



**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 H-34 Lot Size 2 Acres

Street Address 505 Abbot 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 Christopher and Michelyne Gardiner

Mailing address 505 Abbot 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 [Signature] Date 3/22/2018

(continued on the next page)

<b>clerk use only</b>	
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 3/22/2018

**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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**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 [redacted]  Evening phone [redacted]

Work E-mail [redacted]  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):

Rent existing attached apartment. Lot is approved for single  
Family use, as it is a 2 acre property, but I would like  
approval for 2 Family use. Variance requested to ordinance  
6.2.1.

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# 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: 6.2.1

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

2 contiguous acres per dwelling. I would like my property to be a 2 family dwelling on two acres, therefore the variance would be 1 contiguous acre per dwelling.

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: This will not impact the public.

2. Granting the variance would be consistent with the spirit of the Ordinance: There is no change proposed to the property.

3. Granting the variance would do substantial justice: This would allow me to fully utilize the property.

4. The proposed use will not diminish surrounding property values: This will not impact surrounding properties.

(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:

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ii. The proposed use is a reasonable one:

It is reasonable to allow the full use of the existing property by allowing the rental of a second dwelling.

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

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

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

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**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:

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ii. The variance is in harmony with the general purpose and intent of the zoning ordinance:

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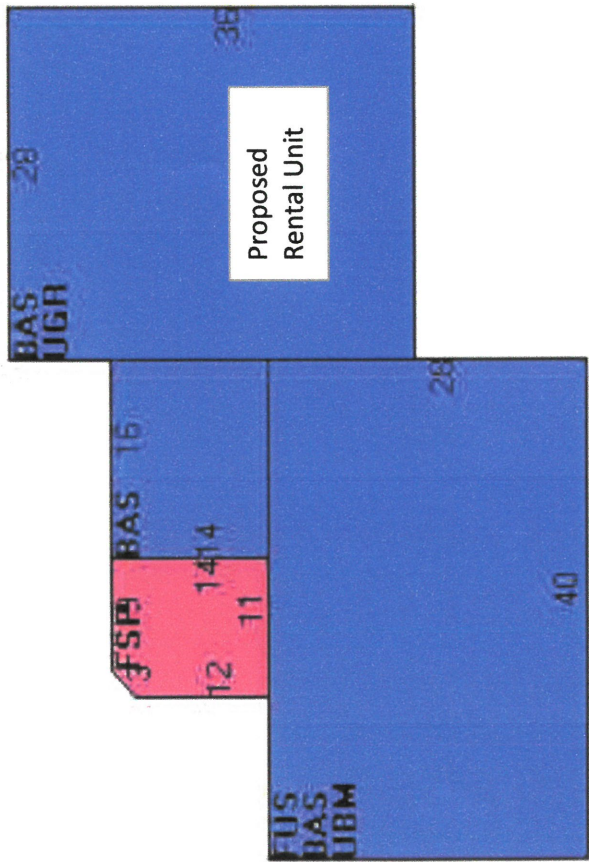
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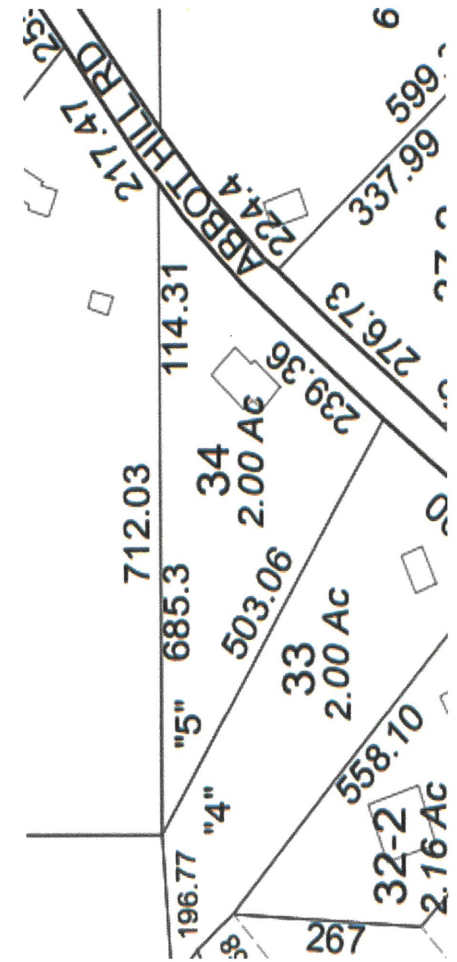
## Application for a Variance – Responses

