

**1. Project narrative - introduction of your project, what it is, and why this particular property and location of your project is important.**

Humble Warrior is a state of the art Infrared Yoga studio whose mission is to provide all students the opportunity to find their inner warrior through the practice of yoga. 865 Islington is the perfect location for Humble Warrior as buildings characteristics and natural beauty inspire and match Humble Warrior Brand identity. The proximity to housing and restaurants makes the location very appealing and with on site parking.

No exterior work is required for the fit up and the intention is to keep the natural beauty of the building as is.

**2. Analysis Criteria - an application cannot be approved unless the 5 criteria have been met.**

**3. Analysis Criteria (from section 10.223 of the [Zoning Ordinance](#)):**

**1. 10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;**

The Standards are met per special exemption.

**2. 10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;**

There are no hazardous materials used at the yoga studio. We don't use any plastic and have exceptionally minimal waste.

**3. 10.232.23 No detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials;**

There are no pollutants, odors, gasses, storage or vehicles being used.

**4. 10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;**

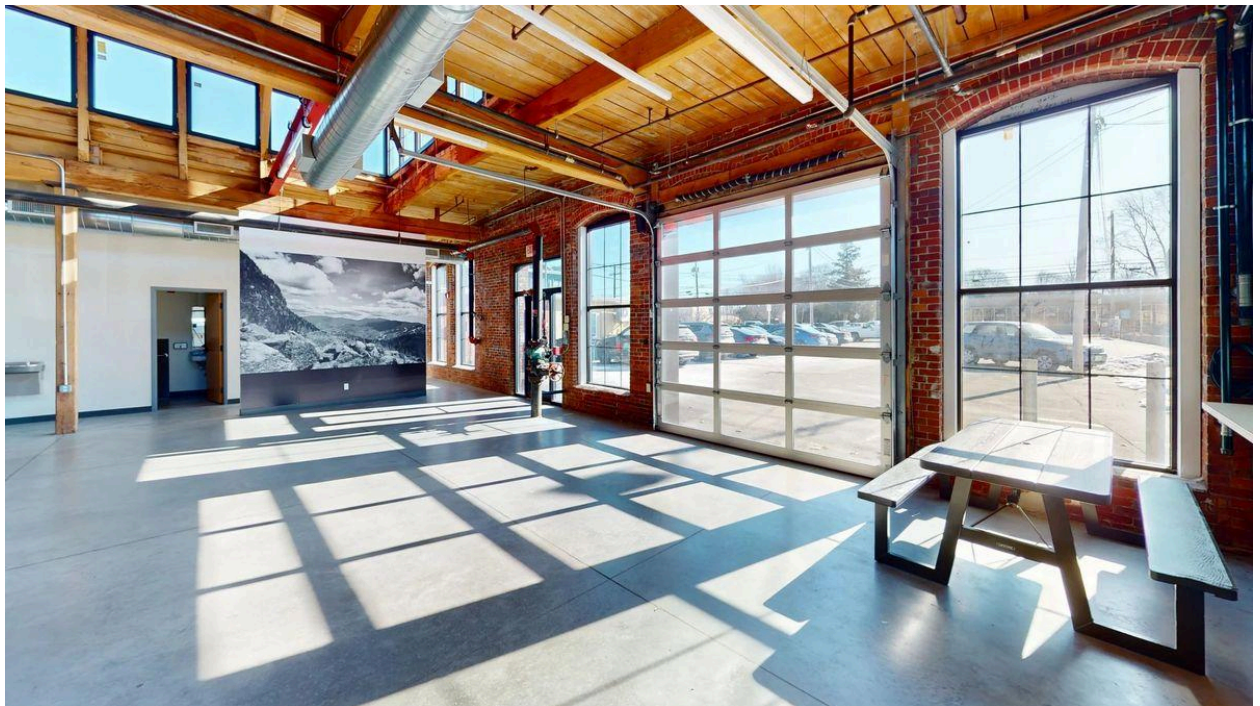
There will be no addition to traffic. There is sufficient on site parking for classes.

