

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 K-72 Lot Size 0.5 Acres
Street Address 47 and 49 Maple St. 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 Willreign Properties LLC
Mailing address 1501 Hooksett Road
Mailing address _____
Town, State, ZIP Hooksett NH 03106

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 Quino Sprague Date 12/27/22

(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 Christina Rubio-Sprague

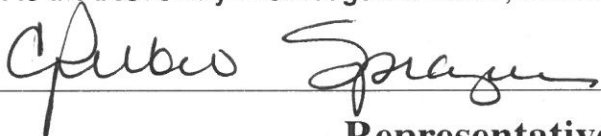
Mailing address 1501 Hooksett Road

Mailing address _____

Town, State, ZIP Hooksett, NH 03106

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 12/27/22

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 (only if a representative is named)

Signature _____ Date _____

(continued on the next page)

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 603.554.0787 Evening phone _____

Work E-mail _____ Personal e-mail christina.rubio.sprague@hotmail.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 (attach additional pages as necessary):

Change use of rectory to a 2 family residence and change use of church to a 4 family residence. Total of 6 residential units. Requesting a variance to section 5.1, 5.2 and 5.3. The conversion of the rectory to a 2 family residence has been completed.

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: 5.1 and 5.2 and 5.3

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

5.1.c maximum of 3 dwelling units per lot. Requesting a variance to 6 residential units. 5.3.7c Parking set back
5.2.3 requires a set back of 15 feet for all other lot lines
existing structure does not meet that

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: section 5.2.1 and 5.2.3 and 5.25 pertain to existing structure.
5.1.c would allow 6 units for residential living.
5.3.7 parking spaces ~~sh~~ within the set back.

2. Granting the variance would be consistent with the spirit of the Ordinance: _____

3. Granting the variance would do substantial justice: converts church into 6 residential units

4. The proposed use will not diminish surrounding property values: utilizes existing structures and converts church into residential units consistent with current zoning 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:

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:

iii. and the proposed use is a reasonable one:

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

the building is an existing structure. In order to comply with the ordinance the structure would have to be removed.

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:

Abutters List of Wilton Zoning Variance

K-72

Willreign Properties; LLC
1501 Hooksett Road
Hooksett, NH 03106

K-71

Joshua Wadleigh
PO Box 693
Wilton, NH 03086

K-26

Blanchard Family Trust SK & MO
PO Box 311
Wilton, NH 03086

K-69

Reynolds Family
Revocable Trust Agreement
PO Box 366
Wilton, NH 03086

K-29

Daniel and Elizabeth Jowders
8 Braircliff Drive
Milford, NH 03055

K-66

Brent & Brenda's Properties; LLC
PO Box 1304
Wilton, NH 03086

K-30

Kristopher Caron
50 Maple Street
Wilton, NH 03086

K-75

Richard Mitchell
PO Box 422
Wilton, NH 03086

K-31

Daniel and Jennifer Salisbury
54 Maple
Wilton, NH 03086

K-73

David and Heika Siegert
55 Maple Street
Wilton, NH 03086

K-70

Andrew B. Zamboiski
PO Box 834
Wilton, NH 03086

