



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 D-23 Lot Size 0.3 ACRES

Street Address Holt 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 Scott Thompson

Mailing address 115 Holt 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 8/24/20

(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 _____

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 8/24/20

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 [redacted] Evening phone

Same

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):

I would like to build a single family home here (D-23)
The building will not meet the required 35' set backs
do to the shape and size of the lot.

Zoning Ordinance #

6.2.4 will not meet required setbacks

6.2.5 will not meet required setbacks

17.3 special exception

To whom it may concern,

My intent of use for this property is to build a single family home here. We would like to build a one bedroom ranch style home.

The land has been in the family for many years, so I would like to be able to pass it on to my family in the years to come.

Thank you
Scott Thompson



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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? 17.3

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

a. Lot of record with an odd shape allowing me to put the house only in shown area

b. all setbacks are lot lines.

c. the single family home will fit with the current homes in the neighborhood. There are other homes in the neighborhood on small lots.

d. See my site plan called "D-23-site plan"

e. This is keeping in the spirit of the zoning ordinance by building a small single family home to fit in with the homes already in the neighborhood.



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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: 6.2.4, 6.2.5

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

The 35' setbacks, I would like to have them changed to 15' setbacks to allow me enough room to build and install septic

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: By granting the variance it would allow for proper sanitation and protecting the environment and abutters

2. Granting the variance would be consistent with the spirit of the Ordinance: This is a non-conforming lot and want to put a single family home. The ordinance is supportive residential usage in residential districts

3. Granting the variance would do substantial justice: This would allow for a single family on an older strangely shaped lot of record.

4. The proposed use will not diminish surrounding property values: I feel it would benefit the value by putting in a functional septic to eliminate contamination of the environment and existing abutters

(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:

Do to the size and shape of the lot there is no other option but to have the septic within the setback

ii. The proposed use is a reasonable one:

A single family home is a residential area is a reasonable use.

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

The property is small, odd shaped but still a lot of record

5(b) 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:

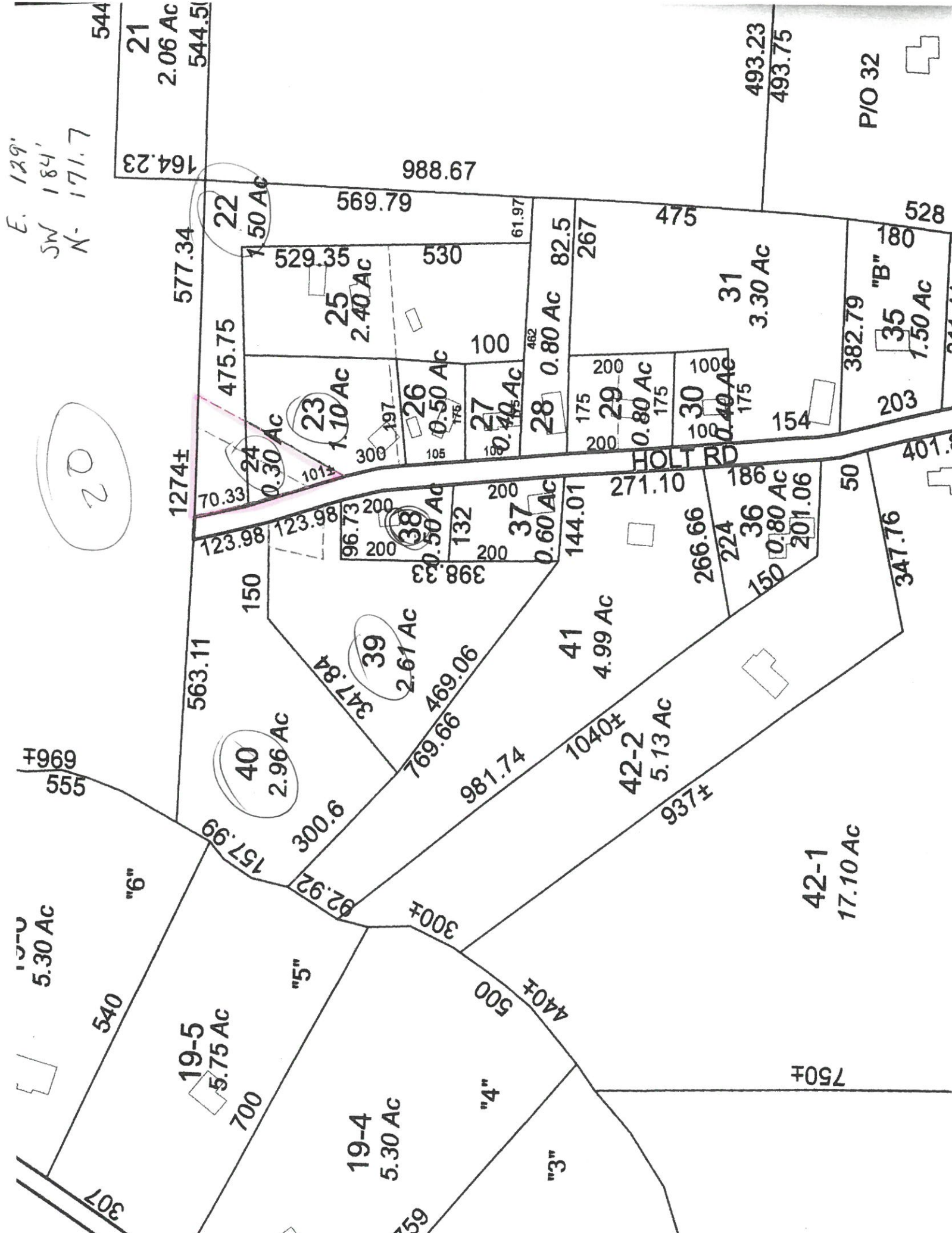
5(c) Hardship resulting from a physical disability.

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:

E. 129'
SW 184'
N. 171.7'

20



544
21
2.06 AC
544.51
164.23

1274±
577.34
475.75
569.79
988.67
1.50 AC
529.35
530
61.97
25
2.40 AC
100
26
0.50 AC
175
27
0.40 AC
175
28
0.80 AC
82.5
267
475
31
3.30 AC
180
35
1.50 AC
203

70.33
123.98
123.98
96.73
200
300
101±
24
0.30 AC
23
1.10 AC
197
26
0.50 AC
175
27
0.40 AC
175
28
0.80 AC
82.5
267
175
29
0.80 AC
175
30
0.40 AC
175
31
3.30 AC
154
203
HOLT RD
271.10
266.66
224
36
0.80 AC
186
150
0.80 AC
201.06
50
401±

±969
555
563.11
150
347.84
39
2.61 AC
469.06
41
4.99 AC
1040±
42-2
5.13 AC
937±
42-1
17.10 AC
50
347.76
307
19-5
5.75 AC
700
19-4
5.30 AC
759
"5"
300±
"4"
500
440±
"3"
750±

PIO 32



