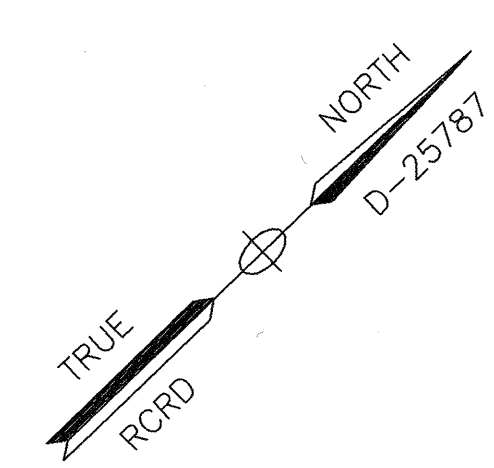
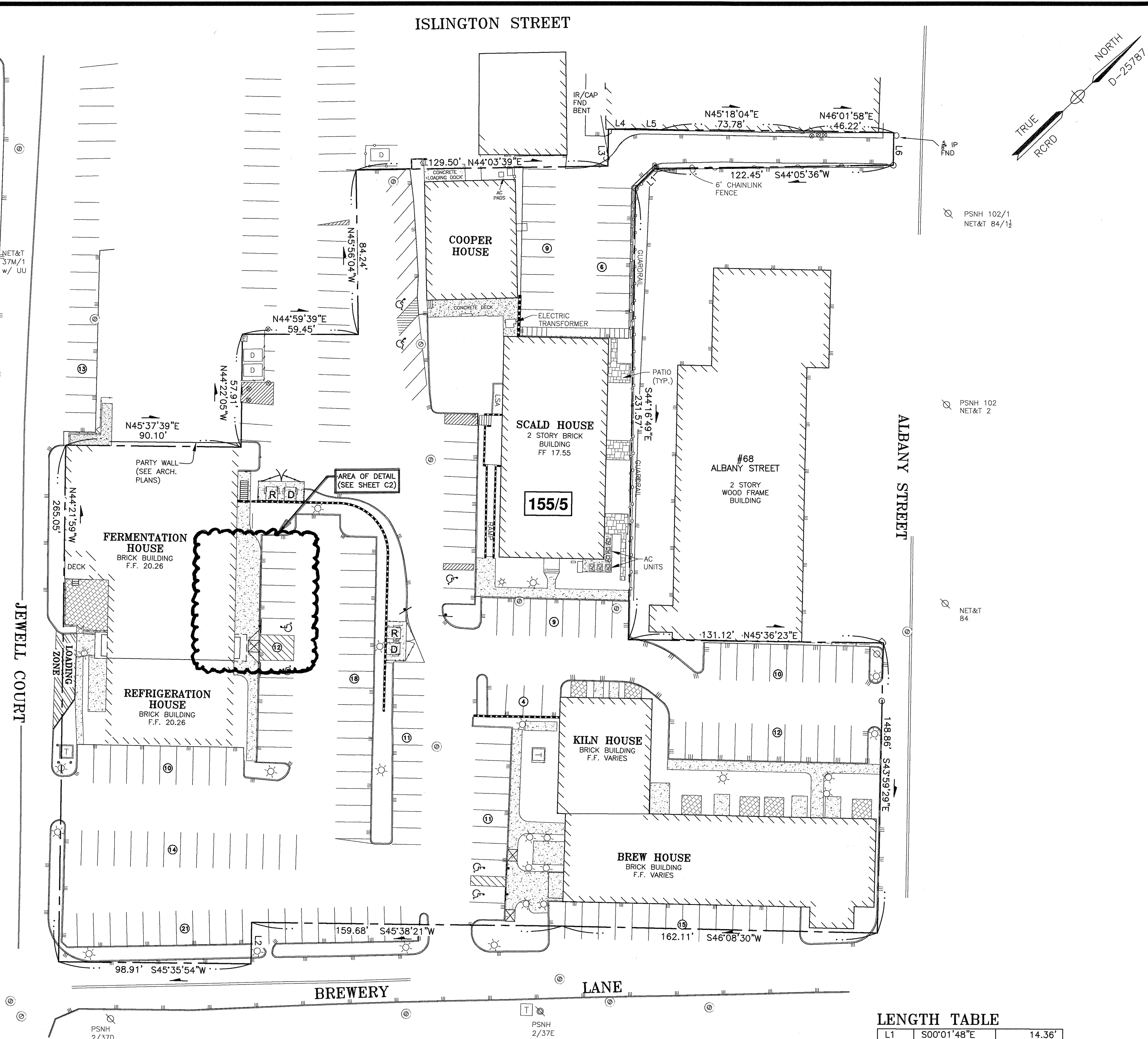


