

## City of Portsmouth Zoning Board of Adjustment

**Date:** Nov 05, 2025



**To:**

City of Portsmouth Zoning Board of Adjustment  
City Hall, 1 Junkins Avenue  
Portsmouth, NH 03801

**From:**

RadmotoUSA, LLC  
Phone: 802-870-6686  
Email: chas@radmotousa.com

**RE: Request for Special Exception – Motor Vehicle–Related Use (Section 11.10)**

Dear Members of the Board,

I am writing on behalf of **Radmoto USA**, located at 2100 Lafayette RD, to request a **Special Exception** under **Section 10.232** of the Portsmouth Zoning Ordinance for **Use 11.10 – Sales, renting or leasing of passenger cars and light trucks, motorcycles, tractors, snowmobiles, and small power equipment (e.g., lawnmowers), including accessory repair services.**

### Background

Radmoto USA currently operates within the **G1 – Gateway Neighborhood Mixed Use Corridor** district as an **electric bicycle sales and service business**. Over the past two years, we have worked closely with the **City of Portsmouth Police Department** to clarify and comply with the evolving state and local regulations for **electric mopeds and motorcycles**.

As technology advances, high-performance electric bikes now meet or exceed the speed and power thresholds that require **registration and plating as mopeds or motorcycles** under New Hampshire law. To ensure full compliance, we are **proactively applying for a New Hampshire motor-vehicle dealership license** so that we can legally issue plates and maintain transparent oversight of sales.

This Special Exception does not reflect a change in the character of our business or property. The same building, parking, and operations will remain; no physical construction, expansion, or alteration of the facility is proposed. The goal is simply to bring our operations fully into alignment with municipal and state regulations.

### Standards for Special Exception (per Section 10.232.20)

1. **No Hazard to Public or Adjacent Property (10.232.22)**

All vehicles sold are **electric**, producing **no emissions**, **no fuel storage**, and minimal noise. No hazardous materials or combustion engines are involved.

2. **No Detriment to Property Values or Neighborhood Character (10.232.23)**  
The building facade, parking areas, and outdoor appearance will remain exactly the same. Our current customer base and hours will not change, ensuring the district's mixed-use and community-oriented character is preserved.
3. **No Traffic Safety Hazard or Substantial Increase in Congestion (10.232.24)**  
The anticipated traffic remains consistent with our existing retail pattern.
4. **No Excessive Demand on Municipal Services (10.232.25)**  
Electric motorcycles and mopeds have no fuel, oil, or waste-fluid disposal needs. There is no added strain on city water, sewer, or sanitation systems. Police engagement will be limited to continued coordination on safe-riding education.
5. **No Significant Increase in Stormwater Runoff (10.232.26)**  
The site and impervious surfaces remain unchanged; therefore, stormwater conditions are unaffected.
6. **Harmony with Ordinance Intent (10.232.10 & Gateway District Purpose)**  
The Gateway Neighborhood Mixed Use Corridor encourages innovative, sustainable commercial uses that enhance pedestrian and community life. Electric mobility aligns directly with those goals, supporting **reduced fossil-fuel dependence, environmental sustainability, and future-focused transportation.**

## Conclusion

In summary, Radmoto USA is not expanding operations but ensuring that our business practices remain compliant with the city's regulations as electric mobility evolves. We respectfully request approval of this Special Exception so that we may continue serving the Portsmouth community as a responsible, innovative, and sustainable local business.

