



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

General Information, Page 1 of 3

**RECEIVED**

JUL 28 2015

**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 E13 Lot Size 2.5 AC

Street Address 16 Russell Hill Road.

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 Christine Tedder.

Mailing address 16 Russell Hill Rd.

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

Christine Tedder

Date

7-27-2015

(continued on the next page)

**clerk use only**

Date and time received:

7/28/15

1:30pm

Received by:

D.M.

Amount paid:

\$124-

Case #:

☒ 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 Christine Tedder and Paul Tedder.

Mailing address 16 Russell Hill Rd.

Mailing address \_\_\_\_\_

Town, State, ZIP Wilton NH 03086

**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 Christine Tedder Date 7/27/2015

**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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**General Information, Page 3 of 3**

**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 [redacted] ☐ Evening phone [redacted]

☐ Work E-mail [redacted] ☐ Personal e-mail [redacted]

**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):

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**Town of Wilton, NH**  
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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: See attached 2 pages

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

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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: \_\_\_\_\_

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2. Granting the variance would be consistent with the spirit of the Ordinance: \_\_\_\_\_

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3. Granting the variance would do substantial justice: \_\_\_\_\_

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4. The proposed use will not diminish surrounding property values: \_\_\_\_\_

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**Application for a Variance, Page 2 of 2**

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:

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ii. The proposed use is a reasonable one:

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

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

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

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**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:

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

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**#1 the specific section of the zoning ordinance to be varied:**

Section 17. Non-conforming uses and buildings

**#2 the requirement in that section that you want to change and how you want to change it.**

17.1e which states a non-conforming building or structure may not be extended or enlarged.

Existing 40' 6" x 20' 11" storage barn is grandfathered; however we would like to replace the barn with a new one having a 40 x 28 footprint. We would in no way make the barn closer to the raceway; however we would need a variance to bring the barn 9 feet further into the driveway, actually moving it 2' further away from the raceway, and to make the height of the walls 12 feet.

**Satisfying the Five conditions**

#1 – Currently the existing storage barn is grandfathered. In its current condition, it is an eye sore, the wood is starting to rot, and the roof is leaking. We have put a tarp on the roof to prevent hay from spoiling, however it's not attractive. Replacing the barn is needed and increasing the square footage will allow us to store more hay. While referred to as a 'pole barn', the existing structure was moved to this location 30-40 years ago and portions of it rest on blocks with no supporting pole. The proposed replacement design utilizes modern engineering and materials for a safer and sounder building. In the unlikely event of a fire, the new metal building would provide better containment, rather than become a part of the blaze and helping to ignite the surrounding trees and forests.

#2 – The actual lot line is ½ way across Blood Brook. The back of the storage barn is approximately 11' feet from the edge of the raceway. Since we are not looking to bring the storage barn closer to the raceway, we would like to enlarge the storage barn by bring the front wall of the barn into our existing driveway by 9 feet. I believe that would be consistent with the spirit of the ordinance since we are not moving the barn closer to the raceway.

#3 – Considering the barn is currently grandfathered, we could build a one story barn in the same footprint, 40' 6" x 20' 11", however, constructing a building that fully meets our needs and the needs of the property is more suitable. If in the event we decide to sell in the future, a horse property not being able to store adequate hay for two horses on site would be a detriment to a future buyer.

#4 – the proposed use would increase the property value. The old barn does not have electricity in it, it's extremely old and in poor shape. It is currently a pole barn. The new barn will be made of metal, be free spanning and will have a design and color fitting with the neighborhood. We plan on installing electricity by installing a line in with its own meter which will provide safety and security for us and visitors in an otherwise unlit portion of our driveway. It will still be a one story barn, however it will be able to store more hay. In addition to hay, it will store grain, saddles and other horse related items, a tractor, various tools, and a work area. Due to it being a free span barn, we have the ability to store much more hay. Due to the age and condition of the existing barn, it is an eye sore. A new metal building would maintain its appearance, while the increased size would provide needed space to securely store tools and equipment indoors & out of view.

