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1949 - 2021

March 7, 2024

Mr. Rick Chellman, Chair
Planning Board
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: 180 Islington Street - Tax Map 137, Lot 19
REQUEST FOR PARKING CONDITIONAL USE PERMIT

Dear Mr. Chellman:

This office represents ZJBV Properties, LLC, the owner of the above referenced property. The property presently consists of a building with mixed residential and commercial uses on a .09 acre lot.

The property currently consists of a single dwelling on the second floor and a piercing parlor comprising approximately 800 square feet of the first floor. The remaining approximately 1100 square feet of existing vacant retail space is proposed to be leased to an antiques dealer.

The applicant requires a Conditional Use Permit pursuant to 10.1112.14 to provide less than the minimum number of off-street parking spaces otherwise required under Section 10.1112.30. There are three, non-compliant parking spaces on site, where 8 are required. It is unknown how long the property has been home to first floor commercial uses, but the structure itself dates back to 1840 according to city tax records.

Submitted herewith are site plan and parking demand analysis.

The applicant maintains that the approval criteria set forth in Section 10.1112.14 are met:

10.1112.141. The number of off-street parking spaces supplied at this site is sufficient for this use. Pursuant to the submitted parking demand analysis, there is ample nearby public parking for this use.

10.1112.142. As the submitted parking demand analysis indicates, the applicant will install bike racks and scooter striping on the site to reduce the parking demand.

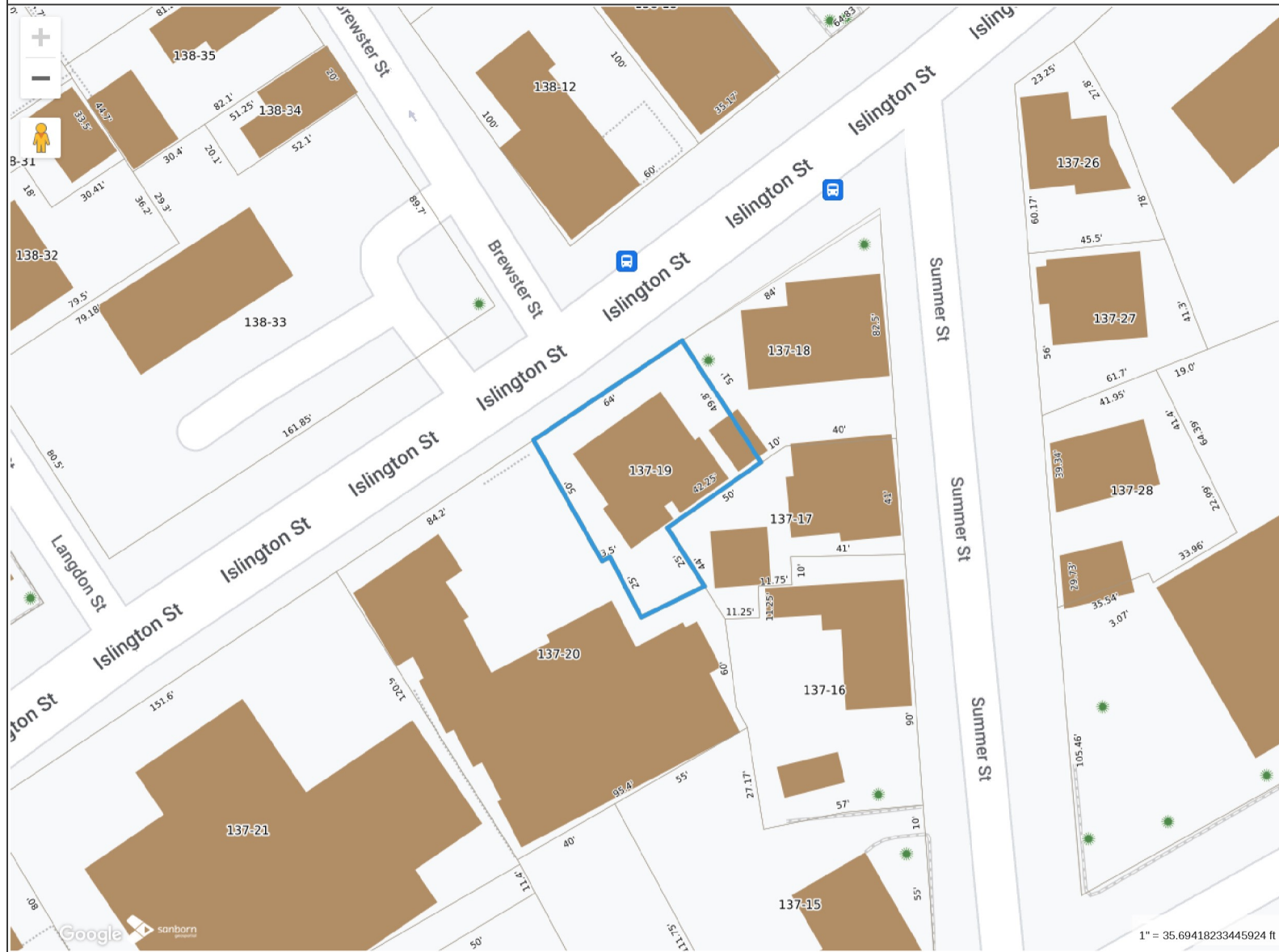
10.1112.143. The number of spaces is adequate and appropriate for the proposed use of the property given the factors enumerated above.