Thank you for your consideration.  
Respectfully submitted,

**Charles "Chas" Sullivan**  
CEO | Radmoto USA  
E: Chas@RadmotoUSA.com  
P: 424-387-9013





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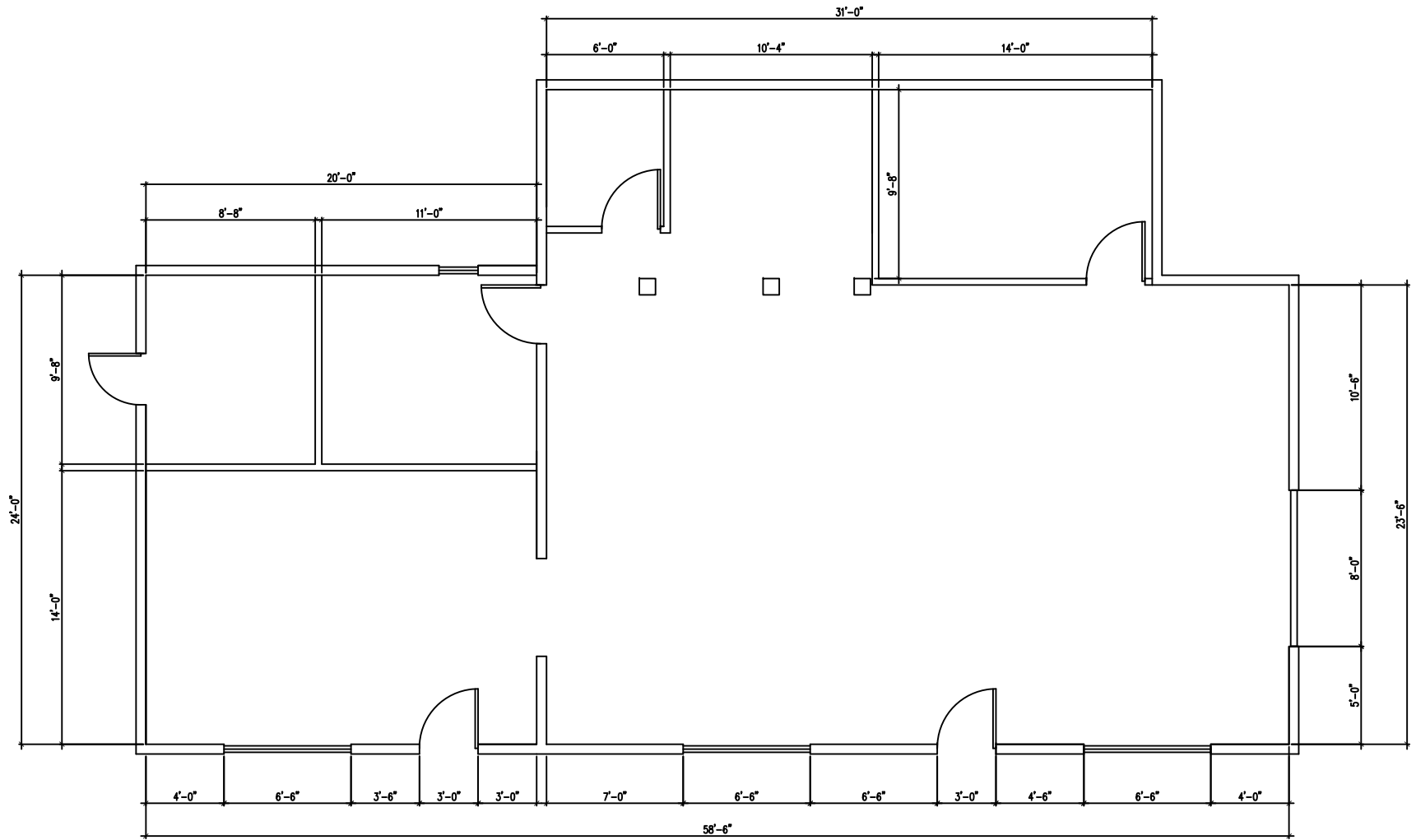
EXIT

