
Date of Receipt

Fee and Date Paid

#21-06

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

560 Universal DR North

(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

ZONE

PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. _____ An application for a variance of the zoning regulations

Cite the regulation

Statement of requested variance

S.1.2

: Request for a 36'-4" front yard variance to permit a 38'-8" front yard setback to accommodate the proposed drive thru structure where a 75'-" front yard setback is standard.

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)

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.

RECEIVED

Print Applicant's Name, Address & Phone No.

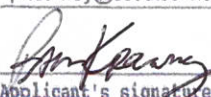
Pam Kearney, As Agent

Scout Services

490 Quail Ridge Dr

Westmont, IL 60559

pkearney@scoutservices.com 302-318-1230


Applicant's signature

MAR 22 2021

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Print Owner's Name, Address & Phone No.

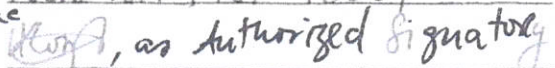
Bombino LLC

c/o Valeria A Kozhich

Holm & O'Hara LLP

3 West 35th Street, 9th Floor

New York, NY 10001

Bombino LLC
By:  as authorized signatory

Owner's Signature

2-25-21 Date of Receipt
\$150/60 Fee and Date Paid

#21-06 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

560 Universal Dr N North Haven, CT 06473 Map 21, Lot 10 IL-80 is the Zoning District
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER) ZONE PREVIOUS VARIANCE(S)/DATE

CATEGORIES: (THIS APPLICATION IS FOR)

I. _____ An application for a variance of the zoning regulations
Cite the regulation Statement of requested variance

Cite the regulation Statement of requested variance
5.1.2 We Are requesting a 37'0" front yard VARIANCE TO permit a 47'0" front yard setback TO accommodate the DTS structure where a 75'0" front yard

Statement of the hardship that results in the request for a variance (attach additional page if needed) Setback is STANDARD.
The shelter was placed there in response to the COVID-19 pandemic with the safety of the team members in mind. Our restaurant remains extremely busy during the pandemic, with the same volume that was served prior to the pandemic through the Drive Thru and in-restaurant service now being served completely through the Drive Thru. By allowing the team members to work outside, it promotes social distancing which is difficult to practice inside the restaurant. It also protects them from the weather.

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.
James Weschler
5200 Buffington Rd. Atlanta GA 30349
407-222-6960

Print Owner's Name, Address & Phone No.
Sarah Guadiana
560 Universal Dr N
North Haven CT 06473

RECEIVED

FEB 25 2021

(203) 234-0300

James Weschler
Applicant's signature

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Sarah Guadiana
Owner's Signature



March 10, 2021

Town of North Haven
Zoning Board of Appeals

Regarding: **Statement of Hardship**
Chick-Fil-A # 3663
560 Universal Drive N.
North Haven, CT 06473

Dear Zoning Board of Appeals,

Chick-Fil-A would like to submit the following documents as they are seeking approval of a front yard setback relief for a 15 square foot Drive Thru Shelter to be placed alongside the existing drive thru lane at their current store located at 560 Universal Drive N. in North Haven, Connecticut. Pertaining to regulation 5.1.2; we would like to request a 36'-4" front yard setback variance to permit a 38'-8" front yard setback to accommodate the proposed drive thru structure, where a 75'-0" front yard setback is standard.

The property is located along Universal Drive and contains a 4,950 square foot building located on the north end of the property with the main parking field in the center and southern part of the lot. A dual lane drive thru lane rotates around the property to allow maximum stacking and provide the safest traffic pattern throughout the property. The majority of this drive thru lane is within this front yard setback as it runs parallel to Universal Drive. Chick-Fil-A is very popular with the public and experiences vehicles stacking up outside the drive lane and into the common drives / intersections affecting surrounding properties. Chick-Fil-A's intent is to reduce that traffic congestion by moving cars thru the property quicker while maintaining safety and taking care of their employees.

Chick-Fil-A has installed similar structures at other locations and seen how it improves traffic issues as well as employee working environment. The 15 square foot drive thru structure will allow team members to serve customers prior to approaching the drive thru window and improve the traffic flow. Drive thru's are becoming a more important part of the restaurant and this structure will be part of that process.

The new structure will be outfitted with recessed L.E.D. lighting installed within a premanufactured painted metal deck. Fans and a heater will be installed to provide relief to the Team Members from weather. The structure will be similar scale and size to the existing canopy over the menu boards.

The installation of the canopies will not cause an adverse effect on the site, will not emit noise or noxious odors, nor add or alter existing drainage water flow patterns. Existing landscaping will not be affected as no trees or shrubs will need to be removed for the canopy installation, pervious and non-pervious areas will not be altered.

James Weschler