

# ARTEL ENGINEERING GROUP, LLC

304 FEDERAL ROAD, SUITE 308  
BROOKFIELD, CONNECTICUT 06804

# LETTER OF TRANSMITTAL

TEL.: 203-740-2033 FAX: 203-740-2067  
E-MAIL ADDRESS: ARTEL@ARTELENGINEERING.COM

DATE: 6/14/22	JOB NO.: DD21050
PROJECT: SMF UNIVERSAL, LLC	
LOCATION: 124 NEW MILFORD TURNPIKE WASHINGTON, CT	
SUBJECT: ZONING BOARD OF APPEALS	

TO: TOWN OF WASHINGTON –  
ZONING BOARD OF APPEALS  
BRYAN MEMORIAL TOWN HALL  
LOWER LEVEL  
P.O. BOX 383  
WASHINGTON DEPOT, CT 06794  
ATTN: SHELLY WHITE

WE ARE SENDING YOU:  ATTACHED  VIA Hand delivered, THE FOLLOWING;

SHOP DRAWINGS  PRINTS  PLANS  SAMPLES  SPECIFICATIONS  
 COPY OF LETTER  CHANGE ORDER

COPIES	DATE	NO.	DESCRIPTION
10	6/13/22	2 Pages	Letter to ZBA – Lot Coverage Analysis
10	6/13/22	1 page	Letter to ZBA – Parking Analysis
3	6/14/22	Sheet 5	Planting Plan – Full size
7	6/14/22	Sheet 5	Planting Plan – 11" x 17" size

### THESE ARE TRANSMITTED AS CHECKED BELOW:

FOR APPROVAL  APPROVED AS SUBMITTED  RESUBMIT \_\_\_\_\_ COPIES FOR APPROVAL  
 FOR YOUR USE  APPROVED AS NOTED  SUBMIT \_\_\_\_\_ COPIES FOR DISTRIBUTION  
 AS REQUESTED  RETURNED FOR CORRECTIONS  RETURN \_\_\_\_\_ CORRECTED PRINTS  
 FOR REVIEW AND COMMENT   
 FOR BIDS DUE \_\_\_\_\_ 2022  PRINTS RETURNED AFTER LOAN TO US

COPY TO: FILE

SIGNED: Elizabeth Merrihew

*rec'd 6/14/22*

*If enclosures are not as noted, kindly notify us at once.*

# 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

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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  
Parking Analysis

Dear Mr. Bowman and Board Members:

As requested at the May 12, 2022 Zoning Board of Appeals meeting, the parking area allotment for 124 New Milford Turnpike and the surrounding business is provided as follows:

## 124 New Milford Turnpike

Minimum Spaces Required per Site Uses: 5 Parking Spaces  
Maximum Spaces Required per Site Uses: 7 Parking Spaces  
Total Existing Spaces: 6 Parking Spaces  
Total Proposed Spaces: 13 Spaces

Therefore, a total of 6 parking spaces located at 124 New Milford Turnpike may be allocated for business within the surrounding business district.

Please feel free to contact this office with any questions.

Sincerely,  
ARTEL ENGINEERING GROUP, LLC

*Michelle Morris-Micoli*

Michelle Morris-Micoli  
Project Engineering Manager