ENTER

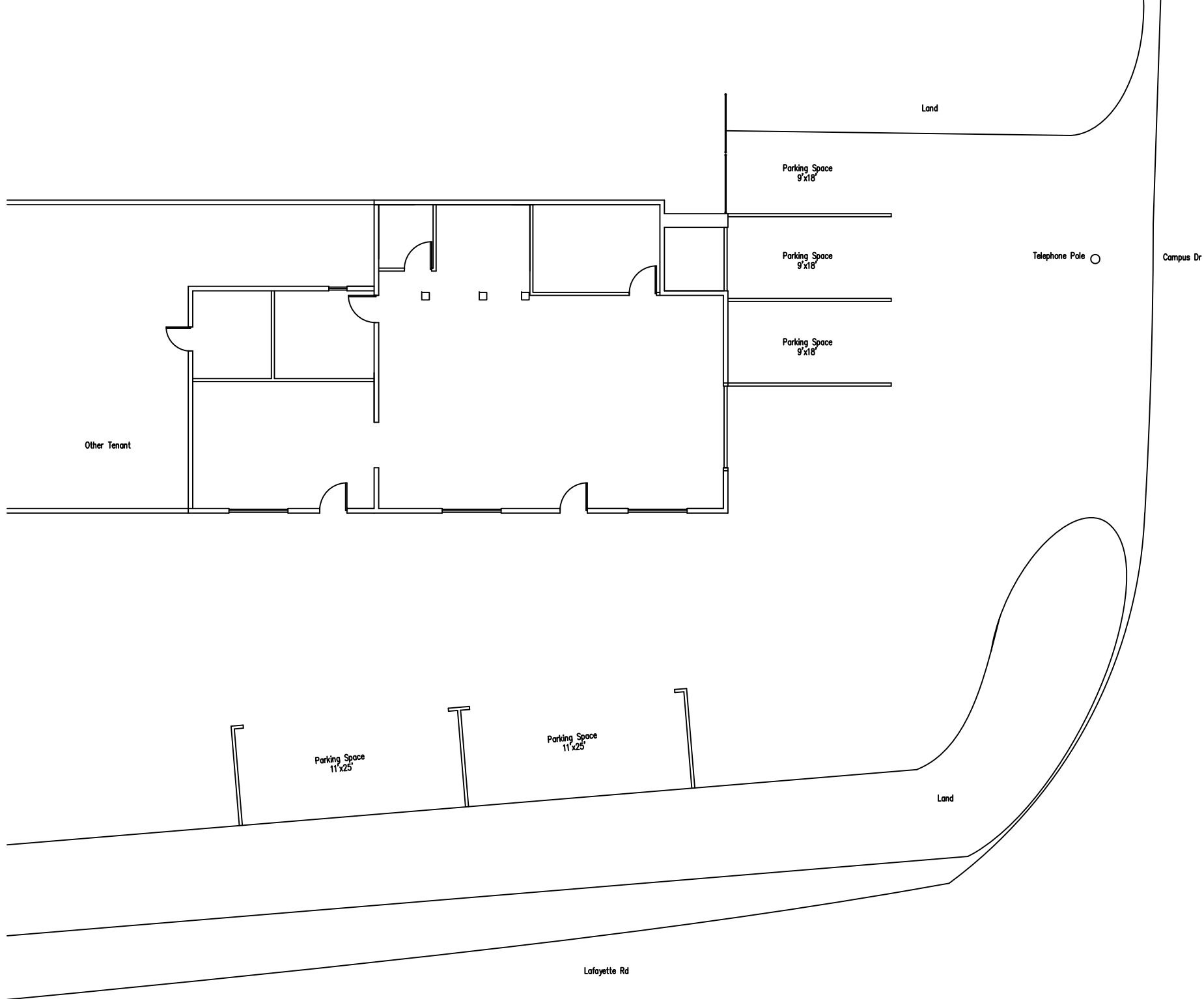
OPEN

Radmoto  
PARKING

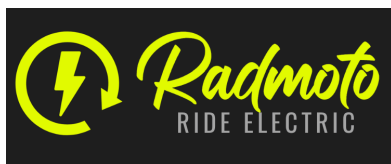












## List of Existing Businesses / Uses, Unit Numbers, and Unit Areas (for Parking Calculation)

**Property Address:** 2100 Lafayette Road, Portsmouth, NH 03801

**Owner:** R & J 2100 Corporation

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### Overview

The property located at 2100 Lafayette Road is a single-story retail strip building (total **6,008 sq ft** per Vision Government Solutions record) containing three commercial tenant units. Each business operates independently with separate entrances and signage.

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### Existing Tenants and Uses

Unit #	Business Name	Type of Use	Approx. Area (SF)	Notes
Unit 1	Gold & Pawn Trading Center	Retail – Pawn Shop	~2,000 SF	Long-term tenant; general merchandise retail
Unit 2	Portsmouth Quality Flooring	Retail – Flooring Showroom	~2,000 SF	Sales and display of flooring materials
Unit 3	Radmoto USA	Retail – Electric Bicycle & Motorsports Dealer	~2,000 SF	Applicant for Special Exception to operate as a motorsports dealership

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### Building Summary

- **Total Building Area:** 6,008 sq ft
- **Stories:** 1
- **Primary Use:** Retail Strip Center
- **Construction Year:** 1975
- **Zoning District:** G-1 (per Vision Government Solutions)
- **Occupancy:** 3 units
- **Site Size:** 0.66 acres

