



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

RECEIVED

General Information, Page 1 of 3

OCT 21 2014

TOWN OF WILTON NH

*mg5
12:30pm*

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 _____ Lot Size 3.51 ACRES

Street Address 10 SAMANTHA'S WAY, 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 STEVEN AND SHAN CLARK ~~ROCKAWAY~~ REVOCABLE TRUST

Mailing address 10 SAMANTHA'S WAY

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 Steven J. Clark, trustee Date 10/21/14

(continued on the next page)

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 STEVEN J. CLARK

Mailing address 10 SAMANTHA'S WAY

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 Steven J. Clark Date 10/21/14

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 JOHN CLARK

Mailing address 10 SAMANTHA'S WAY

Mailing address WILTON

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 Steven J. Clark Date 10/21/14

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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 [redacted] Evening phone [redacted] (ANY TIME)

Work E-mail _____ 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):

OWNER WOULD LIKE TO ADD SECOND DWELLING UNIT TO THEIR
PROPERTY. ZONING REQUIRES 2 ACRES PER DWELLING UNIT AND
PROPERTY IS 3.5 ACRES. OWNER WOULD LIKE A VARIANCE ON THE
ACRAGE NEEDED.



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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: 6.2.1: LOT REQUIREMENTS: AREA

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

THE ORDINANCE REQUIRES 2 ACRES PER DWELLING UNIT. THE OWNER REQUESTS THEY BE PERMITTED TO BUILD A MAXIMUM OF TWO DWELLING UNITS ON THE PROPERTY'S 3.54 ACRES.

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 EXISTING HOUSE WILL BE BUILT OUT TO CONVERT THE BASEMENT INTO A SECOND DWELLING UNIT IN THE SAME STYLE AS THE EXISTING HOUSE. IT WILL NOT OBSTRUCT ANY NEIGHBORS SCENIC VIEWS.

2. Granting the variance would be consistent with the spirit of the Ordinance: THE INTENT OF THE ORDINANCE IS TO RESTRICT THE URBANIZATION OF THE ZONE. THE ADDITION OF THE SECOND DWELLING UNIT WILL NOT IMPACT THE LOOK AND FEEL OF THE PROPERTY.

3. Granting the variance would do substantial justice: THE OWNER IS UNABLE TO BUILD A SECOND DWELLING UNIT ON THEIR PROPERTY DUE TO ORDINANCE 6.2.1 AND IS RESTRICTED FROM USING THE PROPERTY AS DESIRED.

4. The proposed use will not diminish surrounding property values: THE ~~ADDED~~ ADDITION OF THE SECOND ATTACHED DWELLING UNIT WILL NOT CHANGE THE APPEARANCE OF THE HOUSE IN A NEGATIVE WAY AND THE PROPERTY ALREADY HAS SUFFICIENT PARKING AND GARAGES FOR THE ADDITIONAL VEHICLES.

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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:

THE EXPANSION OF THE EXISTING HOUSE TO ALLOW A SECOND DWELLING UNIT WILL PRESERVE THE INTENT OF THE ZONE. A DETACHED SECOND DWELLING UNIT WOULD NOT AND IS NOT REQUESTED.

ii. The proposed use is a reasonable one:

THE EXPANSION OF THE EXISTING HOUSE TO ACCOMMODATE A SECOND DWELLING UNIT WILL NOT IMPACT THE PROPERTY, ADJACENTS OR TOWN IN A NEGATIVE FASHION.

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

THE PROPERTY HAS 7/8THS THE REQUIRED ACRAGE TO MEET ORDINANCE 6.2.1 TO ALLOW TWO DWELLING UNITS. THE OWNER BELIEVES THIS PLACES THEM IN UNNECESSARY HARDSHIP.

~~5(b)~~
N/A

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)~~
N/A

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:

MASON

