APPLICATION OF GRANITE STATE CONVENIENCE, LLC
2255 Lafayette Road, Portsmouth, Tax Map 272, Lot 003

APPLICANT'S NARRATIVE

I. THE PROPERTY:

The applicant, Granite State Convenience, LLC , seeks to redevelop the existing dormant Burger King site located at 2255 Lafayette Road into a Common Man Roadside convenience store/gas station facility. This will consist of approximately 5,555 square feet of retail/food service space with drive thru, and a retail fueling area with five (5) fuel dispenser islands and an overhead canopy, along with associated parking, travel lanes and related improvements.

According to City tax records, the present Burger King structure was built in 1990. The property has wetlands at its southeastern corner, and the 100-foot wetlands buffer bisects the lot's buildable area. A substantial amount of impervious pavement as well as the dumpster pad currently exist within the wetlands buffer. Existing storage tanks will be removed from the buffer, as will a significant amount of pavement. Stormwater runoff on the site is presently not treated but will be if this project is approved. Fast food construction from this period simply does not lend itself to any kind of realistic adaptive re-use. Accordingly, a fully redeveloped site is desirable.

The property is within the G-1 Gateway Corridor District and Sign District 5. The project requires the following variances from the zoning ordinance:

10.5B33.20 – 0% front lot line buildout where 75% for commercial required and 0 % exists.
10.5B22.40 – building canopy is located 120' from the centerline of Lafayette Road and the convenience store/sandwich shop is located 203' from centerline of Lafayette Road where maximum of 90' is permitted and 151' exists.
10.1113.20 – location of parking between principal building and a street;
10.1114.31 – to allow more than one driveway;
10.835.32 – to allow the bypass lane for a drive thru to be set back 24' from the lot line where 30' is required.

The applicant proposes to install an internally lit freestanding sign with a gross sign area of 160 feet where 100 is the maximum permitted. 10.1251.20.

II. CRITERIA:

The applicant believes the within Application meets the criteria necessary for the Board to grant the requested variances.

Granting the requested variance will not be contrary to the spirit and intent of the ordinance nor will it be contrary to the public interest. The "public interest" and "spirit and intent" requirements are considered together pursuant to Malachy Glen Associates v. Chichester, 152 NH 102 (2007). The test for whether or not granting a variance would be contrary to the public interest or contrary to the spirit and intent of the ordinance is whether or not the variance being granted would substantially alter the characteristics of the neighborhood or threaten the health, safety and welfare of the public.

In this case, were the variances to be granted, there would be no change in the essential characteristics of the neighborhood, nor would any public health, safety or welfare be threatened. This property is surrounded by similar and compatible commercial uses within the Gateway zone where the uses here proposed are permitted by right. As it is, the existing built environment on this site is grossly non-compliant with the ordinance provisions the applicant seeks relief from, and the project as proposed will bring the property into closer compliance and ameliorate many of the negative affects it presently has on the wetlands buffer.

The health, safety and welfare of the public will not be threatened, nor will the essential characteristics of the neighborhood change in any way by virtue of the size of the signs here proposed or the relief being requested. The project must proceed through full site review, where the interests of the public will be further protected.

Substantial justice would be done by granting the variance. Whether or not substantial justice will be done by granting a variance requires the Board to conduct a balancing test. If the hardship upon the owner/applicant outweighs any benefit to the general public in denying the variance, then substantial justice would be done by granting the variance. It is substantially just to allow a property owner the reasonable use of his or her property. Here, the existing configuration of buildings, parking and travel lanes are more non-compliant than the applicant's proposed replacement, and the project will improve the environmental impact of the site.

The property as it exists is nonconforming as to the front lot line buildout and Lafayette Road setback requirements. It has two driveways and parking between the principal structure and the roadway. The proposal will not change those nonconformities. There is no benefit to the public that is not outweighed by the loss to the applicant should the variances be denied

It would be an injustice to the applicant to deny the variances here requested.

The values of surrounding properties will not be diminished by granting the variance. The surrounding properties and those in the vicinity will not be negatively affected in any way by this relief. The property as it exists is nonconforming as to the front lot line buildout Lafayette Road setback, driveway and parking requirements from which relief is sought. This is a commercial use that is compatible with the surrounding and permitted uses in this zone.

There are special conditions associated with the property which prevent the proper enjoyment of the property under the strict terms of the zoning ordinance and thus constitute unnecessary hardship. The property for which relief is sought is unique. It is burdened by the wetlands in the southeast corner and the wetlands buffer which bisects the lot. The existing structures, pavement and other improvements are significantly non-conforming to the current zoning.

These are special conditions of the property which counsel for thoughtful redevelopment which will result in closer compliance with the ordinance and enhanced protection of the wetlands.

The use is a reasonable use. The uses proposed are permitted within this district and are compatible with the surrounding retail and commercial enterprises and uses.

There is no fair and substantial relationship between the purpose of the ordinance as it is applied to this particular property. The front lot line buildout requirement would be met if the principal retail structure was used for measurement. There is no proposed parking between the gas pump canopy and the road. A second driveway is desirable to maintain safe and efficient navigation through as well as access to and from the site. The purpose of the sign ordinance is to maintain and enhance the character of the city's commercial districts and to protect the public from hazardous and distracting displays. Section 10.1211. The proposed new sign does nothing to distract from the character of this district and there is nothing hazardous or distracting about it. There is no fair and substantial relationship between purposes of these restrictions and their application to this property.

