

909 & 921 Islington Street Variance - Narrative

THE PROPOSAL:

The reason for this variance request comes from the constraints of the frontage of the 909 Islington St. of 30 feet and being an active driveway for 909 and the right of way drive to 865 Islington St. On the property line of 909 and 921 a sidewalk is being installed to make pedestrian access to these properties safer and with these constraints it does not allow a proper location for signage for the 909 Islington St. businesses.

The applicant Sundance Sign Company for Chinburg properties proposes to remove a non-conforming freestanding sign currently existing in the public right of way. We propose to construct a multi tenant sign for 909 Islington St., this proposed sign due to frontage constraints will need to be placed on 921 Islington Streets lot, which is also owned by Chinsburg property. This would be considered as an off premise advertising sign and we ask for relief from this as well as side setback under 5 feet from the 909 Islington Street lot. This situation is not unique in this area of Islington St as the signage at 1001 is very similar to this situation

THE SITE:

909 Islington St lot 172-7

921 Islington St lot 172-10

VARIANCE REQUESTED:

Relief from section 12 of the Portsmouth regulations

1) Granting the requested variance would benefit the public interest. The general public would benefit by the grant of this variance and that the identification of the businesses at 909 Islington St. Would be made easier having this properly located signage at the roadway. By allowing the signage location as requested the board would improve Traffic Safety in the area and benefit the public by creating safer conditions.

2) The proposal before the board this evening is not excessive and is not contrary to the spirit and intent of the ordinance sign ordinance is to permit and to regulate signs in a manner that protects the public safety and enhances the economic advantages enjoyed by the Portsmouth property owners. The spirit of the ordinance is observed by the size and the style fits within

current sign ordinance provisions; the applicant believes that the signage location as proposed is adequately placed to identify the 909 Islington St. businesses to the general public.

3) Granting. The requested variance. Would result. In substantial justice being done. As board members are well aware., the test for whether or not substantial justice is done, is whether or not the benefit to the general public is denying the variance would outweigh the hardship upon the owner applicant. Seeking the variant. And this is the. Instance. In this instance., there is no benefit to the general public in denying this requested variance, but on the contrary, the public is actually benefited by granting of the variance. Granting the variance will enhance public safety and will not in any way create an eyesore or more confusing. Situation. Since there was no benefit to the public and denying the variance, substantial justice would be done by granting the variance in order to alleviate the hardship upon the owner applicant.

4) No diminution in value of the surrounding properties would result from the granting of the variance. The property in question lies in the midst of the Islington St. commercial district. This signage would in no way diminish surrounding property valuations, as can be seen in the attachment that the style and color of the sign is tastefully done.

5)Hardship. Due to the constraints of the frontage, not allowing this request would create hardship for the tenants not being able to allow their businesses to have proper identification signs to the drivers on Islington street.

CONCLUSION:

In conclusion, it is the position of the Applicant that the five (5) criteria necessary for the Board to grant the requested Variance are met within the application. As such, it is respectfully requested that the board grant the variance as advertised and presented.

Respectfully submitted,
Sundance Sign Company
Michael Leary

Company: Chinburg

Project: 909 Islington

Scope: New Freestanding

Quantity: 1

Size: 20sqft

Tenant panels 2’w x 1’h

Sides: 2

Style: Flat - Non Lit

Power: NA

Substrate: PVC & ACM

Posts & Brackets: 8”w x 10’h

Colors: 909 Branded

12’ Above Grade



tenant containers
1 ft x 2 ft

4' Above Grade



Company: Chinburg

Project: 909 Islington

Scope: New Freestanding

EXISTING

p. 1b



Sundance Sign Company • 603-742-1517 • 89 Oak St. Dover, NH 03820

I have verified the accuracy of all graphics shown with respect to sizes and content. The specifications are correct and represent our order requirements exactly. I authorize release to production according to this approval submittal.