Thank you for your attention.

Sincerely,

John K. Bosen

John K. Bosen



Property Information
Property ID 0137-0019-0000
Location 180 ISLINGTON ST
Owner ZJBV PROPERTIES LLC

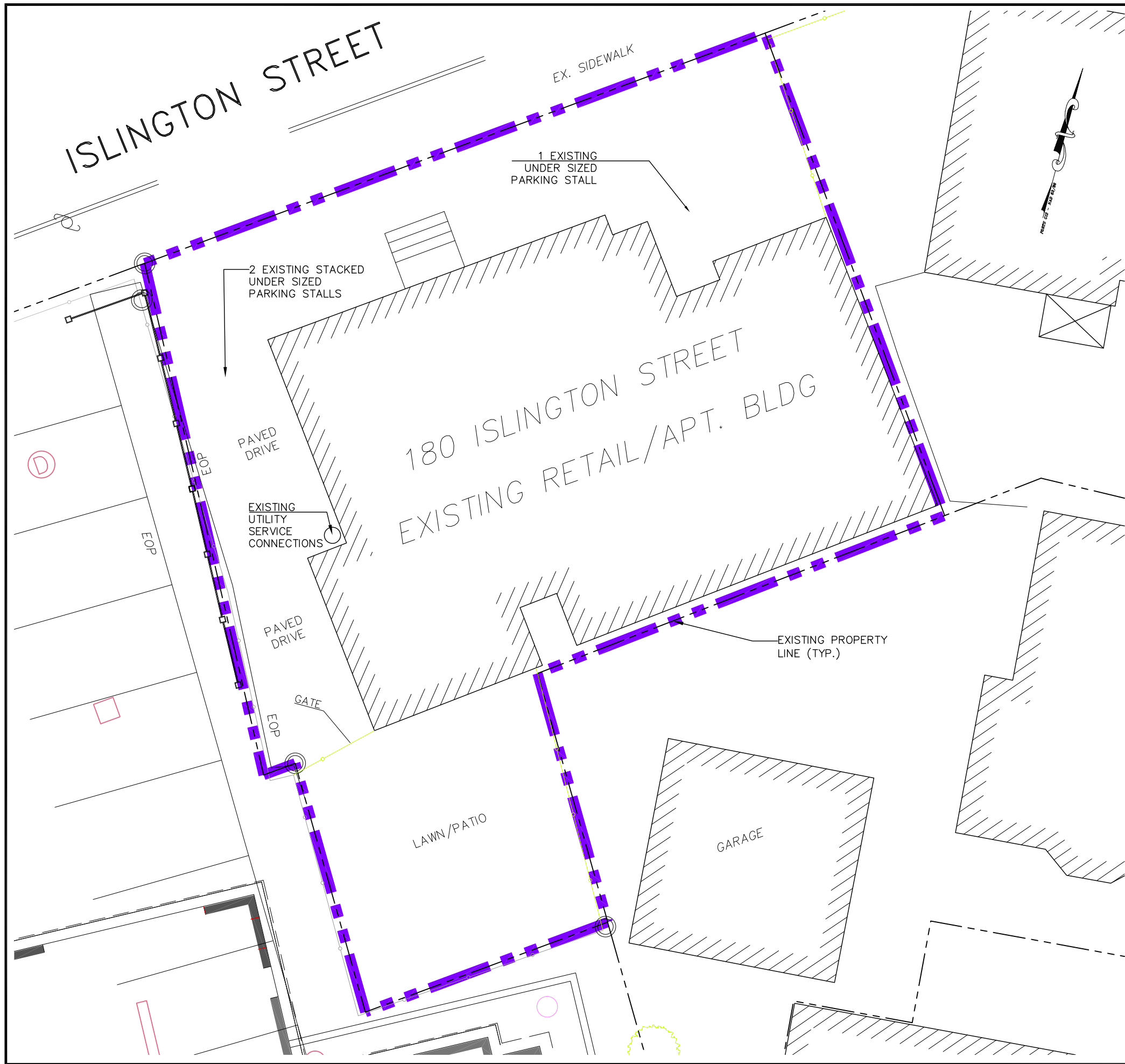


**MAP FOR REFERENCE ONLY
 NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 08/24/2023
 Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.



SITE NOTES

- DESIGN INTENT - THIS PLAN IS INTENDED TO DEPICT THE EXISTING PARKING SPACES AS DESCRIBED IN THE PARKING DEMAND ANALYSIS OF THE SITE.
- APPROXIMATE LOT AREA: 0.09 AC.± (PER CITY GIS)
- ZONE: BUSINESS & SINGLE RESIDENCE
- PARKING REQUIREMENTS:**
 1 APARTMENT - 750 SF GROSS FLOOR AREA
 BUSINESSES - 1,900 SF GROSS FLOOR AREA (2 UNITS)
 APARTMENT GREATER THAN 750 SF = 1.3 SPACES PER UNIT
 PERSONAL SERVICES = 1 SPACE PER 400 SF GFA
 RETAIL TRADE = 1 SPACE PER 300 SF GFA
- PARKING STALLS REQUIRED:** -
 APARTMENT = 1.3 SPACES
 1,916 SF RETAIL TRADE = 6.4 SPACES
