

BY: VIEWPOINT & HAND DELIVERY

October 12, 2022

City of Portsmouth
c/o Peter Stith
Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

**RE: Variance Application of It's Good to Be Kneaded, LLC
361 Islington Street, Tax Map 144, Lot 23**

Dear Peter,

On behalf of It's Good To Be Kneaded, LLC, please find a revised submission package for the above referenced property for consideration at the next regularly scheduled ZBA meeting. The following materials are included:

- 1) Landowner Letter of Authorization;
- 2) Narrative to Variance Application;
- 3) Site Plan;
- 4) Floor Plans, Elevations, Photographs and Images;
- 5) Tax Map Image with Zoning Overlay.

One (1) copy of the application submission is being hand-delivered to the Planning Department contemporaneously with the electronic filing through Viewpoint. Should you have any questions or concerns regarding the enclosed application materials, do not hesitate to contact me at your convenience.

Sincerely,

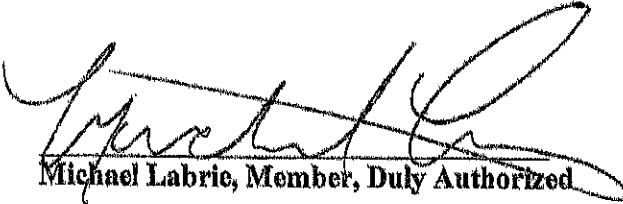


Derek R. Durbin, Esq.

CC: Eric Weinrieb
Sean Creeley
Jeff Dyer
Robert Whittemore
Brandon Holben

LANDOWNER LETTER OF AUTHORIZATION

Lucky Thirteen Properties LLC, record owner of property located at 361 Islington Street, Portsmouth, NH 03801, Tax Map 144, Lot 23 (the "Property"), hereby authorizes the **It's Good to Be Kneaded LLC** and agents and representatives, including **Durbin Law Offices PLLC**, **Altus Engineering, Inc.** and **Winter Holben**, to file any building, zoning, planning or other municipal permit applications with the City of Portsmouth for said Property and to appear before its land use boards. This Letter of Authorization shall be valid until expressly revoked in writing.



Michael Labrie, Member, Duly Authorized

September 22, 2022

**CITY OF PORTSMOUTH
ZONING APPLICATION NARRATIVE**

It's Good To Be Kneaded, LLC (Applicant)
Lucky Thirteen Properties LLC (Owner)
Tax Map 144, Lot 23
361 Islington Street
Portsmouth, NH 03801

INTRODUCTION

The Property

The Property at 361 Islington Street (the "Property") is located in the CD4-L2 Zoning District at the corner of Islington and Cabot Streets, making it uniquely situated. The intersection of Islington and Cabot Streets is a transitional zone between the Downtown and the "West End" of Portsmouth. The area consists of a mixture of residential, office and restaurant-related uses, including The Kitchen, Lexie's Joint, Café Kilim and Liar's Bench Brewery. Not unlike other properties along this area of the Islington Street corridor, it is bordered in the rear by properties that are zoned GRC, which is relatively dense residential district.

The Property contains a building with attached metal awning that served as a Getty Gas Station from approximately 1957 to 2007 and continues to retain its branding. The building, which contains the former gas station office and a vehicle service bay, pre-dates current zoning and does not conform to the dimensional standards of the Ordinance in multiple respects. The Property is encumbered by deed restrictions and easements that significantly limit what can be done with the land and how it can be used.

Abbreviated Zoning History

Auto-Detailing Business (2014)

The Property remained unoccupied from 2007 until 2014. In 2014, zoning relief was granted by the Board allowing an auto detailing business to occupy the Property. This business ceased operations on the Property in 2017.

Lexie's Joint (2017)

Following the auto detailing business's departure from the Property, Lexie's Joint applied for and received several variances to operate a restaurant on the Property and construct a small addition onto the existing gas station building and utilize area under the building canopy for outdoor seating. It is relevant to note, as more specifically discussed below, that the outdoor area was not utilized in determining total occupant load for the building. In the end, Lexie's Joint opted not to move forward with its proposed use of the Property after determining that it was not economically feasible.

Wrap Shack (2018)

In September 2018, the Wrap Shack applied for and received several variances to operate a food truck business on the Property as a “take out restaurant”. The Wrap Shack used the existing gas station building primarily as a kitchen and the outdoor area under the metal awning for seating. Food was ordered at the window of the food truck and carried back to several picnic-style tables under the existing awning. The Wrap Shack vacated the Property in early 2021.

Kung Fu Taco (2021)

In December 2021, a restaurant called “Kung Fu Taco” filed an application for multiple variances, including one for an occupant load of greater than 50. Like Lexie’s Joint, outdoor seating was proposed under the canopy portion of the building. The Applicant did not identify what its total occupant load would be, but rather chose to leave it undefined. At the public hearing, the Applicant offered to restrict the occupant load to 100. However, the Board ultimately voted to deny the variances sought.

Proposed Use

The Applicant seeks several variances, as more specifically outlined below, for a proposed restaurant use of the former gas station building on the Property. To accommodate the use, the Applicant intends to renovate and re-purpose the former gas station/vehicle service building and construct a 73 square foot addition to the left (westerly) portion of the building and a 692 square foot addition to the rear (northerly) portion of it. The application is functionally the same as what was proposed by Lexie’s Joint and approved by the Board in 2017. Exhibit A.

The Applicant will be adding landscaping and green space throughout the Property to enhance its appearance from the street. As it stands now, nearly all of the Property outside of the existing building is covered in pavement. A privacy fence will also be added to the rear of the Property to buffer the restaurant from the nearest residential abutter.

If the variance relief is granted, the Applicant’s plans for the property will be subject to HDC approval, TAC and Site Plan review before the Planning Board. The Applicant will also need to obtain a conditional use permit from the Planning Board for parking, as the Ordinance requires 22 off-street parking spaces where only 10 are possible on the Property with the proposed use. There will be an additional area provided on the Property for up to 5 mopeds, motorcycles and similar vehicles that do not count towards the off-street parking calculation. It will also need a conditional use permit for the seasonal, outdoor seating.

SUMMARY OF ZONING RELIEF

In order to move forward with its plans for the Property, the Applicant needs the following Variances from the Ordinance:

Section 10.5A41.10A:

- 1) To allow a *secondary front yard setback* of 66' (+/-) where 12' is the maximum allowed and 66' (+/-) exists;
- 2) To allow a *front lot line buildout* of 32% where 60-80% is required and 32% exists;
- 3) To allow a *left yard setback* of 30' (+/-) where 20' is the maximum allowed and 33' (+/-) exists; and
- 4) To allow *open space* of 14.6% (+/-) where 25% is required and 5.7% (+/-) exists.

Section 10.5A44.31: To allow off-street parking spaces to be located in front of the façade of the primary building on the Property;

Section 10.5A44.32: To allow parking to be unscreened from the street.

Section 10.1113.20: To allow off-street parking spaces to be located in a required front yard setback.

Section 10.575: To allow a dumpster to be located 19' (+/-) a residential zoned lot where 20' is required.¹

Section 10.321: To allow a non-conforming structure to be extended or enlarged without conforming to the terms of the Ordinance.

Section 10.440: To allow a restaurant use with an occupant load of 74 where 50 is permitted by right².

¹ The Applicant is not proposing a "dumpster" per se, but rather an enclosure for "totes" which are less impactful. However, the Applicant has applied for relief for a dumpster to be located within 20' of a residentially zoned lot out of an abundance of caution. The Board may find that the variance is not required in its deliberations, but the Applicant is asking that it be approved notwithstanding given the reasonable nature of the request.

² It is the Applicant's position that occupant load does not exceed 50 per its plans. However, similar to the variance being sought for the 'dumpster' enclosure, the Applicant has sought a variance from Section 10.440 for an occupant load of 74 out of an abundance of caution.

APPLICABILITY OF SECTION 10.440 “Occupant Load”

The term “occupant load” is defined by Section 10.530 of the Ordinance as “[t]he total number of **persons** that may occupy a **building** or portion thereof (including outdoor decks) at any one time, calculated in accordance with the **Building Code**.” The International Building Code, 2015 IBC Edition, which has been adopted by the City of Portsmouth, defines ‘occupant load’ as “the number of persons for which the means of egress of a building or portion thereof is designed.”

In the present case, an accessory outdoor area that is not dependent on any portion of the building on the Property for egress cannot be utilized to calculate occupant load. Interpreting it otherwise deviates from the purpose and intent of the Building Code, which ultimately defines what may be counted towards an occupant load of a building. The same safety concerns that might exist with persons needing egress from a building or attached deck in the event of fire or other hazard, which must be constructed in compliance with the 2015 IBC Edition, are not present with the accessory outdoor seating area proposed for the Property which is 100% open air. Accordingly, it is the Applicant’s position that the proposed use is permitted within the CD4-L2 Zoning District. The occupant load associated with the building on the Property is less than 50.

The Applicant has sought a variance under Section 10.440, as noted above, for an occupant load of 74. However, this counts the 31 seasonal outdoor seats. This was done out of an abundance of caution since no legal interpretation of the term ‘occupant load’ has been issued by the City to-date. The application for the variance should not be construed as an admission that the use is not permitted within the CD4-L2 Zoning District.

It is the Applicant’s opinion that jurisdiction over the outdoor seating ultimately lies with the Planning Board pursuant to Section 10.440 (19.50) and that no variance is required from the Zoning Board of Adjustment. Subsection 19.50 was added to the Ordinance in 2018 in response to the City’s desire to promote outdoor seating as an accessory use for restaurants. It states that an “[o]utdoor dining or drinking area is **accessory use** to a permitted **principal use**” is permitted by conditional use permit. Section 10.241A of the Ordinance states that a “conditional use permit allows the Planning Board or other such Board or person as may have jurisdiction to consider **uses** which may be desirable or appropriate in particular cases, but which are not allowed as a matter of right within a zoning district.” Subsection 19.50 is clear in that it was intended to allow the outdoor seating through the conditional use permit process in situations where the use itself is not permitted. This was done to give the City flexibility in approving outdoor seating without need for having to meet the stringent standards set by Zoning as part of its “innovative land use control” authority. Thus, even if the Board counts the outdoor seating in the total occupant load calculation and finds that the proposed use is not permitted by Section 10.440, it is ultimately the Planning Board that must decide whether it is appropriate for the site. The Planning Board in turn is tasked with addressing the technical concerns associated with it.

It would be appropriate for the Board to render a finding that Section 10.440 is not applicable but to also approve the variance sought given the reasonable nature of the Applicant's request in the present instance.

VARIANCE CRITERIA

A. Granting the Variance will not be contrary to the spirit and intent of the Zoning Ordinance or the public interest.

In the case of *Chester Rod & Gun Club, Inc. v. Town of Chester*, the Court noted that since the provisions of all ordinances represent a declaration of public interest, any variance will, in some measure, be contrary to the ordinance, but to be contrary to the public interest or injurious to public rights of others, "the variance must 'unduly, and in a marked degree' conflict with the ordinance such that it violates the ordinance's 'basic zoning objectives.'" *Id.* The Court observed that "[t]here are two methods of ascertaining whether granting a variance would violate an ordinance's basic zoning objectives: (1) examining whether granting the variance would alter the essential character of the neighborhood or, in the alternative; and (2) examining whether granting the variance would threaten the public health, safety, or welfare."

The character districts were created for the purpose of promoting "the **development** of walkable, mixed-use, human-scaled places by providing standards for **building** form and placement and related elements of **development**." P.Z.O., Sec. 10.410.

The Applicant's plan to add onto and re-purpose the existing gas station building and incorporate and enhance many of its existing design elements for use as a restaurant is consistent with the spirit and intent of CD4-L2 Zoning. It is also consistent with the prior approval granted to Lexie's Joint in December 2017, which has since expired. See Exhibit A. The proposed restaurant will make productive re-use of former gas station land that has been unoccupied for most of the last 15 years due to the challenges associated with re-developing and re-purposing it. The Property is encumbered by deed restrictions that prohibit a number of potential permitted uses, including residences, bed and breakfasts, child-care facilities, and schools. Exhibit B. There are also environmental conditions of the Property that must be accounted for in any plans to re-purpose or redevelop it.

The restaurant will operate similarly to other food-related establishments in the immediate area such as the Kitchen and Lexie's Joint, although it will have more off-street parking than either of those businesses. It will be small in scale and walkable for residents of the surrounding neighborhoods. The Applicant's plan will breathe life and vibrancy into an otherwise lifeless Property. The proposed use represents a unique opportunity that fits in with the vision, goals, and objectives for the CD4-L2 Zoning District and will provide a desirable connection between the Downtown and the West End. It will be an improvement over what exists and make the surrounding area an even greater, more attractive place to live and work. The architectural improvements that will be made to the façade of the building coupled with the design of the additions and added green space will significantly improve and enhance the appearance of the Property. As it stands now, the Property is an unoccupied sea of asphalt with a dumpy, run-down-looking building on it. As proposed, it will serve as a neighborhood gathering place.

There will be no threat to public health, safety or welfare posed by granting the variance being sought from the Board. The Applicant's plan provides for safe ingress and egress and vehicular circulation that will regulate traffic flow in, on and out of the Property. There is also on-site adequate parking to accommodate the use particularly when you consider the fact it is walkable from downtown and the West End. Many residents of the surrounding neighborhoods will walk, bike or use a scooter or use a moped to get to the Property.

Most elements of the Applicant's plan will ultimately undergo further scrutiny by the Planning Board through the TAC, Site Plan review and Conditional Use permit processes if the variances are granted. The HDC will also need to approve the design and related landscaping that is proposed. At a recent work session, the Applicant received favorable feedback from the HDC on its plans.

The use of the Property for a restaurant with 43 interior seats and 31 outdoor, seasonal seats is a natural fit for the Property that will enhance the surrounding area. As such, it will not alter the essential character of the neighborhood. It is important to point out that the Applicant's original plan called for far more aggregate seating (106) and has been reduced down to the minimum necessary in order for the project to remain economically viable.

B. Substantial Justice will be done in granting the variance relief sought.

To determine whether substantial justice is done, the Board must balance the equities between the rights of a private landowner and the public interest in deciding whether to grant or deny a variance request. The "only guiding rule is that any loss to the individual that is not outweighed by a gain to the general public is an injustice." New Hampshire Office of State Planning, *The Board of Adjustment in New Hampshire, A Handbook for Local Officials* (1997); *Malachy Glen Assocs., Inc. v. Town of Chichester*, 155 N.H. 102 (2007).