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### Prepared By

**Charles Sullivan**

CEO, Radmoto USA

2100 Lafayette Rd, Portsmouth NH 03801

Chas@radmotousa.com | (424) 387-9013

**Date:** 11/12/2025



## Details

<b>Property</b>		<b>Ownership</b>		<b>Valuation</b>	
Location	2100 LAFAYETTE RD	Owner	R AND J 2100 CORPORATION	Total	\$993,100
Map-Lot	0267-0003-0000	Address	2040 LAFAYETTE RD, PORTSMOUTH,	Last Sale	\$0 on 1993-07-28
Vision Account Number	35794		NH 03801	Deed Date	1993-07-28
				Book/Page	2998/0300
<b>Land</b>		<b>Zoning</b>			
Parcel Area (AC)	0.66	Zoning			
			G1		



2100 LAFAYETTE RD

Location	2100 LAFAYETTE RD	Mblu	0267/ 0003/ 0000/ /
Acct#	35794	Owner	R AND J 2100 CORPORATION
PBN		Assessment	\$993,100
Appraisal	\$993,100	PID	35794
Building Count	1		

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$421,500	\$571,600	\$993,100
Assessment			
Valuation Year	Improvements	Land	Total
2025	\$421,500	\$571,600	\$993,100

Owner of Record

Owner	R AND J 2100 CORPORATION	Sale Price	\$0
Co-Owner		Certificate	
Address	2040 LAFAYETTE RD	Book & Page	2998/0300
	PORTSMOUTH, NH 03801	Sale Date	07/28/1993
		Instrument	

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
R AND J 2100 CORPORATION	\$0		2998/0300		07/28/1993

Building Information

Building 1 : Section 1	
Year Built:	1975
Living Area:	6,008
Replacement Cost:	\$615,977
Building Percent Good:	64



Replacement Cost  
Less Depreciation: \$394,200

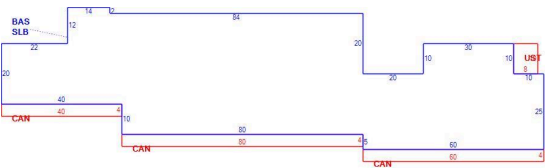
Building Attributes	
Field	Description
Style:	Shop Center LO
Model	Commercial
Grade	C-
Stories:	1
Occupancy	3.00
Residential Units	
Exterior Wall 1	Vinyl Siding
Exterior Wall 2	Pre-Fab Wood
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Inlaid Sht Gds
Interior Floor 2	
Heating Fuel	Gas
Heating Type	Forced Air-Duc
AC Type	Unit/AC
Bldg Use	RETAIL
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	12.00
% Comn Wall	
1st Floor Use:	
Class	

Building Photo



([https://images.vgsi.com/photos2/PortsmouthNHPhotos///0050/DSC03735\\_](https://images.vgsi.com/photos2/PortsmouthNHPhotos///0050/DSC03735_)

Building Layout



(ParcelSketch.ashx?pid=35794&bid=35794)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	6,008	6,008
CAN	Canopy	720	0
SLB	Slab	6,008	0
UST	Utility, Storage, Unfinished	80	0
		12,816	6,008

Extra Features

Extra Features	Legend
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No Data for Extra Features
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Land

Land Use		Land Line Valuation	
Use Code	3250	Size (Acres)	0.66
Description	RETAIL	Frontage	
Zone	G1	Depth	
Neighborhood	302	Assessed Value	\$571,600
Alt Land Appr Category	No	Appraised Value	\$571,600

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			15900.00 S.F.	\$23,900	1
FN4	FENCE-8' CHAIN			72.00 L.F.	\$1,200	1
FN4	FENCE-8' CHAIN			88.00 L.F.	\$1,400	1
EVC	ELE VEH CHGR RES LVL 1			1.00 UNITS	\$800	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2025	\$421,500	\$571,600	\$993,100
2024	\$420,700	\$571,600	\$992,300
2023	\$390,600	\$322,800	\$713,400

Assessment			
Valuation Year	Improvements	Land	Total
2025	\$421,500	\$571,600	\$993,100
2024	\$420,700	\$571,600	\$992,300
2023	\$390,600	\$322,800	\$713,400