



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 J-029 Lot Size 0.32 acre

Street Address 34 Park Street Wilton

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 Kathryn Rockwood

Mailing address PO Box 811 Wilton N.H 03086

Mailing address _____

Town, State, ZIP Wilton N.H 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 Kathryn Rockwood Date 6/24/19

(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



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

I certify that to the best of my knowledge and belief, all information provided in this application is accurate.

Signature Kathleen Rodolico Date 6/24/19

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 603-554-6208 Evening phone 603-554-6208

Work E-mail 34park1beststay@gmail.com Personal e-mail Krackwood@nhhomes.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):

To offer lodging and possibly breakfast or continental breakfast to guests. The space is perfect for 4-6 guests and will be open year round as a quiet, comfortable lodging experience.

I am asking for a special ~~use~~ ^{exception} for a bed and breakfast at my residence at 34 park street



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.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? approval to operate Bed + Breakfast in residential district 5.3.2

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

No negative effect for ordinance 4.4 a-j and complies with 4.6

SE to 5.3.2

- b. The business ~~will~~ ^{will} be carried on by myself primarily or occasionally by other family members or resident tenant only.
- c. There will never be more than 2 non families employees on the premises.
- d. There absolutely will be no structural changes to the home that would make it impractical to revert ~~the~~ it back to residential use only.
- e. There will be no storage of equipment, materials, or trash from guests on the exterior of the home.
- f. There is private offstreet parking in the rear of the home. There are 3 garage spaces as well as 3 additional spaces in front of each.
- g. Traffic will not be more than what would be expected for a home of this size.
- h. Business will be conducted in accordance to turnt State regulation

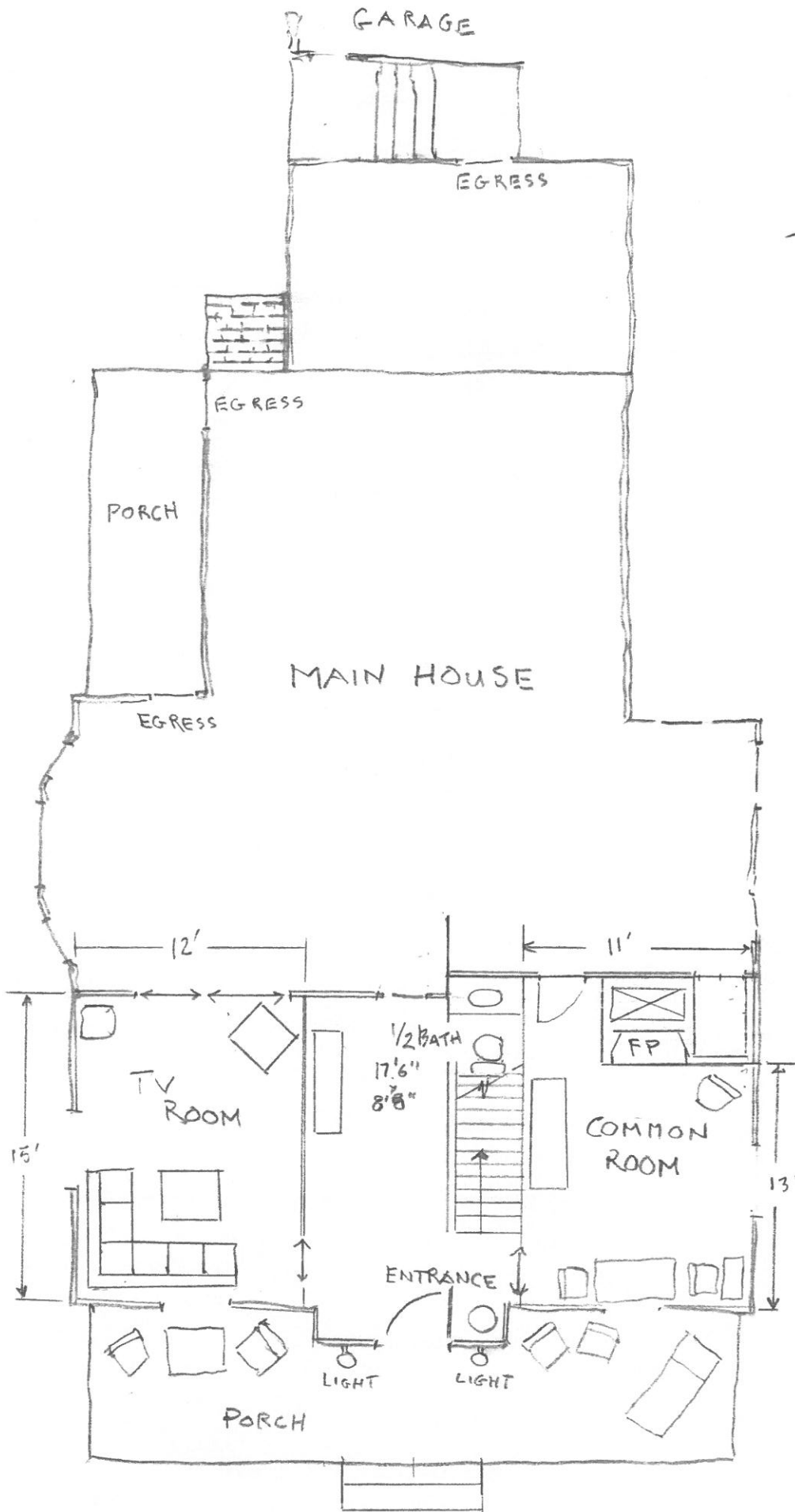
i. I have no intention to ever increase the home business size.

