

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

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OCT 15 2024

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 A-47-1 Lot Size 14.5 Acres
Street Address 74 Stage Coach 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 DAWN RYAN
Mailing address 74 Stage Coach 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 _____ Date _____

(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 Gregory C Mattison Date 10/15/24

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 Gregory C Mattison

Mailing address MATTISON Contracting, LLC

Mailing address 7 Arrowwood Road

Town, State, ZIP New Boston, NH 03070

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 _____

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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 603 660 0061 Evening phone _____

Work E-mail Gm@mathison Contracting Personal e-mail _____
.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):

As depicted in Exhibit-2, Construction of a 14' x 16'
single story addition for the purpose of the relocation of an
existing first floor Bathroom. New space will support
the heating of the home with the storage of fire wood for the
heating seasons. Exhibits include 1-7.

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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: 17.1 & ~~6.4~~ DR 10/21/24

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

Non conforming structure may not be extended or enlarged etc.
Ms. RYAN wishes to extend the rear of the home to
include a new 14'x16' single story addition.

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: Proposed addition
will not have any impact on adjacent property/neighbors.
Proposed addition will not further encroach on the
35' setback.

2. Granting the variance would be consistent with the spirit of the Ordinance: as the spirit
of the ordinance is to promote, protect health, safety etc.
the new addition will include a new moved bathroom
built to current codes for safety & Building, thus replacing non
compliant studies

3. Granting the variance would do substantial justice: The Applicant would be adversely affected if the application is
denied due to existing conditions of existing bathroom area.
Building addition would allow for the creation of a safer home.

4. The proposed use will not diminish surrounding property values: No changes to use of
the property. The house is 200 years old. The new
addition would make the home safer which return
would not affect surrounding house values.

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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:

The Proposed addition will not move the house closer to the Stage Coach Rd. The house is 200 years old & non conforming.

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:

General Public would not be affected as proposed is on the rear of the building as indicated in Exhibits 1-7.

iii. and the proposed use is a reasonable one:

The proposed addition will not change how the non conforming structure has been used for 200 years. The proposed would eliminate hazards that have existed for many years.

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:

Proposed addition will in no way change the use of the property. Accordingly, the value of the surrounding properties cannot be diminished if the variance is granted. Current Life safety hazards will be addressed. all of which are in the spirit of the ^{zoning} ordinance.