The Owner has struggled to find tenants or potential purchasers for the Property. The uses that can be made of the Property are limited by the environmental conditions, deed restrictions and easements encumbering the Property. The costs of re-developing the Property are also significant. Many developers have deemed the redevelopment of the Property economically infeasible, as demonstrated by the Lexie's Joint plan approved in late 2017, which never came to fruition.

The Applicant's plan represents a viable, long-term solution for the Property that would allow it to be used in a manner that is reasonable and consistent with the City's vision for this area of Islington Street and the spirit and intent of the CD4-L2 zoning. Denial of the variances would result in a tangible loss to the Applicant with no resulting gain to the general public.

C. Surrounding property values will not be diminished by granting the variance.

At worst, surrounding property values will remain the same with the proposed use, although it is entirely possible that values will be enhanced by the aesthetic improvements that will be made to the Property. The Property is an eyesore in its existing condition. The Board is justified in relying on its own expertise and experience in finding that surrounding property values will not be negatively impacted by the proposed improvements and use of the Property.

D. Denying the variance would constitute an unnecessary hardship.

The Property is a corner lot with a building on it that does not conform to current zoning. This building cannot be adapted or re-purposed without requiring most of, if not all of, the variance relief that is being sought by the Applicant. At first glance, it looks like the Applicant is asking for a lot of relief, but the reality is that any repurposing of the existing building for a use that is permitted by the Ordinance and/or deed and easement restrictions necessitates it. The existing building does not conform to the applicable zoning setback or build-out standards. Only 5.7% of the Property consists of "open space". There is no way to park vehicles behind the existing building or effectively screen them from the street without significantly interfering with the use and marketability of the Property. The foregoing setback, minimum build-out, open space and off-street parking related variances being requested are the minimum necessary to make adaptive re-use of the Property. Moreover, the deed restrictions and easements associated with the Property severely limit what uses can be made of it. The Applicant will be bringing the Property into greater conformity with the building setbacks and open space requirements. Total compliance with the Ordinance may be unachievable but to the extent it could be achieved, would result in a greater build out of the Property and a more intense use of it that is more likely to alter the character of the surrounding neighborhood than the proposed use. In the end, the Applicant's plan is more consistent with the spirit and intent of the Ordinance and will result in productive use of an otherwise derelict Property. It is also important to point out that the Applicant's plan for the Property will be aided by certain improvements being made by the City to this area of the Islington Street right-of-way, including tree plantings in front. All of these improvements will add an aesthetic appeal to the Property that does not presently exist.

When you consider all of the above special conditions of the Property that distinguish it from surrounding properties, it is not difficult to objectively conclude that there is no fair and substantial relationship between the general purposes of the Ordinance provisions and their application to the Property.

Finally, the proposed use is also reasonable. The prior Lexie's Joint proposal was deemed reasonable under the same zoning standards in 2017. Restaurants with occupancy loads of 50 or less are permitted and encouraged within the CD4-L2 Zoning District. It is the Applicant's position that proposed use is one that is permitted by right subject to a conditional use permit for the outdoor seating.

CONCLUSION

In conclusion, the Applicant has demonstrated that it has met all of the criteria for granting each of the variances requested. Accordingly, the Applicant respectfully requests that the Board approve its application in its entirety.

Respectfully Submitted,

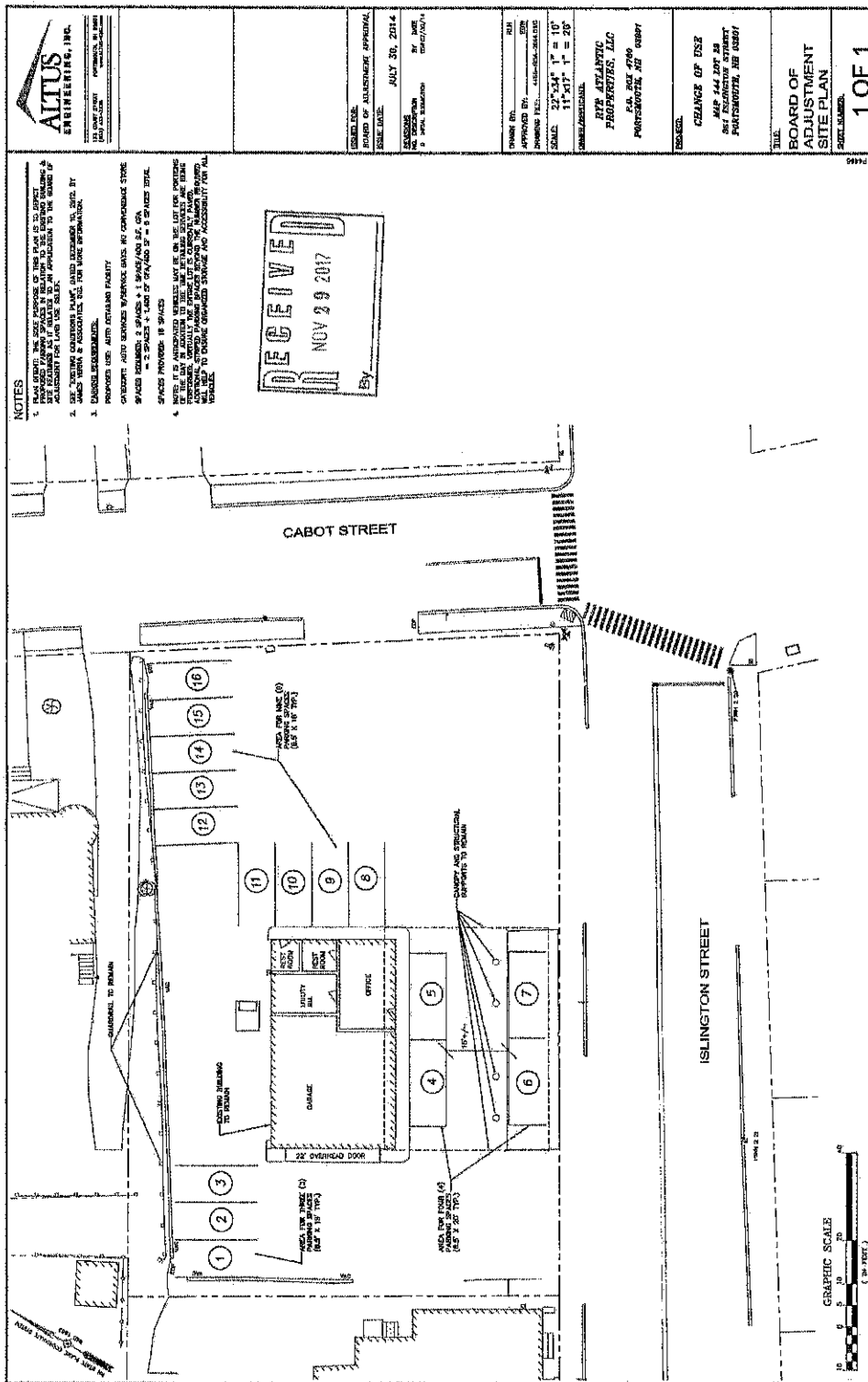
It's Good To Be Kneaded, LLC

Dated: September 28, 2022

Revised: October 11, 2022



By: Derek R. Durbin, Esq.
DURBIN LAW OFFICES PLLC
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(603)-287-4764
derek@durbinlawoffices.com

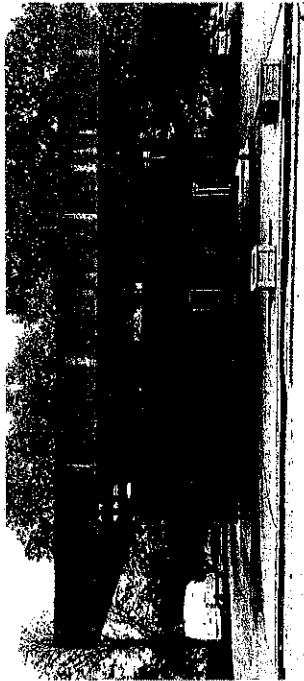
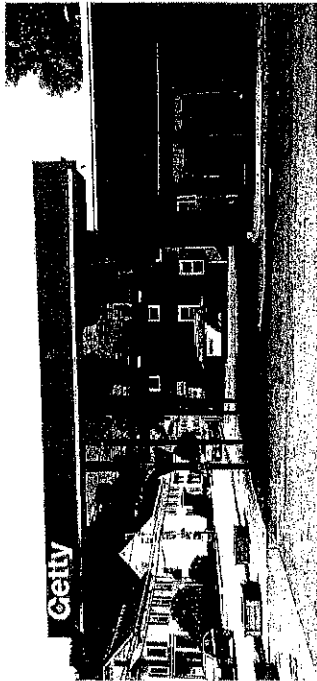
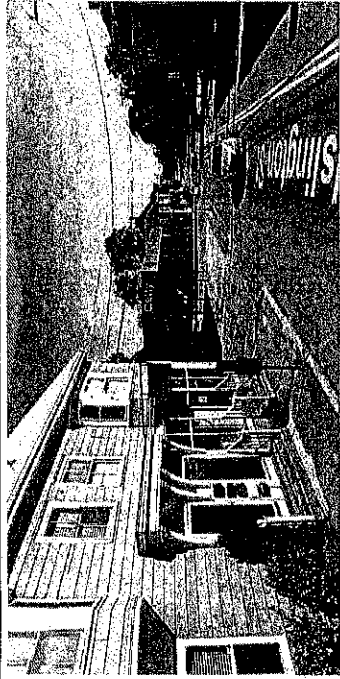
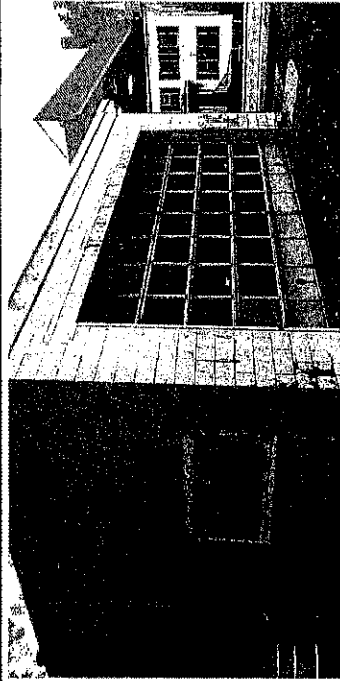


WINTER HOLBEN
architecture + design

COVER

LEXIES JOINT
361 ISLINGTON STREET
PORTSMOUTH, NH 03801

Historic District Commission, Work Session, December 2017



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NOV 29 2017

BY: _____

LEXIES JOINT
361 ISLINGTON STREET
PORTSMOUTH, NH 03801

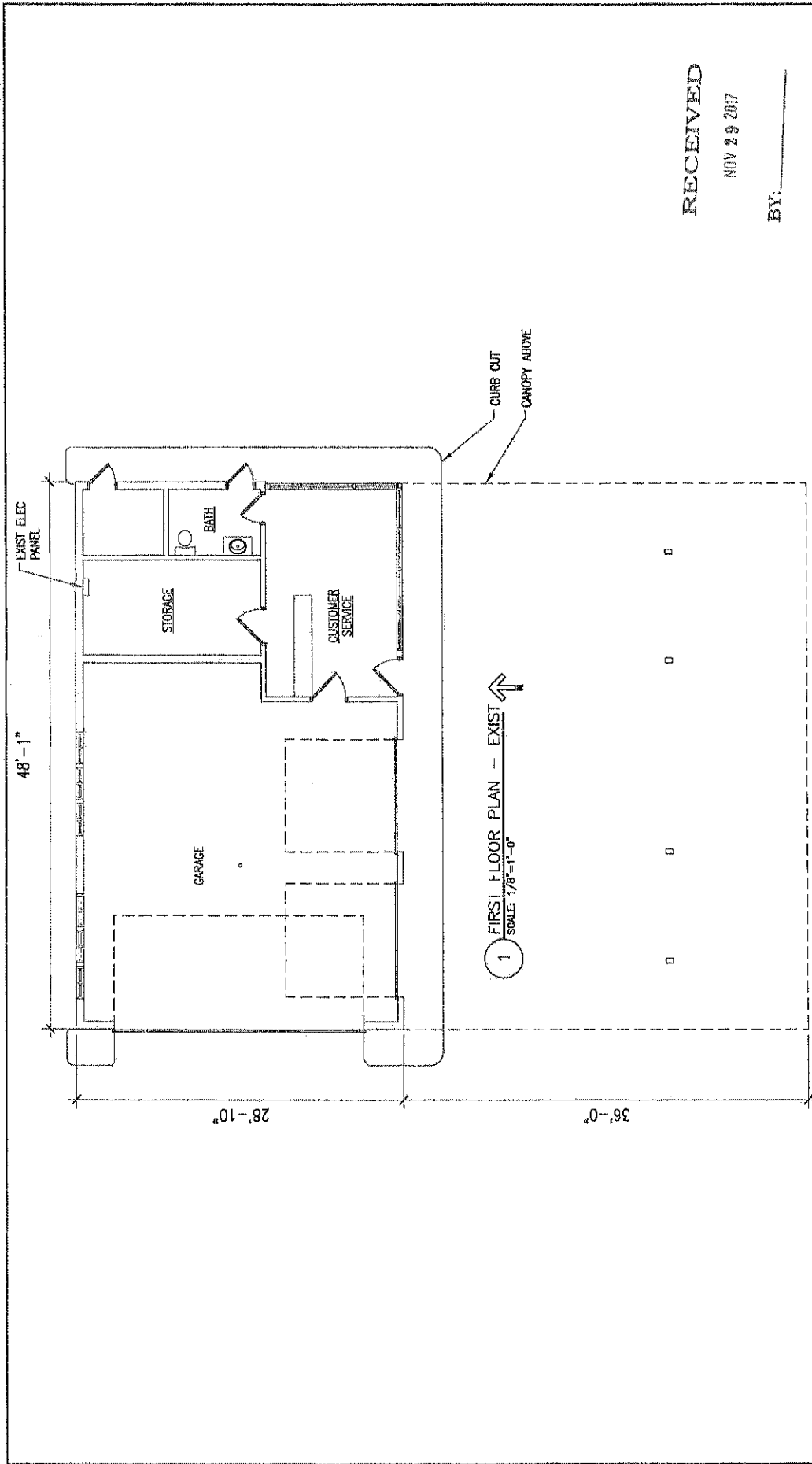
EXISTING PHOTOS
Historic District Commission, Work Session, December 2017

