

12-15-20 Date of Receipt
Fee and Date Paid

#20-25 File Number
Date Decision Put

\$150/60

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

158 Washington Avenue Map 73 Lot 33
(ADDRESS OF BUILDING AND BLOCK MAP, BLOCK & LOT NUMBER)

CB 20

ZONE

PREVIOUS VARIANCE(S)/DAY

CATEGORIES: (THIS APPLICATION IS FOR)

I. X

An application for a variance of the zoning regulations

Cite the regulation

Statement of requested variance

See attached.

8.8.7.2(3)

Cite the regulation

Statement of requested variance

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

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.

Guilford Savings Bank
One Park Street
Guilford, CT 06437

Rense Pallenberg

Applicant's Signature

RECEIVED

DEC 15 2020

TOWN of NORTH HAVEN
LAND USE AND DEVELOPMENT

Print Owner's Name, Address & Phone No.

158 Washington, LLC
396 Orange Street
New Haven, CT 06511

Owner's Signature

ATTACHMENT TO SIGN VARIANCE APPLICATION

The applicant seeks a variance of Section 8.8.7.2 (3) of the Regulations to replace an existing 36 square foot sign located on an existing pylon with a new 35 square foot sign where 20 square feet is permitted.

The property located at 158 Washington Avenue is in the process of redevelopment for the new Guilford Savings Bank branch in North Haven. The site is located in the CB District. The site was formerly D'Angelo's sub shop.

The applicant seeks permission to change the sign located on the existing pylon (The pylon will remain as-is) based on the following hardships. The existing frame for the sign is nearly 20 years old and is in need of replacement. Additionally, the shape of the existing sign is 3'x12'. The new sign is 5'x7' and is better suited to display the GSB logo as depicted in the attached sign illustrations. The replacement of the signs will reduce the current legally existing non-conformity.

In addition to the hardships occasioned by the age and shape of the sign, our appellate courts have held that the reduction in non-conformities serve as an independent basis for the granting of a variance, most recently in the case of Hescock v. Zoning Board of Appeals of the Town of Stonington, 112 Conn. App. 239 (2009) where the granting of a variance for the construction of a house was upheld where the variance reduced a non-conformity in the set back and flood zone requirements; following in the lineage of Supreme Court decisions in Vine v. North Branford ZBA, 281 Conn 553 (2007); Adolphson v. Fairfield ZBA, 205 Conn. 703 (1988) and the Appellate Court's decision in Stancuna v. Wallingford ZBA, 66 Conn. App. 565 (2001).

The requested variance will not have a negative impact upon the site or the neighboring environs. The proposed sign is in keeping with signs presently existing along Washington Avenue. Additionally, the granting of the variance will actually reduce an existing non-conformity. For all of these reasons the applicant respectfully requests that the Board look favorably upon this variance request.