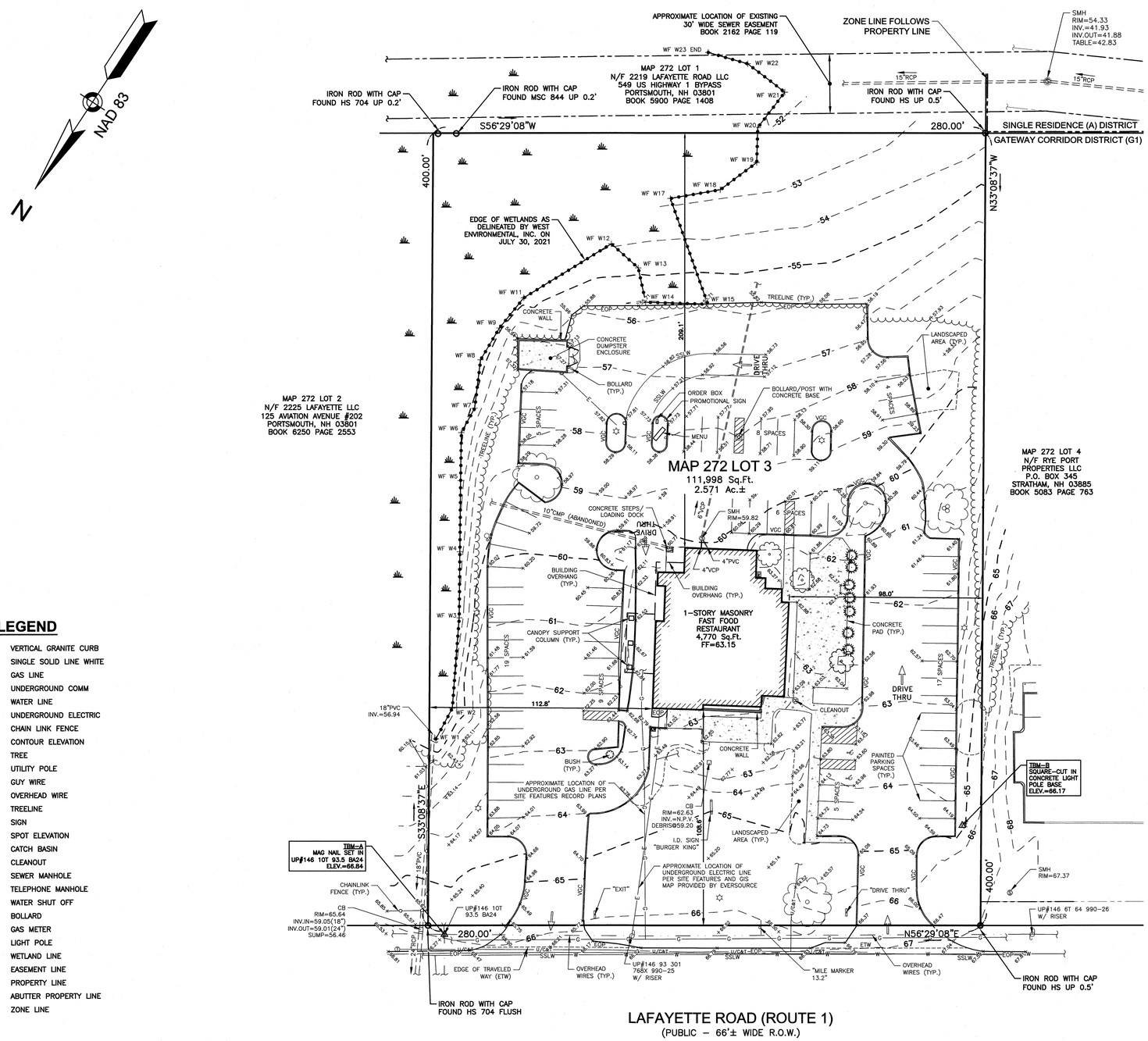
III. Conclusion.

For the foregoing reasons, the applicant respectfully requests the Board grant the variances as requested and advertised.

Respectfully submitted,

Dated: January 26, 2022 By: _____

John K. Bosen, Esquire



0 30 60 100

SCALE: 1" = 30'

LEGEND

- VGC — VERTICAL GRANITE CURB
- SSLW — SINGLE SOLID LINE WHITE
- G — GAS LINE
- U/CAT — UNDERGROUND COMM
- W — WATER LINE
- E — UNDERGROUND ELECTRIC
- CHAIN LINK FENCE
- 90 — CONTOUR ELEVATION
- TREE
- UTILITY POLE
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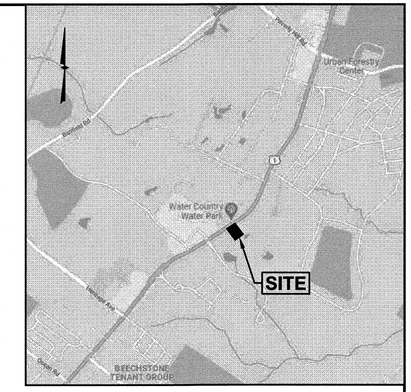
- SIGN
- +38.69 — SPOT ELEVATION
- CATCH BASIN
- CLEANOUT
- SEWER MANHOLE
- TELEPHONE MANHOLE
- WATER SHUT OFF
- BOLLARD
- GM — GAS METER
- LIGHT POLE
- WETLAND LINE
- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONE LINE

PLAN REFERENCES:

ROCKINGHAM COUNTY REGISTRY OF DEEDS

1) R.C.R.D. PLAN D–33166
2) R.C.R.D. PLAN D–37134
3) R.C.R.D. PLAN D–20705
4) R.C.R.D. PLAN D–15321
5) R.C.R.D. PLAN C–3702
6) R.C.R.D. PLAN C–7649
7) R.C.R.D. PLAN D–41895



LOCATION MAP

(NOT TO SCALE)

NOTES:

1) ZONE: GATEWAY CORRIDOR DISTRICT (G1)
   MIN. LOT SIZE: 1 ACRE
   SETBACKS:
   FRONT 70' TO 90' FROM CENTER OF LAFAYETTE RD
   SIDE 10 Ft.
   REAR 15 Ft.
   REFER TO THE CITY OF PORTSMOUTH ZONING ORDINANCE FOR VERIFICATION, ADDITIONAL RESTRICTIONS AND PERMITTED USES. THE ZONING INFORMATION SHOWN HEREON IS BASED ON A REVIEW OF THE PORTSMOUTH ZONING ORDINANCE.
2) THIS PLAN IS THE RESULT OF AN ON–THE–GROUND FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN AUGUST 10 AND NOVEMBER 3, 2021.
3) WETLAND FLAGS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON JULY 30, 2021 AND LOCATED BY THIS OFFICE.
4) BEARINGS SHOWN HEREON ARE BASED ON NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 16, 2021.
5) ELEVATIONS SHOWN HEREON ARE BASED ON NAVD88 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON AUGUST 16, 2021.
6) LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE ONLY. ADDITIONAL UNDERGROUND UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED. INVERTS ARE LISTED IN A CLOCKWISE DIRECTION ENDING WITH THE INVERT OUT (UNLESS OTHERWISE NOTED).
7) THE SURVEY TRACT IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
8) A TOTAL OF 73 (71 REGULAR, 2 ACCESSIBLE) CLEARLY IDENTIFIABLE PARKING SPACES WERE OBSERVED IN CONDUCTING THIS SURVEY.

