

9-18-20 Date of Receipt
2006/60 Fee and Date Paid

#26-15 File Number
Date Decision Published

TOWN OF NORTH HAVEN -- ZONING BOARD OF APPEALS

(Application fees shall be based upon the number of categories indicated)

Submit one (1) application form and 10 copies of plot plans and other supporting documentation

162 WASHINGTON AVE 073/025
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

CB 40
ZONE

PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. An application for a variance of the zoning regulations

Cite the regulation

8.8.7.2(3)

Statement of requested variance

REQUESTING A FREE STANDING SIGN AREA
VARIANCE OF 11.9' TO PERMIT A SIGN AREA OF
51.9' WHERE 40' IS ALLOWED

Cite the regulation

8.8.7.2(3)

Statement of requested variance

REQUESTING AN AGGREGATE FREE STANDING
SIGN AREA VARIANCE OF 9.6' TO PERMIT
AN AGGREGATE SIGN AREA OF 89.6' WHERE 80'

Statement of the hardship that results in the request for a variance (attach additional page if needed) IS ALLOWED

PLEASE SEE ATTACHED STATEMENT OF
HARDSHIP

II. An application for a special exception or special permit which, according to the zoning regulations, must be granted by the Zoning Board of Appeals

Cite the Special Permit requested

Are any variances needed in conjunction with this Special Permit?

(Yes or No) If yes, a separate application must be submitted for the variance(s)

Give a brief narrative of the Special Permit requested

III. An appeal of an order, requirement or decision made by the agent of the Planning and Zoning Commission or any other official charged with enforcement of the zoning regulations. Give a brief narrative of the appeal being presented.

I (we) hereby attest that all information provided is true and accurate.

Print Applicant's Name, Address & Phone No.

DARCIE ROY/NATIONAL SIGN CORP
780 FOUR ROAD RD
BERLIN CT 06037
203-949-1154 / 203-641-9590
roypermits@gmail.com

Print Owner's Name, Address & Phone No.

LOWEST NORTH HAVEN LLC
239 E COLUMBUS AVE
SPRINGFIELD, MA 01105
413-363-9793 ext 216

RECEIVED
SEP 18 2020

TOWN OF NORTH HAVEN
LAND USE AND DEVELOPMENT

Applicant's signature

Owner's Signature

SEE ATTACHED LETTER

Liberty Bank
162 Washington Avenue
Hardship Statement

Washington Avenue is a very busy, 4-lane highway on which the speed limit is 40 MPH. There are motorists entering and exiting I91 adjacent to the parcel, making the area very congested. In addition to the traffic situation is the fact that the landscaping consists of numerous trees that line the lot, blocking the view of the Liberty Bank and its wall signs from most angles. The existing 7.7 SQ FT tenant panel at the top of the existing 47.5 SQ FT ground sign contains very small letters which may not be visible in certain light and/or weather conditions. This makes for a hazardous traffic situation if motorists are crossing over 4 lanes of traffic to make the entrance into the bank. We are therefore requesting a variance to install a new 3'-4" x 1'-4" (4.4 SQ FT) internally illuminated torch logo on the side of the existing 47.5 SQ FT sign. The torch is a recognizable beacon for Liberty Bank customers and the intent is to provide better visibility and increased reaction time for making the turn into the bank parking lot.

The existing 47.5 SQ FT ground sign already exceeds the allowable 40 SQ FT by 7.5 SQ FT. We are proposing an additional 4.4 SQ FT, which increases the non-conformity to 11.9 SQ FT. The second ground sign (with CVS and Liberty Bank tenant panels) is allowed by code and is just under the allowable 40 SQ FT at 37.7 SQ FT. However, the existing aggregate ground sign area is 85.2 SQ FT, which exceeds the allowable aggregate area by 5.2 SQ FT. If approved, this variance will make the existing overages for the larger sign and for aggregate ground sign area legal.