7 WALLINGFORD SQUARE
UNIT 208B
WINTER, HOLBEN & ASSOCIATES
2017.09.13.104

WINTER
HOLBEN
architecture + design

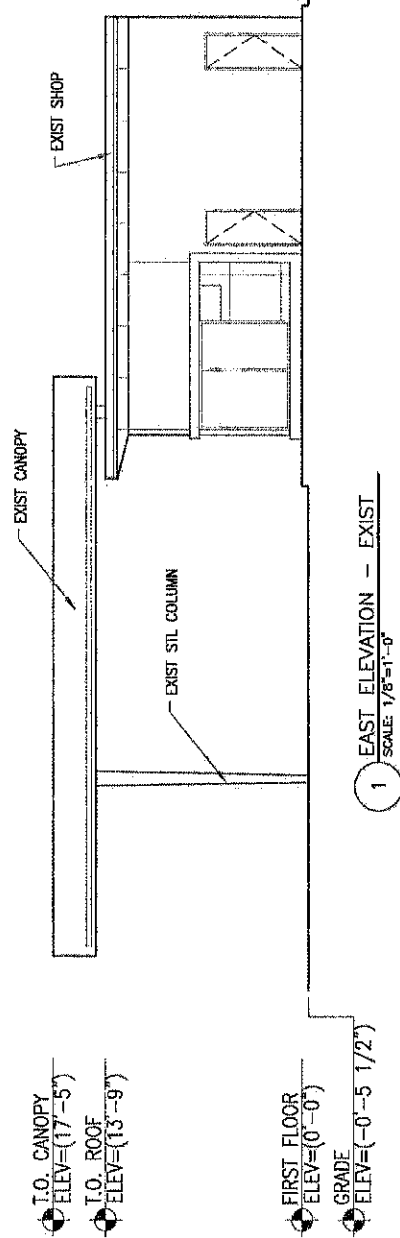
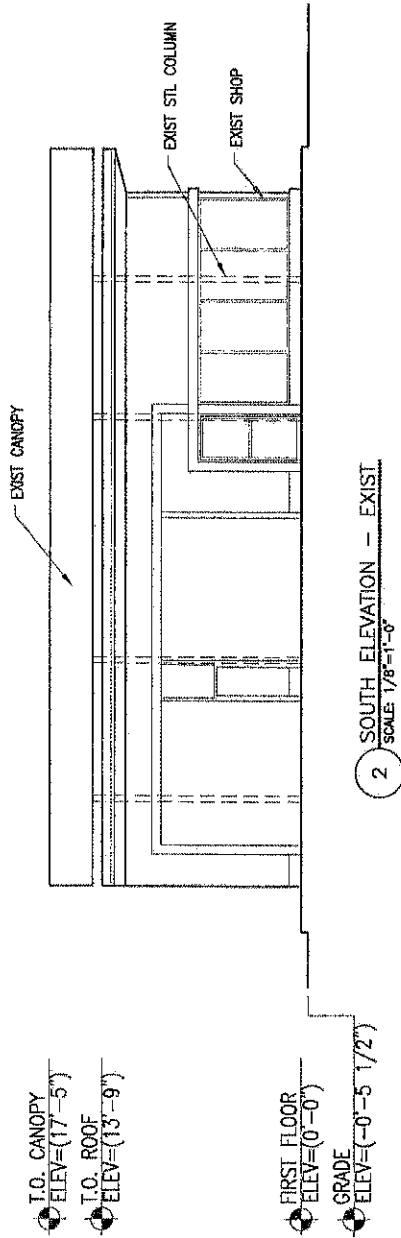
1/NOV/2017
WINTER, HOLBEN & ASSOCIATES
SCALE: NTS
PROJECT NO: 17082

DRAWING NO.
2



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BY: _____

DRAWING NO. 3	17NOV2017 WINTER HOLBEN/PRC SCALE: 1/8"=1'-0" PROJECT NO: 17052	WINTER HOLBEN architecture + design	7 WALLINGFORD SQUARE UNIT 209A WINTER HOLBEN 2017.09.13.04	EXISTING SITE Historic District Commission, Work Session, December 2017	LEXIES JOINT 361 ISLINGTON STREET PORTSMOUTH, NH 03801
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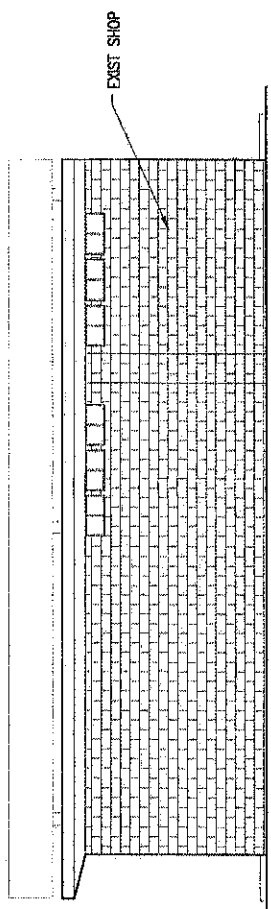
NOV 29 2017

BY: _____

<p>LEXIES JOINT 361 ISLINGTON STREET PORTSMOUTH, NH 03801</p>	<p>EXISTING SOUTH AND EAST ELEVATIONS Historic District Commission, Work Session, December 2017</p>	<p>7 HILLBORO SQUARE UNIT 2/355 KITTERY, ME 03904 207.354.3104</p>	<p>WINTER HOLBEN architecture + design</p>	<p>PROJECT NO: 17092</p>	<p>DRAWING NO. 4</p>
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I.O. CANOPY
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 I.O. ROOF
 ELEV=(13'-9")

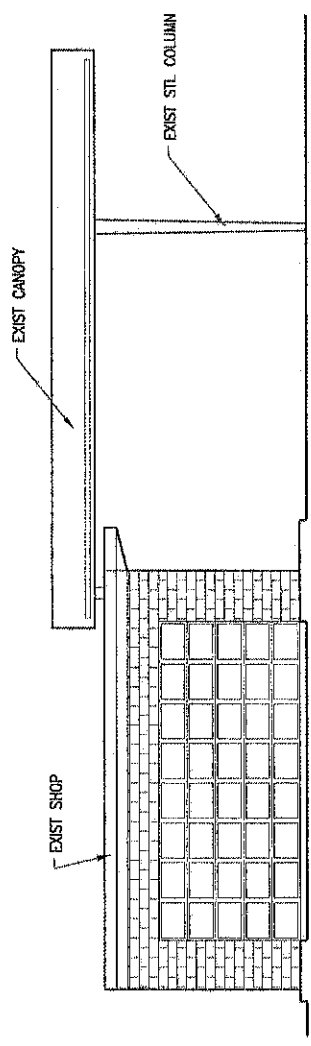
FIRST FLOOR
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 GRADE
 ELEV=(-0'-5 1/2")



2 NORTH ELEVATION -- EXIST
 SCALE: 1/8"=1'-0"

I.O. CANOPY
 ELEV=(17'-5")
 I.O. ROOF
 ELEV=(13'-9")

FIRST FLOOR
 ELEV=(0'-0")
 GRADE
 ELEV=(-0'-5 1/2")



1 WEST ELEVATION -- EXIST
 SCALE: 1/8"=1'-0"

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 NOV 29 2017
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LEXIES JOINT
 361 ISLINGTON STREET
 PORTSMOUTH, NH 03801

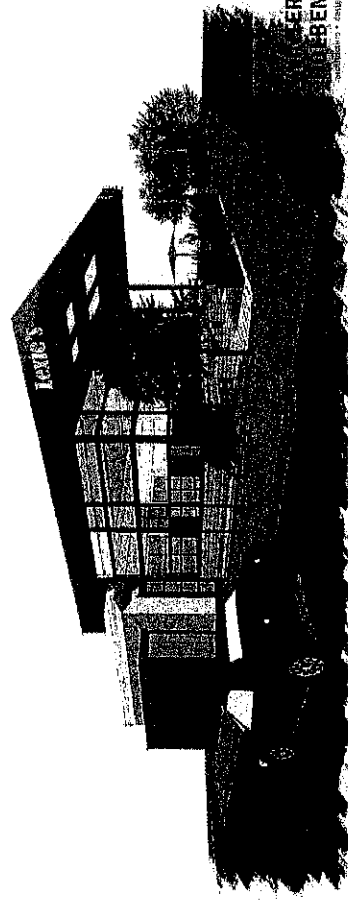
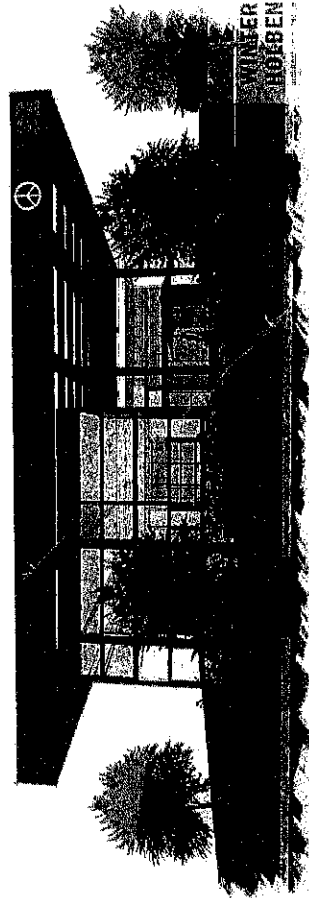
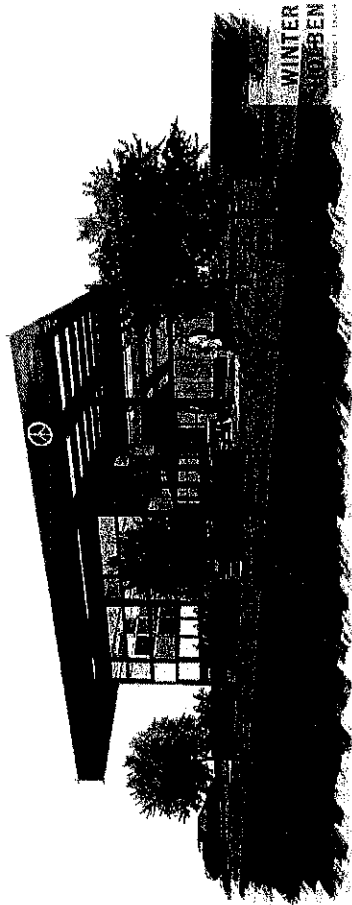
EXISTING NORTH AND WEST ELEVATIONS
 Historic District Commission, Work Session, December 2017

7 HALLINGFORD SQUARE
 SUITE 200
 KITTERY, ME 03904
 207.494.3104

**WINTER
HOLBEN**
 architecture + design

DRAWING NO.
 5
 17NOV2017
 WINTER HOLBEN/PHC
 SCALE: 1/8"=1'-0"
 PROJECT NO: 17062

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NOV 29 2017

BY: _____

LEXIES JOINT
361 ISLINGTON STREET
PORTSMOUTH, NH 03801

PROPOSED IMAGES - ISLINGTON STREET VIEW

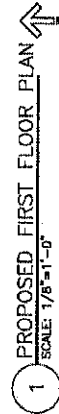
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UNIT 2009
RITNEY, NEW HAMPSHIRE
2017-2018

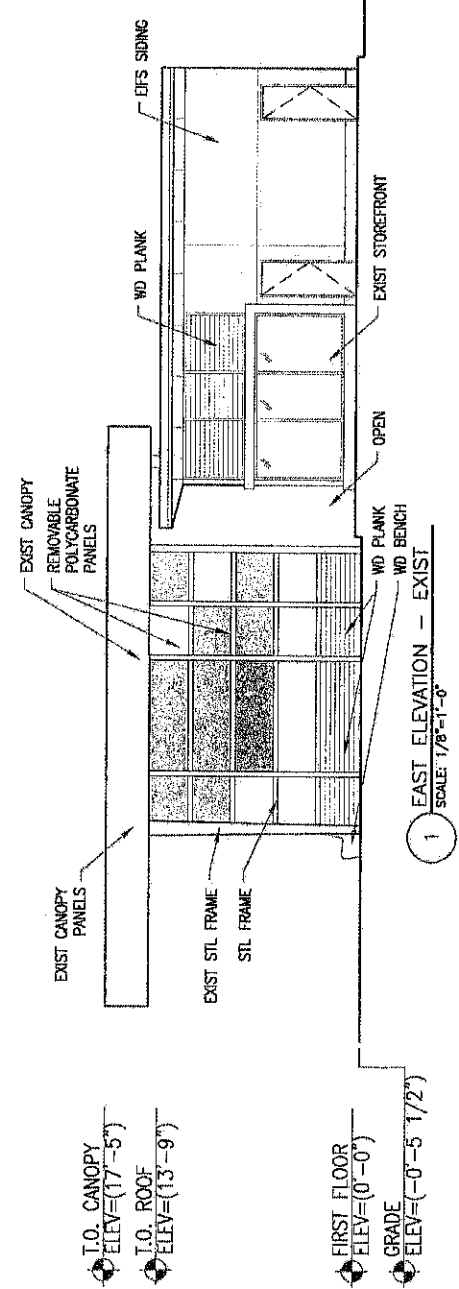
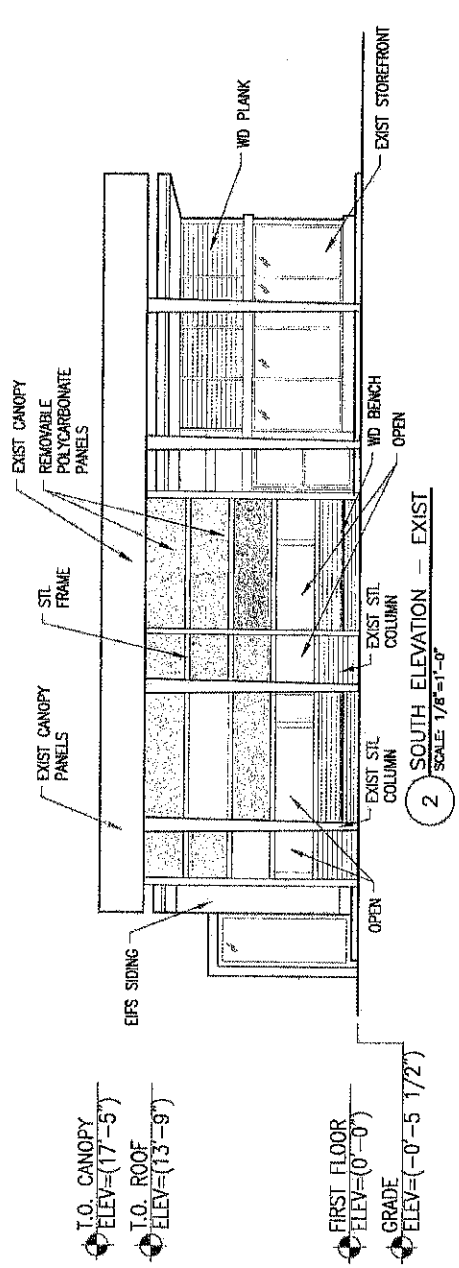
**WINTER
HOLBEN**
architecture + design