WETLAND NOTES

WETLANDS WERE DELINEATED BY WEST ENVIRONMENTAL, INC. ON JULY 30, 2021 UTILIZING THE FOLLOWING STANDARDS:

1) US ARMY CORPS OF ENGINEERS INTERIM REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL: NORTHCENTRAL AND NORTHEAST REGION, TECHNICAL REPORT ERDC/EL TR–09–19 (OCT 2009).
2) FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, A GUIDE FOR IDENTIFYING AND DELINEATING HYDRIC SOILS, VERSION 7.0. UNITED STATES DEPARTMENT OF AGRICULTURE (2010).
3) NORTH AMERICAN DIGITAL FLORA: NATIONAL WETLAND PLANT LIST, VERSION 2.2.1 (2009).
4) CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES. USFW MANUAL FWS/OBS–79/31 (1979).

STATE OF NEW HAMPSHIRE MARK WEST 1-25-22 No. 010 CERTIFIED WETLAND SCIENTIST

OWNER OF RECORD:

MAP 272 LOT 3
MASTORAN RESTAURANTS, INC.
822 LEXINGTON STREET
WALTHAM, MA 02154
BOOK 3572 PAGE 199

GPI Engineering Design Planning Construction Management
603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
GRANITE STATE CONVENIENCE
25 SPRINGER ROAD
HOOKSETT, NH

PROPOSED RETAIL MOTOR FUEL OUTLET
2255 LAFAYETTE ROAD PORTSMOUTH, NH 03801

STATE OF NEW HAMPSHIRE No. 838 DAVID R. JORDAN LICENSED LAND SURVEYOR SIGNATURE 1/26/22

REVISIONS		
NO.	REVISION	DATE

JANUARY 26, 2022

DRAWN/DESIGN BY	CHECKED BY
AKC	DRJ

EXISTING CONDITIONS PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021163

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SIGN KEY

SIGN I.D. NUMBER	TEXT/COLOR	SIZE/REMARKS
R1-1	STOP R/W	30" x 30" NEW SIGN WITH POST
R5-1	DO NOT ENTER R/W	30" x 30" NEW SIGN WITH POST
R7-8	RESERVED PARKING G/B/W	12" x 18" NEW SIGN WITH POST
R7-8A	VAN ACCESSIBLE G/W	6" X 12"

SITE COMPARISON TABLE

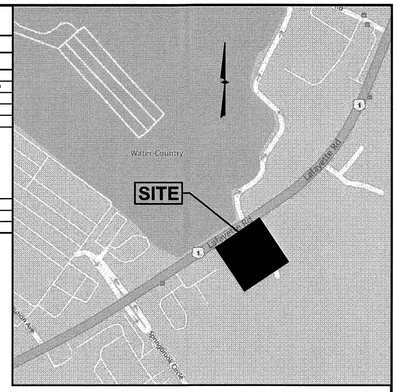
DESCRIPTION	EXISTING	PROPOSED
SURFACE PARKING & DRIVEWAY	59,940 SF	57,064 SF
OTHER IMPERVIOUS SURFACES	5,358 SF	5,750 SF
NUMBER OF PARKING SPACES	73	35
IMPERVIOUS AREA WITHIN WETLAND BUFFER	29,452 SF	20,328 SF

TABLE OF ZONING REGULATIONS - PORTSMOUTH, NH

ZONE: GATEWAY CORRIDOR (G1)

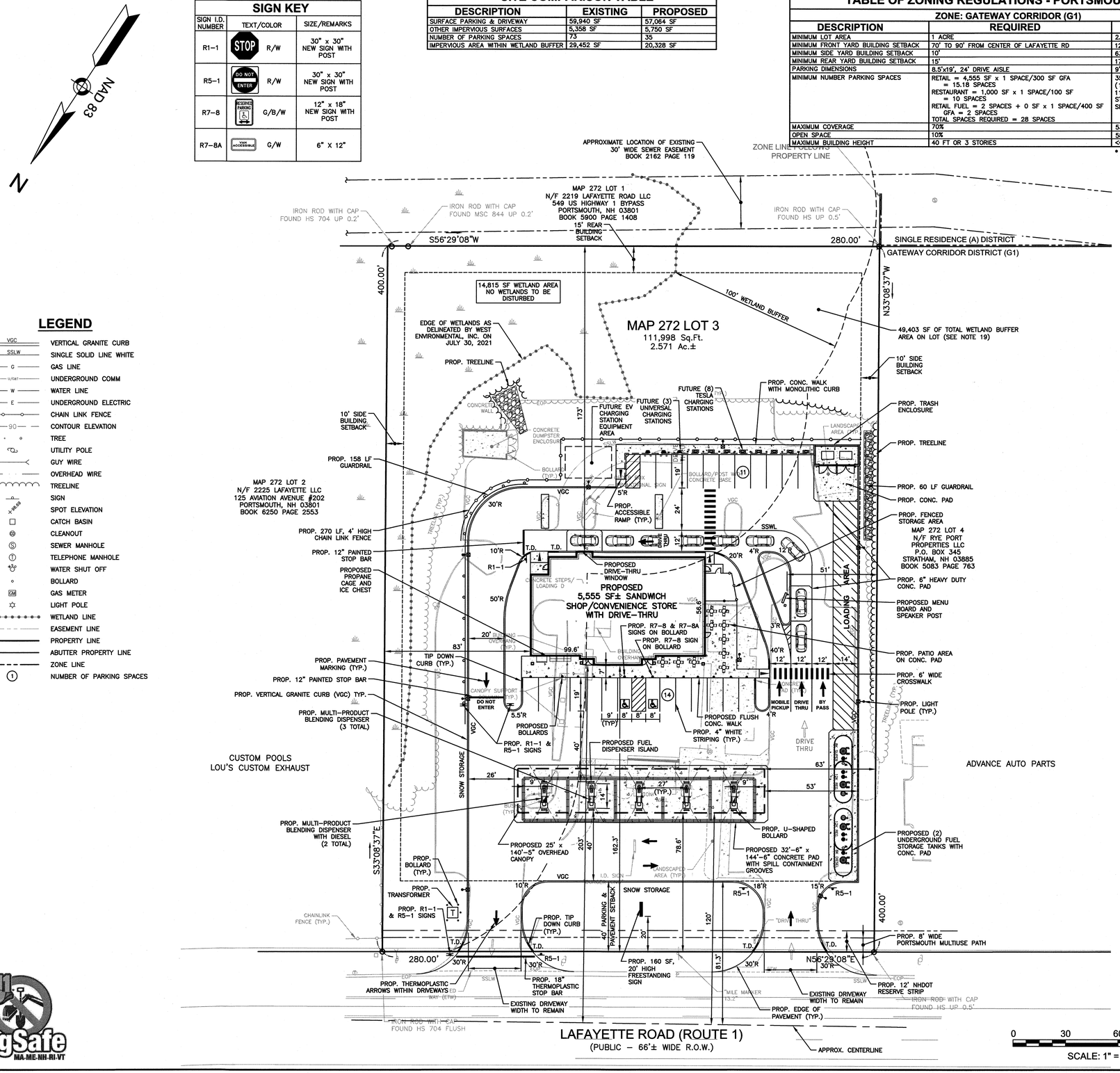
DESCRIPTION	REQUIRED	PROVIDED
MINIMUM LOT AREA	1 ACRE	2.57 ACRES
MINIMUM FRONT YARD BUILDING SETBACK	70' TO 90' FROM CENTER OF LAFAYETTE RD	120' (CANOPY), 203' (C-STORE) *
MINIMUM SIDE YARD BUILDING SETBACK	10'	63' (CANOPY), 83' (C-STORE)
MINIMUM REAR YARD BUILDING SETBACK	15'	173' (C-STORE)
PARKING DIMENSIONS	8.5'x19', 24' DRIVE AISLE	9'x19', 24' DRIVE AISLE
MINIMUM NUMBER PARKING SPACES	RETAIL = 4,555 SF x 1 SPACE/300 SF GFA = 15.18 SPACES RESTAURANT = 1,000 SF x 1 SPACE/100 SF = 10 SPACES RETAIL FUEL = 2 SPACES + 0 SF x 1 SPACE/400 SF GFA = 2 SPACES TOTAL SPACES REQUIRED = 28 SPACES	35 SPACES (14 PARKING SPACES + 11 PARKING SPACES/CHARGING STATION SPACES + 10 PARKING SPACES AT THE PUMPS) *
MAXIMUM COVERAGE	70%	53,104 SF/111,998 SF = 47.4%
OPEN SPACE	10%	58,894 SF/111,998 SF = 52.6%
MAXIMUM BUILDING HEIGHT	40 FT OR 3 STORIES	<40 FT, 1 STORY