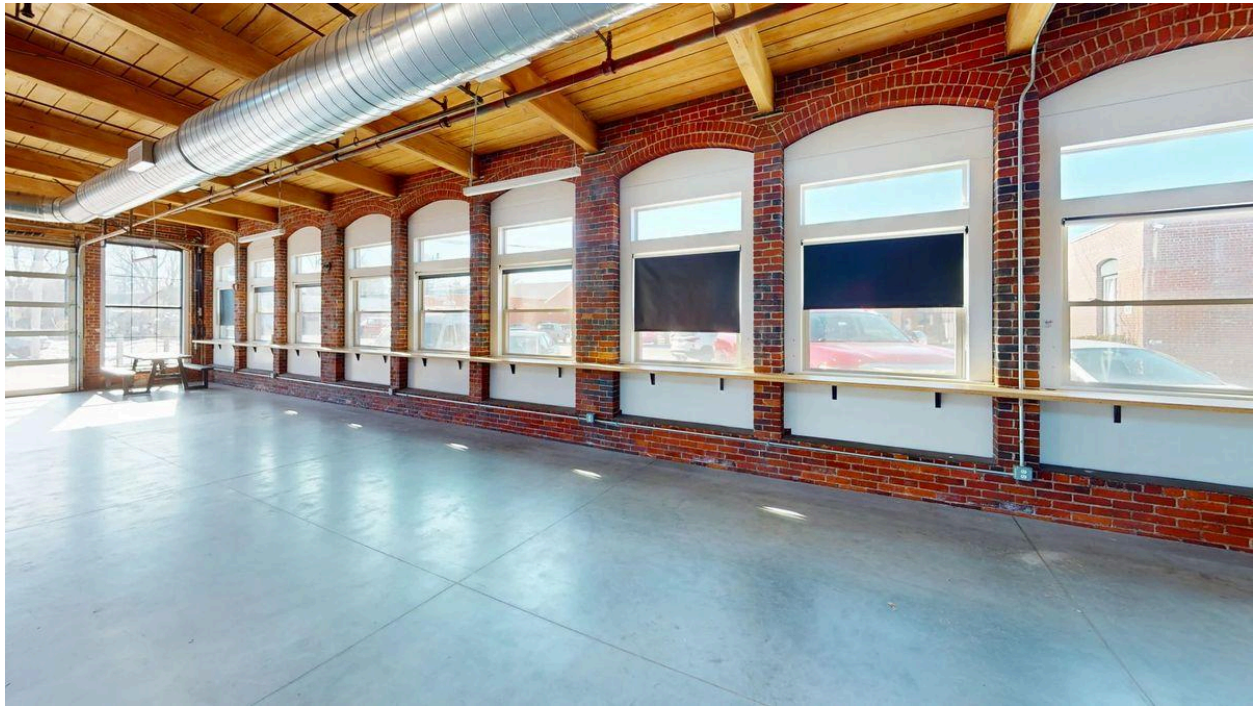
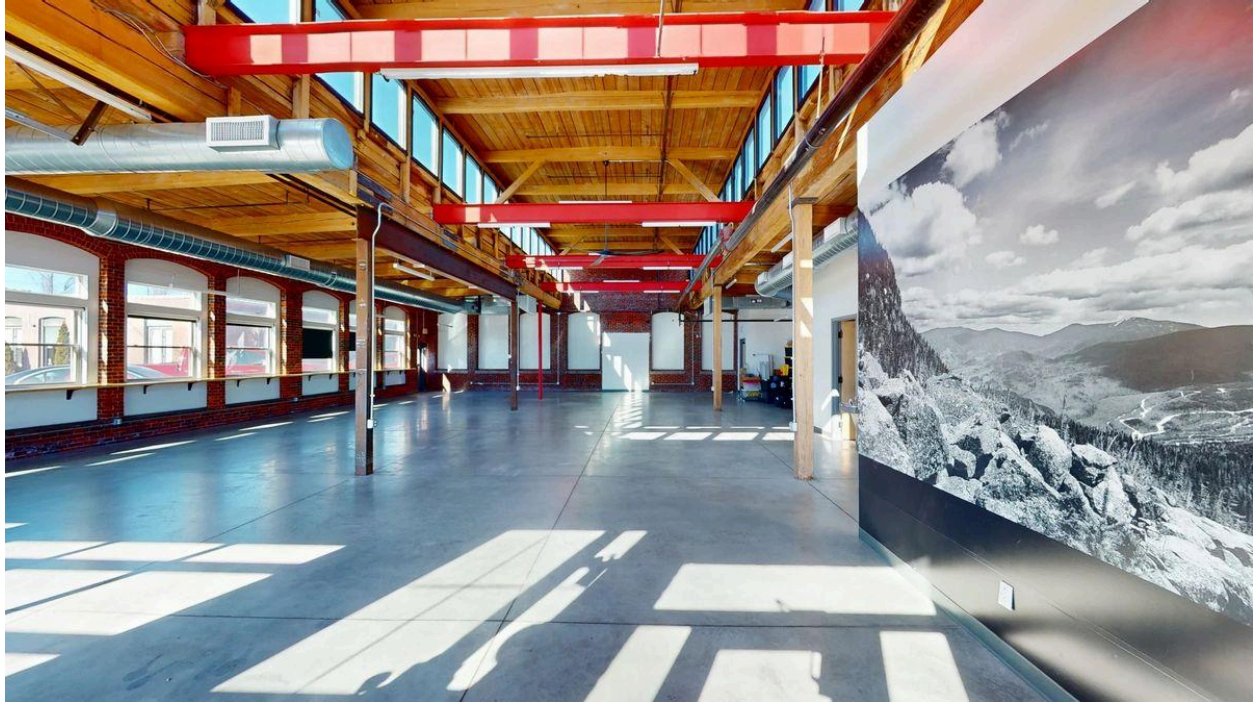
**5. 0.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and**

