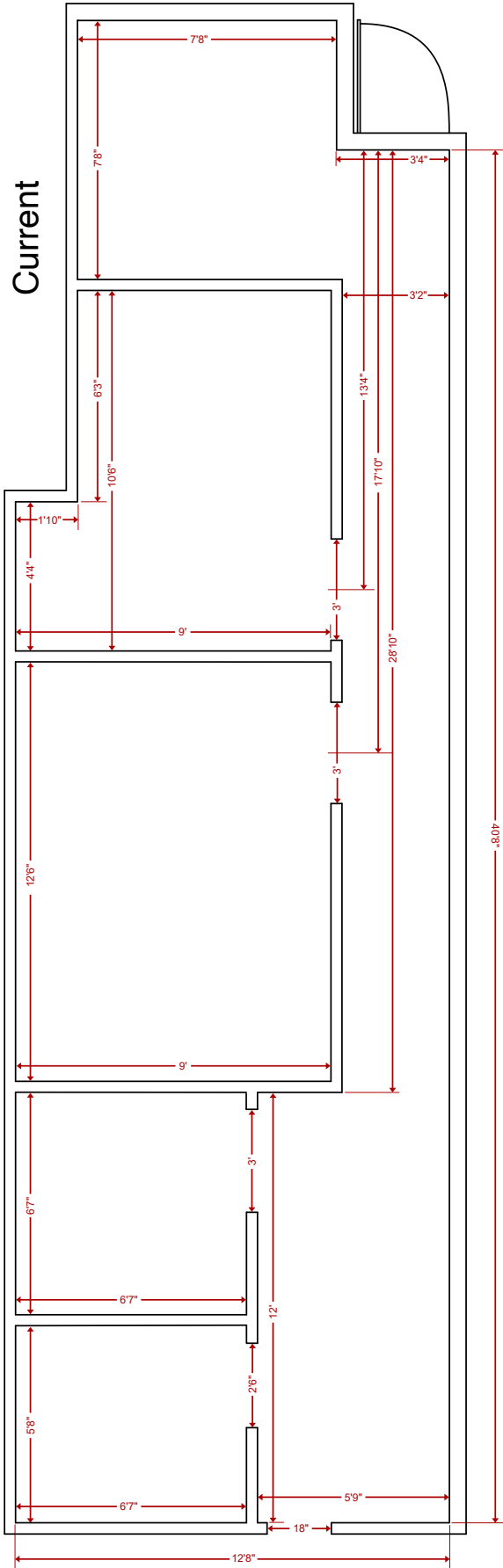


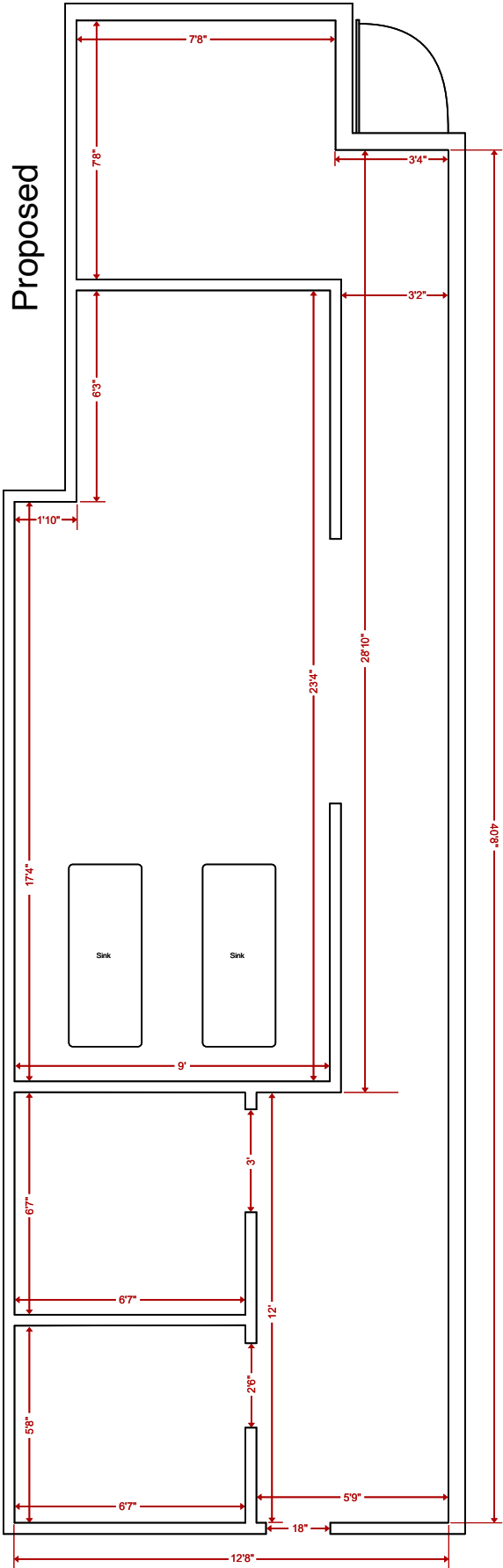
Velvet Vine Salon Floor Plan

Scale: 1"= 5'

Current



Proposed



Lot Lines for 562 Islington Street and 566 Islington Street, Portsmouth, NH

Address:

558 Islington St.
Portsmouth, NH 03801

Tenant Name:

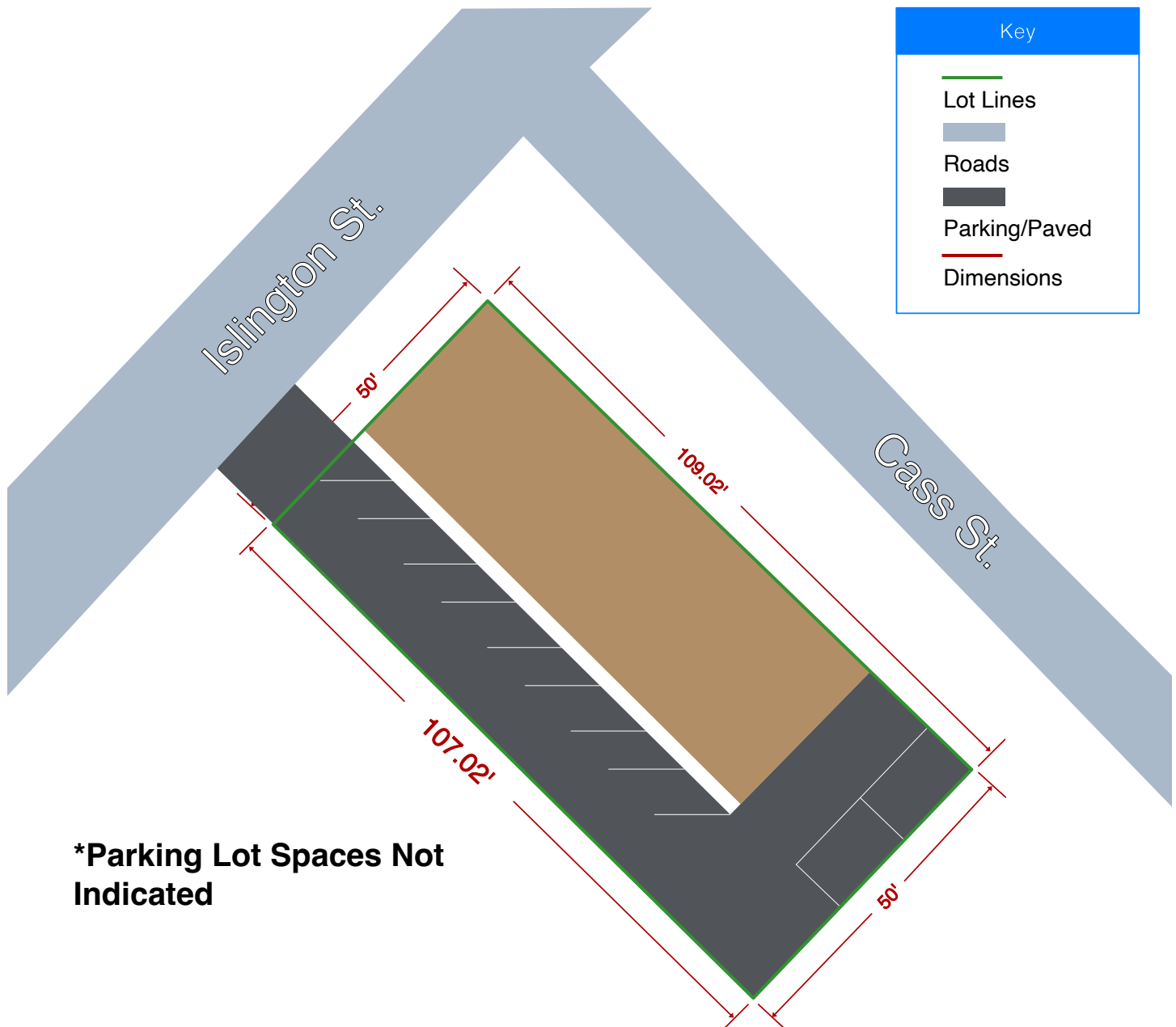
Erica Perkins

Building Owner Name:

Robertina Dreyer

Title of Petition:

Special Exception



Lot Lines for 562 Islington Street and 566 Islington Street, Portsmouth, NH

556 + 562 Islington Lot Lines Satellite View



556 Islington Lot Lines Satellite View



Rear From Cass St.



562 Islington Lot Lines Satellite View



Front Right From Islington St.



Front Left From Islington St.



Confirmation of Permission for Driveway Use – 566 Islington Street

This document serves to confirm that the owner of 566 Islington Street has granted permission for the shared use of a portion of their property where it overlaps with 562 Islington Street for parking purposes. This agreement allows vehicles to utilize this section of their lot line as part of our parking arrangement.

I am presenting this information in support of our request for the Special Exception Land Use Permit, as this shared use plays an integral role in our site's parking functionality. Thank you.

List of All Uses on 558 Islington Street (562 Islington Street) (No floor plan)