 TOTAL PARKING REQUIRED = 9 SPACES REQUIRED ¹
- SEE SECTION 10.1112.22: "WHERE THE COMPUTATION OF REQUIRED OFF-STREET PARKING SPACES RESULTS IN A FRACTIONAL NUMBER, THE COMPUTATION SHALL BE ROUNDED UP TO THE NEXT WHOLE NUMBER."
 ALTHOUGH THE COMPUTATION OF SPACES FOR THE PROJECT AS A WHOLE WOULD BE ROUNDED UP TO 8 SPACES, WE HAVE ROUNDED UP THE COMPUTATION FOR EACH INDIVIDUAL USE OUT OF AN ABUNDANCE OF CAUTION.
- OVERALL AREA OF DISTURBANCE UNDER 100,000 S.F., NHDES ALTERATION OF TERRAIN PERMIT NOT REQUIRED.
- AREA OF DISTURBANCE OVER 43,560 SF, COVERAGE UNDER EPA NPDES PHASE II CONSTRUCTION GENERAL PERMIT REQUIRED (NOI TO BE PREPARED AND SUBMITTED BY CONTRACTOR, SWPPP AND INSPECTIONS TO BE PREPARED AND PERFORMED BY CONTRACTOR). NOT REQUIRED FOR THIS PROPERTY.
- PARKING DEMAND ANALYSIS RECOMMENDS INSTALLING A 4-BICYCLE RACK & STRIPING 3-SPACES FOR MOPEDS OR SIMILAR VEHICLES. LOCATION TO BE DETERMINED BY OWNER SHALL BE ENTIRELY ON THE PROPERTY.