Christopher Gardiner  
505 Abbot Hill Rd.  
Wilton, NH 03086

1. Granting the variance would not be contrary to the public interest. There will be almost no impact on others, no impact on traffic, noise, home valuations or the environment.
2. Granting the variance would be consistent with the spirit of the ordinance. The spirit of the ordinance is to maintain a quiet and peaceful residential neighborhood setting, with abundant land so that properties are adequately spaced. The granting of the variance will not impact the spirit of the ordinance, as granting this variance does not change the existing home structure in any way.
3. Granting the variance would do substantial justice. This would allow me to use the property to its' potential. With rental income, the tax base for the household would increase, netting increased tax revenue for the IRS. The potential for rental income may also increase property value for property tax purposes, netting the Town of Wilton additional tax revenue.
4. The proposed use will not diminish surrounding property values. The impact to the neighborhood will be minimal. Neighbors will hardly notice any change. There is no changing to the current structure.
5. The proposed use is a reasonable one. The use of this apartment as a rental is a perfectly reasonable idea. Prior to my purchasing of this home in January, I have reason to believe the apartment has already been used in this fashion, I am just trying to bring the process above board and go through the appropriate approval channels.

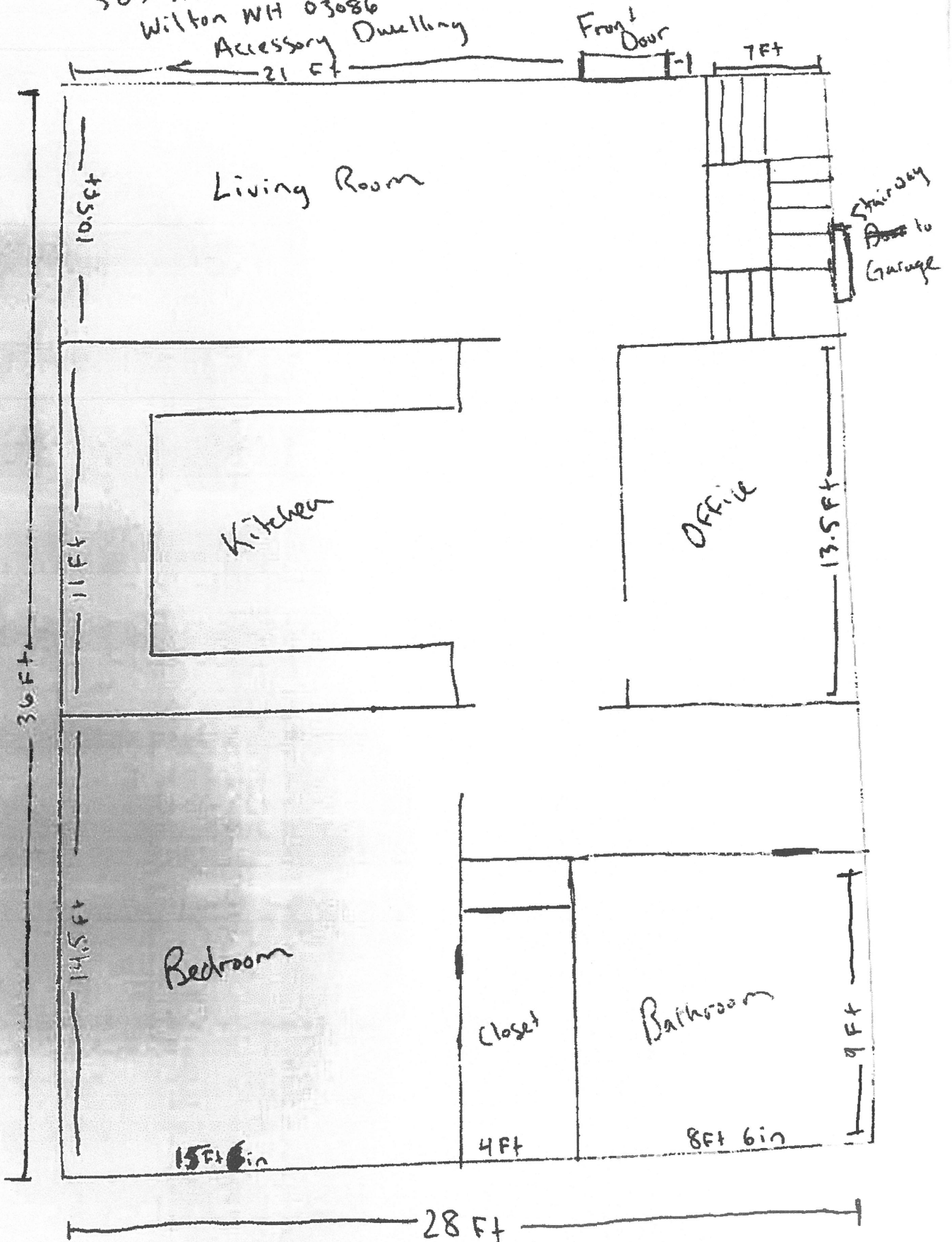


Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	2,352	2,352	
FUS	Upper Story Finished	1,120	1,120	
FSP	Porch Screen Finished	152	0	
UBM	Basement Unfinished	1,120	0	
UGR	Garage, Unfinished	1,008	0	
		5,752	3,472	





