROUP, LLC

CIVIL, ENVIRONMENTAL AND MUNICIPAL ENGINEERS • PROJECT MANAGERS • SITE PLANNERS • PERMIT EXPEDITORS  
304 FEDERAL ROAD, SUITE 308, BROOKFIELD, CONNECTICUT 06804 • PHONE: 203-740-2033 • FAX: 203-740-2067

June 13, 2022

Mr. Peter Bowman, Chairman  
Zoning Board of Appeals  
Town of Washington  
2 Bryan Plaza  
Washington Depot, Connecticut 06794

Re: SMF Universal, LLC  
124 New Milford Turnpike  
Lot Coverage Analysis

Dear Mr. Bowman and Board Members:

As requested at the May 12, 2022 Zoning Board of Appeals meeting, the lot coverage calculations for 124 New Milford Turnpike were analyzed with the adjoining property located at 9 Main Street per Town of Washington Zoning Regulation Section 17.2 Nonconforming Lots. As discussed, 9 Main Street is a contiguous lot to 124 New Milford Turnpike and is currently owned by the same owner, SMF Universal, LLC.

## **124 New Milford Turnpike**

Existing Lot Area = 11,945 SF  
Existing Lot Coverage = 5,591 SF (46.81%)  
Proposed Lot Coverage = 7,292 SF (61.05%)

## **9 Main Street**

Existing Lot Area = 41,666 SF  
Existing Lot Coverage = 9,750 SF (23.40%)

## **124 New Milford Turnpike and 9 Main Street**

Existing Lot Area = 11,945 SF + 41,666 SF = 53,611 SF  
Existing Lot Coverage = 5,591 SF + 9,750 SF = 15,341 SF (28.61%)  
Proposed Lot Coverage = 7,292 SF + 9,750 SF = 17,042 SF (31.79%)

As can be seen from the above calculations, the combined lot coverage calculations for 124 New Milford Turnpike and 9 Main Street will continue to exceed the maximum allowed lot coverage of 25%. It must be noted that the above analysis was prepared in response to commission request and that although 124 New Milford Turnpike and 9 Main Street are currently owned by the same entity, it is not proposed to join or merge the properties.

Please feel free to contact this office with any questions.

Sincerely,  
**ARTEL ENGINEERING GROUP, LLC**

*Michelle Morris-Micoli*

Michelle Morris-Micoli  
Project Engineering Manager