



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

**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 110 Lot Size 0.2 acres  
 Street Address 10 Putnam Street W. Wilton NH 03086

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

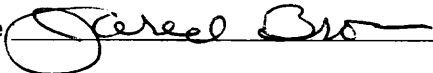
**Owner**

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

Name \_\_\_\_\_  
 Mailing address \_\_\_\_\_  
 Mailing address \_\_\_\_\_  
 Town, State, ZIP \_\_\_\_\_

**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 4/18/11

(continued on the next page)

<b>clerk use only</b>	
Date and time received: <u>4/28/11 1:30pm</u>	
Received by: <u>D. Mella</u>	Amount paid: <u>140</u>
Case #: _____	<input checked="" type="checkbox"/> Abutter list and labels included



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

**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         *Jared Brown*        

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         4/18/11        

**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)



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

**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 603 801 8394  Evening phone 603 801 8394

Work E-mail jadcanoe@hotmail.com  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):

See Attached

---

---

---

## **Proposed Use of Shed Addition**

**4/18/2011**

**Jared Brown  
10 Putnam St.  
Wilton, NH**

We have an existing saltbox style shed which runs 18 ft. long by 9 ft. wide and 10 ft. tall at the peak along our property line. This shed is used as storage; chiefly winter cordwood, garden tools, a canoe, and bicycles. An existing privacy wall extends from this shed along the length of the property line. It was built in 1995 after having received a permit and zoning exemption to build on the property line.

The proposed shed would serve as an addition to the existing shed and share an end wall with the existing shed. Its dimensions would be smaller overall but in the same saltbox design; 14 ft. long by 9 ft. wide and 9 ft. tall at peak. The addition will be shorter both in length and height. Reducing the height and length of the addition was a decision arrived at in consideration of the architectural aesthetics of the extended structure. It reduces the boxiness that would otherwise result and provides an attractive and colonial quaintness to the overall appearance.

The privacy wall would continue from the corner of this new shed along our property line as before. It should be noted that the back wall of the new shed which would replace that section of the existing privacy wall, is only 2 ft. taller than the actual fence. The gently sloping roofline raises that an additional foot. In addition, the new shed would be sheathed in the same rough 1x12 pine which is the same lumber and dimension used in the privacy fence and existing shed.

The purpose of the new shed is to serve as a wood working area with a workbench, tools, and a woodstove (meeting certified chimney requirements), to provide heat. I am a wood worker and build Adirondack chairs among various other projects. Three of the Adirondack chairs have been freely given to neighbors on our street. Without the addition, woodworking is confined to the house basement area which is cramped and lacking proper ventilation for wood working purposes.

We feel in addition to the stated purpose of the new shed addition, that the attractiveness of entire resulting structure will be increased, will visually enhance the area and positively effect property values. Finally it should be noted that, due to regular backyard flooding, the only other location for the shed addition would be the middle of a small confined backyard area which would look awkward.



Town of Wilton, NH  
Application to the Zoning Board of Adjustment  
(Revised January 2010)

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: 5.2.3

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

Requirement: That buildings be constructed set back from property line  
Change: We would like to add an addition to an existing  
shed located on our property line (addition to continue along  
property line)

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: The proposed shed addition would not adversely affect public interest except in its potential to enhance property values.
2. Granting the variance would be consistent with the spirit of the Ordinance: We feel the spirit of the ordinance is consistent with the rationale provided in seeking an exception.
3. Granting the variance would do substantial justice: The shed addition would allow the owner, a wood worker, an area for woodworking. Otherwise wood working is confined to a small and cramped basement area inadequately ventilated for woodworking.
4. The proposed use will not diminish surrounding property values: The shed addition is designed to enhance the visual appearance of the existing shed and result in increasing property value; ours and the surrounding properties.

(continued on the next page)



**Town of Wilton, NH**  
**Application to the Zoning Board of Adjustment**  
 (Revised January 2010)

**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:

*Building an addition to the existing shed replaces a section of existing privacy fence - the shed, constructed only a few feet higher than the fence and with same lumber enhances privacy with minimal change.*

ii. The proposed use is a reasonable one:

*The proposed use of the shed addition is as a woodworking workshop which seems reasonable.*

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

*An old town stone culvert is no longer officially used/recognized by the town. It none the less periodically floods our backyard limiting the shed location to the desired location.*

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:

---



---

To Whom It May Concern,  
April 19,2011

It has come to our attention that the Browns did not obtain a permit for the small shed they built years ago attached to an existing larger shed and consequently have been asked to remove the shed. We the undersigned would consider it a shame for the Browns to lose or be forced to move their shed. It is a small and attractive addition to the previously existing shed. I've personally heard many people comment on its beauty. You'd have to see it to really appreciate it.

Constructed as a saltbox in design and built with 1 in. by 12 ft. rough lumber, this old style shed is really something to look at. Jared has customized it throughout with carved wooden handles on the door, an old 12 pane window which hinges outward toward a small garden, a solid hand built workbench with a wall full of tools, and hand built Adirondack chairs either side of the wood stove. In addition, corn husks (from his garden) hanging on the walls, various hand carved items, and deer antlers complete the charm of an old colonial style cabin within. Outside the shed features a small deck, a hand built wooden gutter, unique stone work and additional Adirondack chairs on the deck. The shed is a work of art! It clearly increases Jared and Jody's property value and ours by association.

Finally, my wife Laura and I would like to say that the Brown's are the best of neighbors. They have lived on Putnam Street for 28 years and raised their children here. We are invited each year to a neighborhood Christmas party at their home and for the past few summers Jared and I have organized a block party on our street. Also, it should be mentioned that we and others on this street have been the recipients of *free* Adirondack chairs built in Jared's shed. ***In summary, we the undersigned ask that, based on the merits of the shed in question and on the proven good character of the Browns, they be allowed to keep the shed at its present location and be forgiven their oversight regarding the protocol that should have been followed in its construction.***

Thank you.  
Bob Gill

Signature

Mailing Address

Bob Gill + Laura Gill P.O. Box 233 03086

Jessica Lund + Peter Lund PO BOX 1292 03086

Dee Ann & Helen Dalbeck PO Box 1097 03086

Christine L. Benson PO Box 574 03086

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