



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 ³ #26 | #29 Lot Size #26 is .3 and #29 is .5

Street Address 34 Park St. - 21 Whiting Hill Rd.

Zoning District (check one):

- Residential
- General Residence and Agricultural
- Commercial
- Industrial
- Office Park

Relevant Overlay Districts (check any that apply): N/A

- Research and Office Park
- Floodplain Conservation
- Watershed
- Wetlands Conservation
- Aquifer Protection
- Elderly Housing

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 MAY 30 2017
 TOWN OF WILTON NH

Owner

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

Name Linda and Roger Ladouceur

Mailing address PO Box 72

Mailing address 21 Whiting Hill Road

Town, State, ZIP Wilton, NH

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 Linda La Douceur Date 5-30-2017

(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.

[X] Same as owner

Name SAME AS OWNER
Mailing address PO Box 72
Mailing address 21 Whiting Hill Road
Town, State, ZIP Wilton, NH 03086

We are in process of purchasing the property from Tracey & Sean Ewing.

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 Linda LaDouceur Date 5-30-2017

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)



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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 654-2635 Evening phone 654-2635

Work E-mail SAME Personal e-mail stowe.ladouceur@gmail.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):

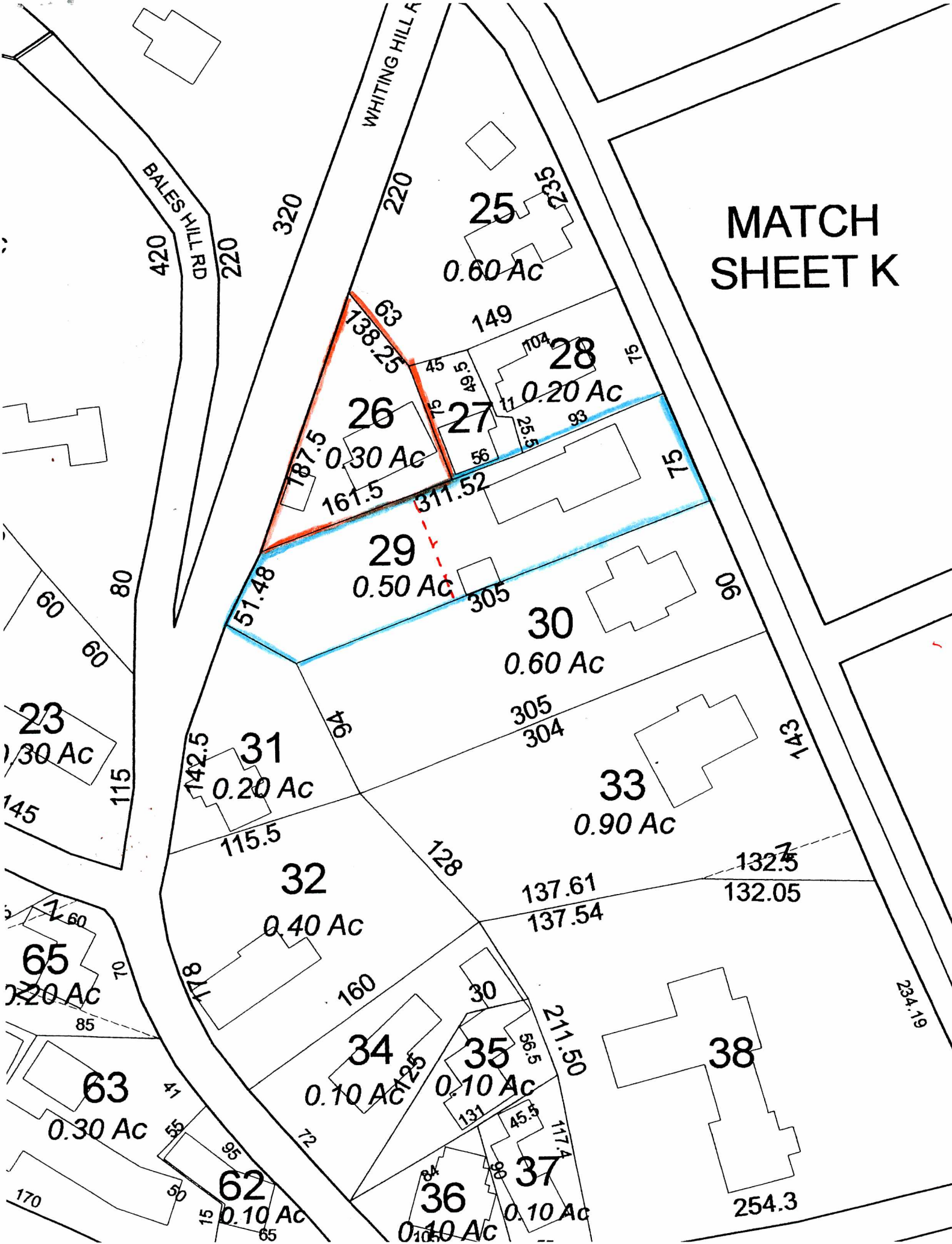
As soon as we own both properties (# 26 and # 29) we would like to make a Lot Line Adjustment which would make # 26 (our residence for 34 years) larger, and # 29 smaller.

17.2
(a)

This would be changing a conforming lot (#29) into a non-conforming lot, and a non-conforming lot (#26) into a conforming lot. See attached sheet please.

We are not proposing a building of any kind. We just wish to protect the pristine greenness that is currently there.

MATCH SHEET K





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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? 17.1 / 17.2 ?

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

We are not changing the appearance of the neighborhood;
just changing a lot line.



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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: _____

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

We want to change a village lot that conforms to the .5 acre ordinance to a non-conforming lot, and change our .3 acre lot to a conforming one by a lot line adjustment.

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: We don't believe it would. If anything, it will insure that it stays green and has no buildings, swimming pools, etc. We are trying to protect it as it lies directly in front of us.

2. Granting the variance would be consistent with the spirit of the Ordinance: It would be turning a non-conforming lot into a conforming lot, and a conforming lot into a non-conforming lot.

3. Granting the variance would do substantial justice: It will insure that as long as we own it, it will remain green and unencumbered.

4. The proposed use will not diminish surrounding property values: We are not changing the use of it - only the deed that it will be part of.

(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:

We would need a variance in order to change the lot line and we want to change the lot line to protect the property.

ii. The proposed use is a reasonable one:

The use will not change. It will remain a lovely green area and no new buildings.

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

We want to change the lot line and that will make it a non-conforming lot.

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

The ordinance states that a Town lot be .5 acres.

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

We wish to change the lot line and make our other lot (#26) a conforming lot, which at this time it is not.

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:

