

Project Narrative & Analysis Criteria Submission

Proposed Tattoo Studio – 180 Islington Street, Portsmouth, NH

Project Narrative

The proposal is to establish a professional tattoo studio at 180 Islington Street in Portsmouth, NH. The goal is to provide a safe, creative, and welcoming environment for clients while enhancing the city's reputation as a hub for arts and culture.

The studio will be designed to meet all applicable health, safety, and zoning requirements. Interior improvements will include fresh paint, upgraded workstations, and modern sanitation facilities consistent with Portsmouth Board of Health standards for body art establishments. By utilizing an existing commercial space without altering its footprint, this project will maintain the character of the surrounding neighborhood while adding to the mix of local creative businesses.

This project is intended to serve residents and visitors of Portsmouth, contributing positively to the downtown economy and supporting the city's cultural vibrancy. The business will operate in a manner consistent with other professional service establishments in the area, with minimal impact on traffic, noise, or municipal resources.

Analysis Criteria – Section 10.232.20

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

The tattoo studio will comply fully with all city ordinances and regulations governing body art establishments, including health department licensing, zoning standards, and building code requirements. This ensures the proposed use is consistent with permitted uses by special exception within this zoning district.

10.232.22 – No hazard to the public or adjacent property

The tattoo studio does not involve hazardous materials, explosives, or toxic substances. All materials used (inks, disinfectants, sharps containers) are industry-standard, non-toxic, and disposed of in compliance with OSHA and state health regulations. As such, the operation will not pose any fire, explosion, or health hazard to the public or adjacent properties.

10.232.23 – No detriment to property values or essential character of area

Tattoo studios are increasingly recognized as legitimate small businesses within the arts and personal services sectors. The studio will operate inside an existing commercial building without exterior alterations beyond signage, ensuring compatibility with the surrounding neighborhood. The business will not generate odors, smoke, gas, dust, or pollutants. Noise levels will remain minimal, limited to normal conversation and background music within the shop. The shop will not use outdoor storage. These factors ensure there is no detriment to surrounding property values or change to the essential character of the area.

10.232.24 – No traffic safety hazard or substantial increase in congestion

The tattoo studio will generate typical customer traffic consistent with other small professional service businesses in the downtown area. Parking is available nearby on Islington Street and in adjacent lots. The anticipated level of traffic will not create safety hazards or result in a substantial increase in congestion beyond what the neighborhood currently supports.