LOCATION MAP

SCALE 1"=400'

LEGEND

- CI CAST IRON
- FD FOUNDATION DRAIN
- F.F. FINISHED FLOOR
- HYD HYDRANT
- N/F NOW OR FORMERLY
- PVC POLYVINYLCHLORIDE
- RCRD ROCKINGHAM COUNTY REGISTRY OF DEEDS
- S.F. SQUARE FEET
- TEL TELEPHONE
- WATER VALVE
- PROPERTY LINE
- DRAIN MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- SEWER MANHOLE
- UTILITY POLE
- WATER SHUT OFF
- S EXISTING SEWER LINE
- W EXISTING WATER LINE
- WS EXISTING WATER SERVICE
- FS EXISTING FIRE SERVICE
- D EXISTING DRAIN LINE
- G EXISTING GAS LINE
- E EXISTING ELECTRIC LINE
- UE EXISTING UNDERGROUND ELECTRIC LINE
- LSA LANDSCAPED AREA

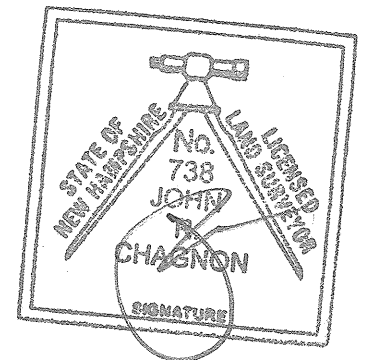


**AMBIT ENGINEERING, INC.**  
 Civil Engineers & Land Surveyors  
 200 Griffin Road - Unit 3  
 Portsmouth, N.H. 03801-7114  
 Tel (603) 430-9282  
 Fax (603) 436-2915

- NOTES:**
- 1) THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 155 AS LOT 5.
  - 2) THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
  - 3) OWNER OF RECORD:  
 CHINBURG DEVELOPMENT, LLC  
 3 PENSTOCK WAY  
 NEWMARKET, NH 03857
  - 4) TOTAL PARCEL AREA: 119,112 S.F.  
 2.7344 ACRES
  - 5) ZONING REQUIREMENTS:  
 MINIMUM LOT SIZE: 20,000 SF  
 MINIMUM FRONTAGE: 100'  
 MINIMUM SETBACKS:  
 FRONT YARD: 20'  
 SIDE YARD: 15'  
 REAR YARD: 15'  
 MINIMUM WIDTH: 50'  
 MINIMUM DEPTH: 35'  
 MAXIMUM COVERAGE: 15%
  - 6) THE PURPOSE OF THIS PLAN IS TO SHOW THE AREA OF A PROPOSED PATIO AND SEATING AREA ON TAX MAP 155 LOT 5 IN THE CITY OF PORTSMOUTH.

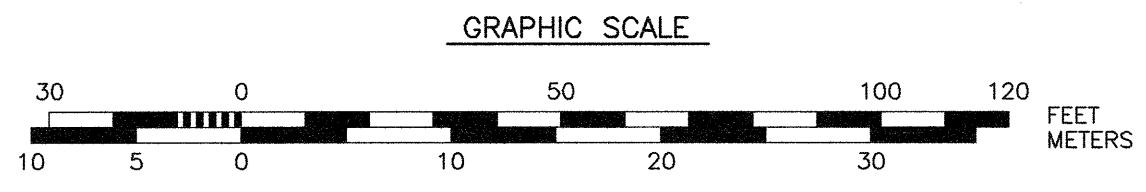
**AMENDED SITE PLAN  
 110 BREWERY LANE  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/8/19
REVISIONS		