* SEE NOTE 17



LOCATION MAP

(NOT TO SCALE)



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- EASEMENT LINE
- PROPERTY LINE
- ABUTTER PROPERTY LINE
- ZONE LINE
- 1 — NUMBER OF PARKING SPACES

NOTES:

1) TAX MAP 272 LOT 3
2) ZONING DISTRICT: GATEWAY CORRIDOR (G1)
3) LOT AREA = 111,988 Sq.Ft.
   = 2.571 Ac.±
4) EXISTING USE: FAST FOOD RESTAURANT WITH DRIVE-THRU

   PROPOSED USE: RETAIL MOTOR FUEL OUTLET WITH 5,555 SF CONVENIENCE STORE/SANDWICH SHOP WITH 16 SEATS AND DRIVE-THRU AND 5 FUEL DISPENSER ISLANDS WITH OVERHEAD CANOPY.
5) ALL BUILDINGS AND SITE CONSTRUCTION SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) AS REVISED IN 2010.
6) THE LOCATIONS OF EXISTING SUBSURFACE UTILITIES SHOWN ON THIS PLAN WERE COMPILED FROM AVAILABLE RECORD DRAWINGS AND ARE NOT WARRANTED TO BE CORRECT. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING SUBSURFACE UTILITIES PRIOR TO PERFORMING ANY WORK.
7) WRITTEN DIMENSIONS ON THIS PLAN TAKE PRECEDENCE OVER SCALED DIMENSIONS. THE CONTRACTOR SHALL USE CAUTION WHEN SCALING REPRODUCED PLANS. IN THE EVENT OF A CONFLICT BETWEEN THIS PLAN SET AND ANY OTHER DRAWINGS AND/OR SPECIFICATIONS, THE ENGINEER SHALL BE NOTIFIED BY THE CONTRACTOR.
8) THE CONTRACTOR SHALL CALL AND COORDINATE WITH DIGSAFE 811 PRIOR TO ANY EXCAVATION.
9) ALL CONSTRUCTION SHALL CONFORM TO THE APPLICABLE REGULATIONS AND STANDARDS OF THE CITY OF PORTSMOUTH AND THE STATE OF NEW HAMPSHIRE.
10) THE SITE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP NUMBER 33015C0270F, WITH AN EFFECTIVE DATE OF JANUARY 29, 2021.
11) ALL CONSTRUCTION SHALL CONFORM TO THESE PLANS AND THE STANDARD CONSTRUCTION DRAWINGS AS SUPPLIED BY THE DEVELOPER.
12) A SIGN PERMIT SHALL BE OBTAINED PRIOR TO INSTALLATION.
13) PROPOSED SNOW STORAGE AREAS AS SHOWN. ANY EXCESS SNOW TO BE TRUCKED OFF-SITE.
14) THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE MEANS AND METHODS OF CONSTRUCTION AND FOR CONDITIONS AT THE SITE. THESE PLANS, PREPARED BY MHF DESIGN CONSULTANTS, INC., DO NOT EXTEND TO OR INCLUDE SYSTEMS PERTAINING TO THE SAFETY OF THE CONSTRUCTION CONTRACTOR OR THEIR EMPLOYEES, AGENTS OR REPRESENTATIVES IN THE PERFORMANCE OF THE WORK. THE SEAL OF THE SURVEYOR AND/OR ENGINEER AS INCLUDED IN THE PLAN SET DOES NOT EXTEND TO ANY SUCH SAFETY SYSTEMS THAT MAY NOW OR HEREAFTER BE INCORPORATED INTO THESE PLANS. THE CONSTRUCTION CONTRACTOR SHALL PREPARE AND/OR OBTAIN THE APPROPRIATE SAFETY SYSTEMS WHICH MAY BE REQUIRED BY THE U.S. OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) AND/OR LOCAL REGULATIONS.
15) ALL UNDERGROUND STORAGE TANKS, PRODUCT PIPING AND VENT LINES SHALL COMPLY WITH CURRENT STATE AND E.P.A. REGULATIONS.
16) SELF-SERVICE APPROVAL IS REQUIRED FROM THE OFFICE OF THE STATE FIRE MARSHAL. SEE APPROVED FIRE SUPPRESSION PLAN FOR LAYOUT OF SPILL CONTAINMENT GROOVES (POSITIVE LIMING BARRIER).
17) RELIEF IS REQUESTED FROM THE ZONING BOARD OF ADJUSTMENT TO ALLOW THE FOLLOWING:
   - PARKING SPACES BETWEEN PRINCIPAL BUILDING AND ROAD (ZONING 10.1113.20)
   - GREATER THAN 90' BUILDING SETBACK FROM LAFAYETTE ROAD (ZONING 10.5.B.22.40)
   - LESS THAN 75% FRONT LOT LINE BUILDOUT (SECTION 10.5.B.33.20)
   - MORE THAN ONE DRIVEWAY PER LOT (SECTION 10.1114.31)
   - TO ALLOW A 160 SF FREESTANDING SIGN (SECTION 10.1251.20)
18) RELIEF IS REQUESTED FROM THE PLANNING BOARD TO ALLOW THE FOLLOWING:
   - GREATER THAN ONE DRIVEWAY PER LOT. (SITE PLAN 3.3.2). EXISTING SITE HAS TWO DRIVEWAYS
19) A CONDITIONAL USE PERMIT IS REQUIRED FROM THE PLANNING BOARD TO ALLOW THE FOLLOWING:
   - A WETLAND BUFFER DISTURBANCE OF 33,555 SF PER SECTION 10.241.23. THIS TOTAL INCLUDES DISTURBANCE REQUIRED TO REMOVE EXISTING DISTURBANCES AND RETURN THEM TO A MORE NATURAL STATE.
   - A DRIVE-THRU FACILITY PER SECTION 10.440
20) APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT FENCE) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK & SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS. SEE EROSION & SEDIMENT CONTROL PLAN.
21) ELECTRIC CONDUIT TO BE INSTALLED FOR FUTURE CHARGING STATIONS.
22) ALL CONDITIONS ON THIS PLAN SHALL REMAIN IN EFFECT IN PERPETUITY PURSUANT TO THE REQUIREMENTS OF THE SITE PLAN REVIEW REGULATIONS.
23) PERMITS REQUIRED:
   - NHDOT DRIVEWAY PERMIT
   - USEPA NPDES CONSTRUCTION GENERAL PERMIT