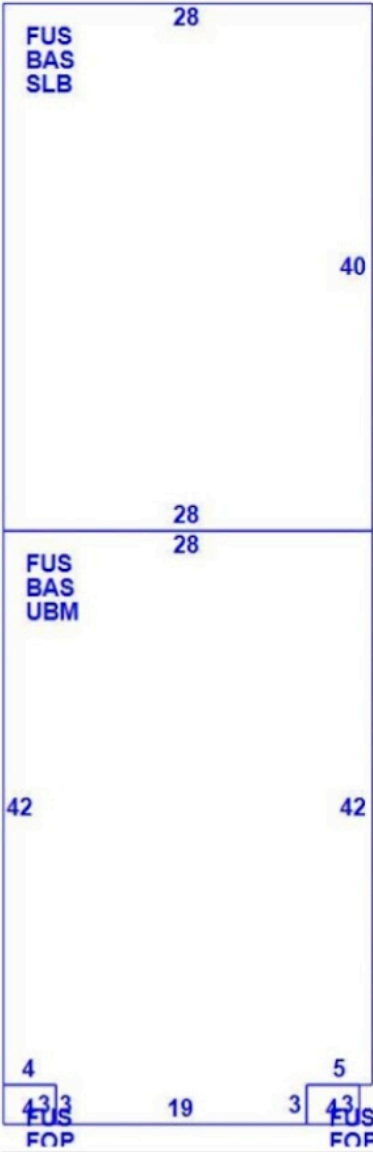
2 Residential units

- Upstairs front apartment (1000 sq ft)
- Upstairs rear apartment (1000 sq ft)

2 Commercial units (1000 sq ft each unit)

- Higgys Barbershop (1000 sq ft)
- Proposed Velvet Vine (1000 sq ft)

Building Layout



Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
FUS	Upper Story, Finished	2,377	2,377
BAS	First Floor	2,353	2,353
FOP	Porch, Open	24	0
SLB	Slab	1,120	0
UBM	Basement, Unfinished	1,233	0
		7,107	4,730

Velvet Vine Salon- Special Exception Application

Submitted to: Portsmouth Zoning Board

Date: March 19th, 2025

Property Address: 558 Islington Street Portsmouth, NH

Applicant: Erica Perkins

Property Owner: Robertina Dreyer

1. Project Narrative

Project Introduction

The proposed Velvet Vine is a low-toxic focused salon specializing in natural textured hair while providing a luxurious and relaxing client experience. Our approach prioritizes high-quality hair care in a serene, intimate setting, ensuring personalized attention for each client.

