



Town of Wilton, NH Application to the Zoning Board of Adjustment General Information, Page 1 of 3

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 L-28 Lot Size 1.96Ac.

Street Address 235 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

PARTIALLY



Owner

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

Name MATTHEW R. HARWOOD

Mailing address 235 GIBBONS Highway

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 Matthew Harwood Date 8-15-06

(continued on the next page)

clerk use only

Date and time received: 8/29/06 3:55 pm

Received by: P. Atwood Amount paid: \$ 111.00

Case #: _____ Abutter list and labels included



Town of Wilton, NH
Application to the Zoning Board of Adjustment
General Information, Page 2 of 3

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 MATTHEW R. HARWOOD

Mailing address 235 GIBBONS Highway

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 Matthew Harwood Date 8-15-06

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 MONAONOCK SURVEY, INC

Mailing address DAWN B. TUOMALA, US

Mailing address PO Box 607

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 Matthew Harwood Date 8-15-06

(continued on the next page)



Town of Wilton, NH

Application to the Zoning Board of Adjustment

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 654-2345 Evening phone _____

Work E-mail DAWN.MONADNOCK Personal e-mail _____
@TDS.NET

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):



Town of Wilton, NH
Application to the Zoning Board of Adjustment
Application for a Variance, Page 1 of 3

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: S. 2.1 - AREA
S. 2.2 - FRONTAGE

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

Subdivide THE PROPERTY INTO 2 RESIDENTIAL LOTS.
LOT 1 - 111' FRONTAGE 1 ACRE (w/EXISTING HOUSE)
→ LOT 2 - 75' FRONTAGE 0.96 ± ACRES (TOTAL)

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. The proposed use will not diminish surrounding property values: ALLOW FOR THE
ADDITIONAL HOUSE TO BE BUILT IN THE BACK
FURTHER FROM PUBLIC VIEW.

2. Granting the variance would not be contrary to the public interest: _____
- MULTI-FAMILY UNITS ARE PRESENTLY ALLOWED IN
THE ZONE. NOT INCREASING THE ALLOWED DENSITY

3. "Hardship" is the unique situation of your property which justifies the variance. Complete just one of the following three hardship sections:

- a. If the variance involves a relaxation of dimensional requirements, made necessary by the physical characteristics of the lot, to enable a use which would otherwise be permitted on the property, then complete section 3(a), "Hardship for an Area Variance." (If you are submitting an application for an area variance, you should also read Sections 17.2 and 17.3 of the Zoning Ordinance.)
- b. If the variance involves a use which is not permitted on the lot, then complete section 3(b), "Hardship for a Use Variance."
- c. If 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, then complete section 3(c), "Hardship resulting from a physical disability."

(continued on the next page)



Town of Wilton, NH
Application to the Zoning Board of Adjustment
Application for a Variance, Page 2 of 3

3(a). Hardship for an Area Variance.

i. The variance is necessary to enable the proposed use of the property given the special conditions of the property:

DUE TO ^{THE} EXISTING SHAPE AND WIDTH OF THE LOT.

ii. The benefit sought by the applicant cannot be achieved by some other method reasonably feasible for the applicant to pursue, other than an area variance:

ALLOW FOR CONSTRUCTION AWAY FROM THE EXISTING HOUSE.

3(b). Hardship for a Use Variance.

i. The zoning restriction as applied interferes with the applicant's reasonable use of the property, considering the unique setting of the property in its environment:

—

ii. No fair and substantial relationship exists between the general purposes of the zoning ordinance and the specific restriction on the property:

—

iii. The variance would not injure the public or private rights of others:

—

3(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:

—

(continued on the next page)



Town of Wilton, NH
Application to the Zoning Board of Adjustment
Application for a Variance, Page 3 of 3

4. Granting the variance would do substantial justice: Allow for the
Subdivision of the lot for private sale
utilize an existing curb cut thus not increasing
the number of entrances onto NH RTE 101.
5. Granting the variance would be consistent with the spirit of the Ordinance: _____
under 5.3.7 Multi-Family b. 3 dwelling units
are presently allowed.
-