

City of Portsmouth,

My name is Corey Hassan and I'm the owner of CHB Training LLC dba Seacoast Hoops Lab. I'm applying for a special exception to run my basketball training organization out of 141 Banfield Rd, Unit 7, in Portsmouth, NH, which is shown to be in an industrial zone.

The purpose of my business is to work with basketball players, from age 5 up to professional athletes for skill development.

The space would be used primarily to work with athletes in a private 1 on 1 setting, semi private setting (2-3 athletes) at a time, Small group athletes (4-6 athletes max). We would like to have group training once/week on Sundays with an absolute max capacity of 12 athletes, which would be the most we'd allow on the court at one time. We believe training is most efficient in small groups and that is what we focus on.

I have discussed these plans with the owner of the building, which they support and agree would not be a nuisance whatsoever to their other tenants.

All of our regularly scheduled programming, except for perhaps rare exceptions, are held after 5pm on the weekdays (since that is when most athletes are out of school) and on the weekends.

I'd be happy to answer any and all questions from the city and am very excited about the possibility of working with athletes in Portsmouth.

All the best,

Corey Hassan  
Seacoast Hoops Lab

- Valuation of New Construction (for non-residential projects)

**We will not be doing any new construction to interior or exterior of property. We will be adding three basketball hoops which cost \$7,885 and adding plywood to existing mezzanine simply for added security. We will be putting in a removable sports court that snaps together easily and we can take apart if need be in 4-5 hours with absolutely no change to the floor or space.**

- Total Number of Dwelling Units

**Not applicable**

- Lot area

**4 Acres (as shown on zoning map)**

- Description of existing and proposed land uses

**Was the location for a landscaping company (organic first) up until lease ended on 12/31. We propose to use the existing space for basketball training of athletes ranging from age 5 to professionally and potentially small groups of adults as well.**

**Most programs will run after 5pm on weekdays with rare exceptions and on weekends when most businesses in other units are closed.**

**Our programming is focused on private individuals or small group settings consisting of no more than 6 athletes on the court at a time.**

**Our sessions run for roughly 1 hour at a time.**

- Location and gross floor area of the area devoted to the existing and proposed land uses

**Our training will be done in the empty warehouse portion of the unit. This will consist of 2,160 of the 2,707 available square footage.**

- Existing and proposed number of parking spaces

**There are 3 parking spaces currently available right in front of the unit.**

- Project representatives – names and contact information

**Corey Hassan- 603-913-3128. Coreyhassan4@gmail.com**

- Written statement explaining how the request complies with the requirements of the [Zoning Ordinance](#) as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).

10.232.20 Special exceptions shall meet all of the following standards:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

**None at all. We will be doing sports training. Only materials we will need is floor, hoops and basketballs. CONFIRMED**

10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;

**CONFIRMED. No changes to exterior whatsoever. Inside, we're inserting an easily removable court and easily removable hoops. We need an open space inside the leased unit. With our training focusing on small groups or individuals, the noise would always be non-noticeable and also would be during non-working hours for other existing businesses in the warehouse.**

**Also, several of the units are simply storage units for other businesses and we've been told several of the units often don't have anyone there.**

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

**None at all. With most of our training being small group or privates, we don't anticipate more than 2-3 athletes/session and all of our sessions take place (besides private 1 on 1 sessions) after business hours (after 5pm on weekdays and on weekends).**

10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

**Correct on both fronts. The amount of people we would have in the unit at 1 time would be less than previous tenants. Any people coming into the unit would only be there for an hour at a time and our trainings only run 3 days a week for small groups (no more than 6 athletes).**

- Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size)

**Please see attached.**

- Interior floor plans and/or exterior site plans showing the location of the proposed use(s)

**Please see attached**

- Labeled photo(s) of existing conditions

10. In addition, for applications requesting **land use** relief, the following information may be required by the Planning Department:

- Existing and proposed number of loading spaces

NA

- Number of new hotel rooms

NA

- New restaurant gross floor area

NA

- 10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:
- 10.233.21 The variance will not be contrary to the public interest;

**We don't believe so as we believe many in the community would enjoy the service we hope to offer. We would always be respectful of the city, community and existing tenants in the building**

- 10.233.22 The spirit of the Ordinance will be observed;

**Agreed.**

- 10.233.23 Substantial justice will be done;

10.233.24 The values of surrounding properties will not be diminished;

**We will not be doing any work on the exterior of the property and on the inside, we will be painting, installing a removable court and removable hoops.**

and 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.



























