

April 26, 2021

David Rheaume, Chairman  
Zoning Board of Adjustment  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

RE: Request for Special Exception  
581 Lafayette Road

Dear Chairman,

I am writing on behalf of NNE Hospitality to request a special exception to allow the proposed indoor recreational use at 581 Lafayette road in the G1 zone. The use of this existing facility will be a bar and restaurant that includes 5 indoor golf simulators. The restaurant is a permitted use in this zone, while the golf simulators are considered an indoor recreation use allowed by special exception.

10.232.21 The proposed indoor recreational use meets the standards as provided by this Ordinance for the particular use permitted by special exception (10.440.4.30).

10.232.22 The use 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 use 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 proposed will have no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. The level of use should be less than the former restaurant.

10.232.25 There will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools. The number of seating in the dining and bar area has been reduced from the former restaurant at this location.

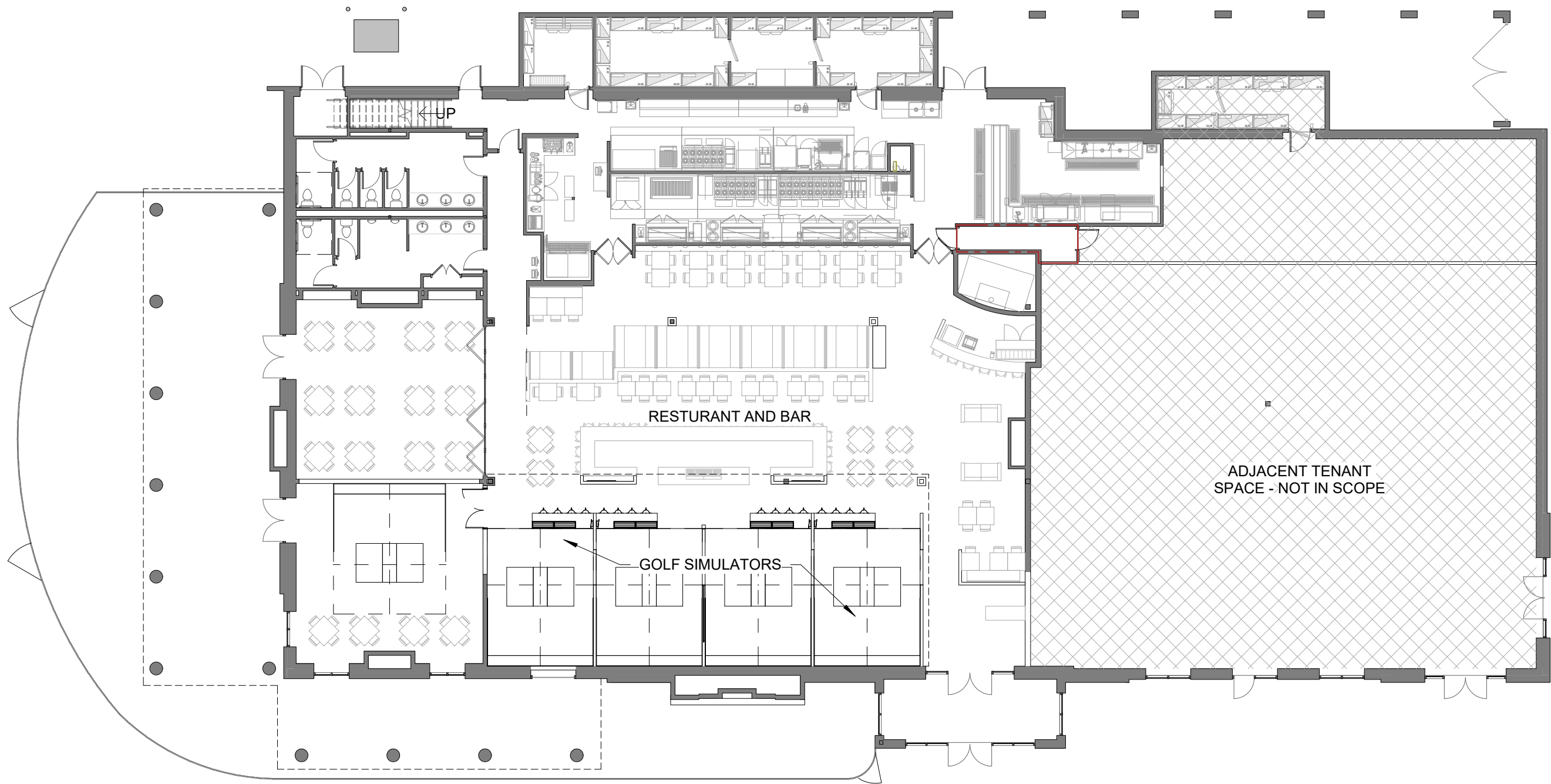
10.232.26 There will be no increase of stormwater runoff onto adjacent property or streets. There will be no change to the footprint of the building or property site plan.

Thank you for your consideration.

Sincerely,



Mark R. Gianniny, AIA  
Senior Associate



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**THE TOUR**  
581 LAFAYETTE ROAD  
PORTSMOUTH, NH 03801

**FLOOR PLAN**

**McHENRY ARCHITECTURE**  
4 Market Street  
Portsmouth, New Hampshire

**A1**

04/23/2021  
McHA: RD  
Scale: 1/16" = 1'-0"  
**P**

Z:\Active Project Files\20121-LENT INVESTMENTS\Dwgs\The Tour\4-CD\The Tour - CD.rvt



1 FRONT SIM 2/3  
12" = 1'-0"



2 FRONT (SIM 5)  
12" = 1'-0"



352 Tomahawk Dr.  
Maumee, Oh 43537  
800.445.GOLF  
419.482.9096  
aboutgolf.com

**PROJECT:**  
The Tour Indoor Golf Center (5 SIMS)  
aG widescreen™ DESIGN DRAWINGS  
581 Lafayette Rd.  
Portsmouth, NH 03801

**3Trak®:**  
ISU

**IMAGE SIZE:**  
16:10 ASPECT RATIO  
IMAGE SIZE - SEE  
ELEVATIONS

**RENDERINGS**  
SCALE: 12" = 1'-0"  
SALES ORDER: 02924  
DATE: 04/14/2021  
DRAWN BY: TLF

**GN101**