1259 East Columbus Avenue - Suite 201

Springfield, Massachusetts 01105

P. 413.363.9793 - F. 413.363.2643

LETTER OF AUTHORIZATION

Project: Liberty Bank
Site Address: 174 Washington Ave, North Haven, CT 06473
Contact: William Maxwell
Director of Planning, Design & Technology
413-363-9793 ext 216
Cadman@thecolvestgroup.com

Re: Liberty Bank Building, Pylon & Site Signage

To whom it may concern:

On behalf of the owner and/or as owner representative for 174 Washington Ave, North Haven, CT,

I, William H Maxwell IV, give **National Sign Corporation and their subcontractors** authorization to apply for permits, secure all necessary municipal approvals (including variances) for the Liberty Bank building, pylon & site signage **only**, at the above-mentioned property. The Landlord, Colvest North Haven LLC, has reviewed and approved the following permit set provided by **National Sign Corp**, dated **3/9/20**.

Date: 4/10/2020

Signed: William H. Maxwell IV

Printed Name & Title: William H Maxwell IV

Director of Planning, Design & Technology

Company Name: The Colvest Group LTD – Colvest North Haven LLC

Address: 1259 East Columbus Ave Suite 201 Springfield, MA 01105

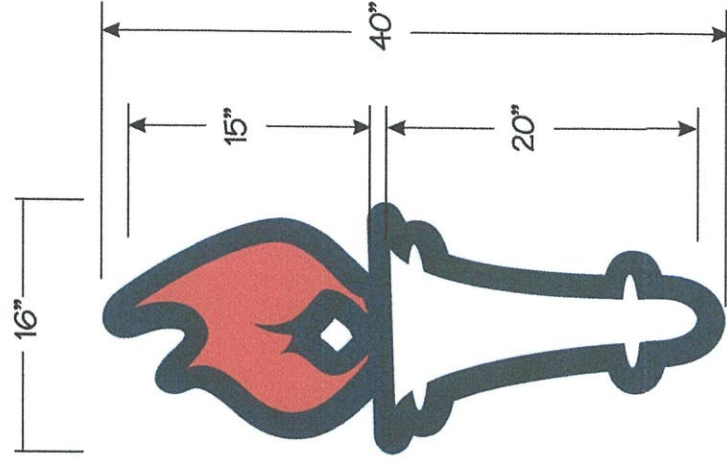
Telephone: 413-363-9793 ext 216

Email: Cadman@thecolvestgroup.com



Install new 3'-4" x 1'-4" (4.4 sq) flame (Total = 51.9 sq)

To Existing sign



COLORS

- RED PMS 200C
- WHITE
- BLUE PMS 282C
- MEDIUM SILVER

POWER REQUIREMENTS:

- > (1) 20 AMP-120 VOLT CIRCUIT

SIGN CALCULATIONS

- > PROPOSED: "cloud" 2.2 sq.ft.

GENERAL NOTES

- > DOUBLE-SIDED BLADE SIGN TORCH
- > (2) 3" DEEP FRONT LIT TORCH CHANNEL
- * 3/16" ACRYLIC FACES
- * 1" TRIMCAP
- * .063" ALUM. RETURNS
- * WHITE LED ILLUMINATION
- > 2" DEEP CLOUD BACKGROUND
- * .125" ALUM. FACES
- * .063" ALUM. RETURNS
- * 2" ALUM. TUBE FRAME
- > WIRING RUN INSIDE ALUM. TUBE FRAME
- > POWER SUPPLY LOCATED IN SIGN CABINET
- > 1/2" ALUMINUM PLATE FOR MOUNTING
- > BLADE SIGN BOLTED TO EXISTING 6" STEEL POLE
- * CENTER IN LIBERTY BANK SIGN AREA



NATIONAL SIGN
CORPORATION
www.nationalsign.com

CONNECTICUT

780 FOUR ROD RD.

BERLIN, CT

PHONE (860) 829-9060

MASSACHUSETTS

21 LARSEN WAY

NORTH ATTLEBORO, MA

PHONE (508) 809-4638

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CLIENT/PROJECT:

LOCATION:

PHOTOFILE NAME:
LIBERTY BANK
NORTH HAVEN CT

DRAWING NO.
63834-06

SCALE:
NTS

DRAWN BY:
PAM

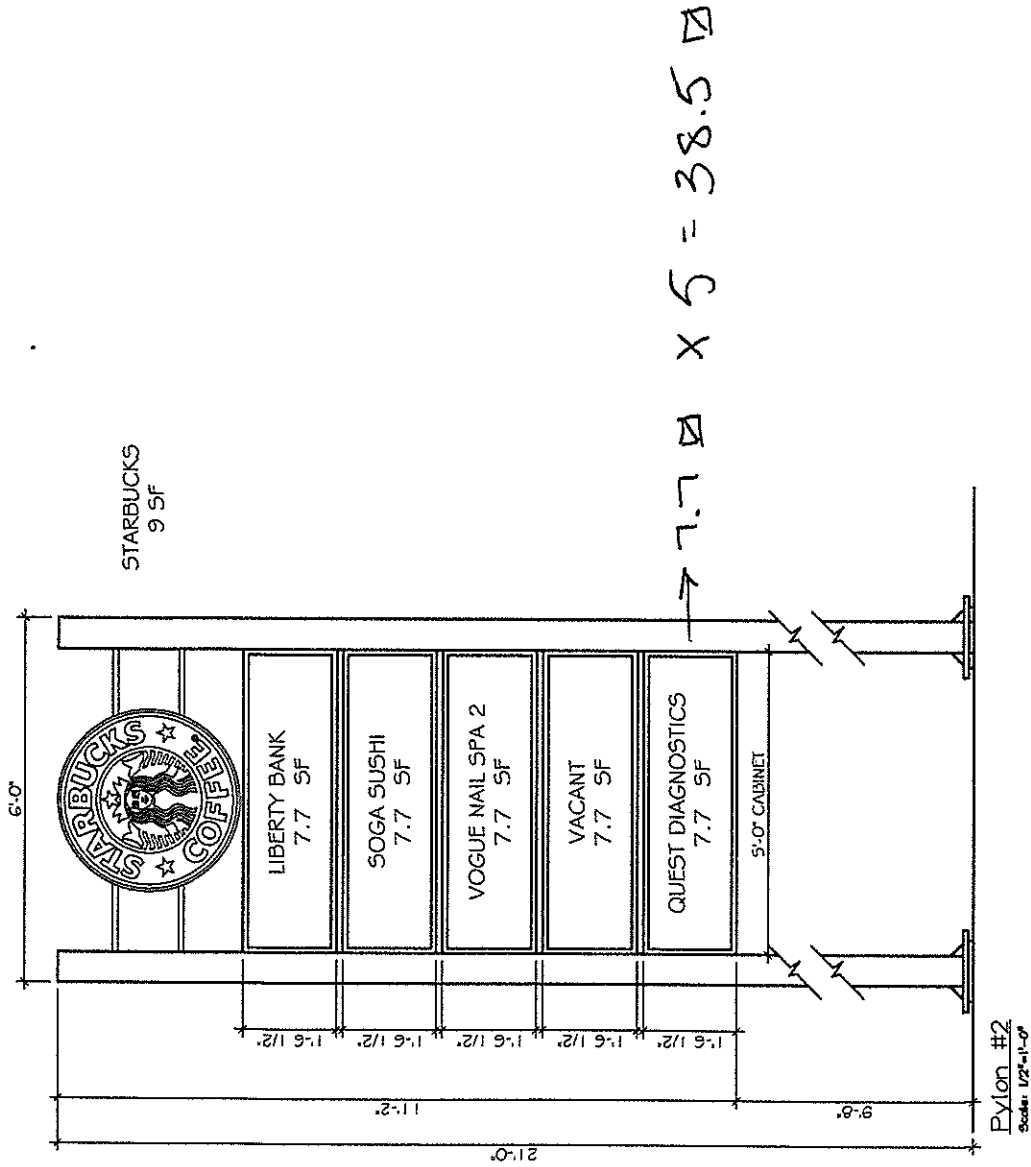
DATE
03/09/20

PROJECT MANAGER:
PAM

REVISIONS