ALTUS
ENGINEERING

133 Court Street Portsmouth, NH 03801
(603) 433-2335 www.altus-eng.com

NOT FOR CONSTRUCTION

ISSUED FOR: PARKING DEMAND ANALYSIS

ISSUE DATE: FEBRUARY 27, 2024

REVISIONS

| NO. | DESCRIPTION | BY | DATE |
|-----|--------------------|-----|----------|
| 0 | INITIAL SUBMISSION | EDW | 02/27/24 |

DRAWN BY: SAM

APPROVED BY: EDW

DRAWING FILE: 5554-180 Islington.dwg

SCALE:

1" = 5' (22" X 34")
 1" = 10' (11" X 17")

OWNER:

ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

APPLICANT:

ZJBV PROPERTIES, LLC
 300 GAY STREET
 MANCHESTER, NH 03103

PROJECT:

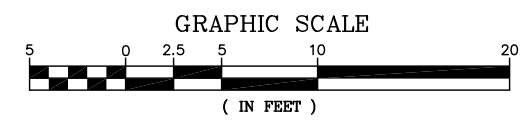
PARKING DEMAND ANALYSIS
 180 ISLINGTON STREET
 TAX MAP 137, LOT 19

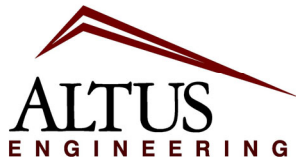
TITLE:

SITE PLAN

SHEET NUMBER:

S-1





**Civil
Site Planning
Environmental
Engineering**

133 Court Street
Portsmouth, NH
03801-4413

**PARKING DEMAND ANALYSIS
180 ISLINGTON STREET
PORTSMOUTH, NH**

March 6, 2024

ZJBV Properties, LLC owns the property located at 180 Islington Street. The 0.09-acre (per City GIS) has two retail store front businesses on the first floor and an apartment on the second floor. The owner is not proposing any changes to the site nor the use of the property. Altus prepared this Parking Demand Analysis based on the following:

1 apartment in excess of 750 SF Gross Floor Area
1,900 SF gross floor area (2 units)

Parking spaces required for the City of Portsmouth Zoning Ordinance Section 10.1110 Off Street Parking

| | |
|-------------------------------|------------------------|
| Apartment greater than 750 SF | 1.3 spaces per unit |
| Personal Services | 1 space per 400 SF GFA |
| Retail Trade | 1 space per 300 SF GFA |

Altus recognizes that the spaces could be rented to either a personal services or as a retail concern. Since retail has a greater demand for parking, Altus chose to use Retail Trade.

| | |
|-------------------------|--------------------------------|
| Parking Stalls required | |
| Apartment | 1.3 spaces |
| 1,916 SF retail trade | <u>6.4 spaces</u> |
| | 9 spaces required ¹ |

The area between Islington Street right-of-way and the building is paved. However, it does not provide adequate space for a zoning compliant parking stall. Facing the building, the area on the left side has been historically used as a parking stall.

¹ See Section 10.1112.22: “Where the computation of required off-street parking spaces results in a fractional number, the computation shall be rounded up to the next whole number.”

Although the computation of spaces for the project as a whole would be rounded up to 8 spaces, we have rounded up the computation for each individual use out of an abundance of caution.

Facing the building, the area to the right of the building is fully paved and is undersized by the Zoning Ordinance. However, the area is used as 2 stacked parking stalls.

Thus, there are three on-site functional, but non-compliant parking stalls.

The COAST Route runs on Islington Street with stops both inbound and outbound within 100 feet of the front door of the building.

Under Section 10.1116.10, providing bicycle parking spaces can help meet the requirements of the parking requirements. Altus recommends that a 4- rack bicycle stand be provided.

In the Zoning Ordinance, motorcycle/moped/scooter parking spaces do not count towards the required parking. Altus recommends that 3 spaces in front of the building be striped to accommodate two wheeled vehicles.

The Foundry Garage is less than 1,000 feet from the property. It is much closer to the site than many of the downtown businesses whose employees currently use it.

There is on-street parking on the north side of Islington Street and on Brewster Street which is opposite the site.

It is reasonable for two small retail/professional service businesses to continue to operate at 180-Islington Street with an apartment on the second floor without creating an undue hardship on the City streets or on the abutting properties.

Providing a friendly environment that promotes pedestrian and alternative transportation will reduce the traffic demand for traditional parking.

Thus, it is Altus' opinion that 3 on-site non-compliant parking stalls will be more than adequate for the expected demand.

Wde/5554 parking demand analysis - 3-6-24.docx