

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

RE: Application for Special Exception for Use in G1 for 2225 Lafayette Road

Board of Adjustment,

I am the current owner of the property at 2225 Lafayette Road (Map 272, Lot 002), and authorize Alex Vandermark for the project at 2225 Lafayette Road to submit a Special Exception form. This authorization is for a submittal of the Application for the City of Portsmouth Special Exception for the Board of Adjustments for the proposed Juicery Trailer to be used on the existing property of 2225 Lafayette Road.



Brian Short,

Custom Pools
& Spa's
Light's CUSTOM E HAUST
ALL EXHAUST
REPAIRS & WELDING
FREE ESTIMATES 603-431-4700

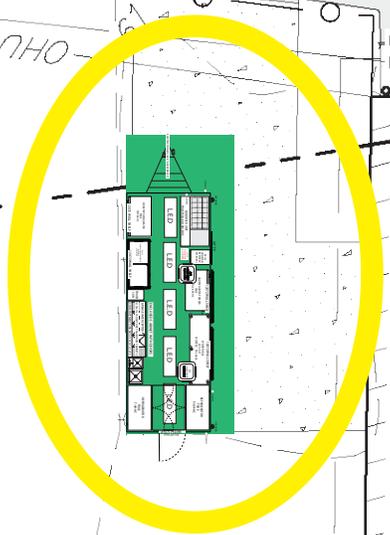


WATER COUNTRY
PUMP & SERVICE
ST



"CUSTOM"
POOLS"

PARCEL 1



GATE

FF ON
EL. = 61.38'

1 STORY
BUILDING

PEAK EL
= 83.40

GARAGE

FF ON
EL. = 61.38'

CONCRETE
WALK

BUILDING
OVERHANG

MAP 272 LOT 2
64,817 S.F.
(1.4880 ACRES)

100' WETLAND BUFFER

**Proposed Juicery Trailer
location in reference to
current building parking
lot/Lafayette Road
zoomed in**

S31°29'15"E

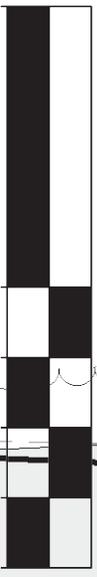
307.37'

60

30

0

30



Graphic Scale in Feet

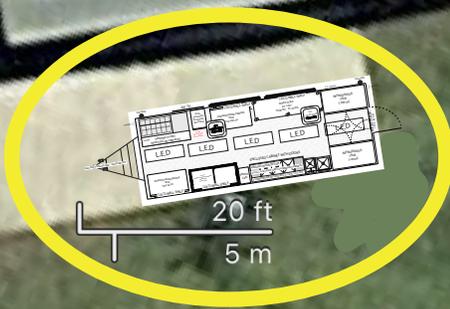
11:56



Lou's Custom Exhaust
Muffler shop



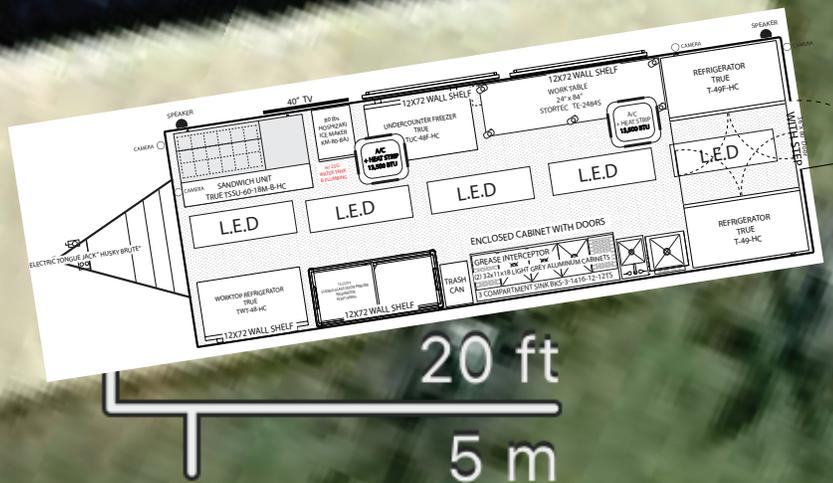
2225 Lafayette



Google

**PROPOSED
TRAILER LOCATION**

Current building layout with the concrete patio in front where we will park The Juicery Trailer.



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

RE: Written Statement for Special Exception for 2225 Lafayette Road

SUMMARY:

We are looking for a special exception to park a mobile Juicery at 2225 Lafayette road (across from Water Country) in the G1 corridor. The unit would sit on the existing concrete patio area in front of the custom pools building (see photos). The existing building on the property is presently being used by Lou's Custom Exhaust garage which still operates and Custom Pool's retail hot tub store which will be closing soon.

The Juicery would serve smoothies, Juice, and other healthy foods not otherwise offered in this area of the city. Customers would park in the Custom Pools parking lot and walk up to the patio area where they would order and be served. The mobile unit would be designed and built by a reputable food truck builder, be aesthetically pleasing, and meet all health code requirements. It is our understanding that special exceptions have been granted to Clyde's Cup Cakes and Chick-Fila who have been mobile vending a few doors down at Bournival jeep. We believe this would be a great addition to the fast-food options in this area and the pick-up/order windows would allow for social distancing.

10.232.21 Yes, The Juicery Trailer meets the standards as provided by this Ordinance for the particular use permitted by special exception

10.232.22 The Juicery trailer will have **no** hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials

10.232.23 The Juicery trailer will have **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

10.232.24 The Juicery trailer will have **no** creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity

10.232.25 The Juicery trailer will have **no** excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

10.232.26 The Juicery trailer will have **no** significant increase of stormwater runoff onto adjacent property or street