**LENGTH TABLE**

LINE	BEARING	LENGTH
L1	S00°01'48"E	14.36'
L2	S44°21'55"E	21.25'
L3	N44°21'05"W	19.00'
L4	N44°03'39"E	15.35'
L5	N47°25'50"E	11.43'
L6	S43°58'55"E	16.77'



SCALE: 1" = 30' APRIL 2019

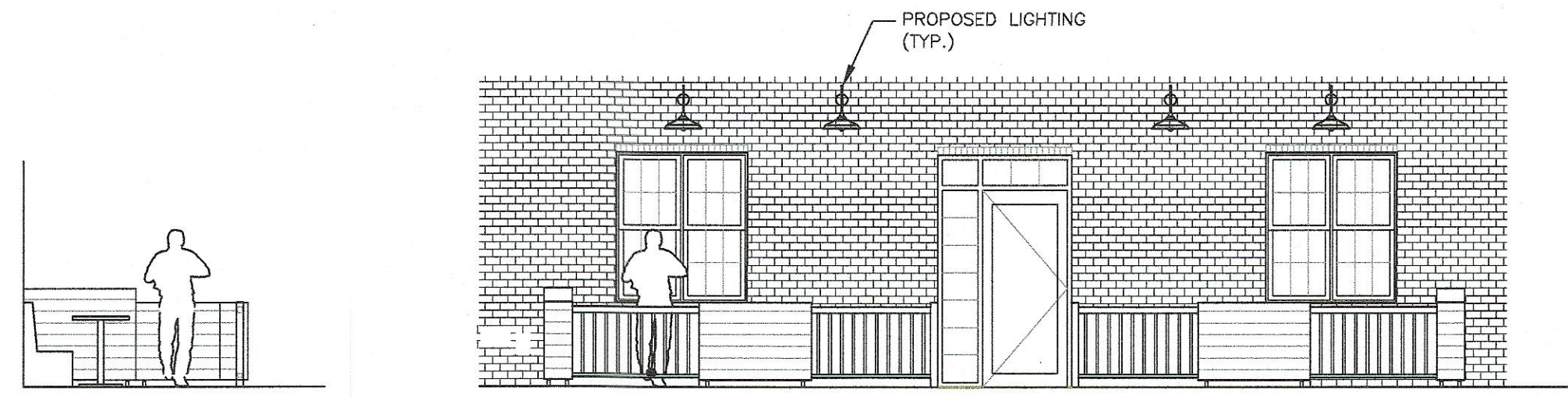
**AMENDED SITE PLAN**

**C1**





**RENDERING**  
NTS

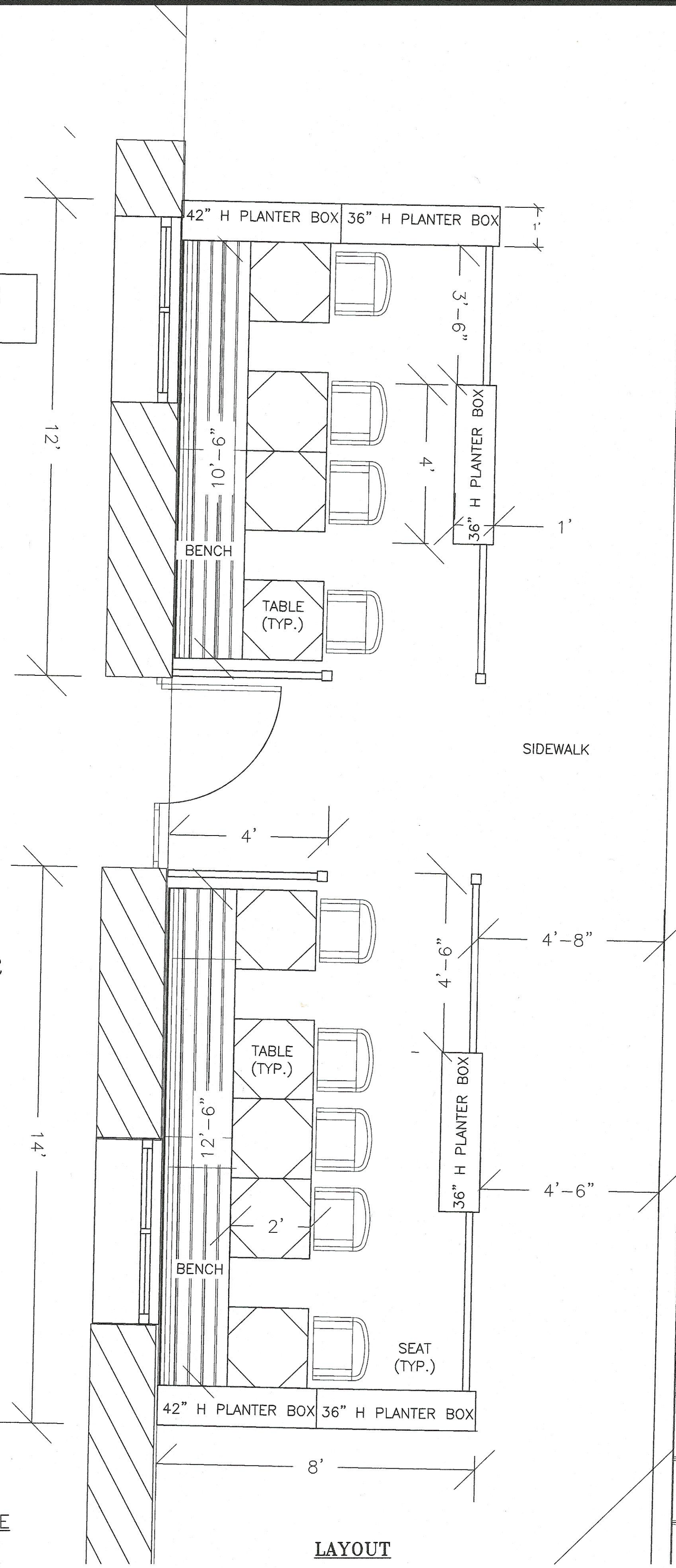


**ELEVATION VIEW**  
NTS

1884 HOUSE  
SUITE 105

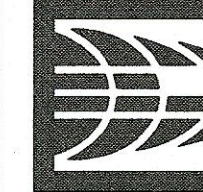
BOTANICA  
RESTAURANT  
AND GIN BAR

GRAPHIC SCALE  
SCALE: 1/2" = 1' = 0



**LAYOUT**  
SCALE: 1/2" = 1' = 0

PARKING



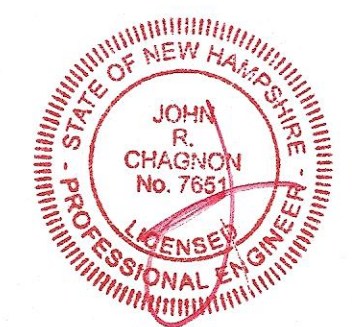
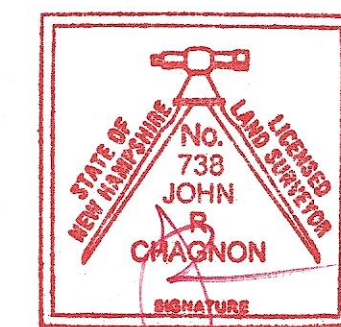
**AMBIT ENGINEERING, INC.**  
Civil Engineers & Land Surveyors  
200 Griffin Road - Unit 3  
Portsmouth, N.H. 03801-7114  
Tel (603) 430-8202  
Fax (603) 436-2315

**NOTES:**

- 1) THE PARCEL IS AS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 155 AS LOT 5.
- 2) THE PARCEL IS NOT LOCATED IN A FLOOD HAZARD ZONE.
- 3) OWNER OF RECORD:  
CHINBURG DEVELOPMENT, LLC  
3 PENSTOCK WAY  
NEWMARKET, NH 03857
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED LOCATION OF A PATIO AND SEATING AREA ON TAX MAP 155 LOT 5 IN THE CITY OF PORTSMOUTH.

