



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 L-003 Lot Size 0.6

Street Address 60 Burns Hill rd.

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 Boni A. Conlon

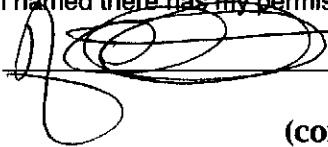
Mailing address 60 Burns Hill rd.

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  Date 4/15/14

(continued on the next page)

RECEIVED

APR 22 2014

TOWN OF WILTON NH

JKF 1569

| | |
|-------------------------------|---|
| clerk use only | |
| Date and time received: _____ | |
| Received by: _____ | Amount paid: _____ |
| Case #: _____ | <input 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  _____ Date 4/15/14

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 Ken Cadrain _____

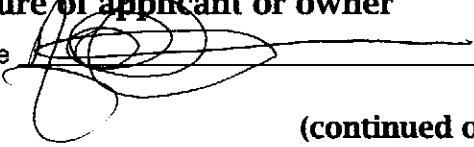
Mailing address PO box 425 _____

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  _____ Date 4/15/14

(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 603-204-7740 Evening phone _____

Work E-mail _____ Personal e-mail ConlonRoni@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):

I would like to be allowed to build a single story one (oversized) car garage on my property in order to maintain esthetics of my property. I would need approval from the zoning board, in regards to ordinance 5.2.3 (setbacks). It is a 35ft. setback and I am asking for a 20ft. setback. Only one corner of the garage would be at the setback (see attachment) as it (the garage) is going to be kitty corner.



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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: section 5.2.3

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

The front setback requirement is 35ft. I am asking the board to allow me a setback of 20ft.

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: There are numerous buildings already in existence on my street that do not comply with ord. 5.2.3, so by granting this variance the public interest would not be harmed.

2. Granting the variance would be consistent with the spirit of the Ordinance: If you (zoning board) allow this variance the spirit of the ordinance would be maintained because there is still sufficient amount of room to maintain roads, sewers, snow removal and any public interests.

3. Granting the variance would do substantial justice: It would maintain the the esthetics of my property which in turn would help maintain value.

4. The proposed use will not diminish surrounding property values: The conformity and overall look would not change by allowing this variance.

(continued on the next page)



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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:

ii. The proposed use is a reasonable one:

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:

see attachment

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

below grade yard, propane tank placement

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:

5.B

The property cannot be reasonably used if strict conformance of ordinance 5.2.3 is maintained because of house placement on the property. Half of my frontage is below road level which constricts placement options of the garage. If not allowed to move garage forward the esthetics of the property will be compromised. There is also the issue of the propane tank. It is buried on the side of the house that the proposed use is going to be, if not allowed moving setbacks forward under ordinance 17.3 propane tanks would have to be relocated.



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Application for a Special Exception

A Special Exception is a use which is permitted by the Zoning Ordinance, but requires approval from the Zoning Board. Most special exceptions have a list of requirements; the Zoning Board can only approve the special exception if it finds that all the requirements are satisfied.

Note that in addition to the specific requirements that may be listed for a particular special exception, all special exceptions are subject to the general requirements in Section 4.4 of the Zoning Ordinance.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? 17.3

Explain why your proposed use satisfies the requirements of the Zoning Ordinance: _____

The proposed use satisfies the requirements
below which is part of 17.3

- a. The existing structure was built in 1946.
- b. The lot line setback is question is the front line.
- c. The proposed structure placement is in within the existing development of the neighborhood.
- d. The specific distance of proposed structure to the street is shown on picture that is attached.
- e. The structure is 20x22.