

APPLICATION OF SPECIAL EXCEPTION
500 MARKET STREET (NOBLES ISLAND), UNITS 2A, 2B and 2C
Map 120, Lot 2

APPLICANT'S NARRATIVE

Noble Properties, LLC seeks a special exception to convert units 2A and 2B which consist of approximately 1,442 square feet of general office space at the above location into Medical Office space. Currently, the space is being utilized as Professional Office. Unit 2 C will continue to function as a Professional Office. The applicant proposes to lease space to Tailored Pediatrics which will provide outpatient services. The affected units are all within a stand-alone building within the Nobles Island condominium development on Market Street. The building will be owner occupied.

The property lies in the CD4-L1 zone, the purpose of which is "to promote the development of walkable, mixed-use, human-scaled places by providing standards for building form and placement and related elements of development." §10.410. The proposed medical office use is permitted only by special exception. §10.440.6.20

The applicant believes the proposal easily meets the criteria for the necessary special exception. Those criteria are set forth in the ordinance at §10.232.20.

First, the use proposed here, "medical offices and clinics (outpatient)," is permitted within this district by special exception, see §10.440 Table of Uses, no. 6.20. §10.232.10.

Second, the proposed use will pose no hazard to the public or adjacent properties on account of potential fire, explosion or release of toxic materials. §10.232.22. No explosives, toxic materials or unusual accelerants will be stored on site. Typical medical waste (sharps, etc.) will be properly and legally disposed of by a contracted third-party vendor. As typical, bill of lading will be provided and records will be kept.

Third, there will be 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. §10.232.23. The use is entirely within and complementary to the Nobles Island mixed-use development. The building already exists and no new construction, with the minor exception of an ADA compliant wheelchair ramp, is contemplated and which has already received design approval from the HDC.

Fourth, there will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity. §10.232.23. The existing use is comprised of Professional Office. The applicant has provided parking information to confirm there is sufficient shared parking for their proposed use.

Fifth, there will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools. §10.232.24. None of these services will be implicated by this proposal. Notably, there is already a precedent set with at least two (2) other medical uses within the Noble Island Condominium Association, located in buildings 1 and 7, respectively.

Finally, the project will result in no significant increase of stormwater runoff onto adjacent property or streets. §10.232.25. There will be no change to the existing building footprint, with the exception of the proposed addition of an ADA compliant wheelchair ramp, which has currently been submitted to the HDC for the appropriate approval.

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

Respectfully submitted,

Dated: December 18, 2020

By:



John K. Bosen, Esquire

November 4, 2020

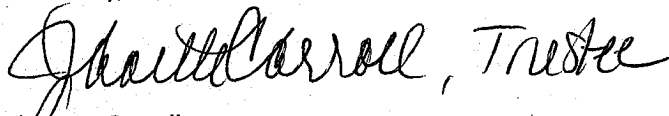
Portsmouth Planning Department
Portsmouth City Hall
1 Junkins Ave
Portsmouth, NH 03801

Re: Permit and Approval Efforts at 500 Market Street, Units 2A, 2B & 2C, Portsmouth, NH 03801

Dear Whom it May Concern:

This letter serves as written permission from the current owners, PMC Realty Trust, for the potential buyers, Noble Properties LLC, to seek approvals from the City of Portsmouth City for a special exemption permit, approvals from the City of Portsmouth's Historic District Commission for the proposed alterations to the property, and any other permits and approvals needed for their use of the property located at 500 Market Street, Units 2A, 2B & 2C, Portsmouth, NH 03801.

Sincerely,

A handwritten signature in black ink that reads "Janette Carroll, Trustee". The signature is written in a cursive style with a large initial 'J'.

Janette Carroll
PMC Realty Trust

Revisions #	Description	Date

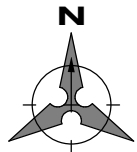
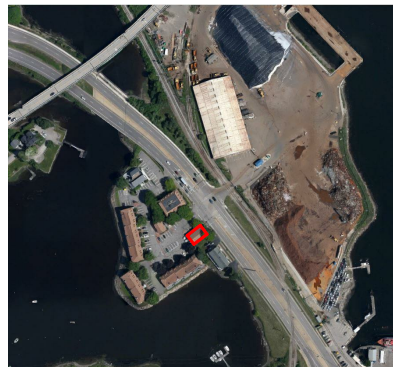
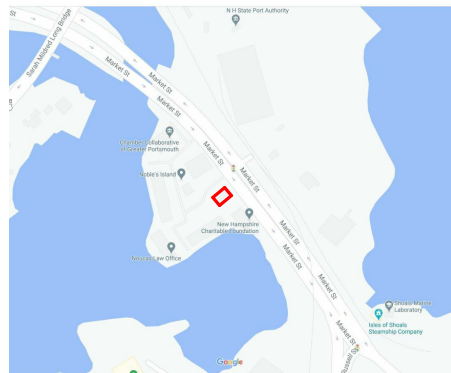
SCALE:	CIP
DRAWN BY:	ALW
CHECKED BY:	2020076
PROJECT NO.:	11/20/20
DATE:	11/20/20

TITLE: COVER SHEET	CS
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PERSPECTIVE VIEW:



AERIAL SITE PLANS:



GENERAL PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF A MODIFICATION TO THE EXISTING ENTRY TO ONE BUILDING LOCATED AT 500 MARKET STREET, PORTSMOUTH, NH IN NOBLES ISLAND TO MAKE ENTRY ACCESSIBLE.

