

10/20/20 Date of Receipt
\$150/00 Fee and Date Paid

#20-17 File Number
Date Decision Put

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

151 Washington Avenue, Map 73 Lot 16 IL30
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER) ZONE PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. x An application for a variance of the zoning regulations
Cite the regulation 8.8.7.2(3) Statement of requested variance See attached.
Cite the regulation _____ Statement of requested variance _____
Statement of the hardship that results in the request for a variance (attach additional page if needed)
See attached.

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)

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.
Give a brief narrative of the Special Permit requested _____

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

Print Applicant's Name, Address & Phone No.
151 Washington Avenue, LLC
351 West Main Street
Middletown, RI 02842

Robert Kempers
Applicant's Signature

RECEIVED

OCT 20 2020

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Print Owner's Name, Address & Phone No.
151 Washington Avenue, LLC
351 West Main Street
Middletown, RI 02842

Robert Kempers
Owner's Signature

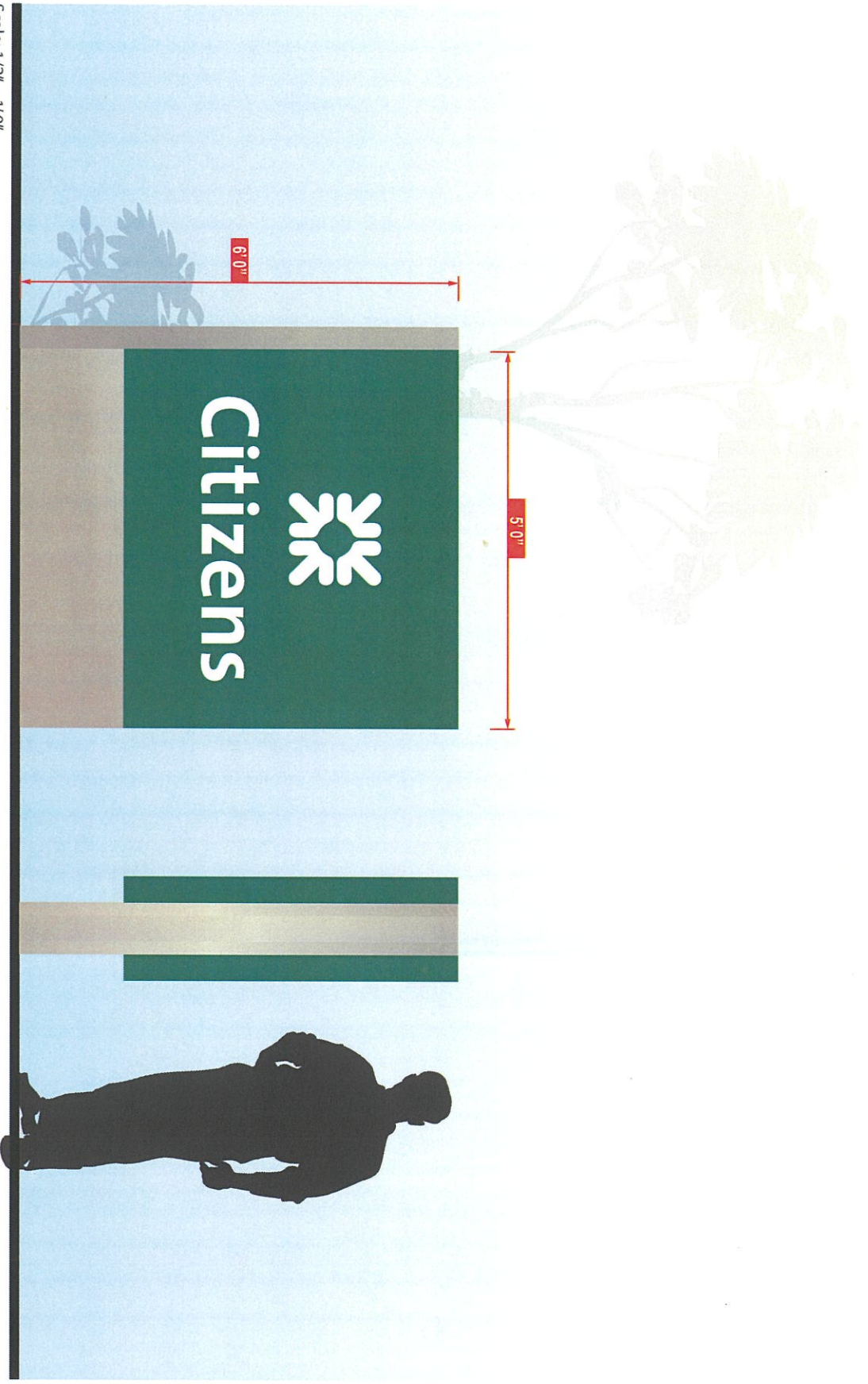
ATTACHMENT TO SIGN VARIANCE APPLICATION

The applicant seeks a variance of Section 8.8.7.2 (3) of the Regulations to locate a free-standing monument sign of 30 s.f. within 11 feet of the front property line where a 17.5 foot set back is required.


The applicant is the owner of property located at 151 Washington Avenue. The applicant is in the process of re-developing the site to relocate its existing Citizens Bank branch in North Haven. The site is located in the IL30 District. The site was formerly used as the "Old Glory" retail center.

The applicant is desirous of locating its branded monument sign in the island located south of the site entrance driveway as shown on the plans submitted. There are certain unique hardships and circumstances that justify this modest request. First of all the island in question contains a tree that prevents moving the sign further back from the street line. Second, the stop bar for vehicles exiting the site is approximately 10 feet from the proposed location of the sign, more than sufficient room for an exiting vehicle to have sufficient sight lines for approaching traffic from the south. Finally, the previously existing plan sign, which this sign replaces, was non-conforming as to its size and setback. See attached photos.

As a result, the requested variance will not have a negative impact upon the site, the neighboring environs and will actually reduce a formerly existing non-conformity. For all of these reasons the applicant respectfully requests that the Board look favorably upon this variance request.



Scale: 1/2" = 1'0"

 <p>PHILADELPHIA SIGN BRINGING THE WORLD'S BRANDS TO LIFE</p>		<p>TITLE: Citizens</p>		<p>DWG BY: ZAS</p>		<p>DATE: 04.24.20</p>		<p>DATE: 05.08.20</p>		<p>REVISION: Revised as Noted..... RAS</p>		<p>BY: RAS</p>		<p>THIS IS AN ORIGINAL, UNPUBLISHED DRAWING CREATED BY P.S.C.O. IT IS SUBMITTED FOR YOUR PERSONAL USE IN CONNECTION WITH A PROJECT BEING PLANNED FOR YOU BY P.S.C.O. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION NOR IS IT TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANY FASHION.</p>	
<p>ADDRESS: 4006408 - North Haven 151 Washington Avenue North Haven, CT 06473</p>		<p>DWG NUM: A34848</p>		<p>SHEET: 2</p>											