**AMENDED SITE PLAN**  
110 BREWERY LANE  
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	4/8/19



SCALE: AS SHOWN

APRIL 2019

**AMENDED SITE PLAN**

**C2**



## 10.243 Approval Criteria

10.243.10 A conditional use permit shall be granted only if the Planning Board or other such Board or person as may have jurisdiction determines that the proposal conforms to all applicable conditional use permit criteria, as set forth below or in other sections of this Ordinance.

10.243.20 Conditional uses designated in Section 10.440 – Table of Uses, as well as other conditional uses for which no specific criteria are set forth in the Ordinance, shall comply with all of the following criteria:

10.243.21 The design of proposed structures, their height and scale in relation to the site's surroundings, the nature and intensity of the proposed use or activity, and the layout and design of the site will be compatible with adjacent and nearby properties, buildings and uses, will complement or enhance the character of surrounding development, and will encourage the appropriate and orderly development and use of land and buildings in the surrounding area.

Proposed seasonal structure is in relation to site's surrounding area and general design matches the existing patios already in existence on this property.

10.243.22 All necessary public and private utility infrastructure and services will be available and adequate to serve the proposed use.

The same utilities and infrastructure that serve the restaurant's patrons inside are available to the small number of additional patrons on the proposed patio.

10.243.23 The site and surrounding streets will have adequate vehicular and pedestrian infrastructure to serve the proposed use consistent with the City's Master Plan.

Proposed patio preserves pedestrian thoroughfare with a 36" walkway remaining to the building's tertiary entrance, with no vehicular impact

10.243.24 The proposed structures, uses, or activities will not have significant adverse impacts on abutting and surrounding properties on account of traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare.

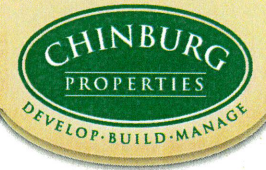
Proposed patio will be lit by existing lighting and hours of operation will not exceed current approved patios onsite. Number of guests will be small with a focus on dining rather than late night drinking.

10.243.25 The proposed structures and uses will not have significant adverse impacts on natural or scenic resources surrounding the site, including wetlands, floodplains, and significant wildlife habitat.

Not applicable to this proposed project

10.243.26 The proposed use will not cause or contribute to a significant decline in property values of adjacent properties.

Proposed seasonal patio will not contribute to decline in property value.



May 21, 2019

Juliet Walker  
Planning Director  
1 Junkins Ave  
Portsmouth, New Hampshire 03801

**RE: Botanica**

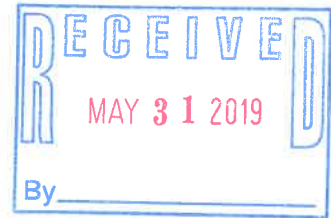
Dear Juliet,

Brewery Lane Portsmouth, LLC is the owner of the mixed-use building located at 110 Brewery Lane. Botanica is a restaurant tenant in the building with an address of 110 Brewery Lane, Suite 105. As owner of the building, we approve Botanica's proposed outdoor patio design and understand it is or will be submitted to the City for a conditional use permit and site plan review.

If you have any questions or concerns please feel free to contact me at [echinburg@chinburg.com](mailto:echinburg@chinburg.com).

Sincerely,  
Brewery Lane Portsmouth, LLC

Eric J. Chinburg  
Manager



5/30/19

To: Planning Board, City of Portsmouth  
From: Brendan Vesey, Owner - Botanica Restaurant and Gin Bar  
Re: LU-19-01

Dear Members,

Please find enclosed materials in support of my request for a small seasonal sidewalk patio for food and drink service at my restaurant located at the Frank Jones Brew Yard, 110 Brewery Lane. It is my opinion that this recurring seasonal change of use is compatible in scale and design with neighboring structures and will cause no decline in neighboring property values. I am a home and business owner in the West End and I plan to participate in the vibrant use and improvement of this neighborhood for years to come. I do hope you will agree.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Vesey".

Brendan Vesey  
Owner  
Botanica Restaurant and Gin Bar  
110 Brewery Lane  
Suite 105  
Portsmouth NH 03801  
603-275-7498