THE MODIFICATIONS INCLUDE:

- ◇ REMOVAL OF EXISTING STAIRS ELEVATION, & PLAN EAST
- ◇ THE ADDITION OF A RAILING, BRICK SHELF, AND PILLAR TO MATCH EXISTING
- ◇ THE ADDITION OF AN ACCESSIBLE RAMP IN BRICK TO MATCH EXISTING (NO ALTERATION TO EXISTING CURBING).
- ◇ THE ADDITION OF NEW STAIRS TO MAINTAIN 2ND ENTRY OPTION PLAN EAST.
- ◇ REPLACEMENT/ SUPPLEMENTING OF EXISTING CONDENSERS, TO BE INSTALLED AND SCREENED IN KIND.



EXISTING/CURRENT SOUTH ELEVATION FROM ACROSS PARKING LOT



VIEW FROM WEST SIDE OF PROPOSED RAMP TO EAST SIDE OF EXISTING/CURRENT BUILDINGS IN COMPLEX



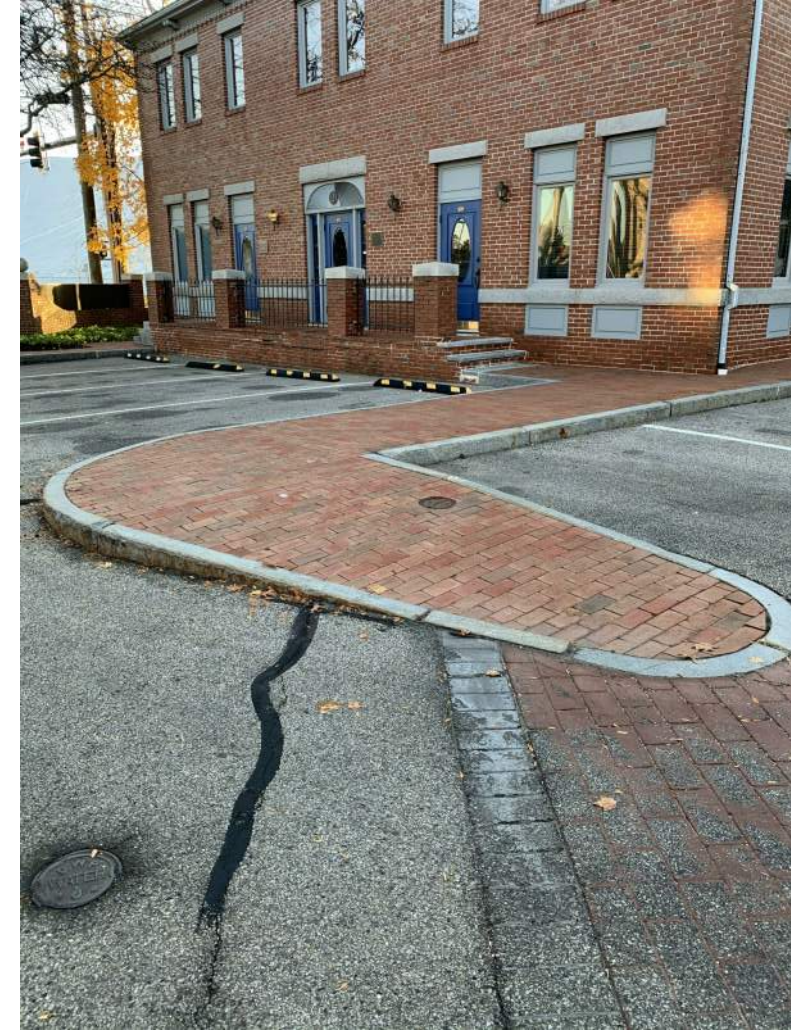
EXISTING/CURRENT SOUTH ELEVATION



VIEW TOWARDS MARKET STREET



VIEW FROM CURRENT EAST STAIR ENTRY TO EXISTING/CURRENT BUILDING



VIEW FROM PROPOSED RAMP ENTRY TO EXISTING/CURRENT BUILDING

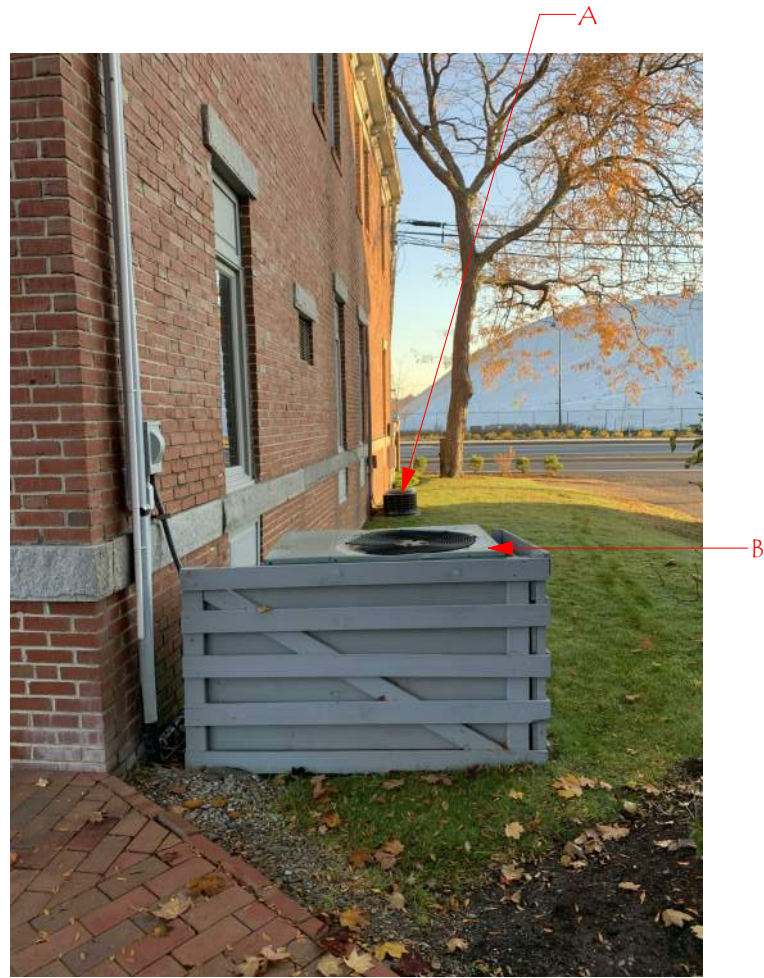
NOBLE PROPERTIES, LLC.

