

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

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 F35-1 Lot Size 0.40 Acre
Street Address 137 Intervale Road Wilton, NH 03086

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 Karney Gravell
Mailing address 137 Intervale Road
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 Karney Gravell Date 9/23/2022

(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 August 2022)

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 Karney Grawell
Mailing address 137 Intervale Road
Mailing address _____
Town, State, ZIP Wilton NH 03086

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 Karney Grawell Date 9/23/2022

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 Annie George - Green Nature Homes
Mailing address 4 Ruonala Road Brookline NH 03033
Mailing address _____
Town, State, ZIP Brookline NH 03033

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 (only if a representative is named)

Signature Karney Grawell Date 9-23-2022

(continued on the next page)

9/26/2022

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

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 603 820 1037 Evening phone _____

Work E-mail _____ Personal e-mail _____

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 (attach additional pages as necessary):

We want to attach an in law suit to our
existing home. Parents will be moving in.
Request to add additional square footage
above 800-900 sqft max. Total square footage
of the build is 1380 sqft.

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

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: 5.2.1

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

we are requesting to build a structure totaling
1300 sq ft. Attached for in law use. Access
doors connect to the main house. No additional
parking needed.

To grant a variance, the Zoning Board must find that it will satisfy each of the following five conditions. Please explain why you believe that each of the following statements is true (attach additional pages as necessary).

These five conditions come from the New Hampshire statutes and decisions of the state Supreme Court. Unless you are familiar with Zoning law, the language of these conditions probably does not mean what you think it means. If you have not applied for a variance before, we recommend that you consult with the Wilton Land Use Administrator or obtain professional advice.

1. Granting the variance would not be contrary to the public interest: Neighbors
have been notified. Existing duplexes already are
on this street.

2. Granting the variance would be consistent with the spirit of the Ordinance: The reason
for this addition to our home is so my parents
can move in.

3. Granting the variance would do substantial justice: In Family members
will be occupying this home.

4. The proposed use will not diminish surrounding property values: This building
will increase the value of all homes in
this area.

(continued on the next page)

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

Application for a Variance, Page 2 of 2

5. Literal enforcement of the provision of the ordinance would result in unnecessary hardship.
Complete section 5(a), 5(b), OR 5(c):

5(a) i. Owing to special conditions of the property that distinguish it from other properties in the area:

*N/A - Surrounding homes also have
in law additions on site.*

ii. 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:

*N/A - All neighbors are aware of our
build. set back have been met.
Professional Plans have been submitted.*

iii. and the proposed use is a reasonable one:

*Parents to live on site with daughter.
Family members only will occupy
the new dwelling.*

5(b) Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it

*This build is appropriate for the
neighborhood.*

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:

*Homeowner Mike Gravel has an existing
heart condition. Building this structure
ensures family members will remain
together to assist in any way necessary.*

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

*Requesting to build 1380 SQ FT vs. 800 SQ FT
guidelines. Additional square footage
will provide functional living.*

Town of Wilton, NH
Application to the Zoning Board of Adjustment
(Revised August 2022)

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. Every special exception is allowed by some section or subsection of the Ordinance. 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 4.12 of the Zoning Ordinance.

What section of the Zoning Ordinance defines the Special Exception that you are applying for? 5.2.1 ^{KG} 5.3.7 ^{9/20}

Explain why your proposed use satisfies the requirements of the Zoning Ordinance (attach additional pages as necessary):

setbacks have been met regarding 15 Ft from Lines
35 FT From Roads, Town water and Sewer access
available. Parking available. Permission to build
second story to maximize square footage.

only request is to allow 480 additional square feet.
over the suggested 800 square feet for ADU compliance.

The additional dwelling unit is attached to an existing dwelling on a lot that is 0.46 acres which is not zoning compliant.