The location at 558 Islington Street is ideal for Velvet Vine Salon due to its inviting curb appeal, highlighted by a spacious storefront window that enhances the inviting atmosphere. The property offers many amenities, including its own parking lot with two dedicated parking spots and free parking on Cass Street and further up on Islington Street, making it accessible for clients who drive in. With its central location, clients who live downtown and in the West End can easily walk to the destination as well. The natural light from the northwest window creates a bright environment, perfectly complementing the salon's focus on relaxation and wellness. Additionally, with a business model centered around having one to two clients at a time, the salon naturally integrates into the neighborhood's walkable, community-oriented setting.

2. Analysis Criteria

2.1 Compliance with Ordinance Standards (10.232.21)

Velvet Vine meets all zoning ordinance requirements for a special exception. The salon is permitted within the existing zoning district, and the proposed use aligns with the city's requirements for the district it is in.

2.2 No Hazard to Public or Adjacent Property (10.232.22)

The project has been designed to eliminate risks related to fire, explosion, or toxic materials. No hazardous material will be stored or used on-site.

2.3 No Detriment to Property Values or Neighborhood Character (10.232.23)

This project will enhance rather than detract from the neighborhood's character and property value:

Noise level is minimum to none

The storefront window will be tastefully designed

No outdoor lighting that would create glare to passing cars

2.4 No Traffic Safety Hazards or Excessive Congestion (10.232.24)

The dedicated parking lot with 2 designated spots for the salon and close street parking will not disrupt the flow of traffic on any nearby street. Additionally, with only one to two clients in the salon at one time, there is no hazard to traffic or excessive congestion with the designated 2 parking spots for the salon. Also to add, about a quarter of clients will walk to the salon for their appointment, freeing up more space. With each diagonal space measuring at 8.5x19 there are 8 spaces available on the side of the building and 2 tandem spaces in the back of the building measuring at 8.5x20. With that being said there is only one car for each resident which means there will always be empty spaces within the lot.

2.5 No Excessive Demand on Municipal Services (10.232.25)

The salon will not create an excessive burden on city services. With low client volume, the salon will have minimal impact on water sewer usage, waste disposal, and public safety resources. Also, parking demand will be easily accommodated by on-site parking lot and nearby free parking, ensuring no strain on city infrastructure.

2.6 No Significant Increase in Stormwater Runoff (10.232.26)

Velvet Vine Salon will not contribute to a significant increase in stormwater runoff, as no major exterior modifications or expansions to the building or pavement are planned. The existing drainage infrastructure at 558 Islington Street is sufficient to manage normal rainfall and the salons operations will not add any water-intensive processes that could impact water runoff levels.

Conclusion

Velvet Vine Salon is a thoughtfully designed salon that aligns with the character and needs of the community. The focus on natural textured hair, personalized client experiences, and a tranquil atmosphere ensures that the business integrates seamlessly into the neighborhood. The salon's small-scale operations, efficient use of existing infrastructure, and minimal impact on municipal services, traffic, and stormwater runoff demonstrate the commitment to responsible business practices.

With its ideal location at 558 Islington Street, ample parking availability, and accessibility for both walking and driving clients, Velvet Vine Salon will be a valuable addition to the area. I respectfully request approval of this special exception application and look forward to contributing positively to the community.

Erica Perkins

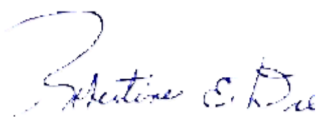
(603)988-6664

Erica@Velvetvine.Salon

**City of Portsmouth
Board of Adjustment Application**

To whom it may concern,

I, Robertine Dreyer, as the legal owner of the property located at 558 Islington Street, Portsmouth, NH, hereby authorize **Erica Perkins/Velvet Vine Salon**, to submit an application for a **Special Exception Land Use Permit** to the city of Portsmouth Board of Adjustment.

A handwritten signature in blue ink, appearing to read "Robertine E. Dreyer".

Date: 5-11-20