

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

General Information, Page 1 of 3

RECEIVED
MAY 26 2023
BY: _____

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 B-04B-1 Lot Size 1.33 Acres

Street Address 157 CURTIS FARM ROAD

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 Duane A. Curtis

Mailing address 157 CURTIS FARM ROAD

Mailing address SAME

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 Duane A. Curtis Date 5/15/23

(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 Duane A. Curtis

Mailing address 157 CURTIS FARM ROAD

Mailing address same

Town, State, ZIP Wilton, N.H. 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 Duane A. Curtis Date 5/15/23

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 603-547-5601 Evening phone 603-547-5601

Work E-mail _____ Personal e-mail DUANE CURTIS @
OUTLOOK.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):

A small portion of proposed new Building will
Be too Close to The lot line.
proposed Building is A CAR PORT.

In the winter time I need a place to keep my small tractor out of the weather. It is my source of snow removal. The access to the rear of my property is a very steep incline, and with snow & ice conditions I cannot drive the tractor up the hill to get to the driveway. In the summer time I want to keep my boat under cover. Again, the steep incline prohibits the access to the rear yard.

The attached Drawing shows The proposed CARPORT & the existing SET BACK Lines,

The Area in question is quite small and poses no problems that I can see.

The neighbor whose property ABUTS AT this lot line HAS no problems with this proposition.

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: W.2.4

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

TO ALLOW A SETBACK VARIANCE ON THE SMALL AREA OF PROPOSED CAR PORT THAT GOES OVER THE SETBACK LINE.

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: GRANTING THIS VARIANCE WOULD NOT BE CONTRARY TO PUBLIC INTEREST BUT WOULD IMPROVE PROPERTY APPEARANCE AND THEREFORE IMPROVE OVERALL NEIGHBORHOOD APPEARANCE.

2. Granting the variance would be consistent with the spirit of the Ordinance: IT WOULD INCREASE THE VALUE & APPEARANCE OF THE PROPERTY AS WELL AS THAT OF THE NEIGHBORHOOD.

3. Granting the variance would do substantial justice: GRANTING THIS VARIANCE WOULD DO NO HARM TO THE PUBLIC BUT WOULD INSURE REASONABLE USE OF THE PROPERTY

4. The proposed use will not diminish surrounding property values: IT WOULD BE AN ASSET TO THE COMMUNITY IN APPEARANCE BY KEEPING CERTAIN EQUIPMENT (SNOW REMOVAL & BOAT) IN A NEAT & ORDERLY MANNER, RATHER THAN ~~BE~~ STORED IN A HELTER SKELTER MANNER.

(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:

ELEVATION FROM THE DRIVEWAY AREA
TO THE REAR OF THE PROPERTY CREATES
A HARDSHIP ENGAGING SNOW REMOVAL EQUIPMENT.

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:

THE SMALL AREA IN QUESTION, IF GIVEN A VARIANCE
DOES NOT INSULT THE INTENT OF THE
ORDINANCE BUT MODIFIES IT IN A REASONABLE
WAY TO ALLOW FULL USE OF THE PROPERTY

iii. and the proposed use is a reasonable one:

THE PROPOSED USE IS REASONABLE BECAUSE
IT WILL ENHANCE THE PROPERTY & THE
NEIGHBORHOOD, WITHOUT HARMING THE
INTENT OR PURPOSE OF THE ORDINANCE.

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

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:
