

Dear Sirs and Madams,

My name is Zack Jonas, and my wife Karina and I are hoping to move from our home in Wilmot to 490 Pumpkin Hill Road in Warner (map #19, Lot# 31-1). Our offer on the property was accepted on October 19th, and we are very excited. The reason for this letter is that in order for the move to be possible, I'll need approval from the town to run my hand craft home occupation from an existing secondary structure on the property. The offer is contingent on receiving that approval.

I am a custom knife maker, or a bladesmith, and I have practiced my craft as a permitted home occupation from our three-acre residential property in Wilmot since 2012. The one difficulty I foresee in moving to Warner is that according to your zoning ordinance, my use will require a variance on one point—IV.P.2.f—which states that no home occupation may use an area equivalent to more than 25% of the total floor area of the dwelling; the dwelling in question is listed at 4886 sqft, and the existing structure that I want to use for my workshop is approximately 3000 sqft. Under the assumption that I will therefore need a variance from the ZBA, I have reviewed that application as well, and it states that I must include a written determination from the town indicating that I may not proceed without it such a variance.

I believe that my proposed home occupation use of the property will be entirely in keeping with the residential character of the neighborhood and with the spirit of craftsmanship that Warner seems to foster. However, given that my proposed use would violate a quantitative point of ordinance, and under the assumption that it is not within the Planning Board's power to grant me the requisite permit in violation of that ordinance, I ask that you please provide me with a suitable determination at your earliest convenience so that I may appeal to the ZBA for the variance.

Sincerely,

Zack Jonas
Master Bladesmith
Jonas Blade & Metalworks
www.jonasblade.com