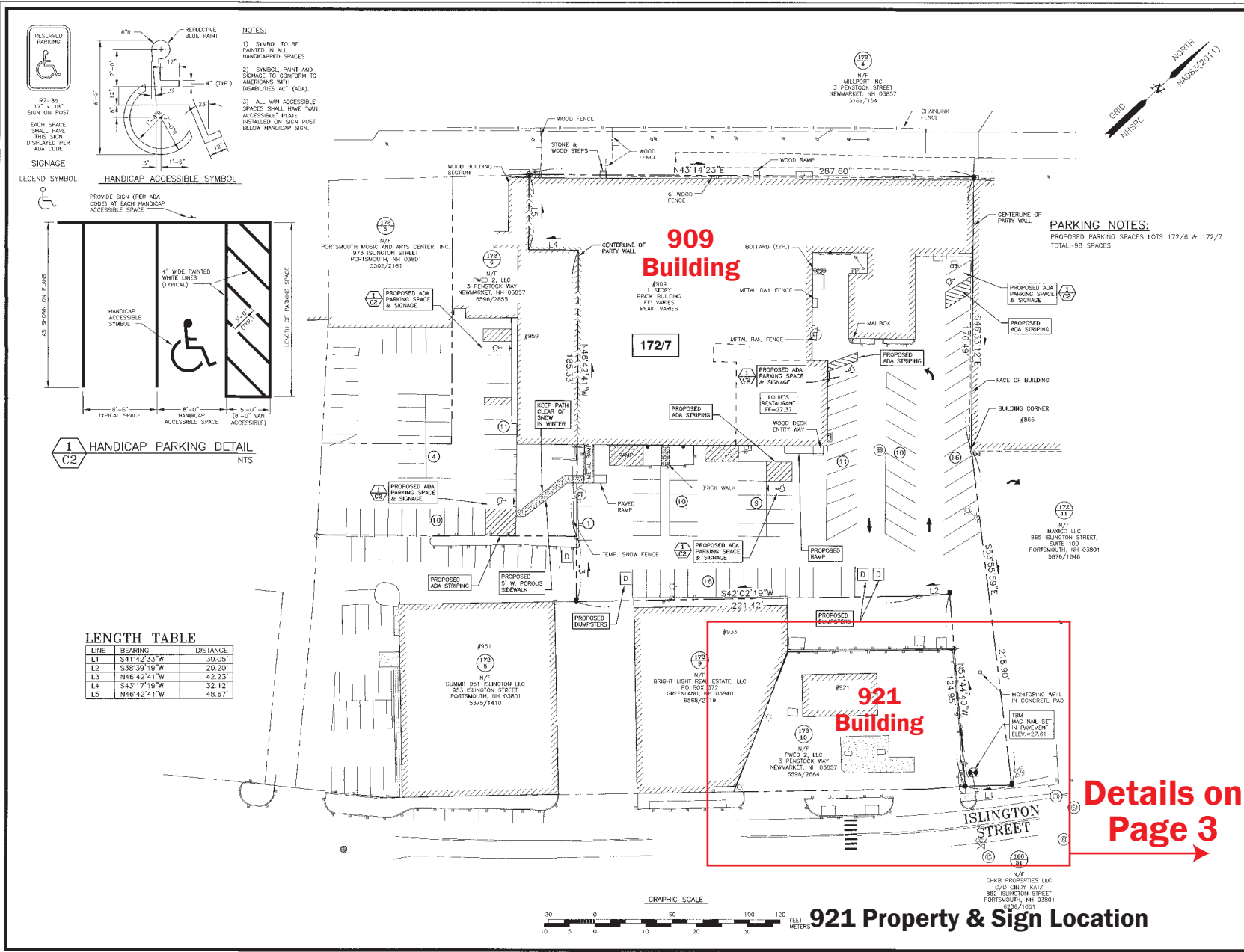
Customer Approval_____ **Date:**_____

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Initial layout and 1 revision included - 2nd revision \$65 or billed hourly

MUST HAVE BOTH SIGNATURES BEFORE MOVING TO PRODUCTION
PROJECT MANAGER: _____ PROOFREADER: _____

OFFICE -	SITESURVEY -	SENT PROOF -	ART APPROVED -	ESTIMATED -	50% DEP REC. -	CONTRACT -	PERMITS -	PLAN -	MATERIALS ORDERED -	APPROVED ARTFILES -	PROD. PACKAGED
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HALEY WARD
ENGINEERING | ENVIRONMENTAL | SURVEYING
200 Griffin Rd. Unit 14
Portsmouth, New Hampshire 03801
603.430.9382

NOTES:

- 1) PARCEL IS SHOWN ON THE CITY OF PORTSMOUTH ASSESSOR'S MAP 172 AS LOT 7.
- 2) OWNERS OF RECORD:
PWCD2, LLC
3 PENSTOCK WAY
NEWMARKET, NH 03857
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 330150D259F, EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
75,337 S.F.
1.7295 ACRES
- 5) PARCEL IS LOCATED IN CHARACTER DISTRICT 4 WEST END (CD4-W).
- 6) THE PURPOSE OF PLAN IS TO SHOW PROPOSED PARKING LAYOUTS THAT INCLUDE ADA CONFORMING PARKING.
- 7) EXCESS SNOW WILL BE TRUCKED OFF SITE.