OWNER OF RECORD:

MAP 272 LOT 3
MASTORAN RESTAURANTS, INC.
822 LEXINGTON STREET
WALTHAM, MA 02154
BOOK 3572 PAGE 199

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603.893.0720 GPINET.COM
Greenman-Pedersen, Inc.
44 Stiles Road, Suite One
Salem, NH 03079

PREPARED FOR
GRANITE STATE CONVENIENCE
25 SPRINGER ROAD
HOOKSETT, NH

PROPOSED RETAIL MOTOR FUEL OUTLET
2255 LAFAYETTE ROAD PORTSMOUTH, NH 03801

STATE OF NEW HAMPSHIRE
CORY N. MASON
No. 17099
LICENSED PROFESSIONAL ENGINEER
1/26/22

REVISIONS		
NO.	REVISION	DATE

JANUARY 26, 2022

DRAWN/DESIGN BY	CHECKED BY
CCC/NID	DRJ

SITE PLAN

SCALE: 1"=30'

PROJECT NO. NEX-2021163

DigSafe 811 MA-ME-NH-RI-VT

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1 NORTH ELEVATION - PRESENTATION
Scale: 3/16" = 1'-0"

2 EAST ELEVATION - PRESENTATION
Scale: 3/16" = 1'-0"

SAMYN – D'ELIA
ARCHITECTS, P.A.

CONSULTANTS / DESIGN TEAM:

ARCHITECT:
SAMYN-D'ELIA ARCHITECTS, P.A.
P.O. BOX 1259
ASHLAND, NH 03217
T: (603) 968-7133 F: (603) 968-3057

STRUCTURAL ENGINEER:
Foley Buhl & Roberts
500 Commercial Street
Manchester, NH 03101
T: (603) 622-4578

HVAC, ELEC. & PLUMB. ENGINEER:
Charles P. Buckley, P.E.
500 Depot Street
Rumney, NH 03266
T: (603) 786-9992

SCHEMATIC DESIGN
1/20/2022

KEY PLAN & NORTH ARROW:

DRAWN BY: MR

CHECKED BY: WD

PROJECT:
PORTSMOUTH ROADSIDE

PORTSMOUTH, NEW HAMPSHIRE

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SAMYN-D'ELIA ARCHITECTS

DRAWING TITLE:
EXTERIOR ELEVATIONS - PRESENTATION

ISSUED:
Schematic Design

PROJECT NO: 2130 DATE: Jan. 20, 2022

REVISION	DATE	COMMENTS

SHEET NUMBER:
P201

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1 SOUTH ELEVATION - PRESENTATION
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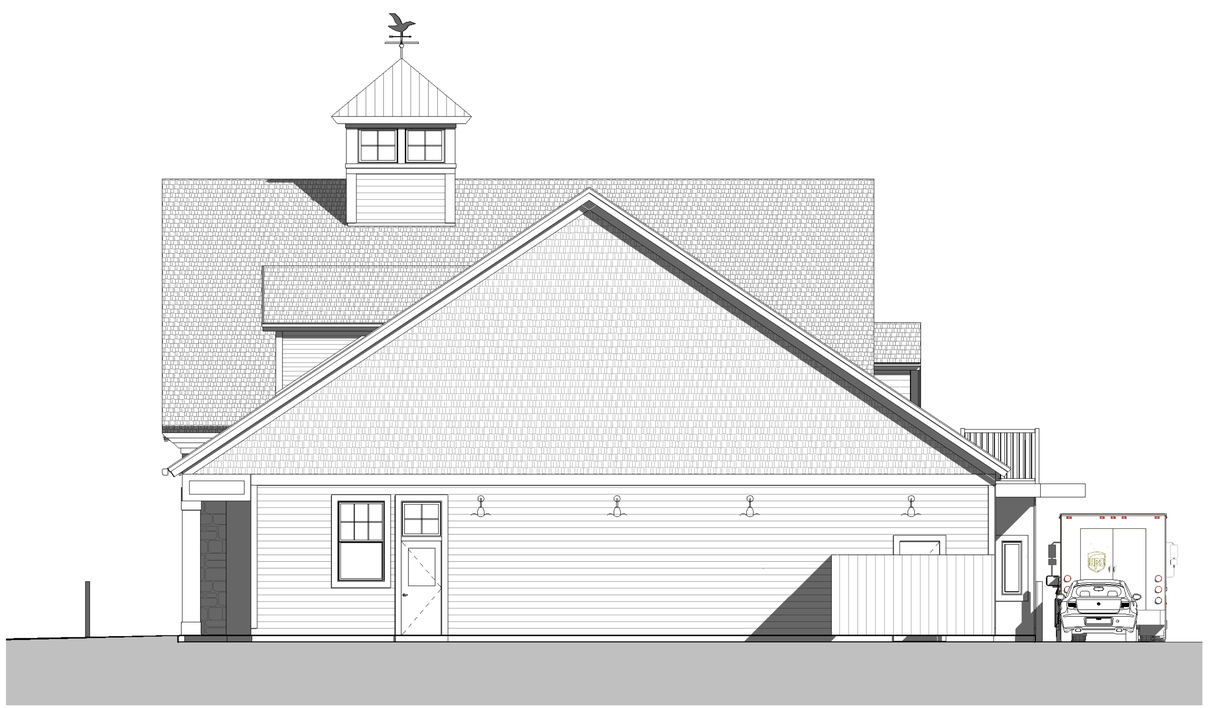