500 MARKET ST.
 PORTSMOUTH, NH

Revisions: #	Description	Date

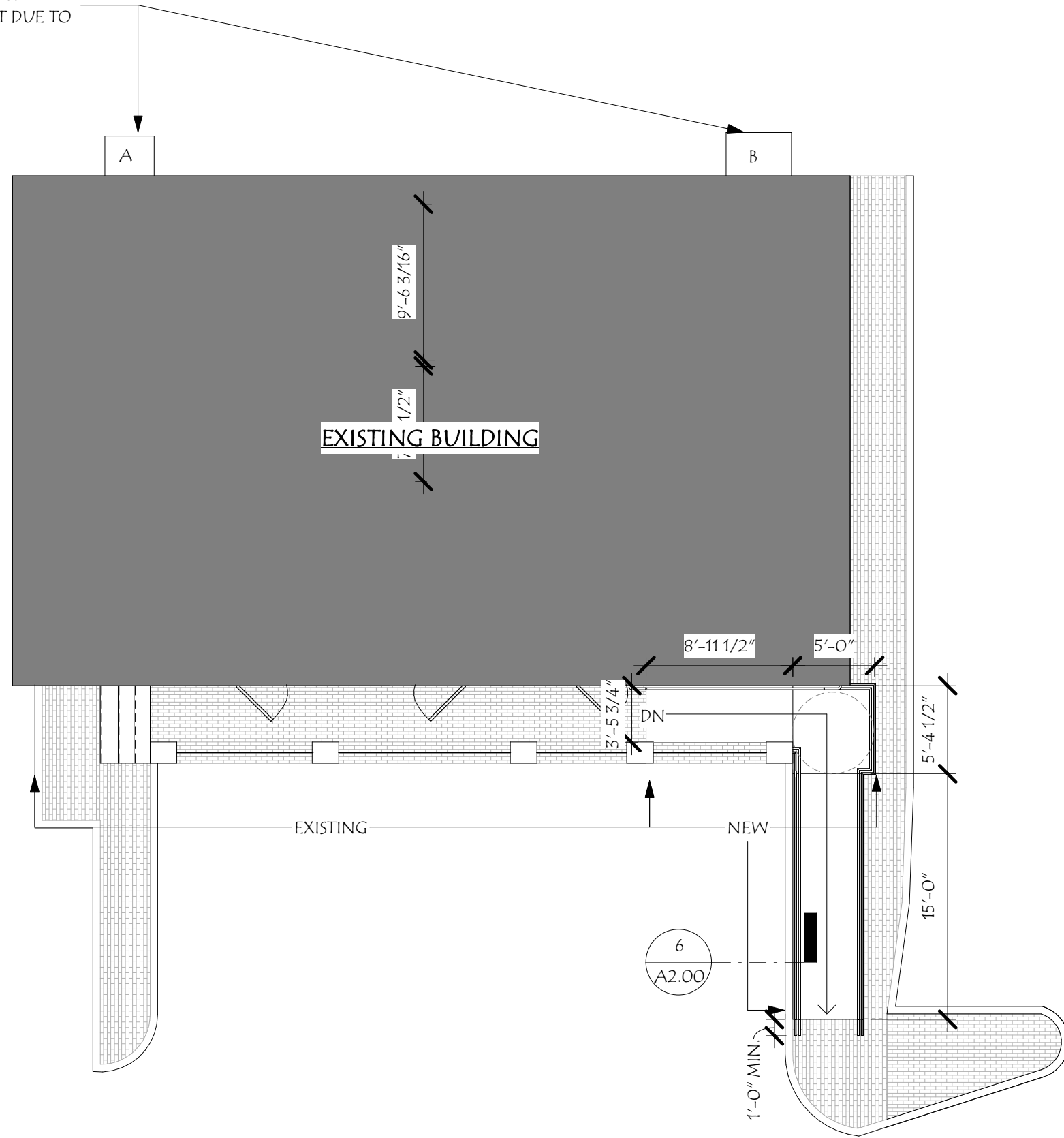
SCALE:	CIP
DRAWN BY:	ALW
CHECKED BY:	2020076
PROJECT NO.:	11/20/20
DATE:	11/20/20

TITLE: EXISTING CONTEXT	1
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EXISTING/CURRENT CONDENSER LOCATIONS TO BE POSSIBLY REPLACED, AND SCREENED IN KIND.

