

Town of Winchester
Zoning Board of Adjustment
Notice of Applications & Public Hearing
6-9-22

The Winchester Zoning Board of Adjustment will be meeting on 6-9-22 at 7pm on the Main Floor of the Town Hall, 1 Richmond Road for the following:

The board will review for acceptance an application for a Special Exception request of Article XXII, Table of Usage to convert part of a commercial building to a residence in the Highway Commercial District. The application is submitted by Richard Pratt, Jr, of Winchester, for property located 999 Keene Road map 37 lot 17.

If the board finds the application to be complete the board will move into public hearing on the matter. 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.

Respectfully,
Margaret Sharra, Land Use

Application for: SE

Date: 5/19/22 (26)

Map# 37 Lot# 17

Name & address of applicant: Richard Pratt
89 Old Mtn-Turnpike Rd.
Email: _____ Phone: _____

Name & address of owner: Richard Pratt
Email: _____ Phone: 209-5433

Location of property: 999 Keener Rd. Zoning District: HC

Description of property (include a plot plan, frontage, side & rear lines, water, structures, etc.) Single Family house with an office in the front.

Proposed use/existing use: currently houses an office for car dealership.; proposing an apartment

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.

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.

Special Exception:

The undersigned hereby requests a special exception as provided in Article Table Usage,
Section _____ subparagraph _____, of the Winchester Zoning Ordinance.

[Signature] 5-26-22
Signature of applicant and date

[Signature] 5-26-22
Signature of owner and date

Please respond to the following:

A) The proposed use shall be permitted in the district Yes by Special Exception

B) The specific site is in an appropriate location for such use Yes its
in a Residential Area with houses

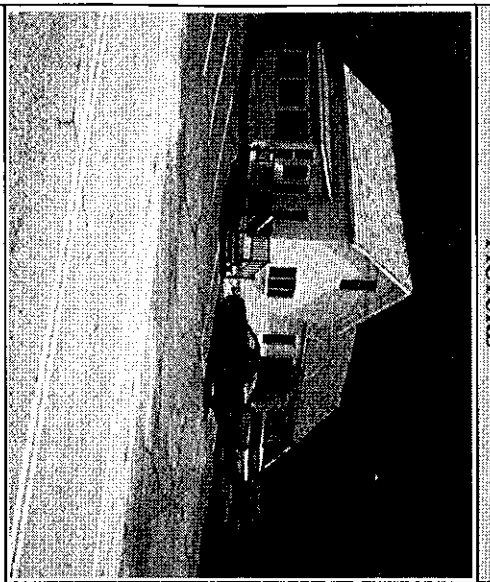
C) The use as developed will not adversely affect the adjacent area NO

D) There will be no nuisance or serious hazard to vehicles or pedestrians NO

E) Adequate and appropriate facilities will be provided for the proper operation and use YES Water + Sewer Exits

F) The proposed use shall comply with all frontage, setbacks, minimum land area, sanitary protection, sign, parking requirements for itself or its most similar use, except where specifically named by the board, the reasons for such waiver to be set forth in writing by the board YES House has been there

G) See Article XVI, 2.(i) (g) in the Town of Winchester Zoning Ordinance for the validity of a special exception.



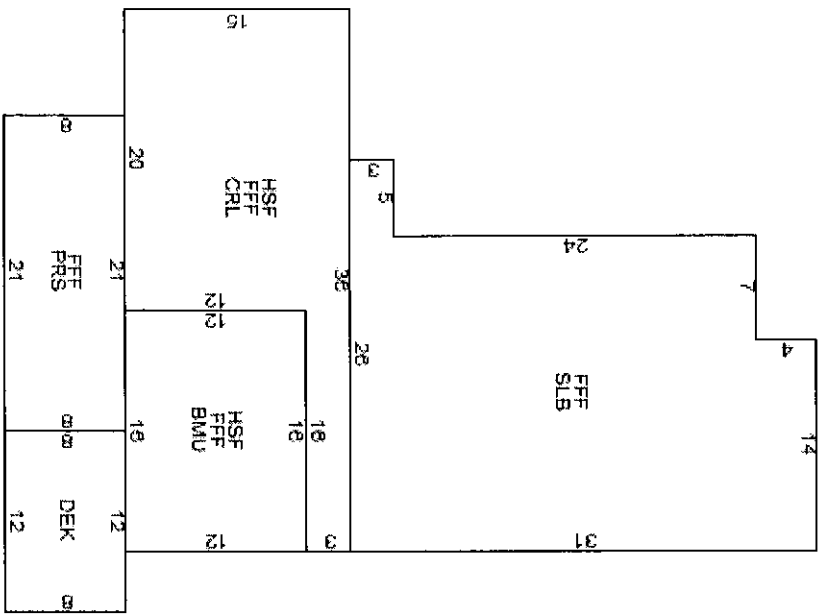
OWNER
PRATT JR, RICHARD C.
 BURBEE, SARA J.
 89 OLD MTN TURNPIKE
 WINCHESTER, NH 03470

TAXABLE DISTRICTS
 District Percentage

BUILDING DETAILS
 Model: 1.50 STORY FRAME AGENCY
 Roof: GABLE OR HIP/ASPHALT
 Ext: VINYL SIDING
 Int: DRYWALL
 Floor: CARPET/LINOLEUM OR SIM
 Heat: OIL/HOT WATER
 Bedrooms: Baths: MINIMUM
 Extra Kitchens: Fireplaces:
 A/C: No Generators:
 Quality: B1 AVE-10
 Com. Wall: WOOD, 12 FT.
 Size Adj: 1.2909 Base Rate: COF 80.00
 Bldg. Rate: 1.0122
 Sq. Foot Cost: \$ 80.97

PERMITS

Date	Permit ID	Permit Type	Notes



FRONTAGE

BUILDING SUB AREA DETAILS

ID	Description	Area	Adj.	Effect.
HSF	1/2 STRY FIN	540	0.50	270
DEK	DECK/ENTRANCE	96	0.10	10
FFF	FST FLR FIN	1346	1.00	1346
PRS	PIERS	168	-0.05	-8
SLB	CEMENT SLAB	638	0.00	0
BMU	BSMNT	192	0.15	29
CRL	CRAWL SPACE	348	0.05	17
GLA:	1,616	3,328		1,664

2020 BASE YEAR BUILDING VALUATION

Market Cost New:	\$ 134,734
Year Built:	1860
Condition For Age:	AVERAGE
Physical:	40 %
Functional:	
Economic:	
Temporary:	
Total Depreciation:	40 %
Building Value:	\$ 80,800