12/01/2017
WINTER HOLBEN/PPAC
SCALE: NTS
PROJECT NO: 17032

DRAWING NO.
7

Historic District Commission, Work Session, December 2017

8
DRAWING NO.

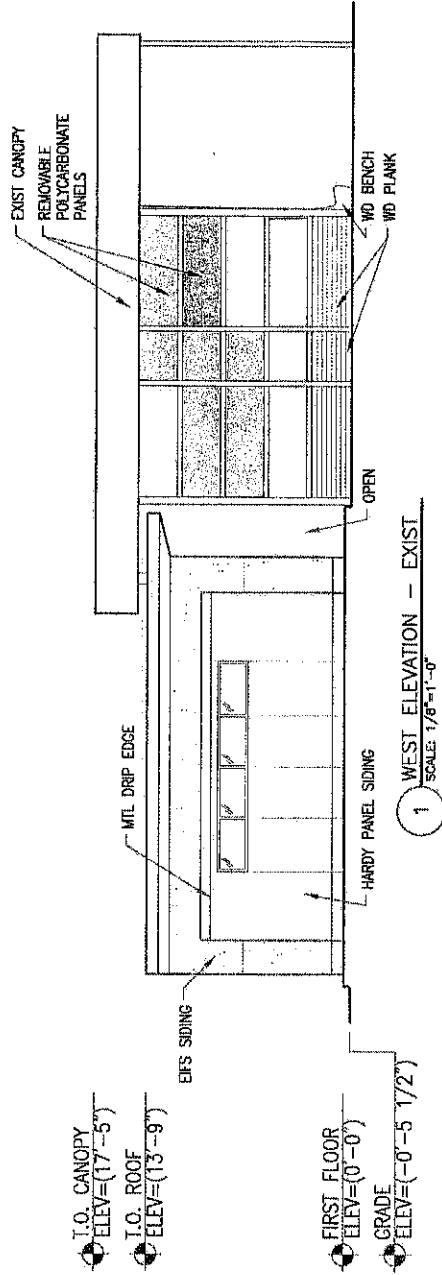
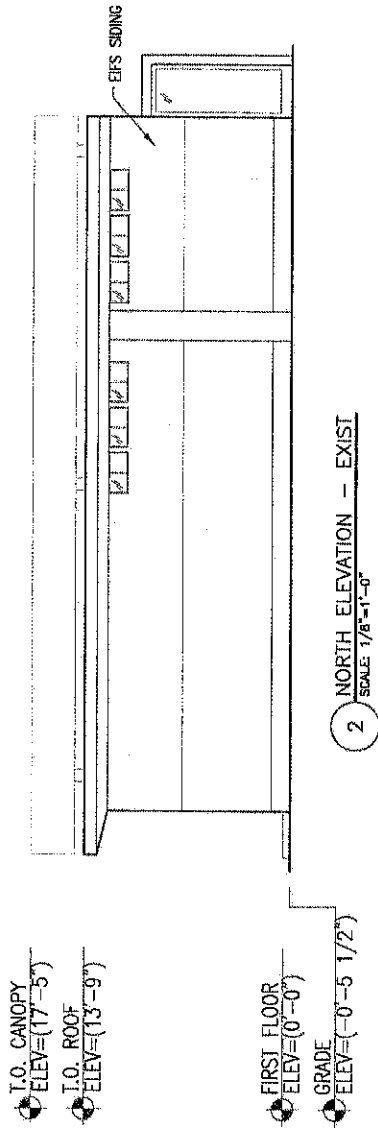


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NOV 29 2017

BY: _____

<p>LEXIES JOINT 381 ISLINGTON STREET PORTSMOUTH, NH 03801</p>	<p>PROPOSED SOUTH AND WEST ELEVATIONS Historic District Commission, Work Session, December 2017</p>	<p>WINTER HOLBEN architecture + design</p>	<p>17NOV2017 WINTER HOLBEN/ARC SCALE: 1/8"=1'-0" PROJECT NO: 17082</p>
			<p>DRAWING NO. 9</p>



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NOV 29 2017

BY: _____

LEXIES JOINT
381 ISLINGTON STREET
PORTSMOUTH, NH 03801

PROPOSED NORTH AND EAST ELEVATIONS

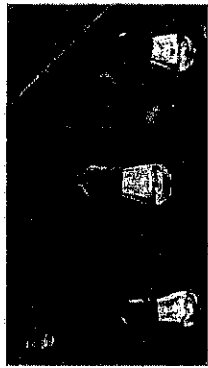
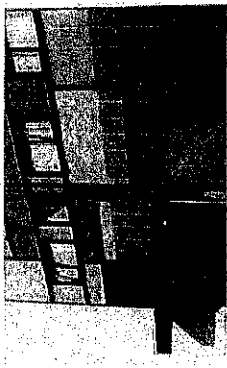
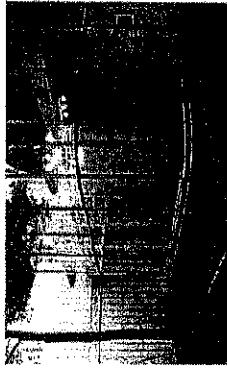
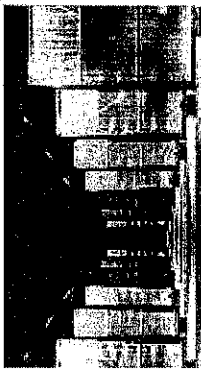
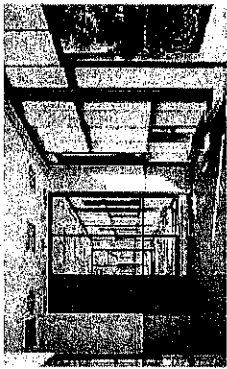
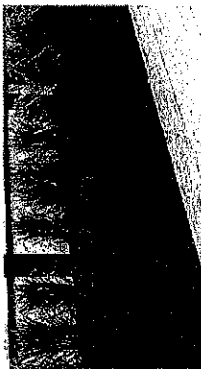
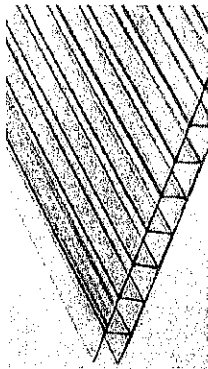
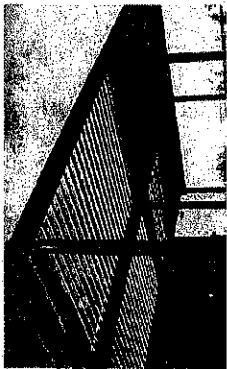
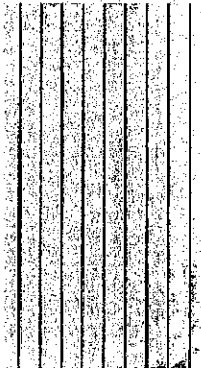
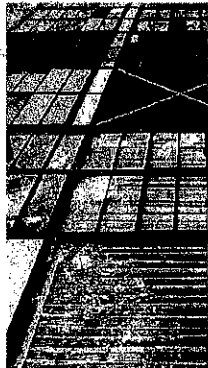
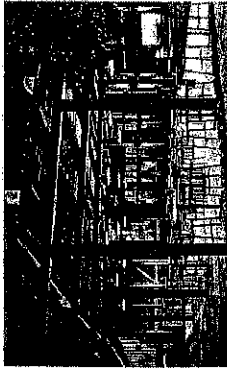
Historic District Commission, Work Session, December 2017

1 WALLINGTON SQUARE
UNIT 2039
NATHEM, NH 03804
207.284.3104

WINTER
HOLBEN
architecture + design

TWOV0217
WINTER HOLBEN/PROJ
SCALE: AS SHOWN
PROJECT NO. 17052

DRAWING NO.
10



RECEIVED
NOV 29 2017

LEXIES JOINT
361 ISLINGTON STREET
PORTSMOUTH, NH 03801

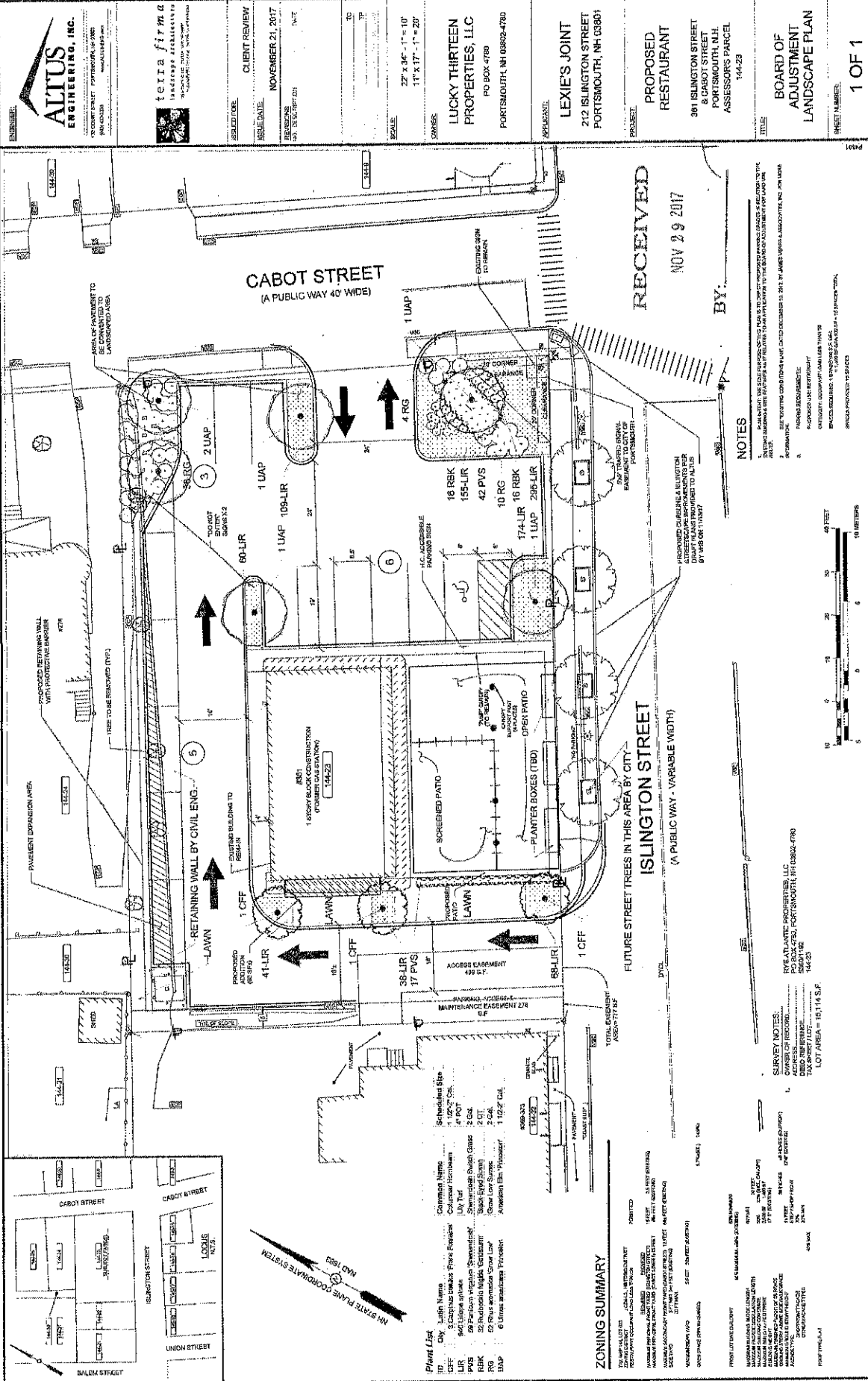
MATERIAL INSPIRATION
Historic District Commission, Work Session, December 2017

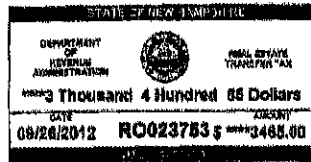
7 WALLINGTON SQUARE
UNIT 2018
KITTERY, ME 03944
202.454.1105

WINTER
HOLBEN
architecture + design

12/02/2017
WINTER HOLBEN/PRC
SCALE: 1/8" = 1'-0"
PROJECT NO. 17082

DRAWING NO.
11





2012 SEP 26 PM 12:03

048758

ROCKINGHAM COUNTY
REGISTRY OF DEEDS

SHORT FORM QUITCLAIM DEED

LEEMILT'S PETROLEUM, INC., A New York Corporation, having a place of business at 125 Jericho Turnpike, Ste 103, Jericho, NY 11753, for consideration paid, grants to Rye Atlantic Properties, LLC, a New Hampshire limited liability company, with a mailing address of P.O. Box 4780, Portsmouth, NH 03802, with Quitclaim Covenants, the premises located in the City of Portsmouth, County of Rockingham and State of New Hampshire, as described on **Exhibit A** (the "Premises") attached hereto and made a part hereof.

Meaning and intending to convey the same premises as conveyed in a deed from J.R. Sousa & Sons, Inc. dated November 26, 1986 and recorded in the Rockingham County Registry of Deeds in Book 2646, Page 2116.

Grantee is purchasing the Premises in its "AS IS WHERE IS" condition and shall assume all responsibility and liability with respect to the condition of the Premises and shall comply with all environmental laws, rules and regulations. Grantee shall be responsible for and shall defend, indemnify and hold Grantor and its parent and affiliated companies and their successors and assigns harmless from and against all claims, actions, losses, demands, judgments, damages or liabilities (including, without limitation, reasonable attorneys' fees, costs and disbursements), injuries, fines, payments, administrative orders, consent agreements, penalties, cost and expenses of any kind whatsoever brought with respect to any and all environmental conditions and contamination on, under or related to the Premises, other than the environmental conditions set forth in a certain Underground Storage Tank Closure Assessment Report dated August 25, 2010, made by Tyree on behalf of Getty Petroleum Marketing, Inc., being thirty three (33) pages, and the September 2011 Data Transmittal and 2011 Summary Annual Report dated October 4, 2011 prepared by GeoInsight, Inc. for Getty Properties Corp., being fifty four (54) pages, and both being kept on file at Grantor's and Grantee's offices, and from Grantee's failure to comply with or to remediate the Premises in accordance with all applicable laws, rules and regulations, including, without limitation, with respect to the use of underground storage tanks on the Premises and for any contamination related to or emanating from such underground storage tanks or their associated piping, lines and motor fuel dispensing systems, and their compliance with applicable laws. Grantee acknowledges that the Premises has been used as a retail gasoline service station including the storage, sale, transfer and distribution of fuels and other petroleum products containing hydrocarbons and that there may be hazardous substances in connection therewith on and under the Premises. The foregoing obligations and indemnity of the Grantee

shall be deemed a covenant running with the land and shall be binding on the Grantee, its successors and assigns, and any subsequent purchasers or owners of the Premises.