10.232.25 – No excessive demand on municipal services

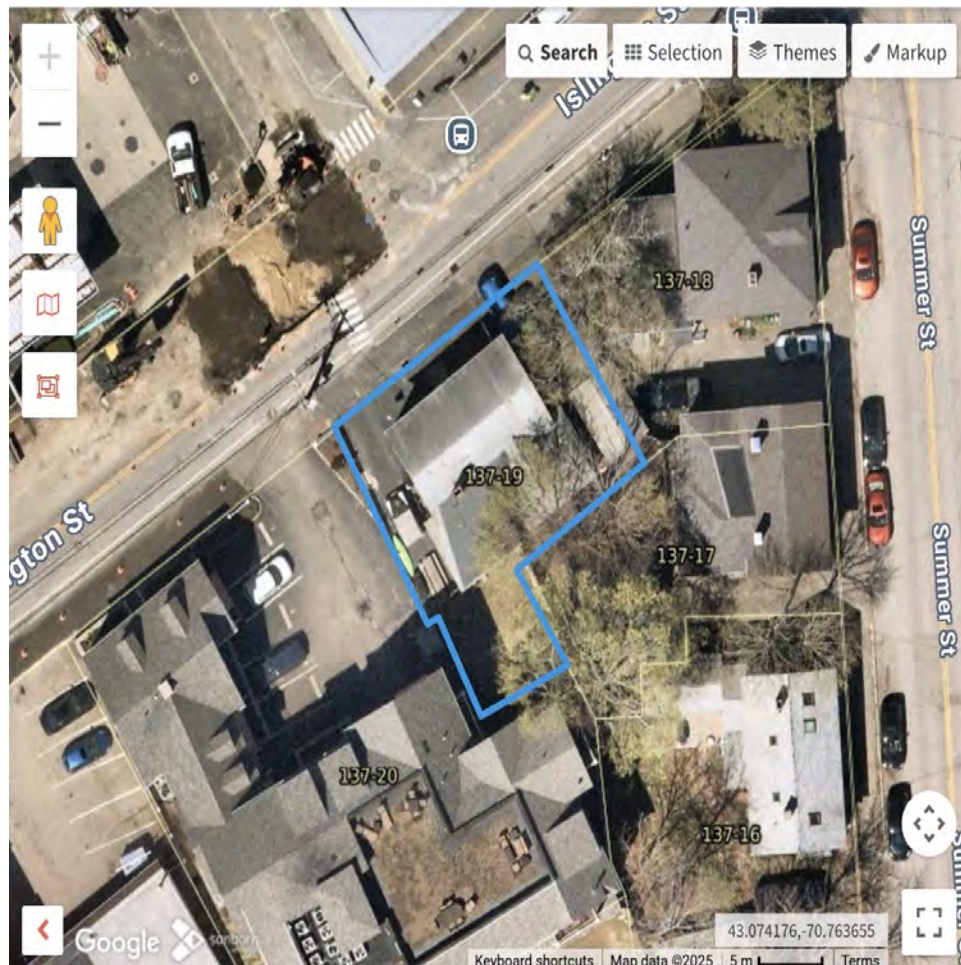
The tattoo studio will have minimal demand on municipal services. Water use is limited to handwashing and standard sanitation. Sewer and waste disposal needs are minimal and handled in accordance with municipal systems. Police and fire services are not expected to be required beyond normal emergency availability. No school resources are impacted.

10.232.26 – No significant increase of stormwater runoff

The project will be located inside an existing building with no proposed changes to the exterior footprint, parking surfaces, or landscaping. Therefore, there will be no increase in impervious surface area or stormwater runoff onto adjacent properties or streets.

Site Layout

The building at 180 Islington Street is oriented along Islington Street in a commercial district with surrounding retail, service, and residential uses. The tattoo studio will be located entirely within the existing commercial unit of the building. No exterior additions are proposed. Site features include: paved sidewalks, public right-of-way access, nearby parking lots, and existing mechanical units located at the rear of the building. No wetlands or sensitive environmental features are impacted.



Site Photos

The following photos provide context of the property and surrounding area:







FORMER TATTOO SHOP DOWNTOWN PORTSMOUTH

- MEETS NH REQUIREMENTS FOR A TATTOO PARLOR

FOR LEASE

*** FRESHLY RENOVATED ***

PARLOR INCLUDING SECONDARY SINK WITH FILTER

- 1200 +/- Square feet

- Signage available

- Newer floor

- Newer molding

- Newer paint

- Floor Sink with commercial filter

- Heavily used road to downtown Portsmouth NH

- Approx. 3 blocks from downtown

- Private Bathroom

- Parking Available

-Walk Score 95 -- Walker's Paradise

<http://www.walkscore.com/score/180-Islington->

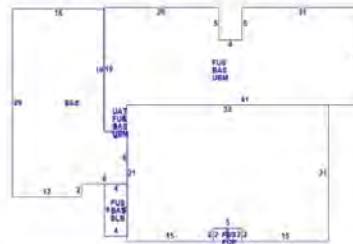
Street-Portsmouth-NH-03801 Less

(Downtown, Portsmouth NH, Beach, Seacoast,

Office, Yoga, Boutique, Cafe, Storefront, Message,

Etc)