ADDITIONAL REQUIREMENTS:
SEE CITY OF PORTSMOUTH ZONING ORDINANCE

909 ISLINGTON STREET, LLC
909 ISLINGTON STREET
PORTSMOUTH, N.H.

NO.	DESCRIPTION	DATE
3	BOUNDARY/PARKING COUNT	4/17/25
2	TAC. COMMENTS	4/8/25
1	ADD ADA SPACES	3/25/25
0	ISSUED FOR COMMENT	1/8/25

REVISIONS

SCALE 1"=30' JANUARY 2025

PARKING PLAN

C2

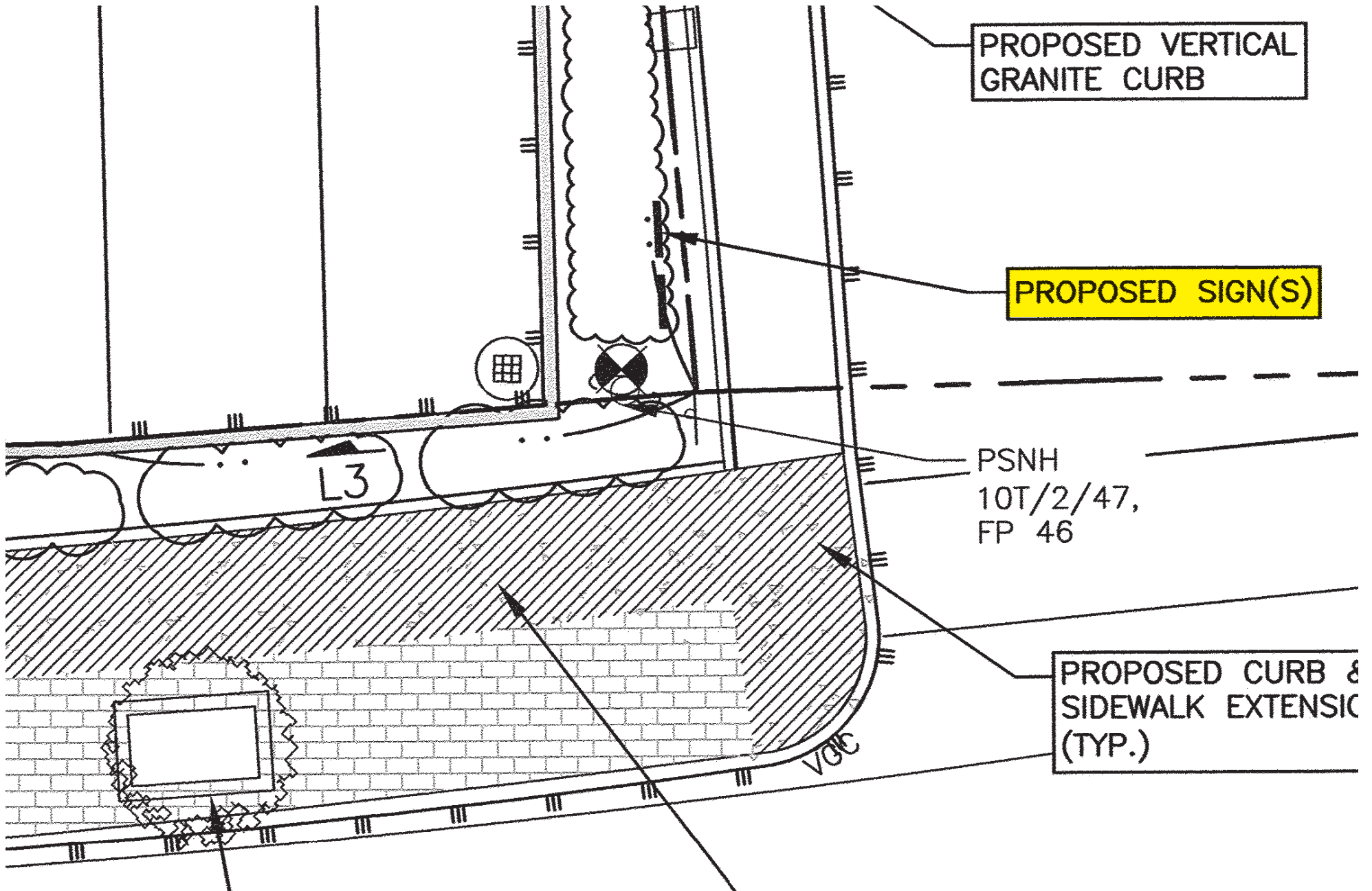
FB 332 & PG 57

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Sign Location

p. 4



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Islington Street