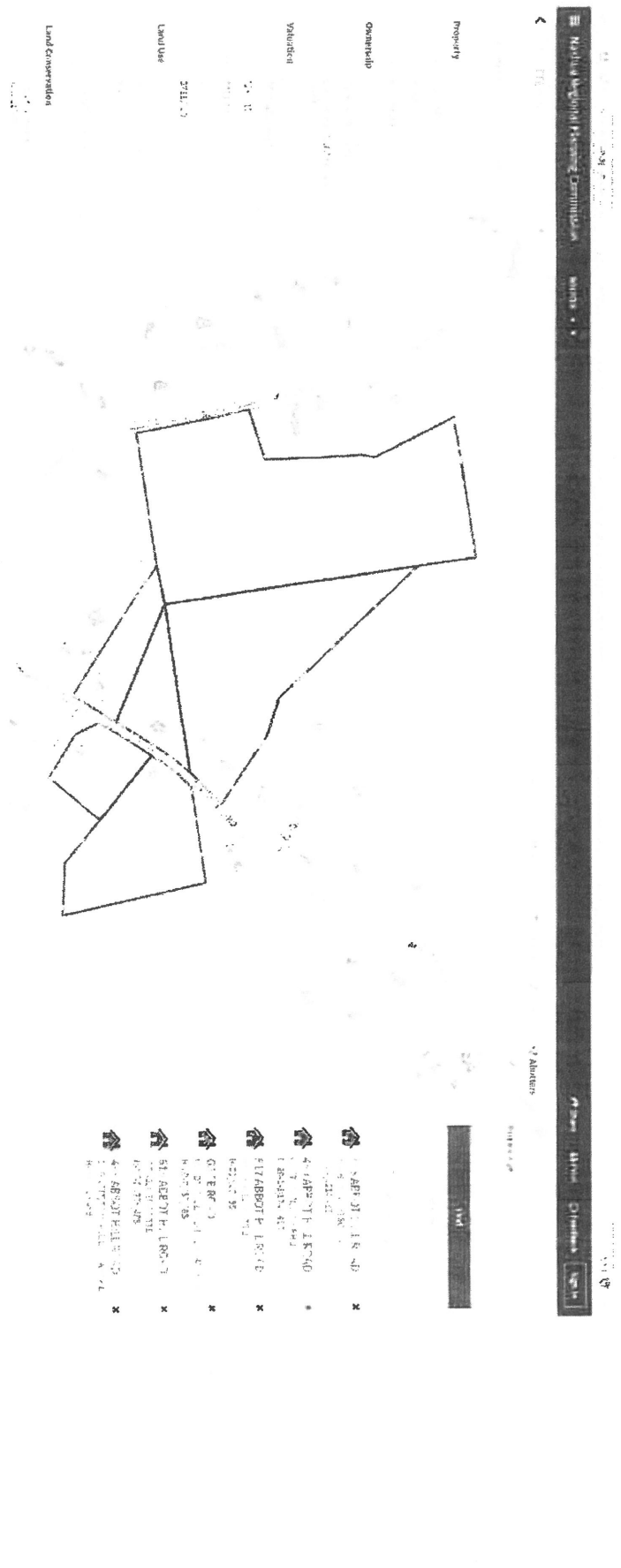
505 Abbot Hill rd  
Wilton NH 03086  
Accessory Dwelling





ID	Owner Name	Owner Address	Owner City	Owner State	Owner Zip	Parcel Area	Total Value	Land Value	Last Sale Date	Last Sale	Last Sale	Last Sale	Data Sour	Data Note
H-29-1-1	GOTTSTEIN, JOSEPH J	489 ABBOT HILL ROAD	WILTON	NH	03086	11.1	277000	121500	12/18/2013 0:00:00	8656	2695	2815	Data Sour	Data curte
H-29-7	YGGBRASIL LAND FOUNDATION INC/CO ANTHONY GRAHAM	517 ABBOT HILL ROAD	WILTON	NH	03086	18.85	4923	4923	6/15/2010 0:00:00	163800	8212	0207	Data Sour	Data curte
H-33	MITCHELL, SCOTT J	498 ABBOT HILL ROAD	WILTON	NH	03086	6	223100	109700	11/16/2005 0:00:00	287000	7594	1526	Data Sour	Data curte
H-36	BURNETT, RANDALL L & WANDA L	518 ABBOT HILL ROAD	WILTON	NH	03086	2.08999082	214700	91800	9/3/2008 0:00:00	250000	8015	2201	Data Sour	Data curte
H-37-2	ISENE, HENRIETTE													
H-34	GARDINER	505 Abbot Hill Road	WILTON	NH	03086	2	317600	106500		295000	8682	2815	Data Sour	Data curte

608 Abbot Hill Rd.



- 517 ABBOT HILL ROAD
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