

EXPLANATION OF REQUEST FOR VARIANCE

We are hereby requesting a variance of section 11.5.2, maximum lot coverage and section 7.5, maximum lot coverage, of the Town of Washington Zoning Regulations.

The subject parcel is currently non-conforming in size; the required minimum lot size as per the Town of Washington Zoning regulations is 65,340 sq ft, the current existing lot size is 11,945 sq ft. (18% of the required size). In addition, the property has an irregular triangle shape as well as steep slope along the western property line.

The regulations stipulate maximum coverage is not to exceed 25% of the total lot area for this property in a B-1 zoning district.

As per Section 7.5 of the Zoning regulations, up to 50% of the maximum permitted lot coverage may be allowed by Special permit.

We offer the following breakdown of coverage information:

- Existing lot size 11,945 sq ft – 25% coverage = 2,986 sq ft.
- Current existing coverage - 46.81% coverage = 5,591 sq ft.
- Additional 50% to the maximum allowed coverage - 37.5% coverage = 4,479 sq ft
- Proposed coverage – 61.05% = 7,292 sq ft

The request for additional coverage is to provide additional parking for the property as well as to provide additional parking to the New Preston Business District and to provide pedestrian friendly streetscape elements (walkway) to encourage walkability in the District. As stated in the Plan of Conservation and Development, both, parking and walkability are desired 'goals' for the New Preston Business District and the current 124 New Milford Turnpike proposal helps to attain the stated goals.

For these reasons we are requesting a variance to the maximum lot coverage.