2 WEST ELEVATION - PRESENTATION
Scale: 3/16" = 1'-0"

SAMYN – D'ELIA
ARCHITECTS, P.A.

CONSULTANTS / DESIGN TEAM:

ARCHITECT:
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SCHEMATIC DESIGN
1/20/2022

KEY PLAN & NORTH ARROW:

DRAWN BY: MR

CHECKED BY: WD

PROJECT:
PORTSMOUTH ROADSIDE

PORTSMOUTH, NEW HAMPSHIRE

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DRAWING TITLE:
EXTERIOR ELEVATIONS - PRESENTATION

ISSUED:
Schematic Design

PROJECT NO: 2130 DATE: Jan. 20, 2022

REVISION	DATE	COMMENTS

SHEET NUMBER:
P202

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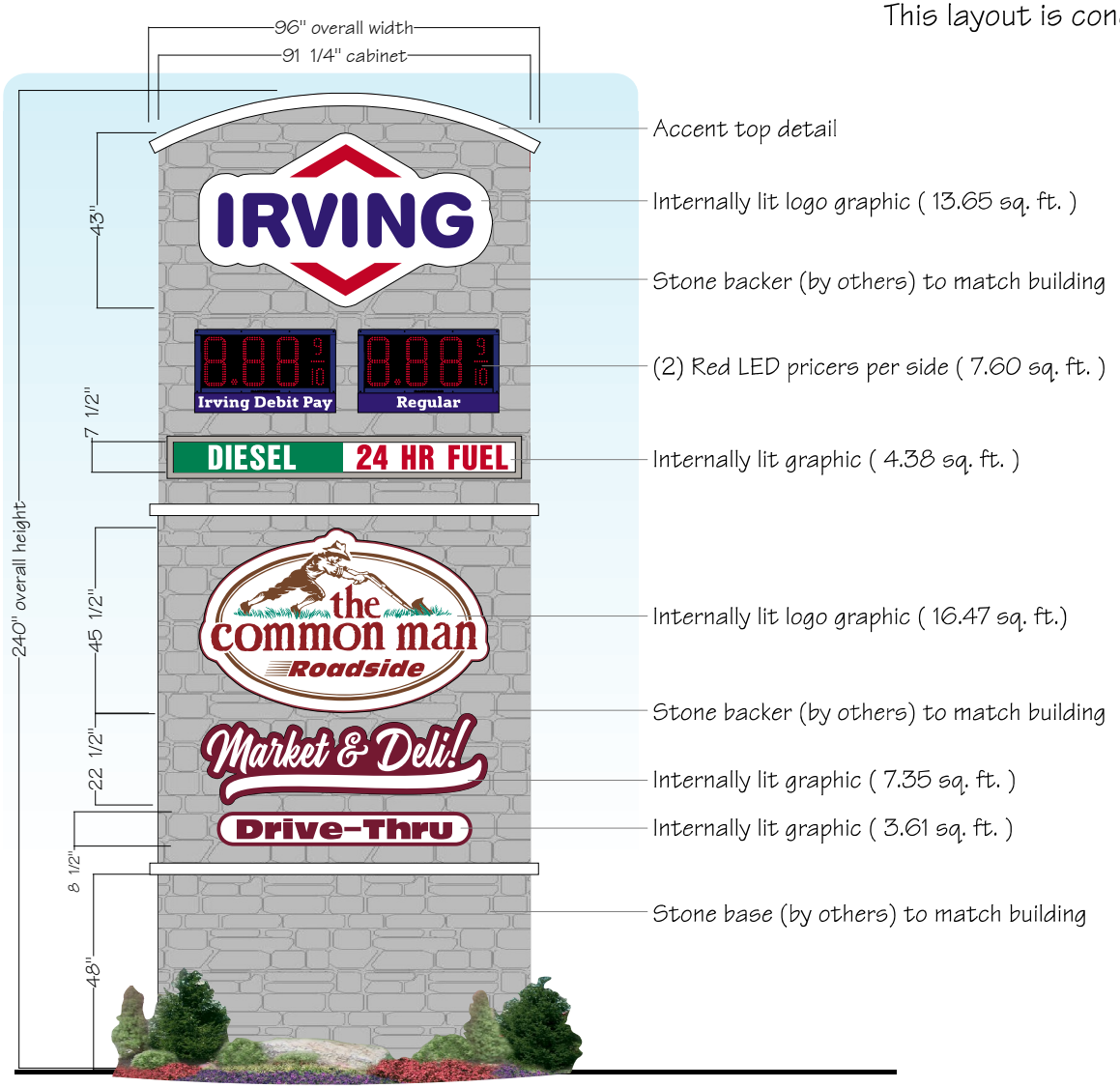
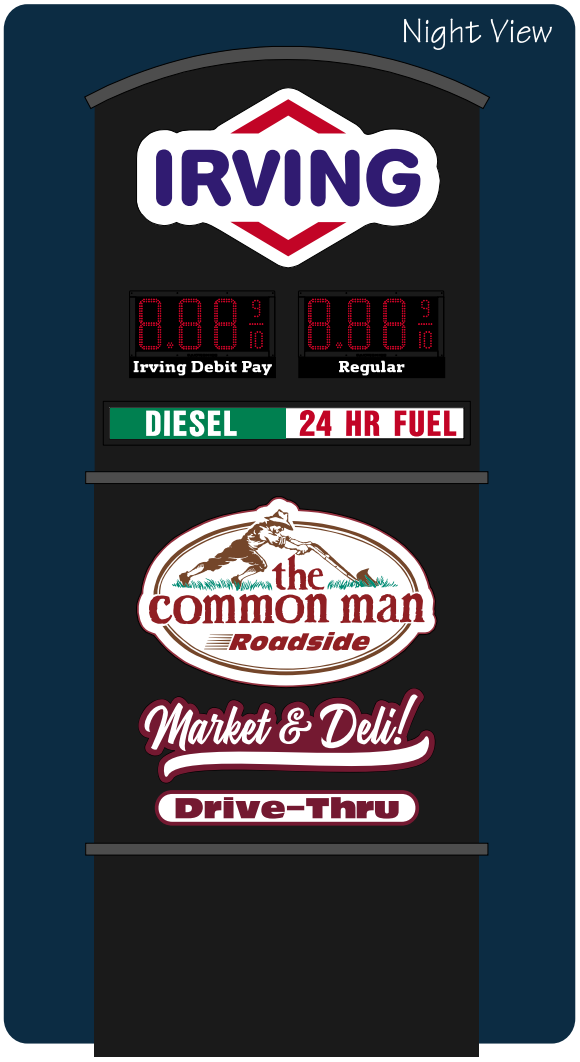
This layout is conceptual only, all details to be verified and subject to change



