



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

RECEIVED

General Information, Page 1 of 3

MAY 23 2019

TOWN OF WILTON, NH

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 K-093 Lot Size 0.280 Acres

Street Address 57 Maple St.

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 Patterson, Kevin S and Rina T

Mailing address 57 Maple St.

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 Kevin S Patterson Rina T Patterson Date 5-22-2019

(continued on the next page)

clerk use only

Date and time received: _____

Received by: _____ Amount paid: _____

Case #: _____ 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 _____

Mailing address _____

Mailing address _____

Town, State, ZIP _____

Signature of Applicant or Owner

Signature _____ Date _____

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 [redacted] Evening phone [redacted]

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 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):

We would like to rent a portion of the home containing two bedrooms, a living room, kitchenette, bathroom, corridor, and screened porch, through Airbnb (or similar vacation rental platform). This requires a special exception as a home occupation and bnb.



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

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.

Section 5.3.1

What section of the Zoning Ordinance defines the Special Exception that you are applying for? Section 5.3.2

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

lodging unit for vacation rental in an existing dwelling, carried on by resident owners and family members, with no non-family employees and no changes that would make it impractical to revert to its former use; no exterior storage; sufficient off-street parking (two standard spaces for guests, two bedrooms no substantially greater traffic generated than would normally be expected, nor creating any safety hazards;
~~conducted in accordance with all Town regulations, state laws and licensing requirements.~~

Maple St



K-073

K-094

Map / Lot K-093
.28 acres

*Note: no trash or recycling is stored or visible outside at any time
 **The scale of this drawing is approximate and designed to show the general layout and relevant features of the property.

Site Plan Notes
 Map / Lot K-093
 57 Maple Street
 .28 Acres
 Residential
 5/22/2019



“The 57 Maple Carriage House Guest Suite”
 1”=approx. 14’

Revision	Date	Notes

Kevin and Rina Patterson, 57 Maple Street, Wilton, NH 03086 Cell 978-708-6235
 Email: nextlevelfocus@yahoo.com

Maple St

Maple St

57

Map / Lot K-093

.28 acres

Site Plan Notes

Map / Lot K-093

57 Maple Street

.28 Acres

Residential

5/22/2019

Level 2



"The 57 Maple Carriage
House Guest Suite"

1"=approx. 14'

Revision	Date	Notes