Existing Sign Dimensions



TOTAL = 47.5

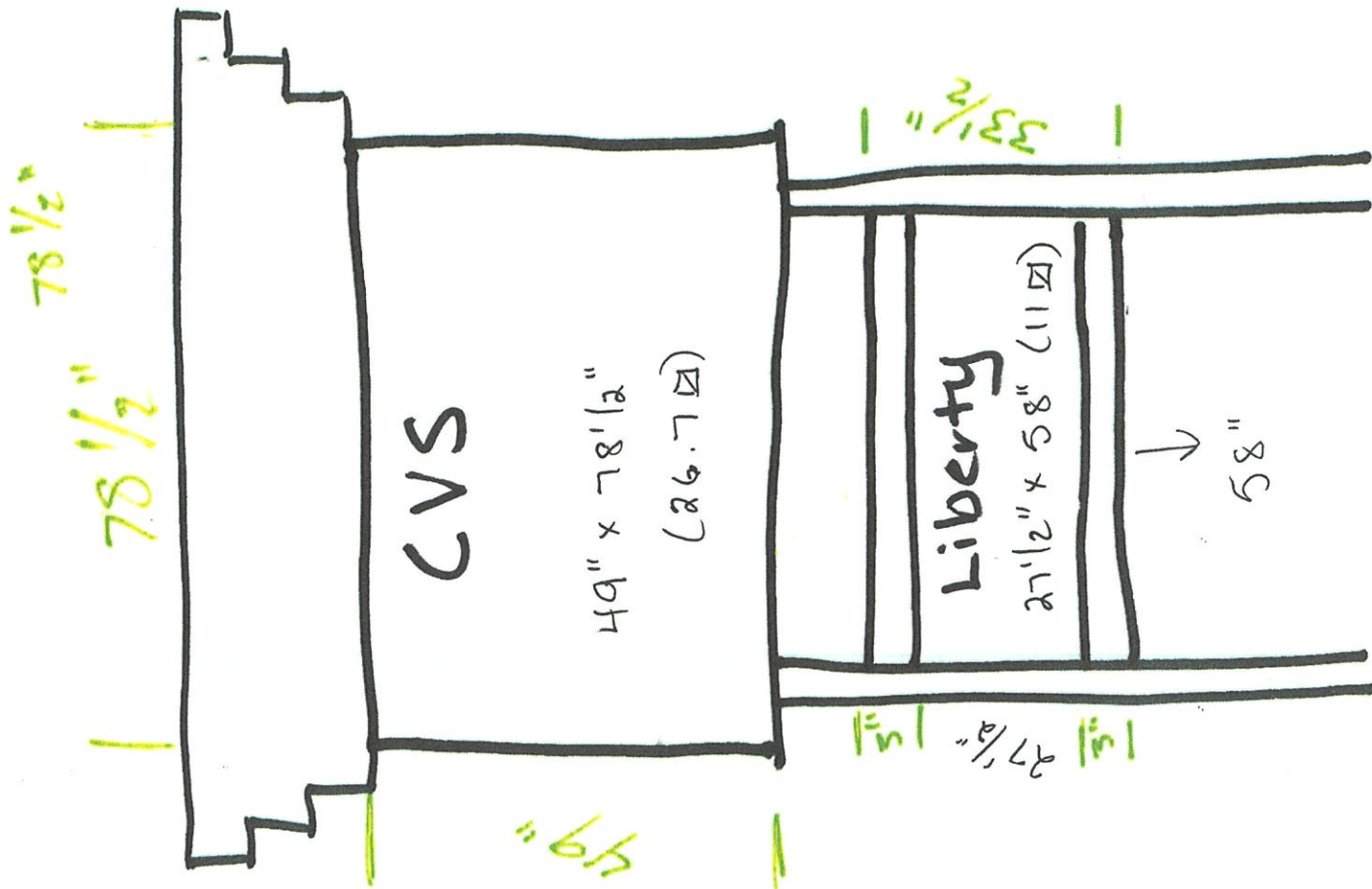
COLVEST GROUP
1259 East Columbus Avenue - Suite 201
Springfield, Massachusetts 01105
P. 413.363.9793 - F. 413.363.2643

