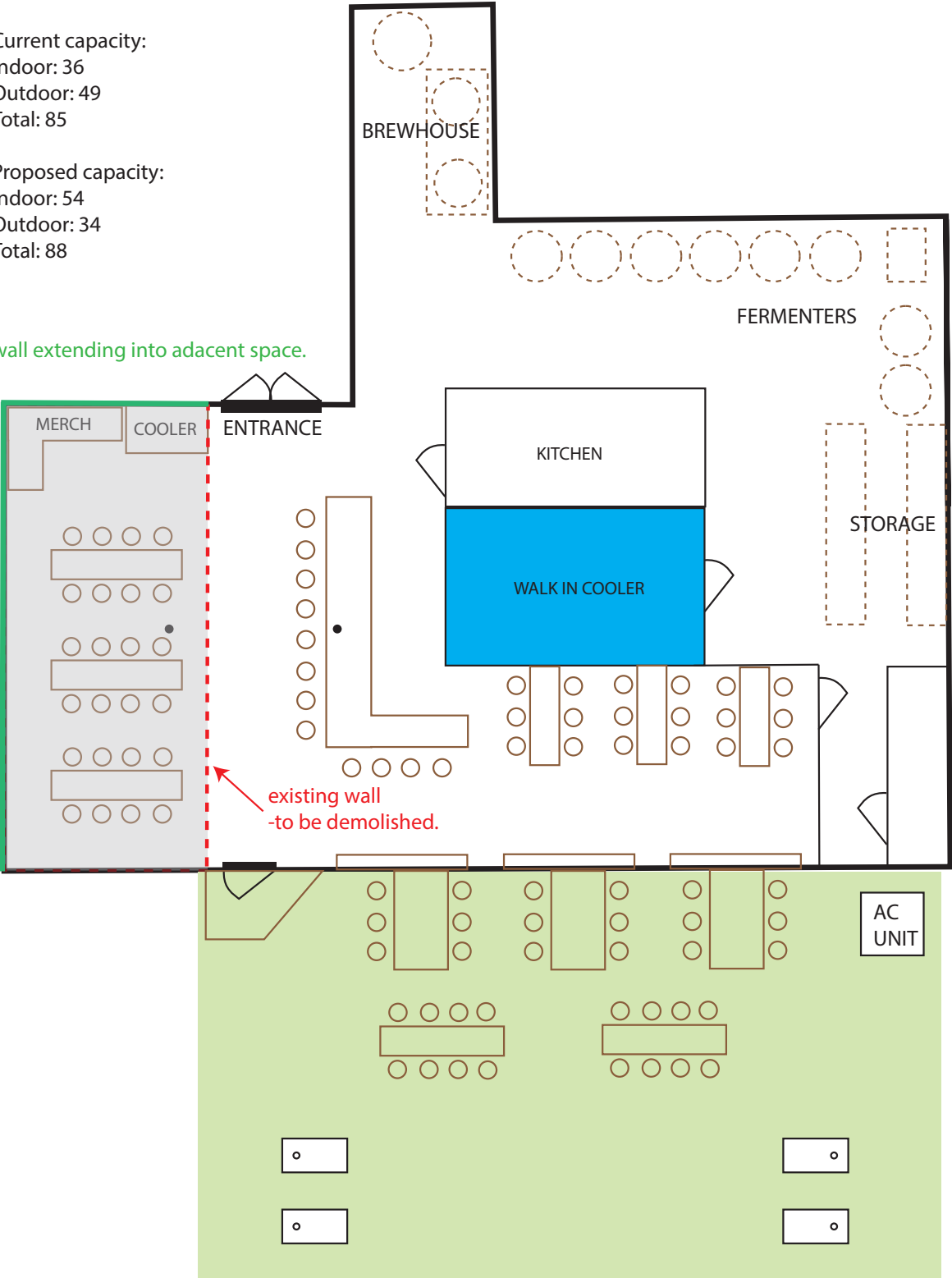


LOADED QUESTION BREWING FLOORPLAN

Current capacity:
Indoor: 36
Outdoor: 49
Total: 85

Proposed capacity:
Indoor: 54
Outdoor: 34
Total: 88

New wall extending into adjacent space.