EXISTING CONDENSERS REQUIRING POSSIBLE REPLACEMENT DUE TO AGE



① OVERALL PLAN - 1ST FLOOR W/ RAMP HDC
1/8" = 1'-0"

Revisions: #	Description	Date

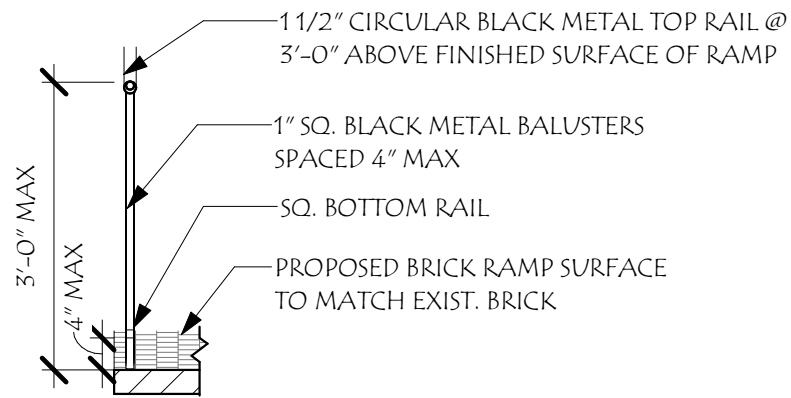
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DRAWN BY:	CJP
CHECKED BY:	ALW
PROJECT NO.:	2020076
DATE:	11/20/20

TITLE:	PLAN
A1.00	

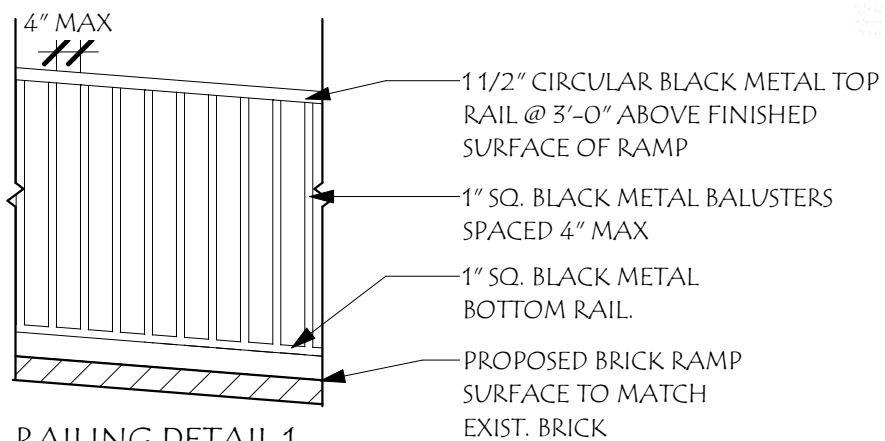
Revisions #	Description	Date

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DATE:	11/20/20

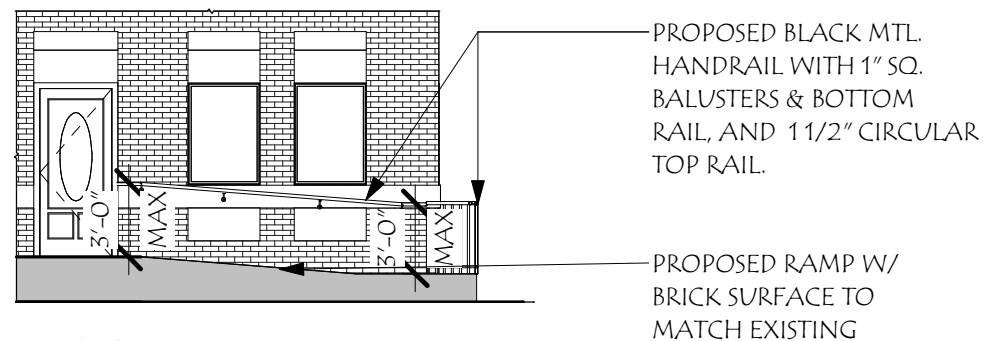
TITLE:	BUILDING ELEV., SECTIONS, & DETAILS
	A2.00



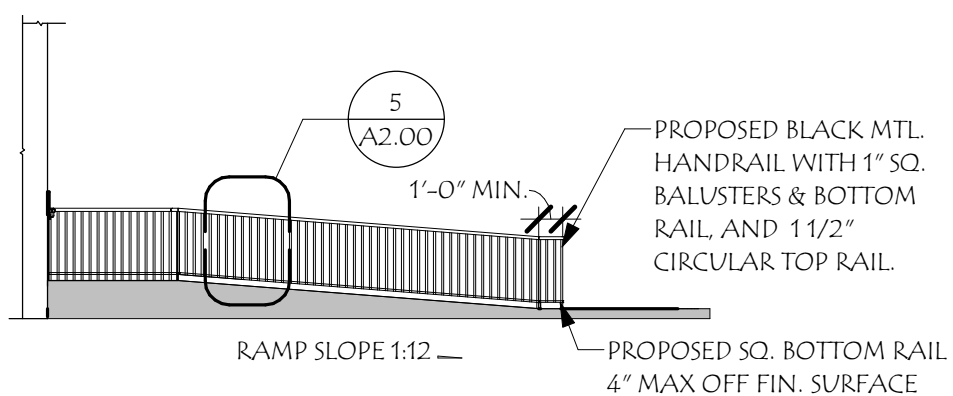
6 RAILING DETAIL 2
 1/2" = 1'-0"



