

City of Portsmouth
1 Junkins Ave
Portsmouth, NH 03801

To Whom it May Concern,

We respectfully submit this narrative to address the Special Exception criteria for the proposed fit-up of an additional 1,695 square feet of the Pilates/Fitness studio to be located at 1001 Islington Street Unit C1. The Pilates/Fitness studio is currently located at 1001 Islington Street Unit C2.

Please see summary of compliance by section below.

1. Standards as provided by this Ordinance for the particular use permitted by special exception.

- The fit-up consists of the expansion of the existing studio into the adjacent vacant space which was previously leased for commercial business use.
- The proposed studio expansion is an allowable use under the current zoning ordinance, subject to a special exception. It will adhere to all applicable design, safety and operational standards outlines in the ordinance, including building code compliance and compatibility with the surrounding property uses. All necessary permit and inspections will be obtained to ensure compliance.

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

- There will be no hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials. The expansion of this studio does not create any significant potential for hazards such as potential fires, explosions, etc. based on the intended use of the space.
- In addition, the existing building has a fire alarm & fire suppression system. This expansion project will include any required modifications to ensure proper coverage per NFPA code.

3. 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.

- There will be no detriment to property values in the vicinity or change in the essential characteristics of any area as there will be no significant exterior changes.
- The regular daily function of the expanded fitness center will not cause any disruption to neighboring dwellings in the form of odors, smoke, gas, noise, etc. There will be no unsightly outdoor storage of equipment or other materials.

4. No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

- Parking for this Pilates Studio is in a separate lot away from the entrance at Islington Street. There will be no substantial increase in either the level of traffic congestion in the vicinity or traffic safety hazards.

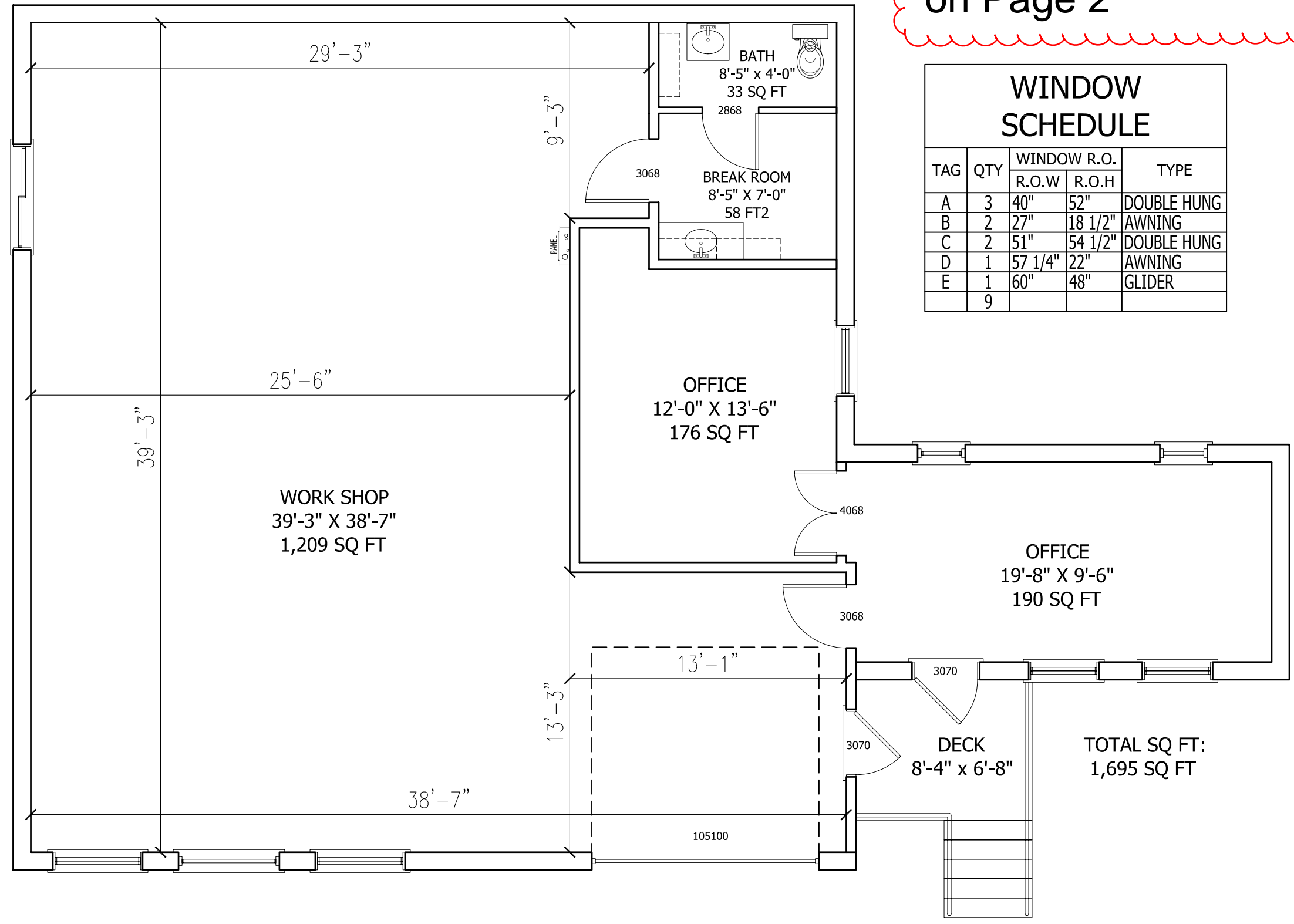
5. No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.