My intention is to live here for ~~the~~ the remainder of my life and enjoy the entire home ~~space~~ with my family & friends. ~~I do not offer space for guests to stay when visiting the area.~~

When family is not ~~here~~ ^{here} ~~staying~~ ~~at the home~~ I ~~intend~~ ^{intend} to share the space with guests to stay when visiting the area.

I have a 4.9% rating from guests based on the condition, cleanliness, and amenities that the home offers.

The guests I've had are in the area for many reasons ~~such~~ including weddings, funerals, shopping, skiing, education workshops, vacations etc... All of which I feel is very positive for Wilton + other surrounding towns

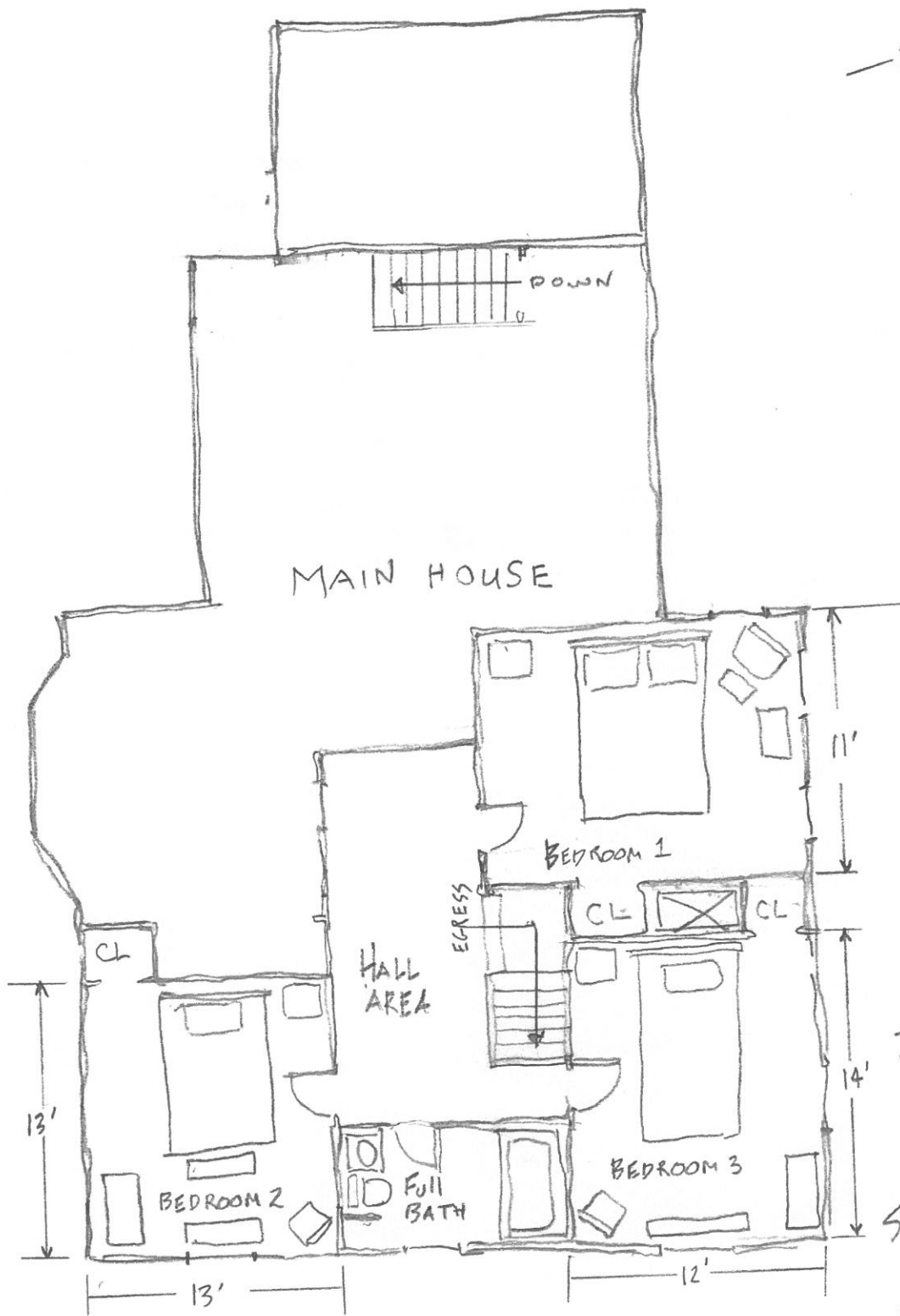


34 Park Street

6/24/2019

MAIN FLOOR

1/8" = approx 1'



34 Park Street
 6/29/2019
 SECOND FLOOR
 1/8" = approx 1'