Grantee agrees that the Premises shall not be used, in whole or in part, (i) as an automobile service station, petroleum station, gasoline station or for the purpose of conducting or carrying on the business of selling, offering for sale, storage, handling, distributing or dealing in petroleum, gasoline, motor vehicle fuel, diesel fuel, kerosene, benzol, naphtha, greases, lubricating oils, or any fuel used for internal combustion engines, or lubricants in any form, or other petroleum or petroleum-related products customarily associated with service stations (provided however that may sell, store, and use motor vehicle fuel and lubricants in limited amounts which are customary in connection with the operation of automobile repair facilities of similar size), or (ii) for a period of thirty (30) years following the date hereof, for residences of any type, places of worship, bed and breakfast facilities, rooming houses, hospitals, nursing homes or similar geriatric facilities, child care, playground or recreational area, schools (or any similar use which is intended to house, educate or provide care for children, the elderly or the infirm), agricultural uses, or the construction or installation of any water wells for drinking or food processing. These covenants and use restrictions shall bind the Grantee, its successors and assigns, future owners of the Premises and the Premises itself, and shall be deemed covenants running with the land and each portion thereof.

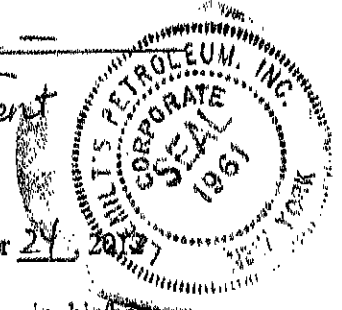
[Signature appears on following page]

IN WITNESS whereof, the said LEEMILT'S PETROLEUM, INC. has caused this instrument to be executed by Joshua Dicker, its Sr. Vice President, thereunto duly authorized, this 24 day of September, 2012.

LEEMILT'S PETROLEUM, INC.

[Signature]
Witness

By: Joshua Dicker
Its: Sr. Vice President



STATE OF NEW YORK
County of Nassau, SS.

September 24, 2012

Then personally appeared the above-named Joshua Dicker, in his/her capacity as Sr. Vice President of LEEMILT'S PETROLEUM, INC., and acknowledged the foregoing instrument to be his/her free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Christine Fitter
Notary Public

Printed Name:

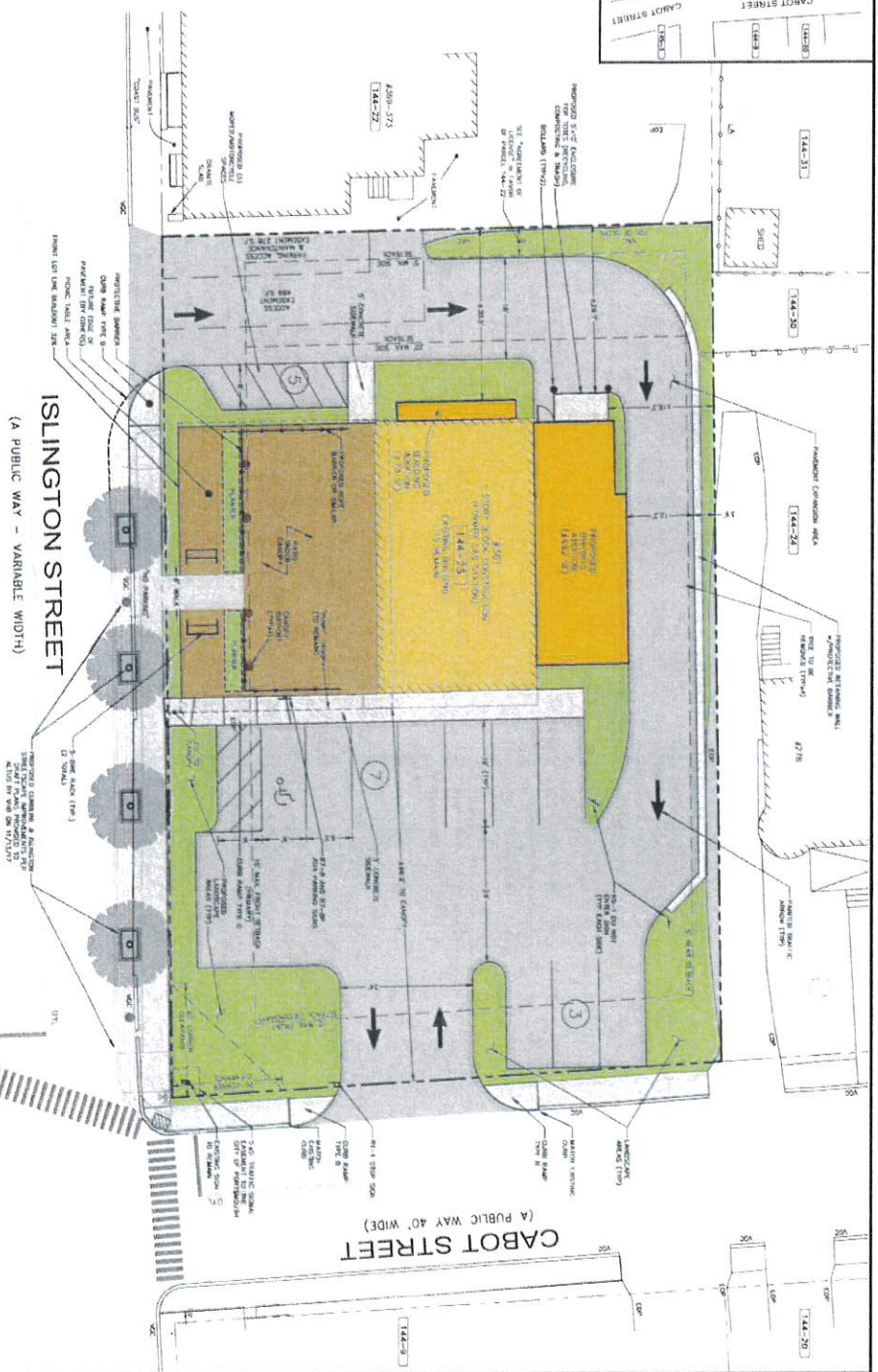
CHRISTINE FITTER
Notary Public, State of New York
No. 4948879
Qualified in Suffolk County
Certified in Nassau County
Commission Expires March 20, 2015

EXHIBIT A

The land with buildings thereon, situated in Portsmouth, Rockingham County, New Hampshire, bounded and described as follows:

Beginning at a stone post at the southeasterly corner of the herein described premises and the southeasterly corner of land now of Bert M. and Elizabeth M. Dalla Mira, said stone post being on the northwesterly sideline of Islington Street and located S 59°52' W a distance of one hundred fifty-two and eighty-five one hundredths (152.85) feet from the corner of Islington and Cabot Streets; thence N 30° 19' W by land of said Dalla Mira a distance of one hundred and two tenths (100.2) feet to land of Maurice C. and Alice Journeault; thence N 39° 59' E by land of said Journeault, land of Rebecca Yoffee and land of Minnie E. Lubea a distance of one hundred forty-eight and eight tenths (148.8) feet to the southwesterly sideline of Cabot Street; thence S 32° 38' E by the southwesterly sideline of said Cabot Street a distance of one hundred and no tenths (100.0) feet to the corner of said Cabot and Islington Streets; thence S 59° 52' W by the northwesterly sideline of Islington Street a distance of one hundred fifty-two and eighty-five one hundredths (152.85) feet to the point of beginning.

Said premises are shown on the "Plan of Land, Nos. 341 and 361 Islington Street, Portsmouth, New Hampshire, Surveyor for Gulf Oil Corporation by John W. Durgin, Civil Engineers, April 1956", a copy of which has been recorded and to which reference may be had for a more particular description.



- SITE NOTES**
1. DESIGN INTENT - THIS PLAN SET IS SUBMITTED TO THE BOARD OF ADJUSTMENT FOR THE SITE FOR A REZONING CASE.
 2. PLAN REFERENCE: TOWN OF PORTSMOUTH, N.H., DATED DECEMBER 10, 2012, BY JAMES KNEADED & ASSOCIATES, INC.
 3. LOT AREA: 17,124.14 SF (39.35 ACRES)
 4. ZONE: CHARACTER DISTRICT 4 - C-2 (COM-12)
 5. **DEVELOPMENT REQUIREMENTS - C-2**
 - 5.1 (MAX) - 15% DENSITY (MAXIMUM 2.25 UNITS PER 1,000 SF OF GFA)
 - 5.2 (MAX) - 5' MIN. FRONT YARD SETBACK
 - 5.3 (MAX) - 5' MIN. SIDE YARD SETBACK
 - 5.4 (MAX) - 5' MIN. REAR YARD SETBACK
 - 5.5 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.6 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.7 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.8 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.9 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.10 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.11 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.12 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.13 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.14 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.15 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.16 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.17 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.18 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.19 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT
 - 5.20 (MAX) - 5' MIN. SIDE SETBACK FROM LOT LINE BUILDING FOOTPRINT



NOT FOR CONSTRUCTION ISSUED FOR: BGA APPROVAL DATE: SEPTEMBER 27, 2022 DRAWN BY: J. KNEADED CHECKED BY: J. KNEADED SCALE: 1" = 10' SHEET: 1 OF 1	
LUCKY THIRTEEN PROPERTIES, LLC 900 BGA 200 RTE. NH 02870	
IT'S GOOD TO BE KNEADED C/O SEAN CREELY 537 RICHMOND AVENUE PORTSMOUTH, NH 03801	
BOARD OF ADJUSTMENT SITE PLAN 1 OF 1	

THE GETTY

361 ISLINGTON STREET

BOARD OF ADJUSTMENT SUBMISSION

PREVIOUS SUBMISSIONS:

HDC WORK SESSION - 10/05/2022 - POSTPONED
HDC WORK SESSION - 09/07/2022

SITE LOCATION MAP:



DESIGN INTENT:

- TRANSFORM THE FORMER GAS STATION / FORMER OUTDOOR FOOD TRUCK COURT INTO A FULL SERVICE RESTAURANT WITH INDOOR AND OUTDOOR SEATING.
- ADD TO THE VITALITY OF ISLINGTON STREET WITH THE ADDITION OF A PUBLIC GATHERING SPACE.
- CONSTRUCT A SMALL ADDITION TO THE WEST OF THE EXISTING STRUCTURE TO REPLACE A LARGE GLAZED GARAGE DOOR TO CREATE A BUTTER TO THE NEIGHBORING PROPERTY.
- CONSTRUCT AN ADDITION TO THE NORTH OF THE EXISTING STRUCTURE TO PROVIDE SPACE FOR KITCHEN, COOLING EQUIPMENT, AND NEW RESTROOMS FOR THE RESTAURANT.
- ALTER THE EXISTING CANOPY TO CREATE OUTDOOR SEATING AREAS THAT ARE BOTH FULLY COVERED AND PARTIALLY COVERED.
- LANDSCAPING AND PLANTERS WILL BE CONSTRUCTED TO CREATE A BUFFER BETWEEN THE SEATING AND STREETSCAPE AREAS.
- EXISTING WINDOWS AND DOORS WILL BE REPAIRED AND/OR REPLACED. NEW WOOD AND METAL CLADDING WILL BE INSTALLED OVER PORTIONS OF THE EXISTING CONCRETE BLOCK. OTHER AREAS OF CONCRETE BLOCK SHALL BE PAINTED.
- A FENCE WILL BE PROVIDED ALONG THE NORTH RETAINING WALL AS A BUFFER BETWEEN THE PARKING AND THE NEIGHBORING PROPERTY.

DRAWING INDEX:

GENERAL

- TO.1 TITLE SHEET
- TI.0 EXISTING SITE PHOTOS

EXISTING DRAWINGS

- AE1.0 EXISTING SITE PLAN
- AE1.1 EXISTING FLOOR PLAN
- AE2.0 EXISTING ELEVATIONS
- AE2.1 EXISTING ELEVATIONS

ARCHITECTURAL DRAWINGS

- A1.0 PROPOSED SITE PLAN
- A1.1 PROPOSED FLOOR PLAN
- A2.0 PROPOSED ELEVATIONS
- A2.1 PROPOSED ELEVATIONS
- A5.0 SECTIONS AND DETAILS
- A7.0 DOOR AND WINDOW TYPES
- A8.0 PERSPECTIVE IMAGES
- A8.1 BEFORE/AFTER IMAGES
- A9.0 MATERIAL INSPIRATION
- A9.1 PRODUCT DATA

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
architecture + design
7 WALLINGFORD SQ
UNIT 209-9
KITTERY, MAINE 03944
(207) 294-1914

PROJECT NAME: THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22063
ARCHITECT: WINTER HOLBEN
DATE: 08/14/22
DRAWING NAME: 2022/08/10