		Portsmouth Parking Demand				ITE Parking Demand				Occupancy Rates Portsmouth		Occupancy Rates ITE	
Existing Use	GFA	Code	Parking (per GFA)	Calc	Space	Code	Parking (per GFA)	Calc	Space	Daytime	Evening	Daytime	Evening
909 Islington Street													
Suite #1 – WSCA Radio Station	2,130	5.50	1000	2.1	3	Portsmouth	-	2.1	3	1	3	1	2
Suite #2 – Future Business / Vacant	2,127	5.10-5.30	350	6.1	7	712	1.85	3.9	4	6	1	4	1
Suite #3 – Office	2,116	5.10-5.30	350	6.0	7	712	1.85	3.9	4	6	1	4	1
Suite #5 – Minutemen Painters, LLC	1,893	7.20-7.40	400	4.7	5	180	1.76	3.3	4	3	5	0	0
Suite #6 – Ross Engineering	1,245	5.10-5.30	350	3.6	4	712	1.85	2.3	3	4	1	2	0
Suite #8 – E Clips Salon	2,208	7.20-7.40	400	5.5	6	Portsmouth		5.5	6	3	5	3	5
Suite #10 – Future Business / Vacant	4,049	5.10-5.30	350	11.6	12	712	1.85	7.5	8	12	2	7	1
Suite #12 – Loaded Question Brewery	2,661	9.10-9.50	100	26.6	27	932	8.97	23.9	24	19	27	24	22
Suite #13 – Personal Services	2,528	7.20-7.40	400	6.3	7	712	1.85	4.7	5	6	1	5	1
Suite #14 – Dow's Automotive Repair	4,452	11.20	2 + 1 per 400	13.1	14	943	1.79	8.0	8	8	3	8	2
Suite #15 – Louie's Restaurant	3,074	9.10-9.50	100	30.7	31	931	16.18	49.7	50	22	31	25	50
959 Islington Street													
Unit #1 – West End Theatre *47 Seats	47	3.50	0.4	18.8	19	441	0.25	11.8	12	8	19	9	12
Unit #2 – Photography Studio	2,859	5.50	1000	2.9	3	920	3.01	8.6	9	2	1	8	9
Unit #3 – Architect Office	1,966	5.10-5.30	350	5.6	6	712	1.85	3.6	4	6	1	4	1
Total					151				144	103	102	104	107

ITE Shared Parking %		
Code	8am-5pm	6pm-Midnight
180	100	0
441	75	100
712	100	16
920	92	100
931	50	100
932	100	91
943	100	23

909 Islington	
Commercial Total Square Feet	33,355
Parking Spaces	98
Ratio	340
145 Brewery Lane	
Commercial Total Square Feet	36,051
Parking Spaces	103
Ratio	350

Portsmouth Shared Parking Occupancy Rates

(A) Land Use	Weekday	
	(B) Daytime (8:00 AM– 5:00 PM)	(C) Evening (6:00 PM– Midnight)
Residential	60%	100%
Office/ Industrial	100%	20%
Retail/Service	60%	90%
Hotel/Motel	70%	100%
Restaurant	70%	100%
Entertainment	40%	100%
Conference/ Convention	100%	100%
Place of Worship*	10%	5%
Other Institutional	100%	20%

Responses to 10.232.30

10.232.30 Appropriate conditions of the sort set forth in Subsection 10.232.30 may be placed on special exception approvals when necessary to meet the standards of Subsection 10.232.20. The Board shall deny requests for special exceptions that do not meet the standards of this Section.

10.232.20 Special exceptions shall meet all of the following standards:

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

10.232.22 Response: The additional indoor seating space will not significantly change any of our operations. There will be little or no change in the hazard to the public or adjacent property from fire, explosions, or release of toxic materials.

10.232.23 Response: The additional indoor seating space will not significantly change any of our operations and therefore have a little or no impact on 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.

10.232.24 Response: The additional seating space will have little impact on traffic safety or congestion.

10.232.25 Response: The additional seating space will have little if any impact on the municipal services (water, sewer, waste disposal, police and fire protection, schools)

10.232.26 Response: The change we are requesting is limited to the inside of an existing building and will not change the permeable surface or stormwater runoff.



July 7th, 2025

Authorization for Special Exemption Application

To Whom It May Concern,

I, Eric Chinburg, Manager of 909 West End, LLC, owner of the property located at 909 Islington Street, Portsmouth, NH 03801,

hereby grant Loaded Question Brewing Company permission to apply for a Special Exemption with the City of Portsmouth Zoning Board of Adjustment.

This application is specifically submitted to request approval for an occupancy load exceeding 50 persons at the above-referenced location.

Sincerely,

A handwritten signature in blue ink, appearing to read "Eric Chinburg", is written over a horizontal line.

Eric Chinburg, Manager
909 West End, LLC