- There will be no significant increase in demand on municipal services. There is no new water, sewer or waste disposal required beyond what is already available on site and used previously.

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

- There will be no significant increase of stormwater runoff onto adjacent property or streets. There are existing catch basins and drainage in the parking lot and there is no concern about any significant increase in vehicles in the lot.

Current Layout/Floorplan
See Proposed Expansion Plan
on Page 2



WINDOW SCHEDULE

TAG	QTY	WINDOW R.O.		TYPE
		R.O.W	R.O.H	
A	3	40"	52"	DOUBLE HUNG
B	2	27"	18 1/2"	AWNING
C	2	51"	54 1/2"	DOUBLE HUNG
D	1	57 1/4"	22"	AWNING
E	1	60"	48"	GLIDER
	9			

FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

Chinburg Builders Inc.
8 Newmarket Road, Suite 2
Durham, NH 03824

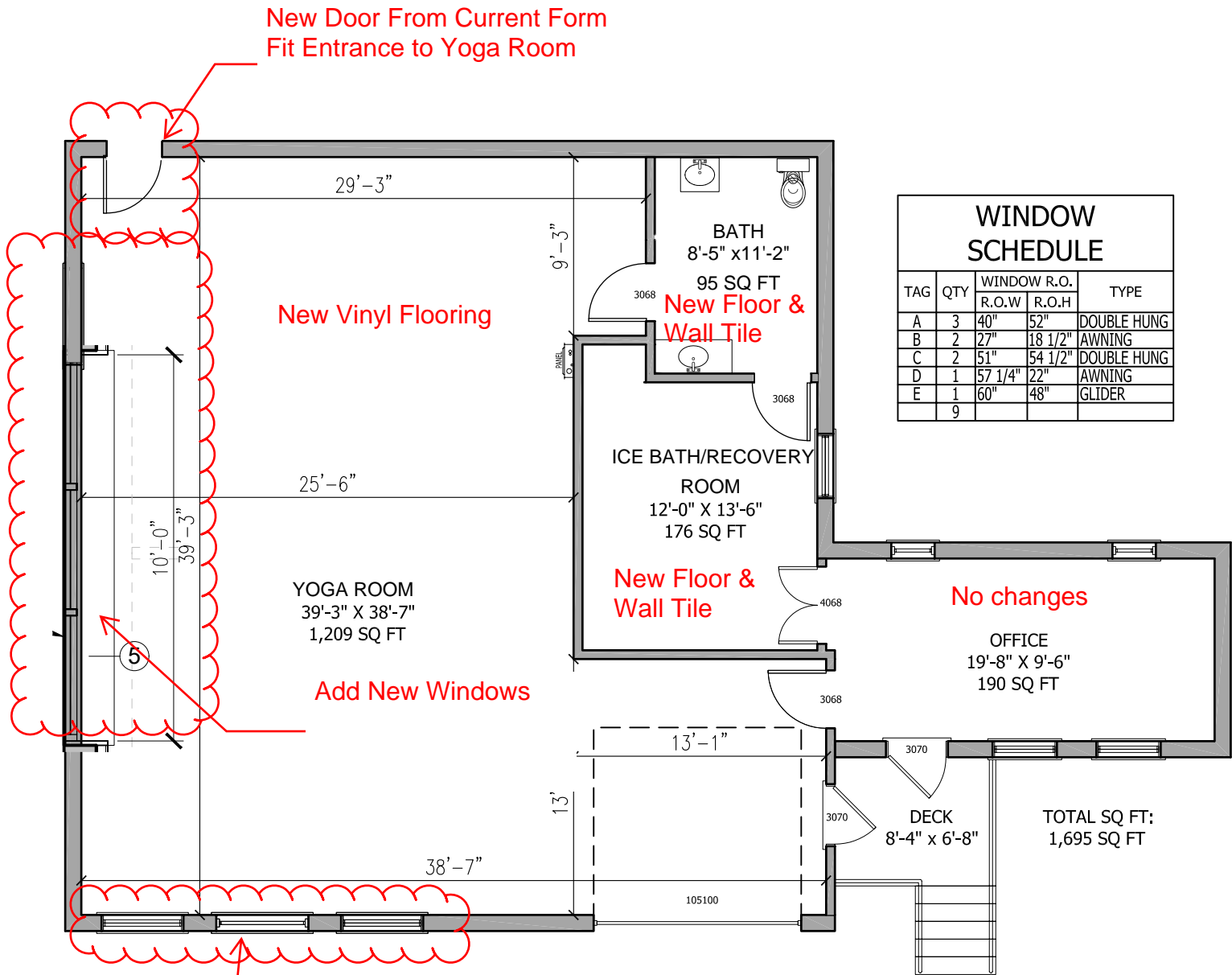
DATE: REVISION:

7-29-10	GGM

project MILLPORT PORTSMOUTH, NH
for GMM
address 1001 ISLINGTON ST PORTSMOUTH, NH
dwg FIRST FLOOR

DATE 7-29-10
REV.
DRAWN GGM
SCALE AS NOTED

sheet no.
A-1



WINDOW SCHEDULE				
TAG	QTY	WINDOW R.O.		TYPE
		R.O.W	R.O.H	
A	3	40"	52"	DOUBLE HUNG
B	2	27"	18 1/2"	AWNING
C	2	51"	54 1/2"	DOUBLE HUNG
D	1	57 1/4"	22"	AWNING
E	1	60"	48"	GLIDER
	9			

Chinburg Builders Inc.
8 Newmarket Road, Suite 2
Durham, NH 03824

project: MILLPORT PORTSMOUTH, NH
address: 1001 ISLINGTON ST PORTSMOUTH, NH
for: GMM
dwg: FIRST FLOOR PLAN

sheet no. **A-1**

DRAWN: GMM
Date: 7-29-10
Rev:
Scale: 1/8"=1'-0"

TOTAL SQ FT: 1,695 SQ FT

1001 Islington Street Unit C2 - Existing Conditions



**1001 Islington Street Unit C2 - Form Fitness Original Renovation
Expansion Project to have similar scope/finishes.**



1001 Islington Street Site Plan View

Unit C2: Form Fitness - Pilates Studio

Unit C1: Proposed Expansion