Proposed - P1

Option 1.5a



Total area of signage: 53.06 sq. ft.

DATE: 04-26-21	JOB NAME: Common Man Roadside - Irving - Epsom, NH	SOUSA Signs LLC
REP: J.S.	JOB LOCATION: Epsom Traffic Circle, Epsom, NH	
CONTACT: Brad Pernaw (617) 821-5604		225 East Industrial Park Dr. Manchester, NH 03109
AUTHORIZED SIGNATURE REQUIRED TO BEGIN PRODUCTION		603-622-5067 FAX 603-624-6188

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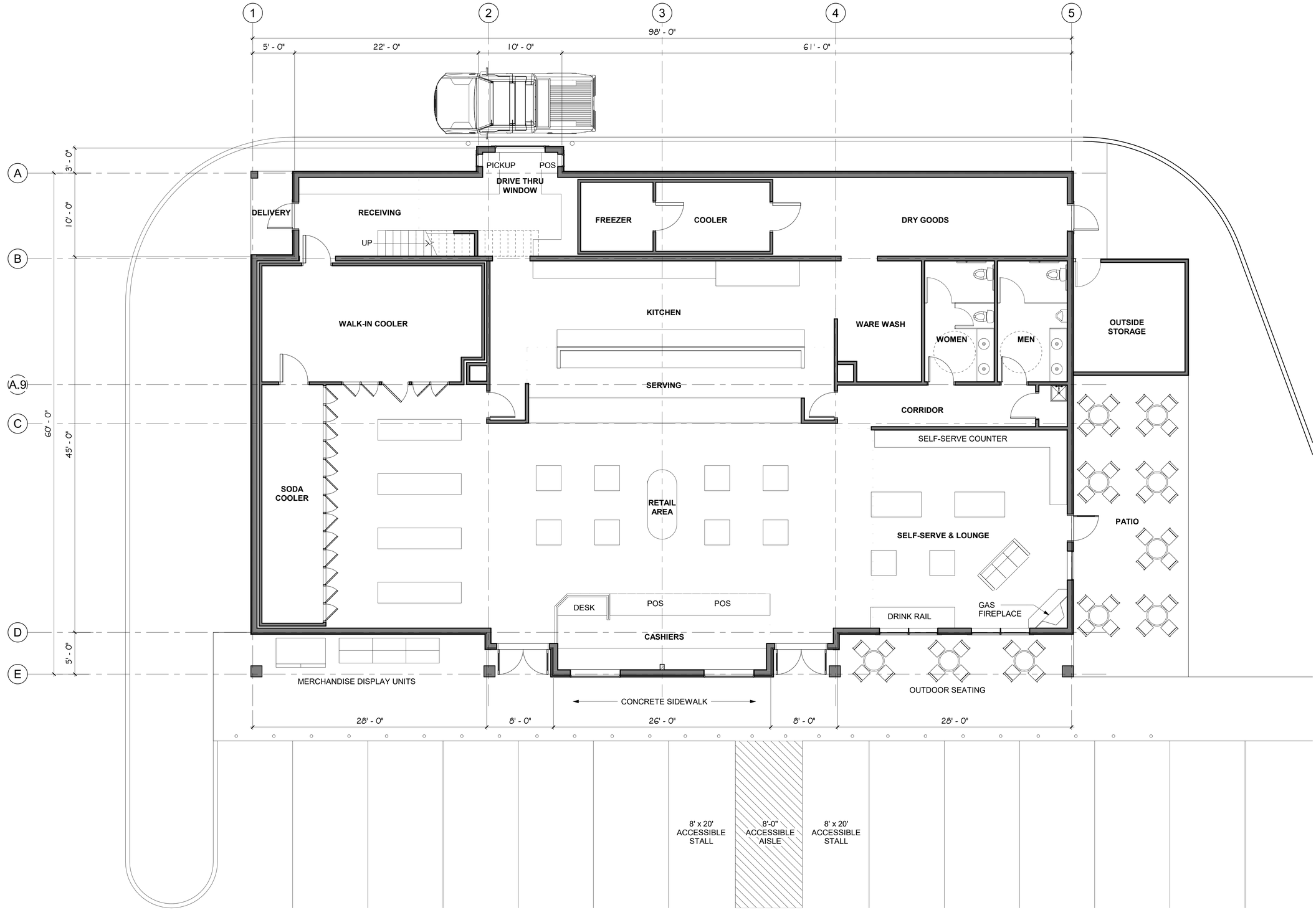

1 FIRST FLOOR PLAN
Scale: 3/16" = 1'-0"

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SAMYN – D'ELIA
ARCHITECTS, P.A.