5 RAILING DETAIL 1
 1/2" = 1'-0"



4 RAMP SECTION 2
 1/8" = 1'-0"

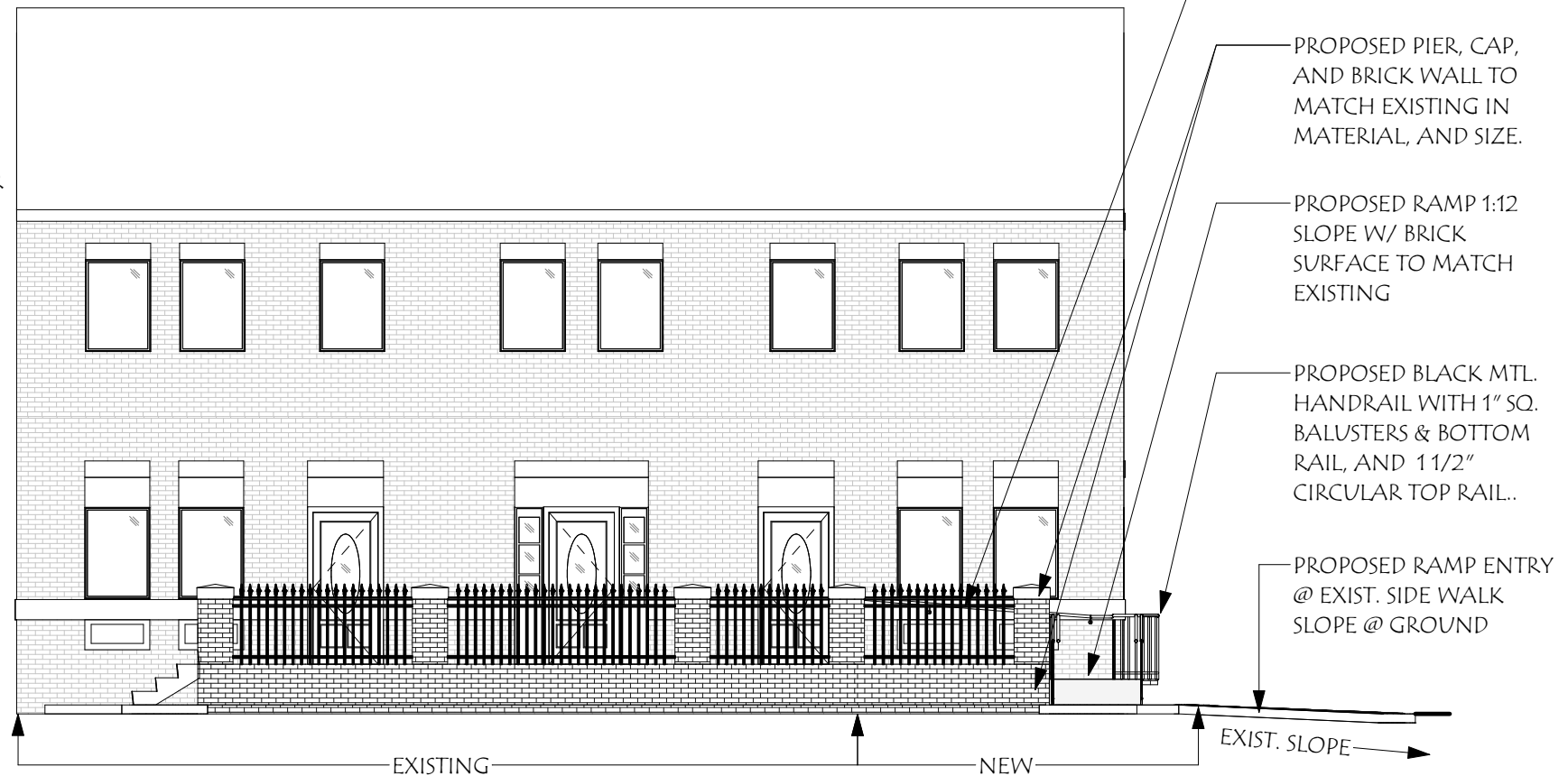


3 RAMP SECTION 1
 1/8" = 1'-0"



2 FRONT PERSPECTIVE
 N.T.S

NOTE: ALL PROPOSED NEW BRICK TO MATCH EXISTING

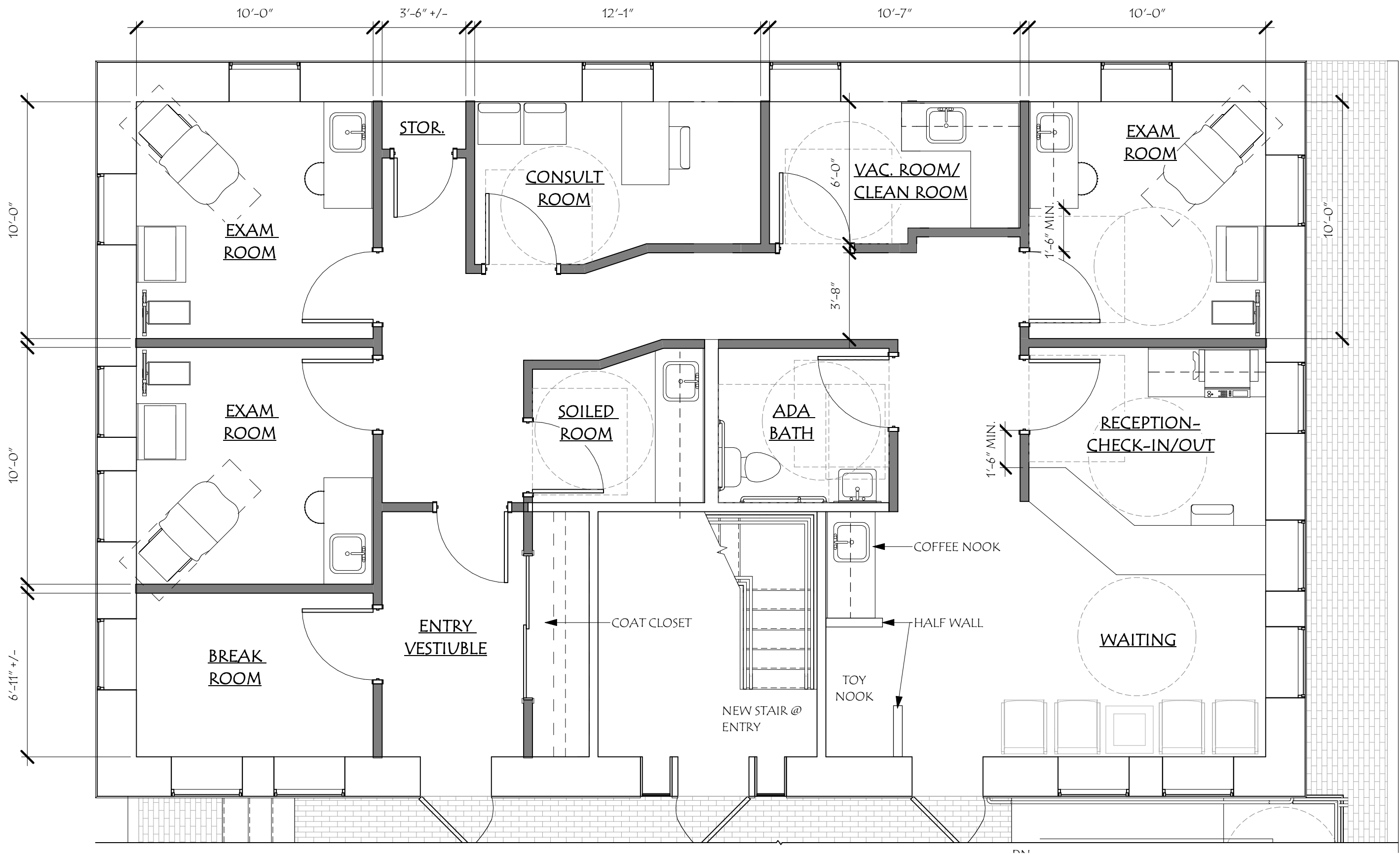


1 South
 1/8" = 1'-0"

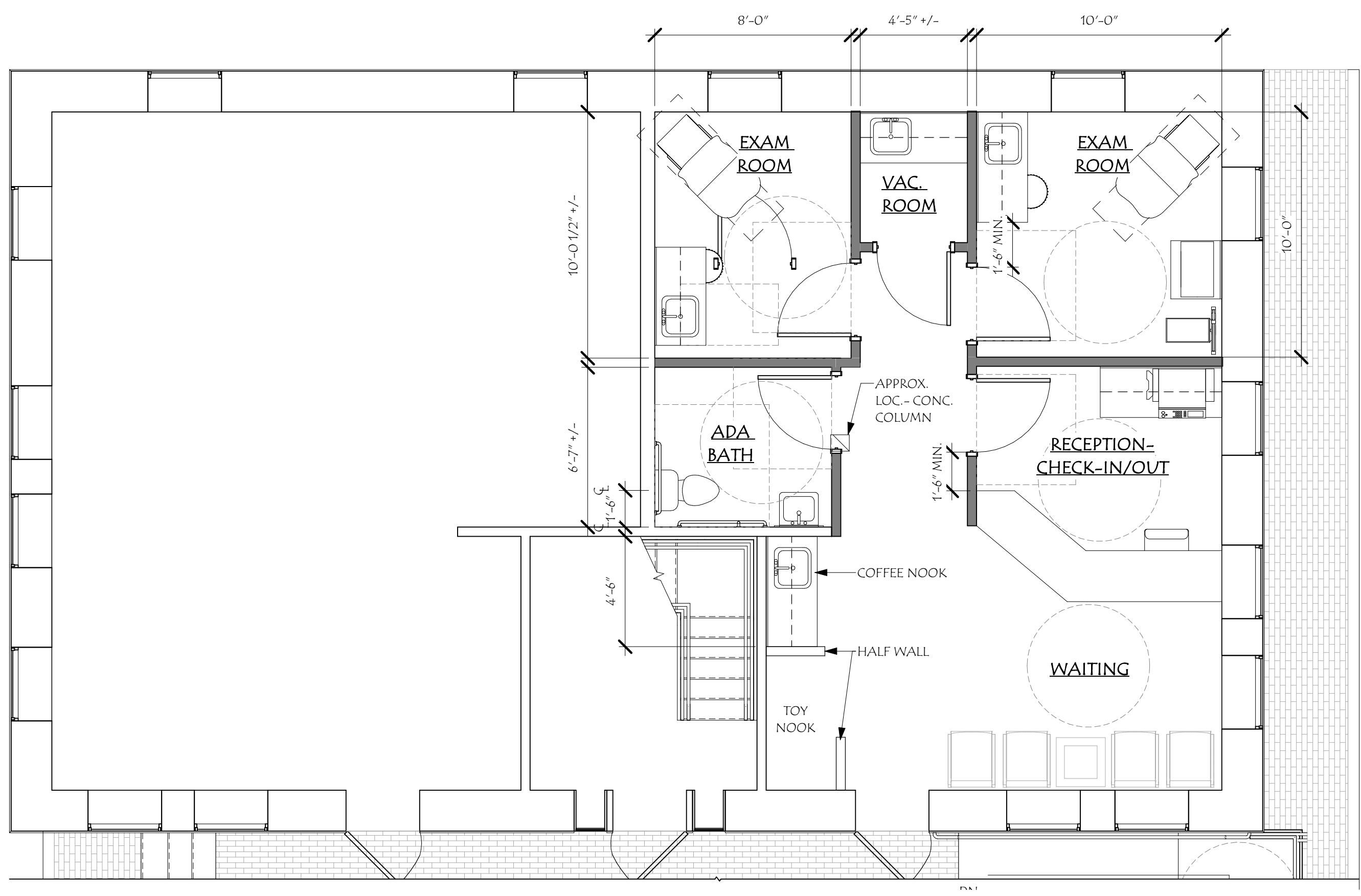
NOT FOR CONSTRUCTION

NOBLE PROPERTIES, LLC.

500 MARKET ST.
 PORTSMOUTH, NH



② OVERALL PLAN- 1ST FLOOR- PHASE 2
 1/4" = 1'-0"



① OVERALL PLAN- 1ST FLOOR- PHASE 1
 1/4" = 1'-0"

Title: FIRST FLOOR PLAN	Scale:	1/4" = 1'-0"	Revisions:	
	Drawn By:	CJP	#	Description
A1.01	Checked By:	ALW		Date
	Project No.:	2020076		
	Date:	12/1/20		

Noble Island
500 MARKET STREET
Parking Calculation

ASSUMPTIONS

USE

Calculation PER GSF

Professional Office	1/350
Medical Offices (Outpatient)	1/250
