



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

**General Information, Page 1 of 3**

**RECEIVED**  
 DEC 27 2016  
 TOWN OF WILTON NH

**Property Information**

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 F-168 Lot Size 1.988 Acres

Street Address 598 Gibbons Highway

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 Penelope J. Sanders

Mailing address 705 Antalya Court

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

Town, State, ZIP Punta Gorda, FL 33950

**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 *P Sanders* Date 12-22-16

**(continued on the next page)**

<b>clerk use only</b>	
Date and time received: <u>12/27/16 11:00</u>	
Received by: <u><i>D Miller</i></u>	Amount paid: <u><i>see attached</i></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 *Rod Sanders* Date 12/22/16

**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 Monadnock Survey, Inc.

Mailing address P.O. Box 607

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

Town, State, ZIP Wilton, NH 03086

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 *Rod Sanders* Date 12/22/16  
*P Sanders* (continued on the next page) 12/22/16



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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 (603) 654-2345  Evening phone \_\_\_\_\_

Work E-mail rob.monadnock@tds.net  Personal e-mail \_\_\_\_\_

**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):

The applicants wish to merge their properties and expand the existing self-storage facility on lot F-167. The existing house on lot F-168 would become a manager's office & residence. This would not be allowed under current zoning because it would involve an expansion of a grandfathered non-conforming use (residence in the industrial district) and a change of use for grandfathered structures that do not conform to the building setbacks.



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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: 17.1.b - non conforming buildings, structures & uses

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

I. Non-conforming uses shall not be changed to another non-conforming use or expanded. The applicants seek to continue using the residence on lot F-168 as a residence, and also as an office, see section 8.5 Prohibited Uses. II. The existing house is bisected by the 100' building setback, as described in section 8.2.4.

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: \_\_\_\_\_

Granting the variance would not have a negative impact on the public. All other setbacks and the existing landscape buffer along Route 101 will be maintained. No expansion of the house is proposed.

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

No new construction would violate the ordinance. The existing non-conforming use would not physically expand. The house will still be used as a residence but will convert part of it into an office.

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

The applicants would be able to make better use of their property and expand a use that fits better with the industrial district.

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

The proposed use will enhance local property values by increasing the number of storage units. The house will continue to be a residence and won't have any outward visible change except a new front door into the office area. It will have an increased use and therefore increased value.

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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:

The purpose of the industrial district is to "provide employment opportunities and broaden the tax base". The proposal will increase the value of the property and thus increase the tax base.

ii. The proposed use is a reasonable one:

There are residences across the street and on adjacent industrial lots. The use is in character with the neighborhood. The proposal shrinks the residential use by taking some space for the office.

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

The house was built in 1964, prior to the adoption of zoning.

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

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_