

Town of Winchester  
Zoning Board of Adjustment  
Notice of Public Hearing  
5-5-22

The Winchester Zoning Board of Adjustment will be meeting on 5-5-22 at 7:00pm on the Main Floor of the Town Hall, 1 Richmond Road for the following:

The board will review for acceptance an application submitted by Walter & Denise Edwards for a variance to Article III, J, 1 of the Zoning Ordinance for property at 15 Gosselin Road, map 1 lot 21-4. The owner wishes construct a duplex. If the application is found complete the board will move into a hearing.

If a decision is not reached the hearing will continue at the following meeting without further notice. The application is available for review in the Land Use Office during regular business hours and on the town website [winchester-nh.gov](http://winchester-nh.gov).

Respectfully,  
Margaret Sharra, Land Use

RECEIVED

APR 01 2022

TOWN OF WINCHESTER  
LAND USE OFFICE

Variance (WE)

Application for: Ranchstyle Reflex

Date: 3/30/2022

Map# 00001 Lot# 000021-4

Name & address of applicant: Walker & Renise Edwards

48 Gosselin Rd Winchester NH

Email: 48gosselin@gmail.com Phone: 603-239-8389 - 413-834-2218

Name & address of owner: Same

Email: \_\_\_\_\_ Phone: \_\_\_\_\_

Location of property: 15 Gosselin Rd Zoning District: Agricultural

Description of property (include a plot plan, frontage, side & rear lines, water, structures, etc.) 1.01 acre lot and garage

(WE)

Proposed use/existing use: Built as duplex

Fill out the attached abutters list and submit the non refundable fee of \$150 with the completed application and other necessary forms at least 21 days prior to the review by the ZBA. The ZBA generally meets on the second Thursday of each month if there is business. A complete application will be reviewed for acceptance before a public hearing is held within 30 days. You or your representative must be present at the hearing. All owners NOT representing themselves must submit a letter of representation for the applicant with the application.

Please complete and submit the following appropriate page(s) for the request of a variance, a special exception, an equitable waiver of dimensional requirements, an appeal from an administrative decision or a rehearing. Attach all other supporting documentation to the application.

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After the public hearing, the board will typically render a decision within 30 days. You will be sent notice of this decision. If you believe the board's decision is wrong, you have the right to appeal. The Selectboard or any party with standing has similar rights of appeal. With an appeal, you must first ask the board for a rehearing. All requests shall be submitted on the appropriate ZBA forms and include the required fee. The motion must be made within 30 days of the decision and must set forth the grounds on which the claimed the decision is unlawful or unreasonable. The board may grant a rehearing if it is determined there were errors of law or new information is stated in the motion. Notice to the public and abutters are required for a rehearing. Refer to RSA 677:2 and RSA 676:7 for details.

**Variance:**

The undersigned hereby requests a variance to the terms of Article III, section J,  
subparagraph 1, of the Winchester zoning ordinance.

(WE)

Wendy Edwards Reef Edwards  
Signature of applicant and date

Wendy Edwards Reef Edwards  
Signature of owner and date

Facts supporting the variance request:

1. Granting of the variance will not be contrary to the public interest because:

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2. The spirit of the ordinance is observed because:

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3. By granting the variance substantial justice would be done because:

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4. The value of surrounding properties are not diminished because:

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5. Literal enforcement of the provisions of the ordinance would result in unnecessary hardship; owing to special conditions of the property that distinguish it from other properties in the area, because:

a) 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 because:

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and b) the proposed use is a reasonable one because:

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Or: explain how if the criteria of (a)&(b) are not established, an unnecessary hardship will be deemed to exist if, and only if, 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.

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1)- It won't be contrary to the public because it will appear to be a single-family home. The home will be for family and will not appear to look out of place with the remaining homes in the area

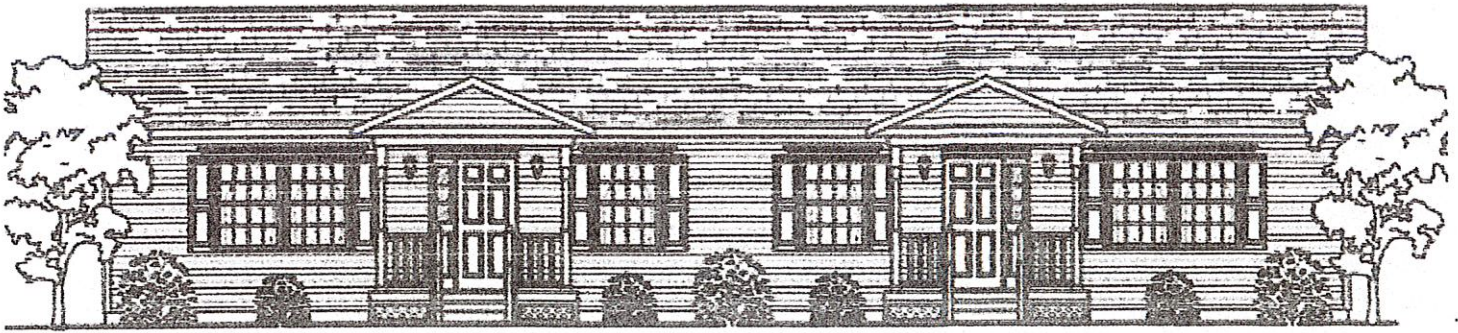
2)- Because the home will fit in with existing homes in the area and not appear to be any different than the surrounding structures