Cover

TO.1



EXISTING EAST ELEVATION



EXISTING NORTH EAST BUILDING CORNER



EXISTING NORTH WEST BUILDING CORNER



EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION



EXISTING SOUTH ELEVATION

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

PROJECT
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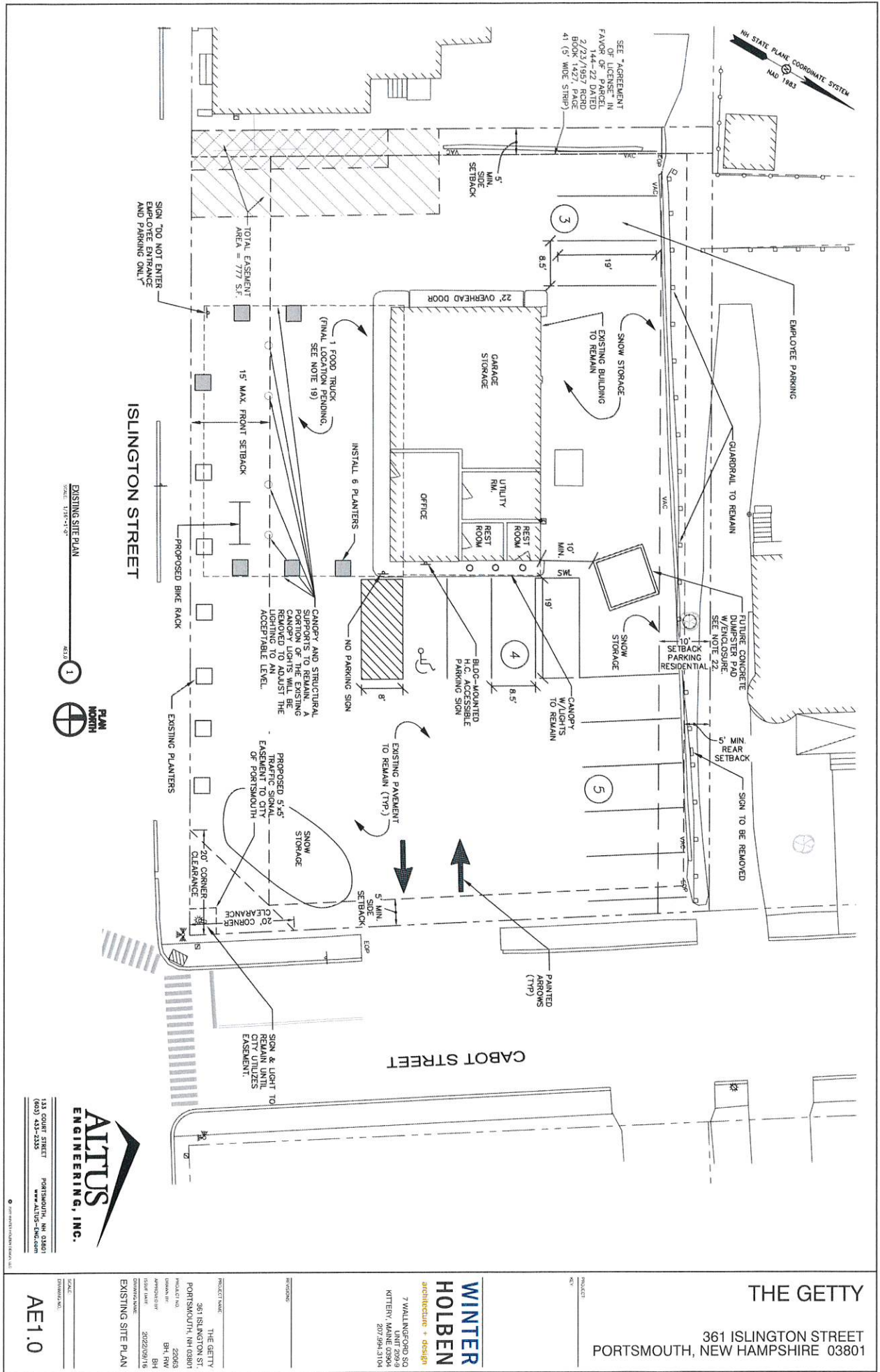
**WINTER
HOLBEN**
architecture + design
7 WALLINGFORD SQ
UNIT 208-210
KITTERY, MAINE 03904
207.994.3104

REVISIONS

PROJECT NAME
THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.
22063
DRAWN BY
BH, RW
APPROVED BY
BH
DATE
2022/09/16
DRAWING NAME
EXISTING PHOTOS

SCALE
DRAWING NO.

T1.0



ALTUS
ENGINEERING, INC.

133 COURT STREET
PORTSMOUTH, NH 03801
(603) 433-2335
WWW.ALTUS-ENG.COM

PROJECT NAME:
THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801

PROJECT NO.:
22063

DRAWN BY:
BH, RV

APPROVED BY:
2022/09/16

DATE:
2022/09/16

EXISTING SITE PLAN

SCALE: 1/8" = 1'-0"

1

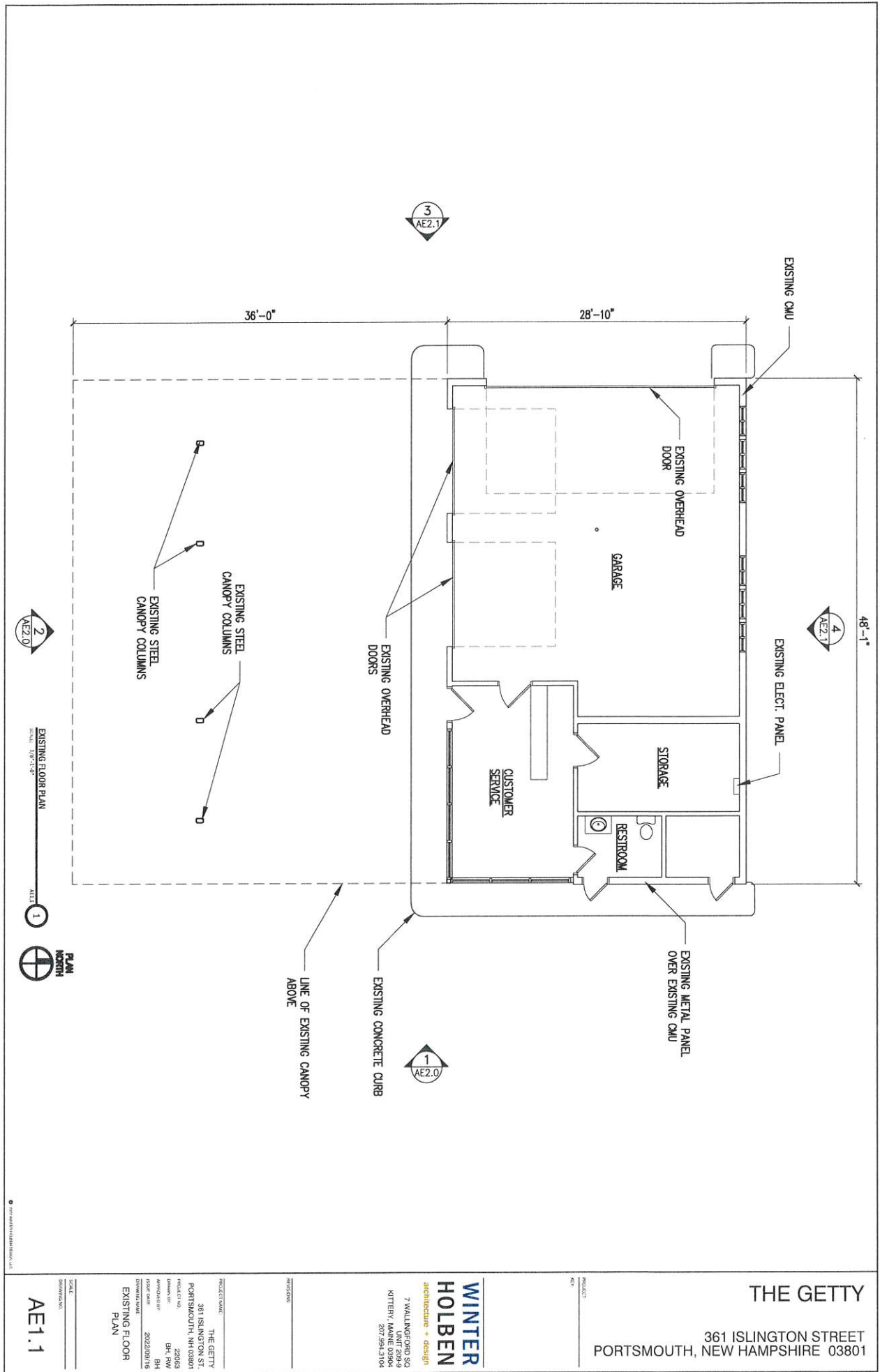
PLAN NORTH

WINTER HOLBEN
architecture + design

7 WALLINGFORD SQ
KITTERY, MAINE 03904
207.994.3104

PROJECT:
THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

AE1.0



⊕ TOP OF CANOPY
ELEV = +17'-5"
⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"
⊕ GRADE
ELEV = (-0'-5 1/2")

⊕ TOP OF CANOPY
ELEV = +17'-5"
⊕ TOP OF ROOF
ELEV = +13'-9"

⊕ FIRST FLOOR
ELEV = +0'-0"
⊕ GRADE
ELEV = (-0'-5 1/2")

EXISTING CANOPY

EXISTING EAST ELEVATION
SCALE: 1/8" = 1'-0"

1

EXISTING CANOPY

EXISTING SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

2

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

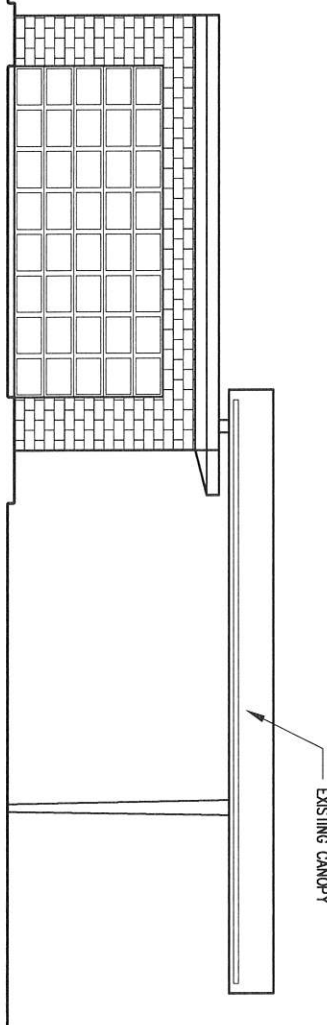
**WINTER
HOLBEN**
Architecture + design
7 WALLINGFORD SQ
KITTERY, MAINE 03904
207.994.3104

PROJECT NAME:
THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22063
DRAWN BY: BH, RW
APPROVED BY: BH
ISSUE DATE: 2/22/2016
DRAWING NAME:
EXISTING
ELEVATIONS

SCALE:
DRAWING NO.:
AE2.0

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TOP OF ROOF
ELEV = +13'-9"

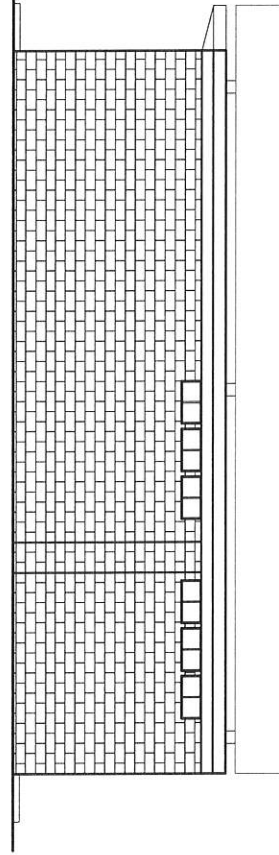
FIRST FLOOR
ELEV = +0'-0"
GRADE
ELEV = (-0'-5 1/2")



EXISTING WEST ELEVATION
SCALE: 1/8" = 1'-0"
A2.0 3

TOP OF CANOPY
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TOP OF ROOF
ELEV = +13'-9"

FIRST FLOOR
ELEV = +0'-0"
GRADE
ELEV = (-0'-5 1/2")



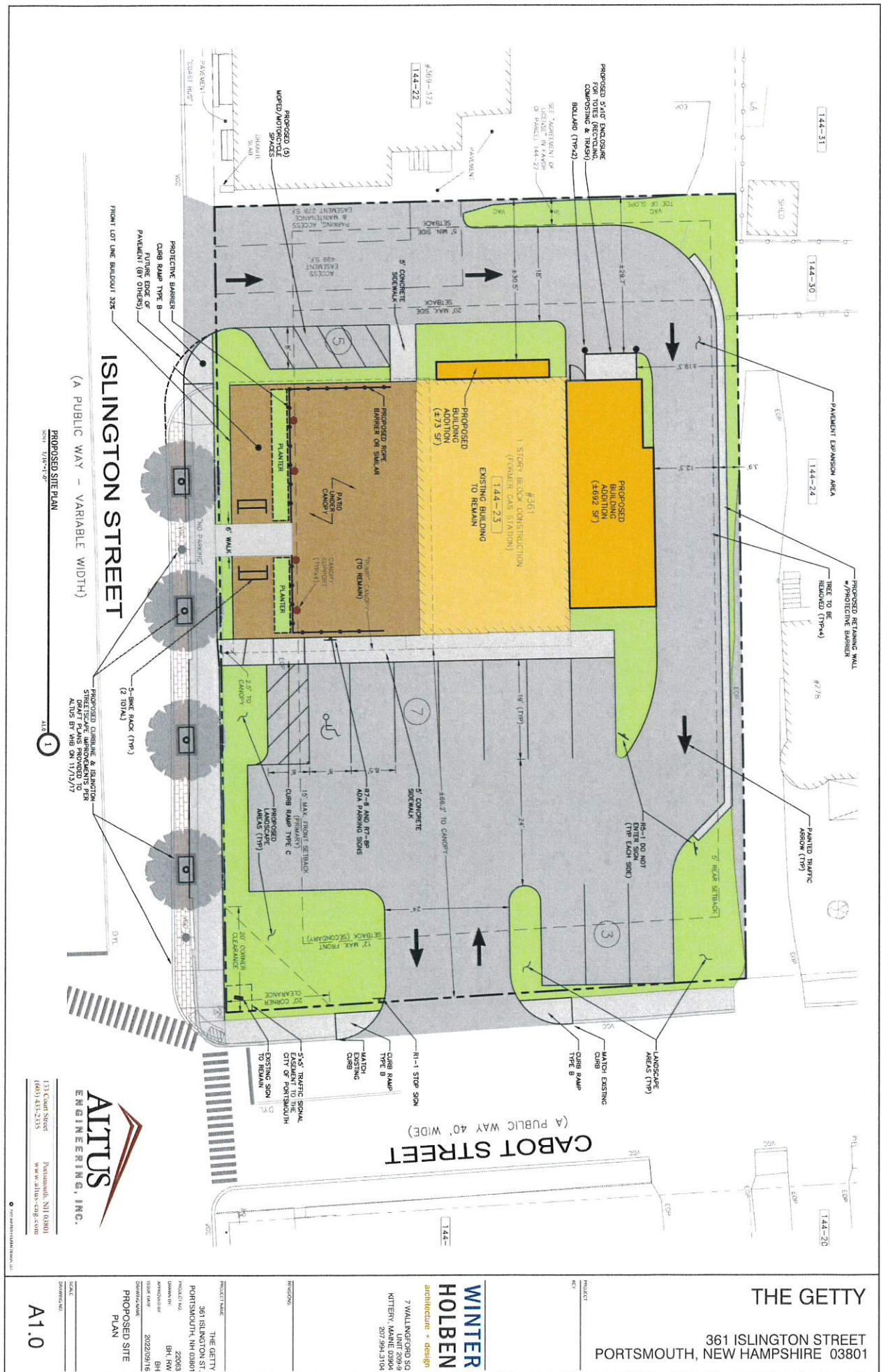
EXISTING NORTH ELEVATION
SCALE: 1/8" = 1'-0"
A2.0 4