Residential (Less than 500SF)	1
Residential (500-750SF)	1
Residential (750SF+)	1

MIXED USE CALCULATION TABLE Per 10.1112.60 Shared Parking

Land Use	Weekday	Weekday	Weekend	Weekend	Nighttime
	Daytime (8AM-5PM)	Evening (6PM-Midnight)	Daytime (8AM-5PM)	Evening (6PM-Midnight)	Midnight-6AM
Residential	60.00%	100.00%	80.00%	100.00%	100.00%
Office / Industrial	100.00%	20.00%	10.00%	5.00%	5.00%
Retail / Service	60.00%	90.00%	100.00%	70.00%	5.00%
Hotel / Motel	70.00%	100.00%	75.00%	100.00%	100.00%
Restaurant	70.00%	100.00%	80.00%	100.00%	10.00%
Entertainment	40.00%	100.00%	80.00%	100.00%	10.00%
Conference / Convention	100.00%	100.00%	100.00%	100.00%	5.00%
Place of Worship	10.00%	5.00%	100.00%	50.00%	5.00%
Other Institutional	100.00%	20.00%	10.00%	10.00%	5.00%

Office	93	19	9	5	5
Medical	6	1	1	1	0
Residential	15	25	20	25	25
Other	0	0	0	0	0

TOTALS BASED ON SHARED

APPROACH	113	44	30	30	30
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TOTAL EXISTING	115	115	115	115	115
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DELTA	2	71	85	85	85
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** Green Means Extra Spaces Provided



Chamber Collaborative
of Greater Portsmouth

A

B

C

D

E

F

M

N

G

O

P

H

I

L

J

K



**See Page 1 Photo Map
Location "A"**

LOCATION A



**See Page 1 Photo Map
Location "B"**

LOCATION B



LOCATION C

See Page 1 Photo Map
Location "C"



LOCATION D

See Page 1 Photo Map
Location "D"



**See Page 1 Photo Map
Location "E"**

LOCATION E



**See Page 1 Photo Map
Location "F"**

LOCATION F



LOCATION G

See Page 1 Photo Map
Location "G"



LOCATION H

See Page 1 Photo Map
Location "H"