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SCHEMATIC DESIGN
1/26/2022

KEY PLAN & NORTH ARROW:
PLAN NORTH

DRAWN BY: MR
CHECKED BY: WD

PROJECT:
PORTSMOUTH ROADSIDE

PORTSMOUTH, NEW HAMPSHIRE

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DRAWING TITLE:
FIRST FLOOR PLAN

ISSUED:
Schematic Design

PROJECT NO: 2130
DATE: Jan. 26, 2022

REVISION	DATE	COMMENTS

SHEET NUMBER:
A101

ABUTTERS & NOTIFICATION LIST
For
GRANITE STATE CONVENIENCE
2255 LAYFAYETTE ROAD
PARCEL ID: 0272-0003
PORTSMOUTH, NH
GPI # NEX-2021163
AS OF 1/26/22

PARCEL ID #	NAME & ADDRESS
0272-0003 (SUBJECT PARCEL)	MASTORAN RESTAURANTS, INC. 822 LEXINGTON STREET 2ND FLOOR WALTHAM, MA 02154
0272-0002	2225 LAFAYETTE LLC 125 AVIATION AVENUE # 202 PORTSMOUTH, NH 03801
0272-0001	2219 LAFAYETTE ROAD, LLC 549 US HIGHWAY 1 BYPASS PORTSMOUTH, NH 03801
0272-0004	RYE PORT PROPERTIES, LLC P.O. BOX 345 STRATHAM, NH 03885
0272-0006	SPRINGBROOK CIRCLE CONDOMINIUMS
OFFICERS:	DAVID WAJDA, PRESIDENT SPRINGBROOK CIRCLE CONDO ASSOCIATION 2000 SPRINGBROOK CIRCLE PORTSMOUTH, NH 03801
	DEAN SAVRAMIS, VICE PRESIDENT SPRINGBROOK CIRCLE CONDO ASSOCIATION 2000 SPRINGBROOK CIRCLE PORTSMOUTH, NH 03801
	JAMES MATTHEWS, TREASURER SPRINGBROOK CIRCLE CONDO ASSOCIATION 2000 SPRINGBROOK CIRCLE PORTSMOUTH, NH 03801
	TOM PUIIA, TRUSTEE SPRINGBROOK CIRCLE CONDO ASSOCIATION 2000 SPRINGBROOK CIRCLE PORTSMOUTH, NH 03801

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AS OF 1/26/22

	SABINE DESHAZO, TRUSTEE SPRINGBROOK CIRCLE CONDO ASSOCIATION 2000 SPRINGBROOK CIRCLE PORTSMOUTH, NH 03801
0273-0007-0001	FESTIVAL FUN PARKS, LLC C/O PROPERTY TAX SERVICE CO. P.O. BOX 543185 DALLAS, TX 75354
ENGINEER/SURVEYOR	GREENMAN-PEDERSEN, INC. 44 STILES ROAD, SUITE ONE SALEM, NH 03079
WETLAND/SOIL SCIENTIST	MARK WEST WEST ENVIRONMENTAL, INC. 48 STEVENS HILL ROAD NOTTINGHAM, NH 03290
APPLICANT	GRANITE STATE CONVENIENCE 25 SPRINGER ROAD HOOKSETT, NH 03106
ATTORNEY	JOHN K. BOSEN, ESQ BOSEN & ASSOCIATES, P.L.L.C 266 MIDDLE STREET PORTSMOUTH, NH 03801

Burger King sign and building looking northeast

Parking lot and drive-thru lane signage

Edge of parking lot looking southeast towards drive-thru lane

Front Façade of Burger King building looking south

Front of Burger King restaurant looking south

Parking looking southeast

Corner of Burger King building looking south

Burger King Sign looking southwest

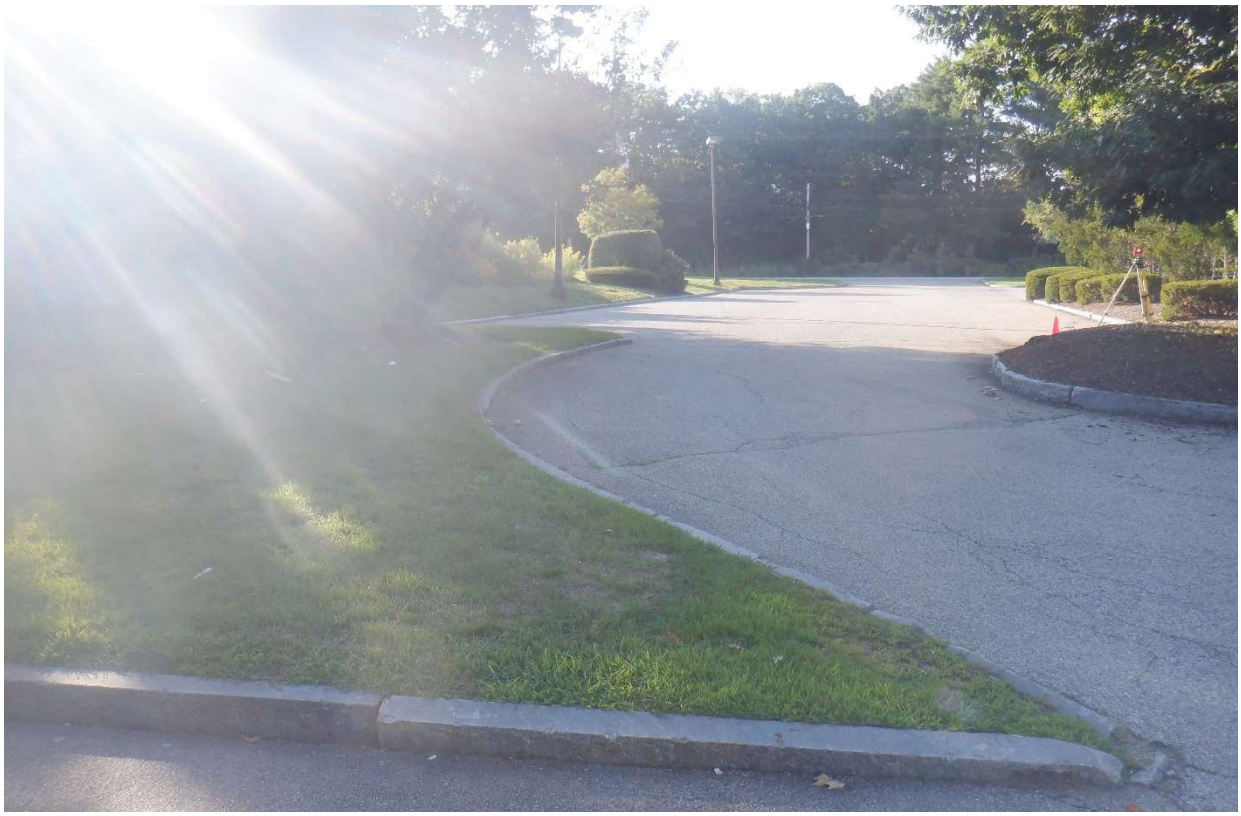
Drive-thru window looking south

Drive-thru Lane and Parking lot rear of site

Rear of Site looking west

Rear parking lot looking northwest towards Burger King

Entrance to Drive-Thru lane



Rear of site looking west