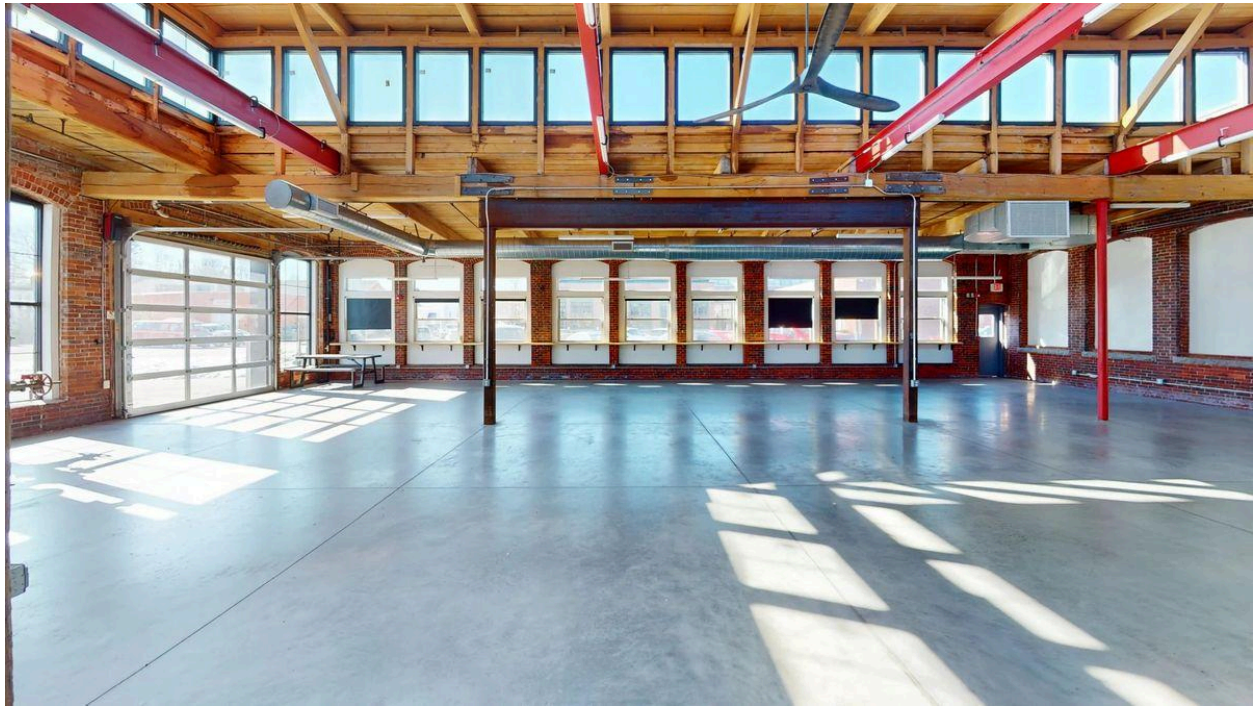
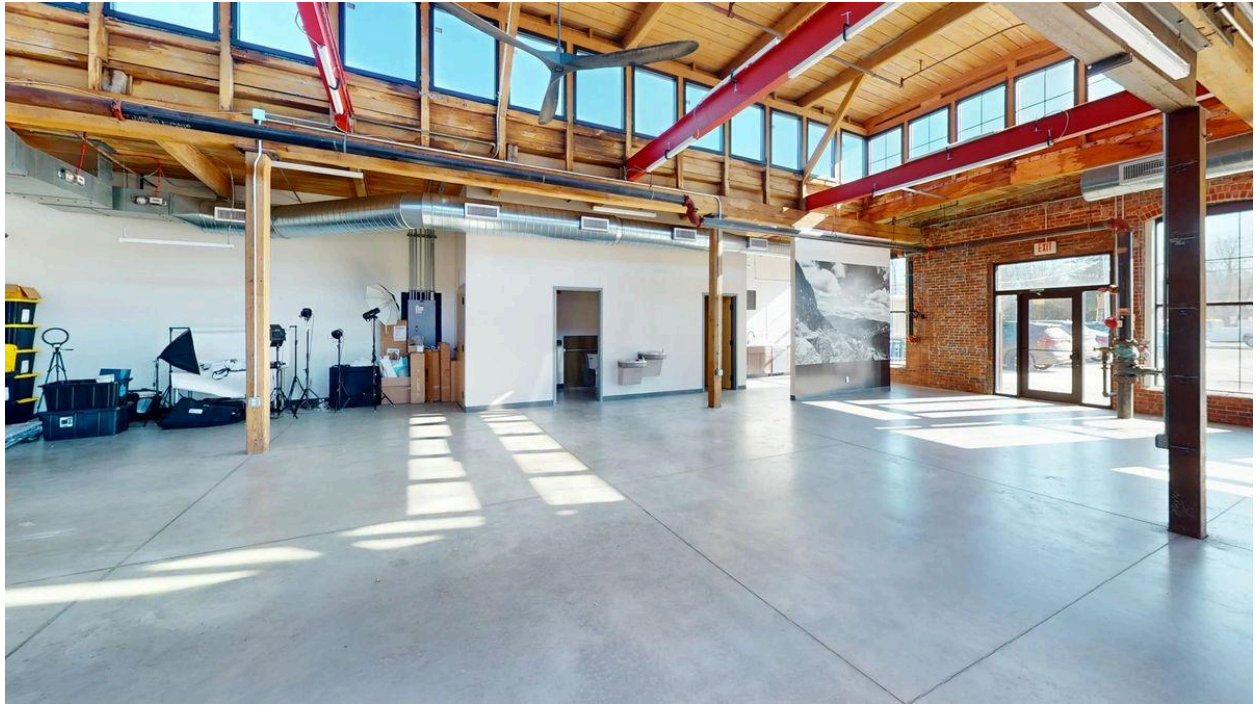
There will be no more demand on municipal services. Two bathrooms, one shower and one water fountain will be maintained that are currently on the property. We will not be adding any additional water other than a washer machine. This machine washes very minimal laundry per day.