LOCATION I

**See Page 1 Photo Map
Location "I"**



**See Page 1 Photo Map
Alternate Photo Location "O"**

**See Page 1 Photo Map
Location "J"**



LOCATION J



LOCATION K

**See Page 1 Photo Map
Location "K"**



LOCATION L

**See Page 1 Photo Map
Location "L"**



LOCATION M

**See Page 1 Photo Map
Location "M"**



LOCATION N

**See Page 1 Photo Map
Location "N"**

**See Page 1 Photo Map
Location "O"**



LOCATION O

**See Page 1 Photo Map
Location "P"**



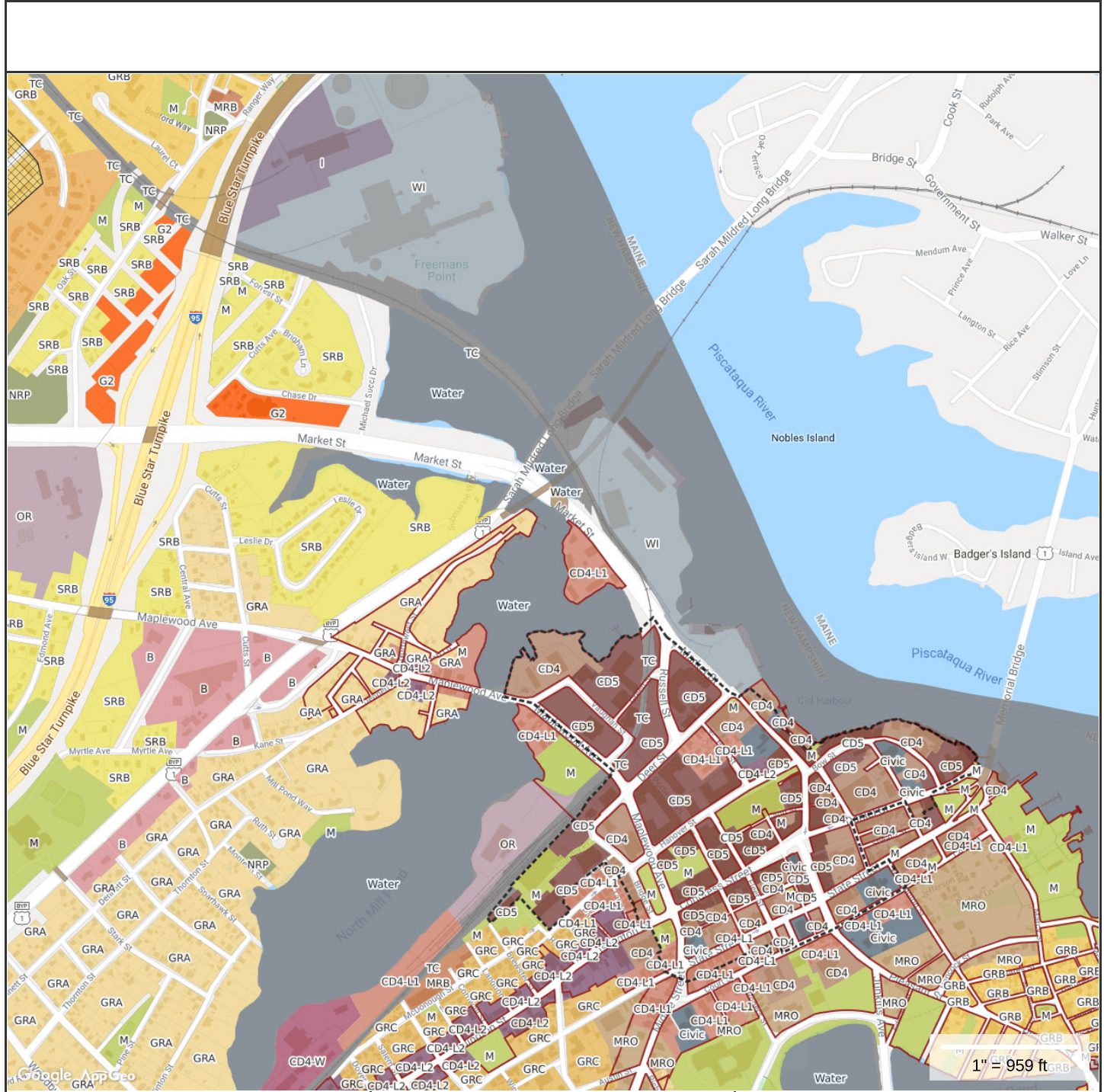
LOCATION P



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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Geometry updated 4/1/2019
Data updated 7/17/2019



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Geometry updated 4/1/2019
Data updated 7/17/2019

Map Theme Legends

Zoning

Residential Districts

	R	Rural
	SRA	Single Residence A
	SRB	Single Residence B
	GRA	General Residence A
	GRB	General Residence B
	GRC	General Residence C
	GA/MH	Garden Apartment/Mobile Home Park



Mixed Residential Districts

	MRO	Mixed Residential Office
	MRB	Mixed Residential Business
	G1	Gateway Corridor
	G2	Gateway Center





Business Districts

	GB	General Business
	B	Business
	WB	Waterfront Business



Industrial Districts

	OR	Office Research
	I	Industrial
	WI	Waterfront Industrial






Airport Districts

	AIR	Airport
	AI	Airport Industrial
	PI	Pease Industrial
	ABC	Airport Business Commercial


Conservation Districts

	M	Municipal
	NRP	Natural Resource Protection


Character Districts

	CD5	Character District 5
	CD4	Character District 4
	CD4W	Character District 4-B
	CD4-L1	Character District 4-L1
	CD4-L2	Character District 4-L2




Civic District

	Civic District
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Municipal District

	Municipal District
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Overlay Districts

	OLOD	Osprey Landing Overlay District
	Downtown Overlay District	
	Historic District	

City of Portsmouth



cpmanagement

Property Management
Trusted. Seasoned. Leaders.

November 24, 2020

Subject: Dean Mello Building 2 ramp and condenser approval

Dear Mr. Mello,

Thank you for submitting the enclosed revised design plans dated 11/20/20 from Market Square Architects following Board of Director feedback at the Board Meeting on Friday November 20, 2020. The Nobles Island Condo Association Board of Directors have reviewed these revised plans and approve the ramp installation as designed.

The Board of Directors also approves of the replacement of the two condensers shown in the Market Square design plans. The Board requests replacement of the existing corral and the installation of a corral around the condenser that does not already have one. The corral needs to be constructed in like-kind and painted to match all other corrals around the property.

If you have any questions, please do not hesitate to contact me at (603) 778-6300 or michaels@cpmanagement.com.

On Behalf of the Nobles Island Board of Directors,

Michael Street, AMS, CMCA
Property Manager
CPManagement, Inc.