#5a1

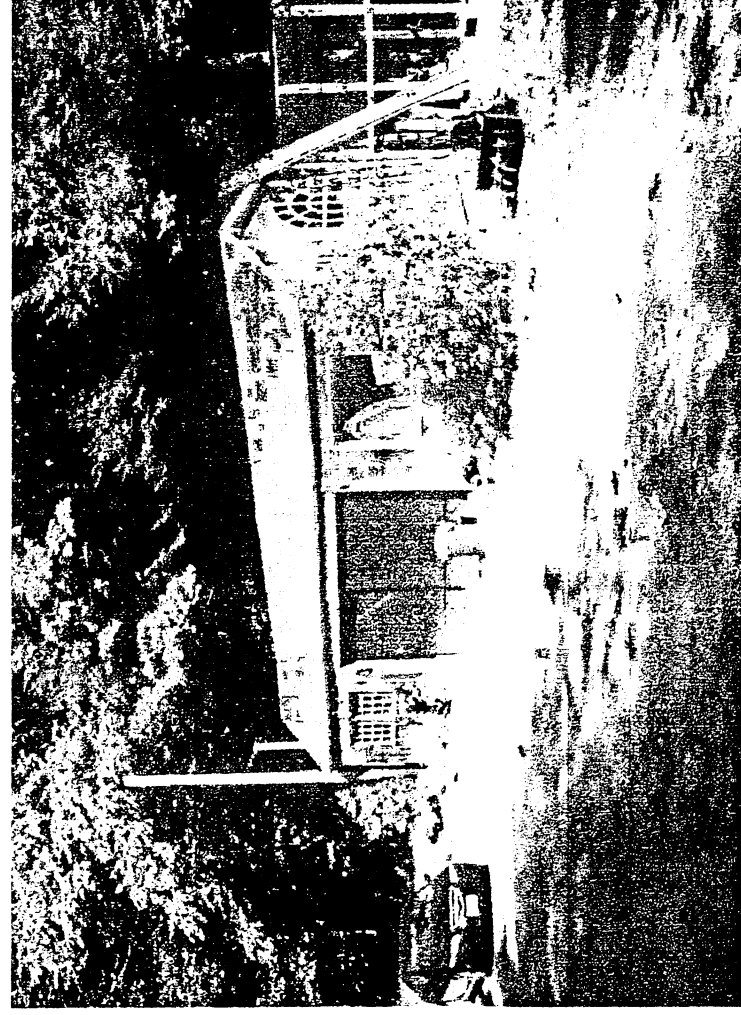
We do not plan on building the new storage barn closer to the raceway and/or Blood brook. The additional 7' 1" would be on the front, into the driveway. The new storage barn would not impede the use of the driveway. We would still be able to have various businesses come to the home i.e.: propane delivery, septic truck use, wood & hay deliveries etc.

5a2 – yes, the proposed use is reasonable not only for ourselves, but for any potential buyer in the future should we decide to sell the property. The use of the storage barn will remain the same as it is today, storage for tools, equipment and horse related supplies.

5a3 – If we are not able to enlarge the barn, the consequence would be to have to rent a location to store hay and the cost for rent along with liability insurance would be a hardship. Alternately, we would have to consider constructing other inexpensive storage, thereby negating the positive aspects of a single unit as previously stated.

5B - due to the lot layout, erecting a new storage barn in any other location would be prohibitive. We would not be able to adequately allow for access to the propane tank and septic tanks.

5b2- If we were to erect the storage barn in the area towards the back of the property it would be a hardship. It would impact the pasture area that we use to graze the horses. In addition, we would need to provide access to the storage shed from the alternate section of Russell Hill Road (new section) and that would not be cost effective.





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**Run-in**

**Proposed**

## Racism

85'  
from  
Rd

|     | <del>from</del> | <del>rd</del> | EXISTING | DONE |
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