**6. 10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.**

There will be no increase of storm water as no exterior changes are proposed to be made.









**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.

599 GREENLAND ROAD  
PORTSMOUTH, NH 03801  
1 WAKEFIELD STREET  
SUITE 254  
ROCHESTER, NH 05601

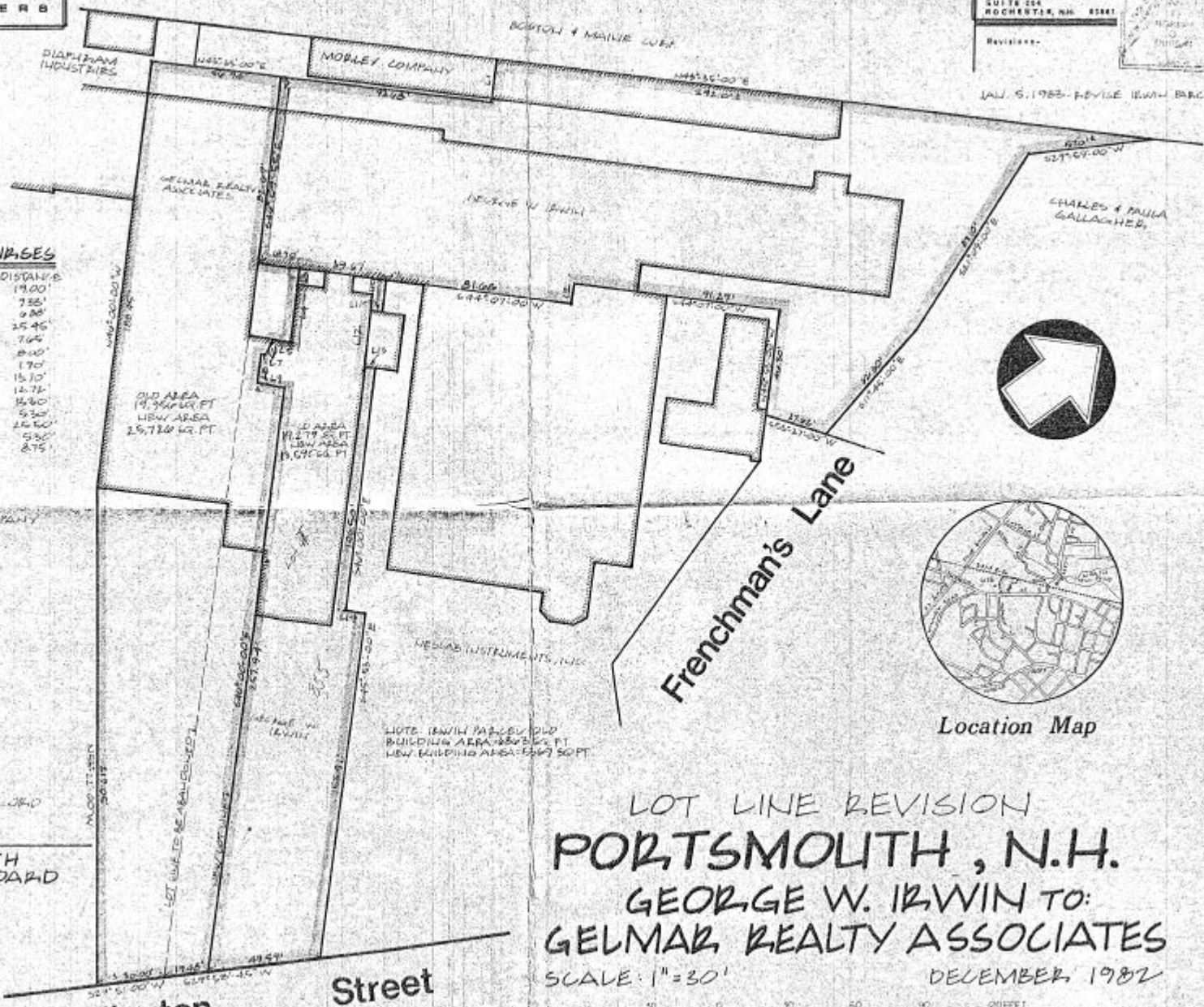


**ENGINEERS  
SURVEYORS  
DESIGNERS**

ESTABLISHED 1913

Revisions:

JAN. 5, 1983 - REVISE IRWIN PARCEL



**BOUNDARY COURSES**

LINE	BEARING	DISTANCE
L1	N46°25'00"W	19.00'
L2	S45°55'00"E	735'
L3	S46°00'00"E	0.88'
L4	S46°00'00"E	25.45'
L5	N44°00'30"E	765'
L6	N22°40'05"W	800'
L7	N44°00'00"E	170'
L8	S46°00'00"E	15.10'
L9	S44°00'30"W	12.75'
L10	S46°00'00"E	15.30'
L11	S44°00'00"W	5.30'
L12	S46°00'00"E	22.50'
L13	N44°00'00"E	5.50'
L14	N44°00'00"E	8.75'



Location Map

APPROVED FOR RECORD  
PORTSMOUTH PLANNING BOARD

LOT LINE REVISION  
**PORTSMOUTH, N.H.**  
GEORGE W. IRWIN TO:  
**GELMAR REALTY ASSOCIATES**

SCALE: 1" = 30'

DECEMBER, 1982



FILE NO. 28  
PLAN NO. 4881

**Islington Street**