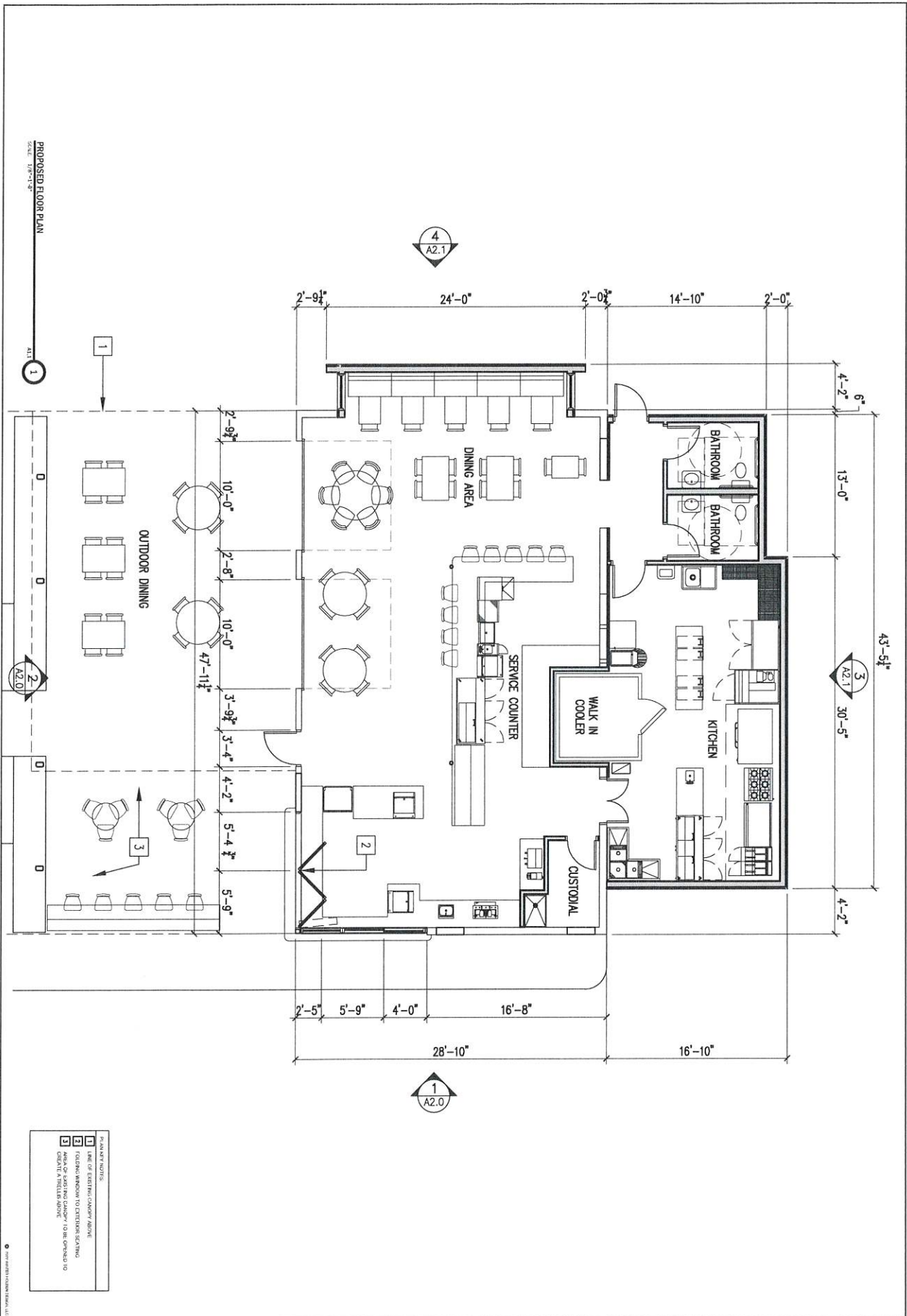
THE GETTY
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER
HOLBEN
architecture + design
7 WALINGFORD SQ
UNIT 209-9
KITTEBY, MAINE 03904
207.994.3104

PROJECT NAME
THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.
22063
DRAWN BY
BH, RW
APPROVED BY
BH
DATE
2022/09/16

SCALE
DRAWING NO.
AE2.1





THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
architecture + design
7 WALLINGFORD SQ
UNIT 209-2
KITTEERY, MAINE 03904
207.594.3104

PROJECT NAME:
THE GETTY

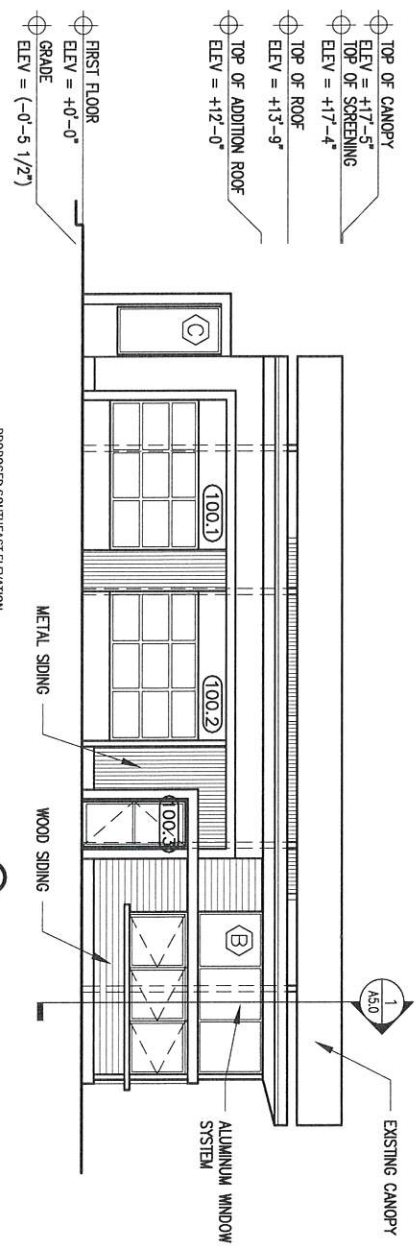
PROJECT NO.:

DESIGNER:

ARCHITECT:

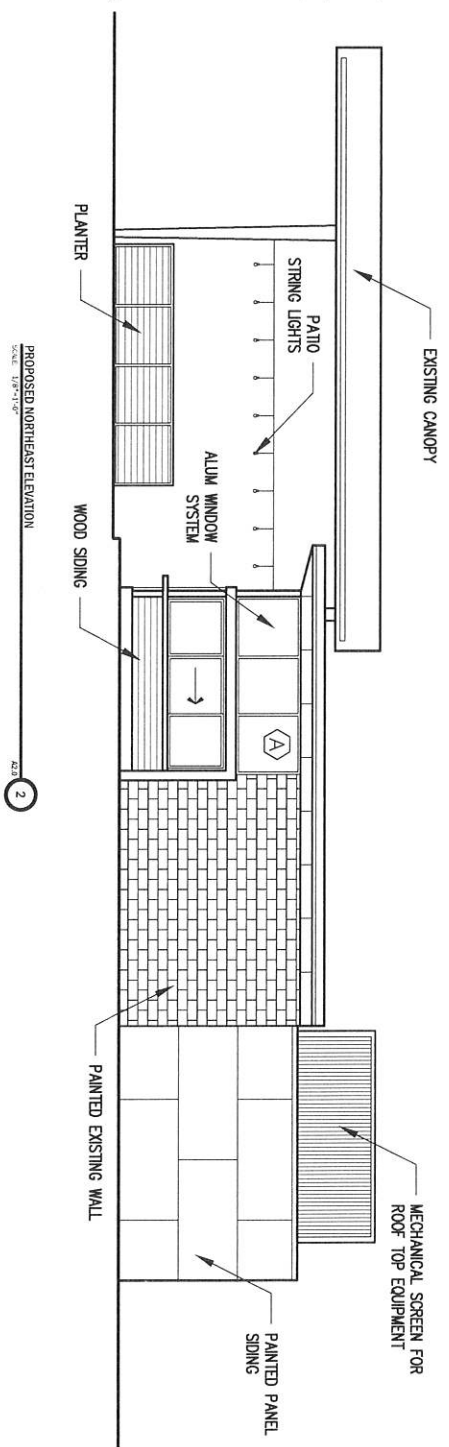
DATE:

PROPOSED FLOOR PLAN



TOP OF CANOPY
 ELEV = +17'-5"
 TOP OF SCREENING
 ELEV = +17'-4"
 TOP OF ROOF
 ELEV = +13'-9"
 TOP OF ADDITION ROOF
 ELEV = +12'-0"
 FIRST FLOOR
 ELEV = +0'-0"
 GRADE
 ELEV = (-0'-5 1/2")

TOP OF CANOPY
 ELEV = +17'-5"
 TOP OF SCREENING
 ELEV = +17'-4"
 TOP OF ROOF
 ELEV = +13'-9"
 TOP OF ADDITION ROOF
 ELEV = +12'-0"
 FIRST FLOOR
 ELEV = +0'-0"
 GRADE
 ELEV = (-0'-5 1/2")



PROPOSED NORTHEAST ELEVATION
 SCALE: 1/8" = 1'-0"

2

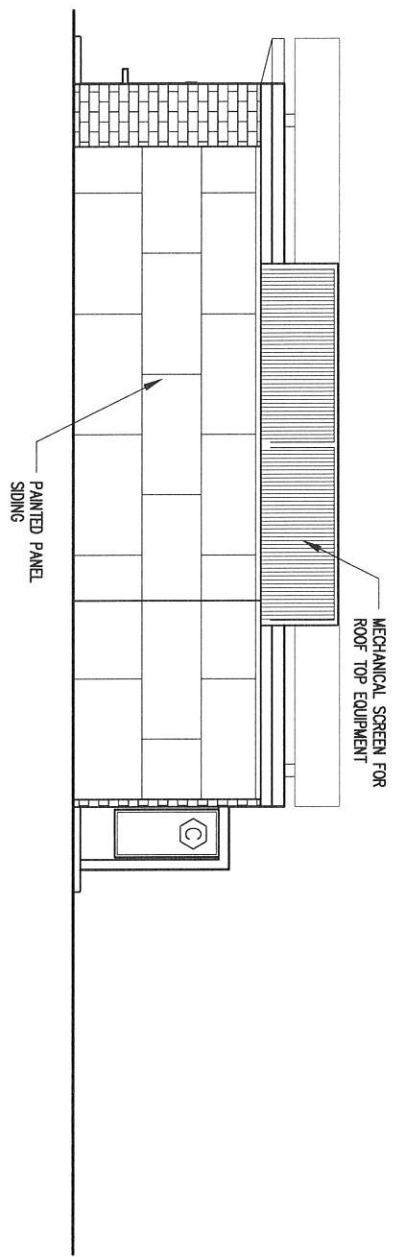
THE GETTY
 361 ISLINGTON STREET
 PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
 architecture + design
 7 WALLINGFORD SQ
 PORTSMOUTH, NH 03804
 207.994.3104

PROJECT NAME
 THE GETTY
 361 ISLINGTON ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.
 22063
 DRAWN BY
 BH, RW
 APPROVAL BY
 BH
 DATE
 2022/09/16
 PROPOSED
 ELEVATIONS

SCALE
 DRAWING NO.
A2.0

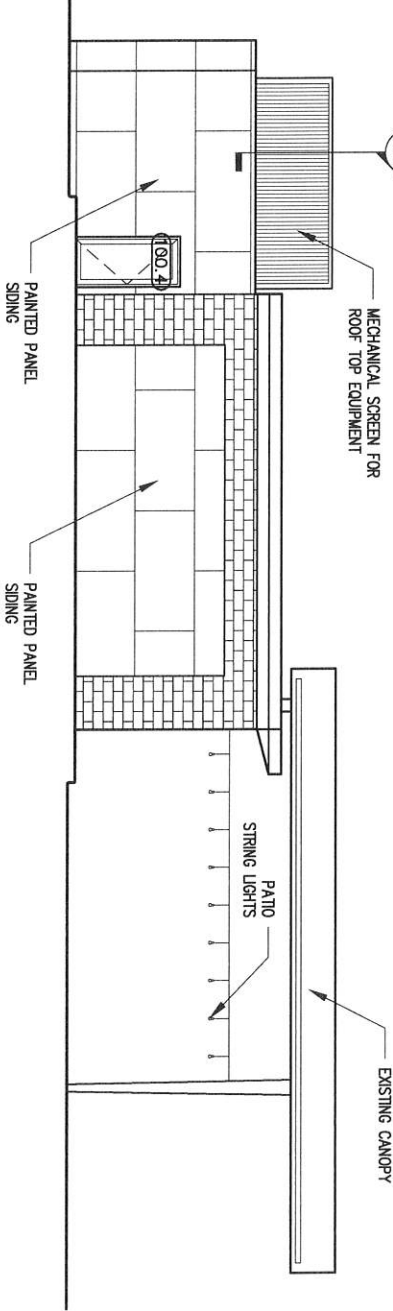
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ELEV = +17'-5"
- TOP OF SCREENING
ELEV = +17'-4"
- TOP OF ROOF
ELEV = +13'-9"
- TOP OF ADDITION ROOF
ELEV = +12'-0"
- FIRST FLOOR
ELEV = +0'-0"
- GRADE
ELEV = (-0'-5 1/2")



PROPOSED NORTHWEST ELEVATION
Scale: 1/8" = 1'-0"

3

- TOP OF CANOPY
ELEV = +17'-5"
- TOP OF SCREENING
ELEV = +17'-4"
- TOP OF ROOF
ELEV = +13'-9"
- TOP OF ADDITION ROOF
ELEV = +12'-0"
- FIRST FLOOR
ELEV = +0'-0"
- GRADE
ELEV = (-0'-5 1/2")



PROPOSED SOUTHWEST ELEVATION
Scale: 1/8" = 1'-0"