3)- The variance will help our growing family and increase the property tax base and increase the values of the surrounding properties

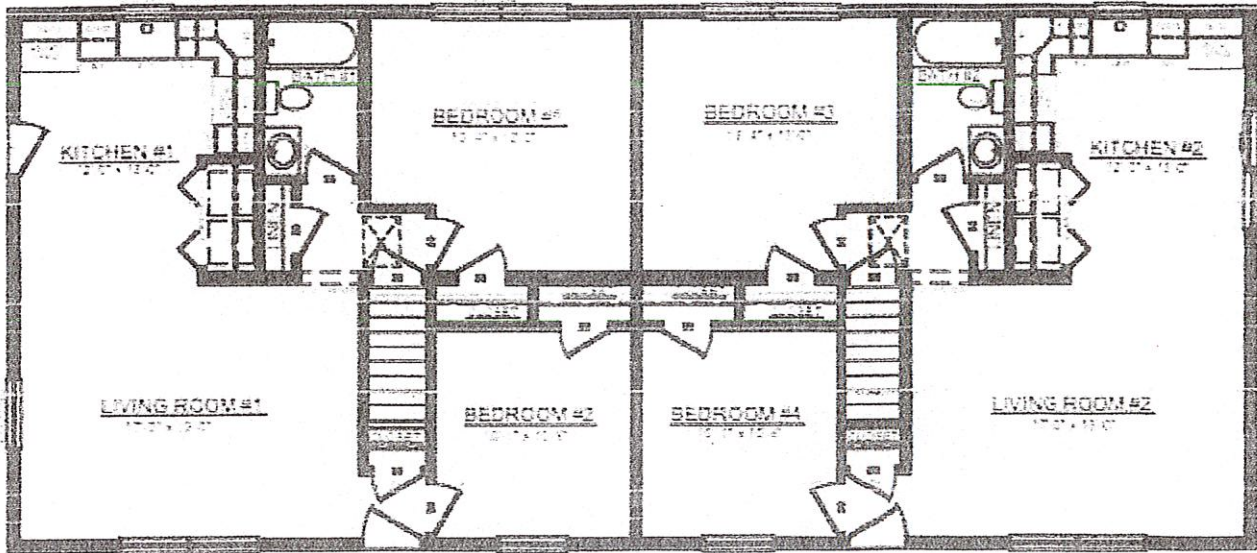
4)- Because the care and attention to detail that we are building this home with, it will be visually appealing to all and not appear to be out of place in it's surroundings

5)- a?

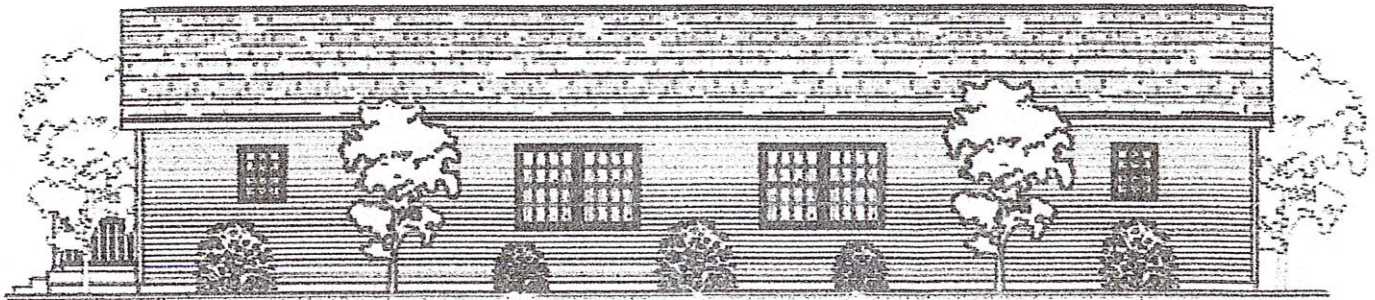
b- it is housing for our family and won't be any different than any other families' homes or land in the area



FRONT ELEVATION



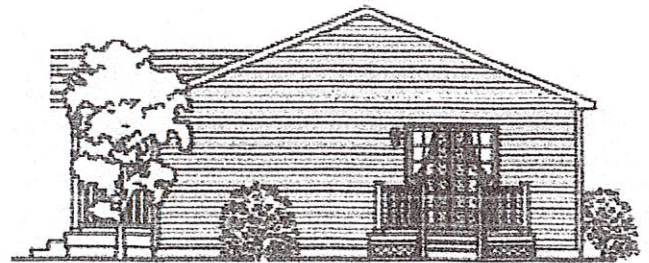
FLOOR PLAN



REAR ELEVATION



LEFT ELEVATION



RIGHT ELEVATION

**DUPLEX 28 x 64**

BILL LAKE MODULAR HOME  
188 FLANDERS ROAD  
SPRAKERS, NY 12156



