



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 K-8 Lot Size 40 acres

Street Address 2 Towders Drive

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 Justin and Bethany Dean

Mailing address 2 Towders Drive Wilton N.H. 03086

Mailing address 8

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 Justin Dean Bethany Dean Date 11/12/21

(continued on the next page)

clerk use only

Date and time received: 12/1/21

Received by: M. Decokan Amount paid: \$175

Case #: _____ ☒ 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 Justin Dean Bethany Dean

Mailing address 2 Towderj Drive

Mailing address _____

Town, State, ZIP Wilton NH 03085

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 Justin Dean Bethany Dean Date ~~10/14/21~~
11/12/21

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 Justin Dean Bethany Dean Date ~~10/14/21~~
11/12/21

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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 603-494-4913 ☐ Evening phone Same
☒ Work E-mail Justin.25CC@gmail.com ☐ Personal e-mail Same

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 finish off the upstairs above the Garage
see attached pictures and plans of existing building
and turn it into a 2 bedroom dwelling above the Garage



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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: 5.1 D Section 6.2

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

I currently have a 3 Family Building with a detached
3 car Garage with a 1000 sqft Room above it that I would like
to make into a unit as well which would then be a 4 family but I don't have the
lot size but I still have room for enough parking and egress

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: So there is open
space across the street that the town owns which would have no impact
there is a commercial property right next door that it would have no
effect and the other two neighbors I have asked and they did not see a issue as
well
2. Granting the variance would be consistent with the spirit of the Ordinance: The Residential District
To provide opportunities for mixed Residential development in a high
density area which I am in and just want to add 1 more 2 bedroom
apartment above the garage.
3. Granting the variance would do substantial justice: so with the building already in
existence I just want to utilize the space better, and won't impact my
neighbors because the look of the building will not change
4. The proposed use will not diminish surrounding property values: it will not impact
other property value and talking to my neighbors they stated
that they would not have even known about it. because my
driveway is in the front and they don't notice the cars.

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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:

I am increasing the density of neighbor hood with no effect to the other neighbors as I have asked them and with the existing building just making better use of the space, adding value to the property and community

ii. The proposed use is a reasonable one:

I am asking for another Residential use in a Residential District

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

The lot size is small and the building is already there with dead space above the garage that I would like to use

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:







Above Garage Currently



above Garage Currently

2 Towlers Drive