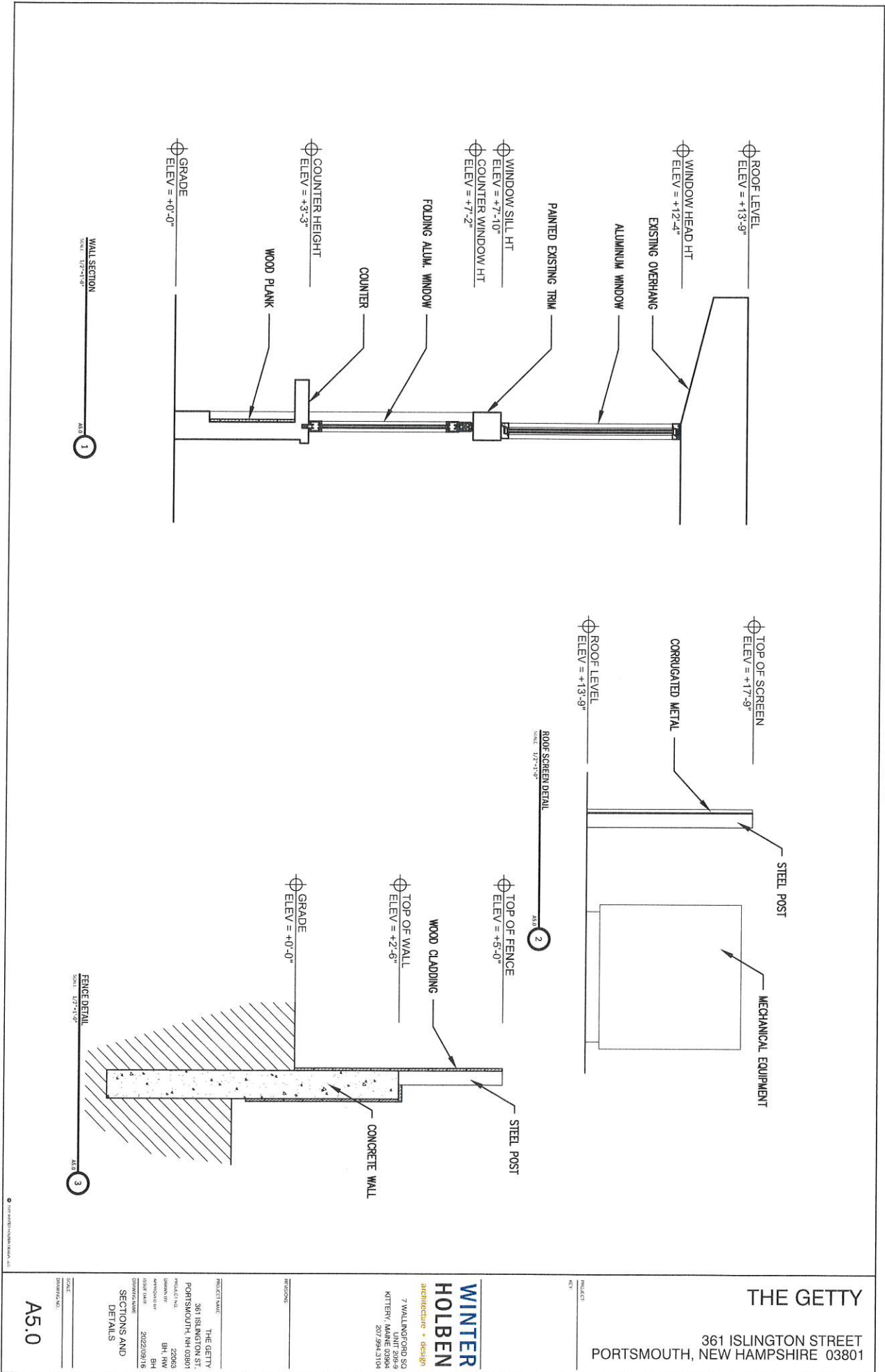
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THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
architecture + design
7 WALLINGFORD SQ
UNIT 209-9
KITTEBY, MAINE 03904
207.594.3104

PROJECT NAME: THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 22063
DRAWN BY: BHL, RW
APPROVED BY: BH
DATE: 2022/09/16
PROPOSED ELEVATIONS
SCALE: 1/8" = 1'-0"
A2.1

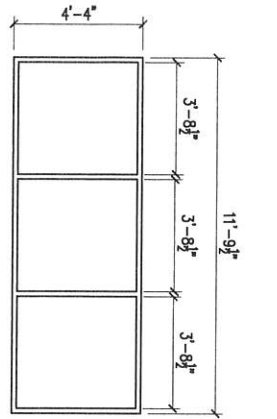


THE GETTY

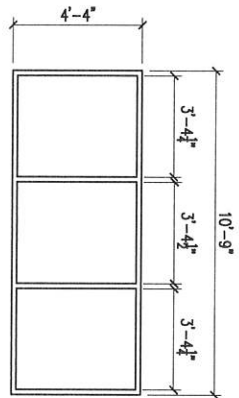
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
 architecture + design
 7 WALLINGFORD SQ
 UNIT 209-9
 KITTERY, MAINE 03904
 207/294-3704

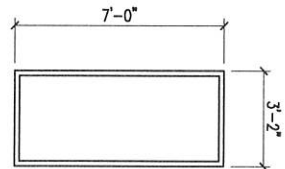
PROJECT NAME: THE GETTY
 361 ISLINGTON ST.
 PORTSMOUTH, NH 03801
 PROJECT NO.: 22063
 DRAWN BY: BH, HW
 CHECKED BY: BH
 DRAWING NAME: 20220916
 SECTIONS AND DETAILS
 SCALE: A5.0
 DRAWING NO.: A5.0



ALUMINUM FRAME FIXED
WINDOW UNIT



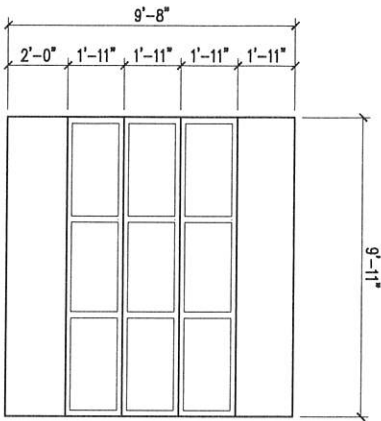
ALUMINUM FRAME FIXED
WINDOW UNIT



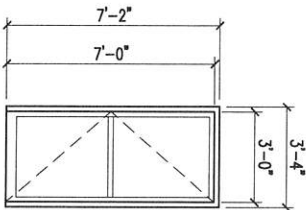
ALUMINUM FRAME FIXED
WINDOW UNIT

WINDOW TYPES
SCALE: 1/4" = 1'-0"

1



ALUMINUM SECTIONAL
OVERHEAD DOOR WITH LITES



FULL LITE ALUMINUM DOOR

DOOR TYPES
SCALE: 1/4" = 1'-0"

2

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

**WINTER
HOLBEN**
architecture + design
7 WALLINGFORD SQ UNIT 200/9
KITTELY, MAINE 0504
207.594.3104

PROJECT NAME: THE GETTY
361 ISLINGTON ST
PORTSMOUTH, NH 03801
PROJECT NO.: 220623
DRAWN BY: BH, RW
APPROVED BY: BH, RW
ISSUE DATE: 2022/09/16
DRAWING NAME: DOOR AND
WINDOW TYPES

A7.0



PROPOSED SOUTH EAST PERSPECTIVE



PROPOSED AERIAL PERSPECTIVE



PROPOSED EAST PERSPECTIVE



PROPOSED NORTH EAST PERSPECTIVE

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN
architecture + design
7 WALLINGFORD SQ
KITTERY, MAINE 03904
207.904.2104

PROJECT NAME: THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO: 22063
DRAWN BY: BH, RW
APPROVED BY: BH
ISSUE DATE: 2022/09/16
DRAWING NAME: PERSPECTIVE IMAGES

SCALE:
DRAWING NO:
A8.0

BEFORE (EXISTING):



EXISTING VIEW FROM SOUTH EAST



EXISTING VIEW FROM SOUTH WEST



EXISTING VIEW FROM EAST

AFTER (PROPOSED):



PROPOSED VIEW FROM SOUTH EAST



PROPOSED VIEW FROM SOUTH WEST



PROPOSED VIEW FROM EAST

THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

**WINTER
HOLBEN**
architecture + design
7 WALLINGFORD SQ. UNIT 209-9
KITTERY, MAINE 03044
207/961-3194

PROJECT NAME: THE GETTY
361 ISLINGTON ST.
PORTSMOUTH, NH 03801
PROJECT NO.: 220683
DRAWN BY: BR
CHECKED BY: BH
DATE: 2022/09/16
DRAWING NAME: BEFORE AND AFTER
IMAGES

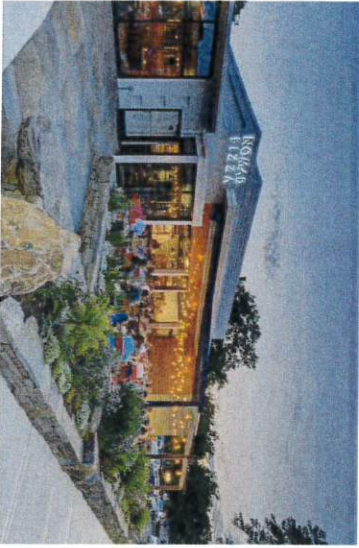
SCALE:
DRAWING NO.:
A8.1



DINING CANOPY - OPEN TRELLIS



DINING CANOPY - OPEN TRELLIS



INDOOR / OUTDOOR DINING EXPERIENCE



DINING CANOPY - OPEN TRELLIS



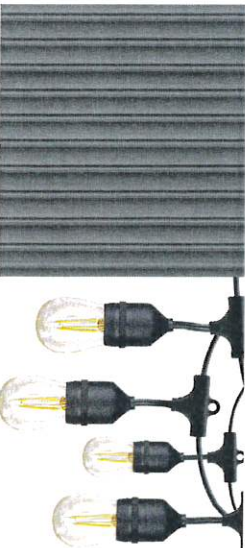
INDOOR / OUTDOOR DINING EXPERIENCE



PLANTER



WOOD PLANK



CORRUGATED METAL



PATIO LIGHTING

GLAZED OVERHEAD DOOR

FOLDING COUNTER WINDOW

THE GETTY

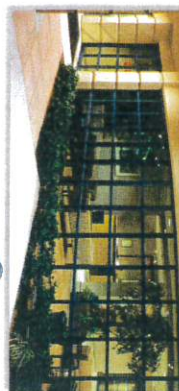
361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

WINTER HOLBEN

7 WALLINGFORD SQ
KITTERY, MAINE 03944
207 294.3104

PROJECT NAME: THE GETTY
361 ISLINGTON ST
PORTSMOUTH, NH 03801
PROJECT NO: 22053
DESIGNER: BH, RW
APPROVED BY: 2022/09/16
DRAWING NAME: MATERIAL
INSPIRATION CUT
SHEETS

A9.0



These two 1/2" x 3/8" square x 4" long pieces are then cemented 2" x 4" x 1/2" through glass systems to enable in breath travel block and support the fabrication method. With 402 Startfast can accommodate all standard 1/4" x 1/4" x 1/4" as well as VVA10 with Vertical members will accept West attachment

[illegible]

GLÖWY COMMERCIAL - MODELS 99H, 99M
architectural series

ALUMINIUM FULL-VIEW DOORS

These doors are made of high quality aluminium and are available in a wide range of colours. They are designed to provide a full view of the interior and exterior of the building. The doors are made of high quality aluminium and are available in a wide range of colours. They are designed to provide a full view of the interior and exterior of the building.

99H 99M 99L

99H 99M 99L

2004

[illegible]

ENDNOTES TO TEXT

[illegible]

the S&P is related with the rise in energy expenditures, which, perhaps, was a result of the fact that the energy efficiency design provides a substantial improvement in the electrical system parameters as well. Designed to cover the increasing demand for electricity, a recent proof of it is needed to set back government buildings and green buildings via the S&P. S&P's historical rating system and a new standard, the Code of Green Buildings, is needed to ensure that the government buildings are not only green but also efficient. The new standard will be a result of the fact that the government buildings are not only green but also efficient. The new standard will be a result of the fact that the government buildings are not only green but also efficient.

[illegible]

PROJECT
NO.

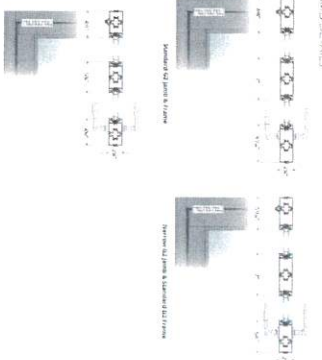
THE GETTY

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

361 ISLINGTON STREET
PORTSMOUTH, NEW HAMPSHIRE 03801

CZ Nonthermal System

As the program continues, the students are given a great deal of responsibility for their own learning. They are given the opportunity to work in groups, to present their own papers, and to participate in the discussion. The program is designed to be a learning experience for all involved, and the students are encouraged to share their own experiences and insights with the group.



JAMB 2007 PAST QUESTIONS

Number 62 (April 8, 1995)

Journal of Management Education 30(6)

Glazing

Abstract: This paper looks at the impact of the 1997-1998 Asian financial crisis on the export performance of the manufacturing sector in the Philippines. It finds that the export performance of the manufacturing sector in the Philippines has been significantly affected by the Asian financial crisis. The paper also discusses the impact of the Asian financial crisis on the export performance of the manufacturing sector in the Philippines.

Figure 10.10 Examples of shear and moment diagrams for a beam with a triangular load.

[illegible]

Plank, Panel, Triangle and Bathen Color Offering

Blue 19.75%	Green 43.95%	Yellow 95.12%	Black 3.44%
Blue 65.43%	Green 72.46%	Yellow 97.06%	Black 28.86%
Blue 82.32%	Green 82.32%	Yellow 97.06%	Black 16.19%
Blue 92.02%	Green 92.02%	Yellow 97.06%	Black 3.44%

1000

TYPENAMEN		FARBEN		LÄRMSCHUTZ		LÄRMSCHUTZ	
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1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
1.5	1.5	1.5	1.5	1.5	1.5	1.5	1.5
1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6
1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8
1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9
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1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
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1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25
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2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63
2.64							

FIBER CEMENT SIDING



**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 09/21/2022
Data updated 3/9/2022

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

Map Theme Legends

Zoning

Residential Districts

R	Rural
GRA	Single Residence A
GRB	Single Residence B
GRA	General Residence A
GRB	General Residence B
GRC	General Residence C
GA/MH	Garden Apartment/Mobile Home Park

Mixed Residential Districts

MRO	Mixed Residential Office
MRB	Mixed Residential Business
G1	Gateway Corridor
G2	Gateway Center

Business Districts

GB	General Business
B	Business
WB	Waterfront Business

Industrial Districts

OR	Office Research
I	Industrial
WI	Waterfront Industrial

Airport Districts

AIR	Airport
AI	Airport Industrial
PI	Pease Industrial
ABC	Airport Business Commercial

Conservation Districts

M	Municipal
NRP	Natural Resource Protection

Character Districts

CD5	Character District 5
CD4	Character District 4
CD4W	Character District 4-W
CD4-L1	Character District 4-L1
CD4-L2	Character District 4-L2

Civic District

CD	Civic District
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Municipal District

MD	Municipal District
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Overlay Districts

OLDD	Osprey Landing Overlay District
DO	Downtown Overlay District
HD	Historic District

City of Portsmouth