WASHINGTON AVE
NORTH HAVEN, CT
PYLON SIGN #2

DATE: 2019-08-27
SCALE: 1/2" = 1'-0"
DRAWING: PS-2
PROJECT NO.:
SHEET NO.:
DESIGNER: RM

1 1/8 chains

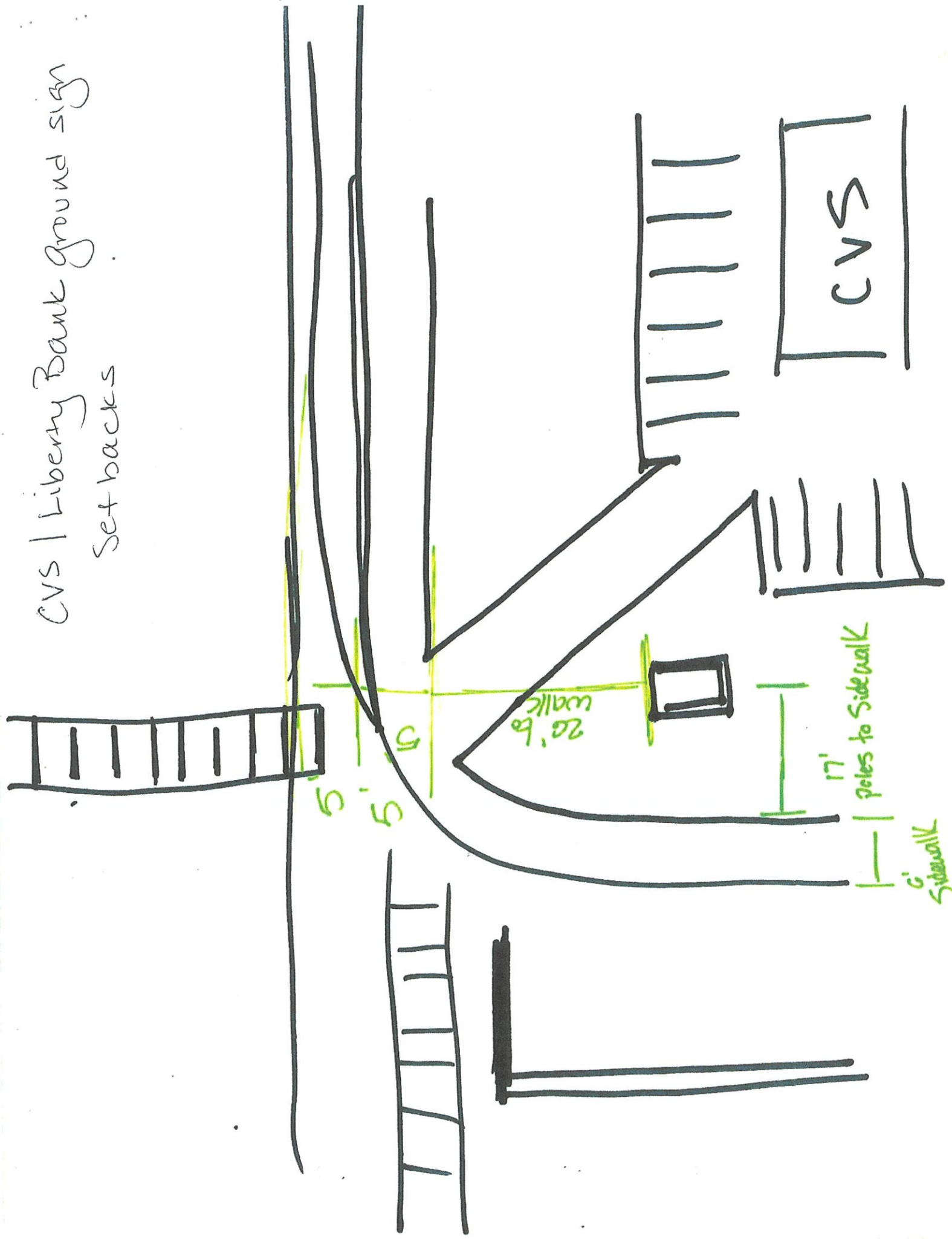
17 1/4 chains



(2) 4" x 4" posts

TOTAL - 37.7m

CVS | Liberty Bank ground sign
Set backs



Travelling South on Washington Ave



Travelling south on Washington Ave



Travelling North on Washington Ave



Travelling North on Washington Ave.