Building Layout

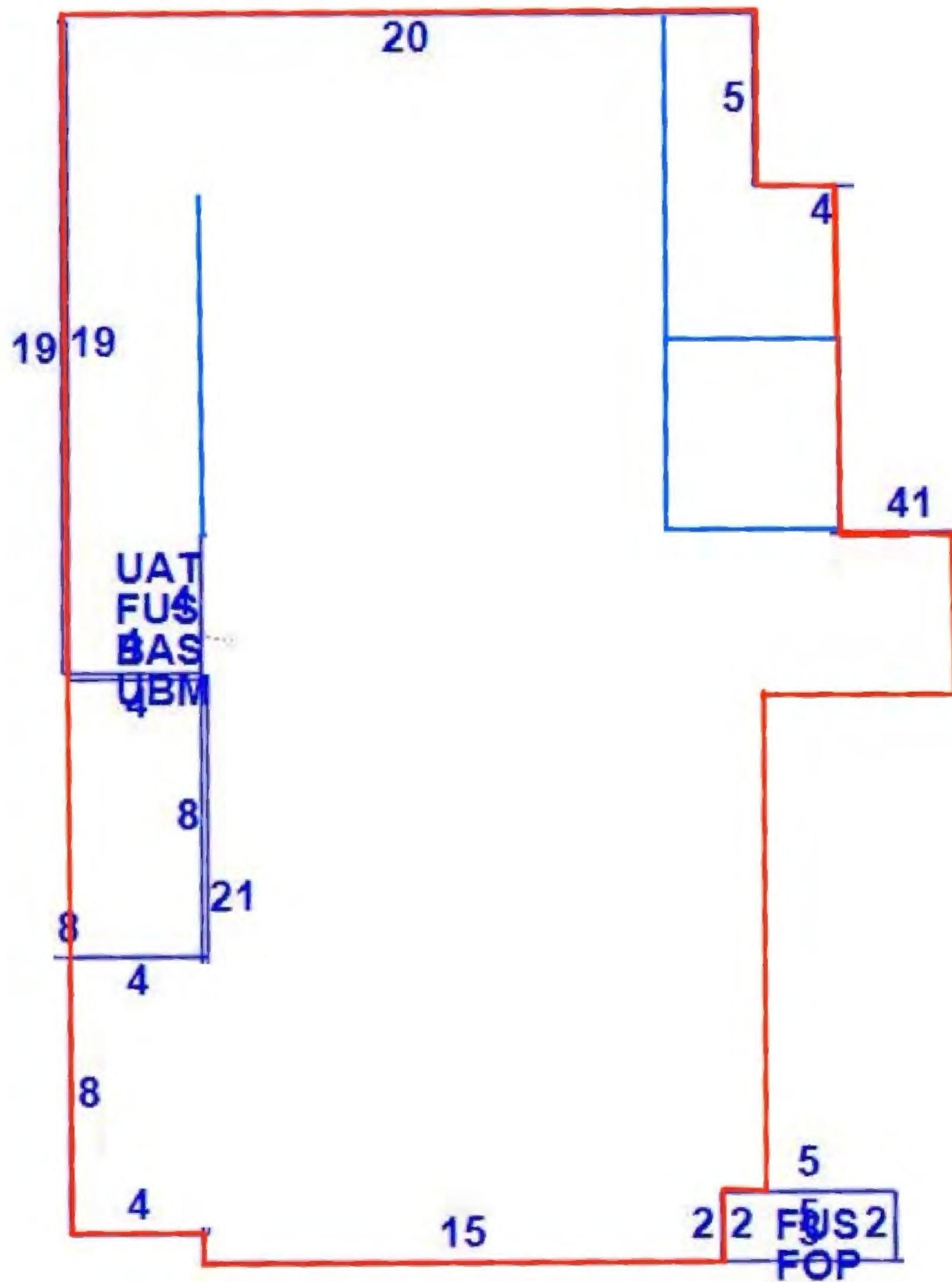


Building Sub-Areas (sq ft)		Legend	
Code	Description	Gross Area	Living Area
BAS	First Floor	1,916	1,916
FUS	Upper Story, Finished	1,438	1,438
POP	Porch, Open	10	0
SLB	Slab	32	0
UAT	Attic	725	0
UBM	Basement, Unfinished	1,396	0
		5,517	3,354





Floor PLAN



Building Layout

