



Town of Wilton, NH
Application to the Zoning Board of Adjustment
 (Revised January 2011)

RECEIVED

General Information, Page 1 of 3

SEP 12 2011

Property Information

TOWN OF WILTON NH

Describe the lot involved in the application (the lot that you want to build a building on, subdivide, conduct a business or other activity on, etc.). If more than one lot is involved, then describe them all in this space if it is convenient, or attach additional copies of this page.

Tax Map and Lot Number #110 Lot Size 1/4 acre

Street Address 10 PUTNAM STREET

Zoning District (check one):

- Residential General Residence and Agricultural
- Commercial Industrial Office Park

Relevant Overlay Districts (check any that apply):

- Research and Office Park Floodplain Conservation Watershed
- Wetlands Conservation Aquifer Protection Elderly Housing

Owner

If the application involves multiple lots with different owners, attach additional copies of this page.

Name JARCO BROWN

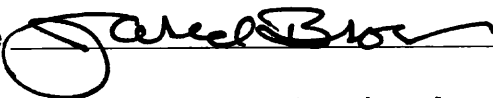
Mailing address BOX 73

Mailing address _____

Town, State, ZIP WILTON NH 03086

This application must be signed by the owners of all lots involved in the application.

I approve the submission of this application. If an applicant or representative is named on the next page, the person named there has my permission to represent me before the Wilton Zoning Board.

Signature  Date 9/8/11

(continued on the next page)

clerk use only	
Date and time received: <u>9/12/11</u> <u>12:05</u>	
Received by: <u>D. Miller</u>	Amount paid: <u>145</u>
Case #: _____	<input checked="" type="checkbox"/> Abutter list and labels included



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Applicant

The applicant is the person who actually wants to build the building, conduct the business, etc. This is usually the same as the property owner, but might be a tenant, someone who plans to purchase the property, etc. If the applicant is the same as the owner, just check "Same as owner" and leave the rest of this section blank.

Same as owner

Name _____

Mailing address _____

Mailing address _____

Town, State, ZIP _____

Signature of Applicant or Owner

I certify that to the best of my knowledge and belief, all information provided in this application is accurate.

Signature *Jared Brown* _____ Date 2/8/11 _____

Representative

Fill out this section if the application is being submitted by a realtor, surveyor, engineer, attorney, etc., on behalf of the actual owner or applicant.

Name _____

Mailing address _____

Mailing address _____

Town, State, ZIP _____

I authorize the above-named representative to submit this application and to speak before the Zoning Board on my behalf.

Signature of applicant or owner

Signature _____ Date _____

(continued on the next page)



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Contact Information

How can we get in touch with the applicant or the applicant's representative, if there are questions about or problems with the application? Provide at least one of the following. If you provide more than one, please check your preferred form of contact.

This information is for: the applicant the representative.

Daytime phone 801 8394 Evening phone 801 8394

Work E-mail _____ Personal e-mail jadcanoe@hotmail.com

Proposed Use

Explain what you want to do with the property. (Do you want to build a building, subdivide a lot, have a business, ...).

Explain why you need the Zoning Board to let you do it. (The building will be too close to the lot line; the Planning Board wouldn't approve your subdivision; your lot is in a zoning district where businesses aren't allowed; ...).

Be specific. Identify the section or sections of the Zoning Ordinance that apply. If lot sizes or configurations or building placements are relevant, provide a scale drawing or plan showing all relevant information, such as lot lines, setbacks, present and proposed structures on your lot and neighboring lots, etc.

Description of proposed use and need for ZBA approval (use this page; attach additional pages as necessary):

Relocation of steel from the south (front/left) side of my lot to the north (back right corner) of the lot.

Proposed Use - woodwalking

ZBA Approval - Required permission to relocate steel within the 15' setback requirements.

Photo Attached shows steel relocation.



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Application for a Variance, Page 1 of 2

When, because of the specific characteristics of your property, the Zoning Ordinance unreasonably restricts your use of your property without a corresponding public benefit, the Zoning Board may grant a Variance, which modifies or sets aside particular requirements of the Ordinance.

The specific section of the Zoning Ordinance to be varied: _____

The requirement in that section that you want to change, and how you want it changed:

This section requires a 15 foot setback - our steel relocation would cut into 8 feet of that to our closest neighbors and sit approximately 6" from a 3 acre property owned by Habitat for Humanity.

To grant a variance, the Zoning Board must decide that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true. (Use additional sheets of paper if necessary.)

1. Granting the variance would not be contrary to the public interest: Our immediate neighbors have approved this location and are unconcerned about smoke from steel's wood stove - Their letter is included in this packet

2. Granting the variance would be consistent with the spirit of the Ordinance: The steel location would make steel nearly invisible to neighbors because of tall bushes along property line and would allow us to locate in a reasonable location given our small lot size

3. Granting the variance would do substantial justice: Without the variance I would be forced to remove the steel or locate it in the center of our small back yard which we would not do

4. The proposed use will not diminish surrounding property values: The steel as mentioned is nearly invisible to our immediate neighbors due to the size of large bushes which are located along that section of the property line

(continued on the next page)



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5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship. Complete just one of sections 5(a), 5(b), or 5(c):

5(a) i. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property:

ii. The proposed use is a reasonable one:

The steel is used primarily as a woodwalking space (PHOTOS INCLUDED)

iii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(b) i. The property cannot be reasonably used in strict conformance with the ordinance:

Without the variance we would be required to locate steel in the middle of our small back yard

ii. The hardship is a consequence of special conditions of the property that distinguish it from other properties in the area:

5(c) **Hardship resulting from a physical disability.**

i. The variance is necessary to make reasonable accommodations to allow a person with a recognized physical disability to reside in or regularly use the premises:

ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

The variance will impose no hardship upon our neighbors as it is nearly invisible due to tall bushes running along that part of the property line and it would greatly convenience us in regard to location given the limited size of our lot.

To: Neil Faimen and the Board of selectman
From: Jared Brown 10 Putnam St. Wilton, NH 03086
Regarding: Applications for Permit to Build and Variance regarding shed relocation
Date: 9/8/11

Please find enclosed:

1. Three Applications: Permit to Build, Variance regarding shed relocation, and General Information
2. Statement from neighbors along whose property line the shed would run length wise
3. The names, mailing addresses, and lot numbers of abutters
4. The names and addresses of abutters on mailing labels (1.5 x 3.25 or smaller)
5. Payment for application (\$100) and each abutter (\$6) **Total: \$148.00**
6. One photograph showing shed relocation
7. Three photographs showing exterior and interior of shed in its present location

cc. John Shepardson, Building Inspector


Helen Dalbeck
Alexis Pittman
12 Putnam Street
Wilton, NH 03086

September 11, 2011

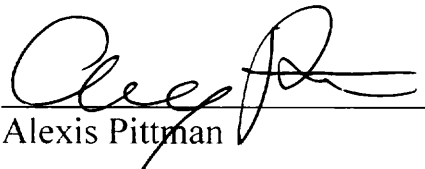
To Whom It May Concern,

Jared Brown of #10 Putnam Street has our permission to place his shed, with it's wood stove, within the setbacks of his property line adjacent to our property at #12 Putnam Street. Jared and Jody Brown have always been good and respectful neighbors. The wood smoke has never been an issue for us in the past and we are not concerned about it being an issue in the future.

Sincerely,

 9/11/2011

Helen Dalbeck

 9/11/2011

Alexis Pittman