



July 29, 2020

Jillian Harris

Planning Department

City of Portsmouth

C&P Gallagher Properties, LLC is seeking approval to construct a patio for outdoor dining on a portion of the front lawn between the location of Luigi's West End Pizza and Islington St.

Attached please find documents showing the scale of the property with the proposed patio location in red; a drawing of the proposed patio; and a seating chart showing maximum seating.

To specifically address the criteria in section 10.243.20, I offer the following:

The design of the proposed structure is an 1,100' patio utilizing permeable pavers, for the purpose of seasonal outdoor dining. The City has recently constructed new sidewalks, and this will be compatible with those, and enhance surrounding properties. There will be a 4' metal fence that extends the length of the patio (35') plus an additional 4' beyond. There will be a 3' wide strip of ornamental stone between the City walkway and the top of the concrete paver wall. The stone will include weed preventing fabric below.

A French drain will be installed below the patio, routed towards existing lawn drain gate.

There is adequate vehicular and pedestrian infrastructure to serve the proposed use, consistent with the City's Master Plan. A crosswalk is in close proximity to the proposed patio.

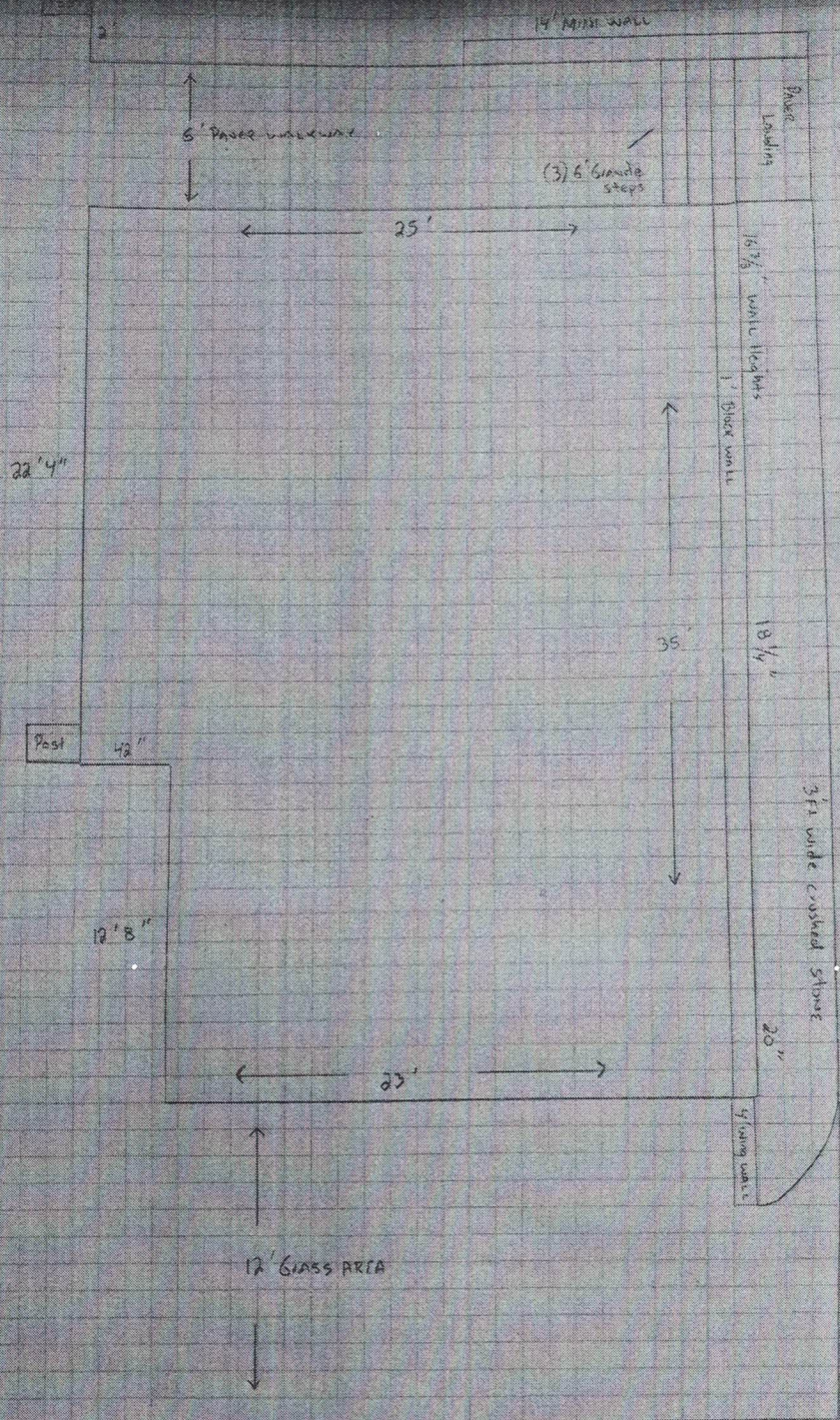
The proposed structure and use will have no significant adverse impact on abutting and surrounding properties.

The proposed structure and use will not have adverse impact on natural or scenic resources surrounding the site. There are no wetlands, floodplains, or significant wildlife habitat in the vicinity.

The proposed use will not cause or contribute to a decline in property values of adjacent properties.

Sincerely;

Robert A. Morton
Managing Member
C&P Gallagher Properties, LLC
Phone: 603-661-5962
Email: bob.morton@comcast.net



City Sidewalk

Existing Curbing

1 Sq = 1 Foot

22' 4"

Post 4 1/2"

12' 8"

25'

35'

25'

12' GLASS AREA

14' MITER WALL

6' PAPER WALKWAY

(3) 6' Granite steps

PAPER Landing

1 3/8" WHITE LEGS
1" BLACK WALL

18 1/4"

3 FT wide curved stone

20"

1/2" LONG WALL

bob.morton@comcast.net

From: Joe Oneill <jmoneill19@gmail.com>
Sent: Thursday, June 25, 2020 11:24 AM
To: bob.morton@comcast.net
Subject: Luigi's patio
Attachments: 0625201056.jpg

53 linear feet of concrete tumbled wall block average wall 21 in tall with a 3 inch cap. \$4,770. Blocks are 3" tall

1100 square feet of permeable paver patio which includes waste cutting.
Process will be according to industry and town code.
\$29,700

3 Granite steps. 6 ft wide each with no railings. \$1,150

3 foot wide strip of ornamental Stone between City walkway and top of concrete paver wall. Weed fabric will e placed below stones. 39 ft long. \$405

french drain below patio routed towards existing lawn drain grate. \$2100.00

Total project \$38,125.00