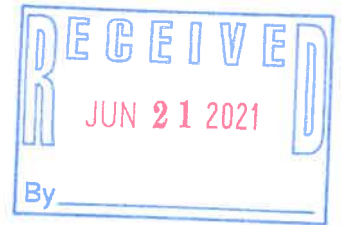


April 27, 2021

Portsmouth City Zoning Board
RE: 500 Market St. Suite 7
Special Exemption request – Medical Office Space



To the members of the Zoning Board:

I am writing as a resident of the town of Portsmouth and a proprietor of a Portsmouth based business to seek special exemption for the space at 500 Market St. Suite 7. The space was previously utilized as a medical consultation suite and our exemption is for medical office space with a procedure room. This letter serves to indicate that the space will meet the standards under Article 2, 10.232.20 of Zoning Administration and Enforcement.

With respect to city ordinances:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception

The space will be utilized as a medical office according to the zoning definition of medical office. The medical office space is listed as a special exemption for this specific zone. Medical office allows for the evaluation and treatment of medical conditions without the use of general anesthetic.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

The space will represent no hazard to the public or adjacent properties. No external changes are planned as outlined in submitted plans.

10.232.23 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;

There will be no expected detriment to property values. The space will likely increase the value of the surrounding spaces given the overall condition of the space currently. The renovation will provide remediation of aged interior structures. None of the above-mentioned negative factors are expected to occur in the proposed capacity.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

There will be no substantial increase in traffic as the space will only accommodate 3 patients maximum at any given time. There is adequate and sufficient parking at the site to account for a three-patient flow.

10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; and

There will be no significant increase in demand on municipal services. The space will largely be utilized in the same capacity as its prior utilization for consultation purposes.

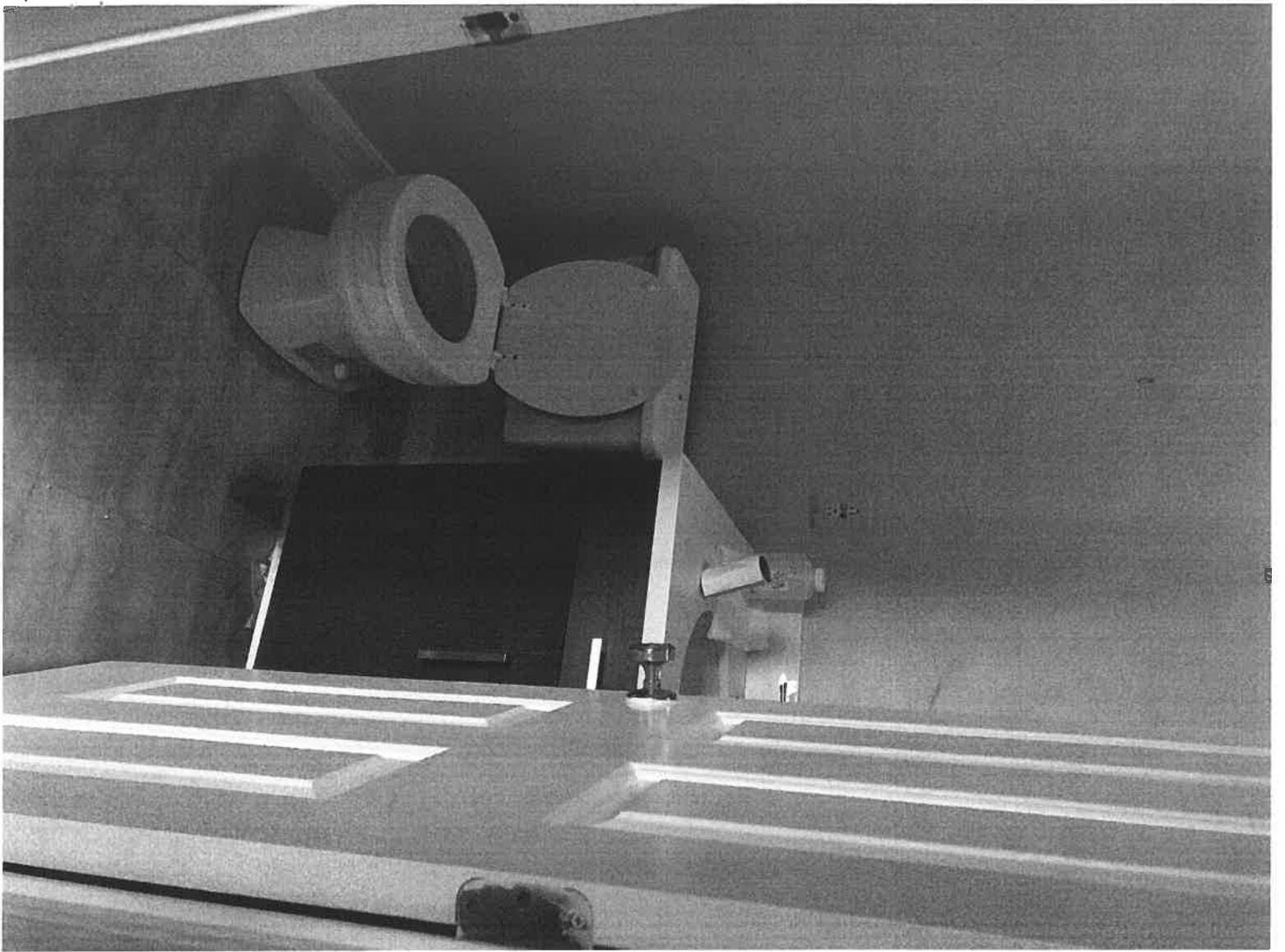
10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.

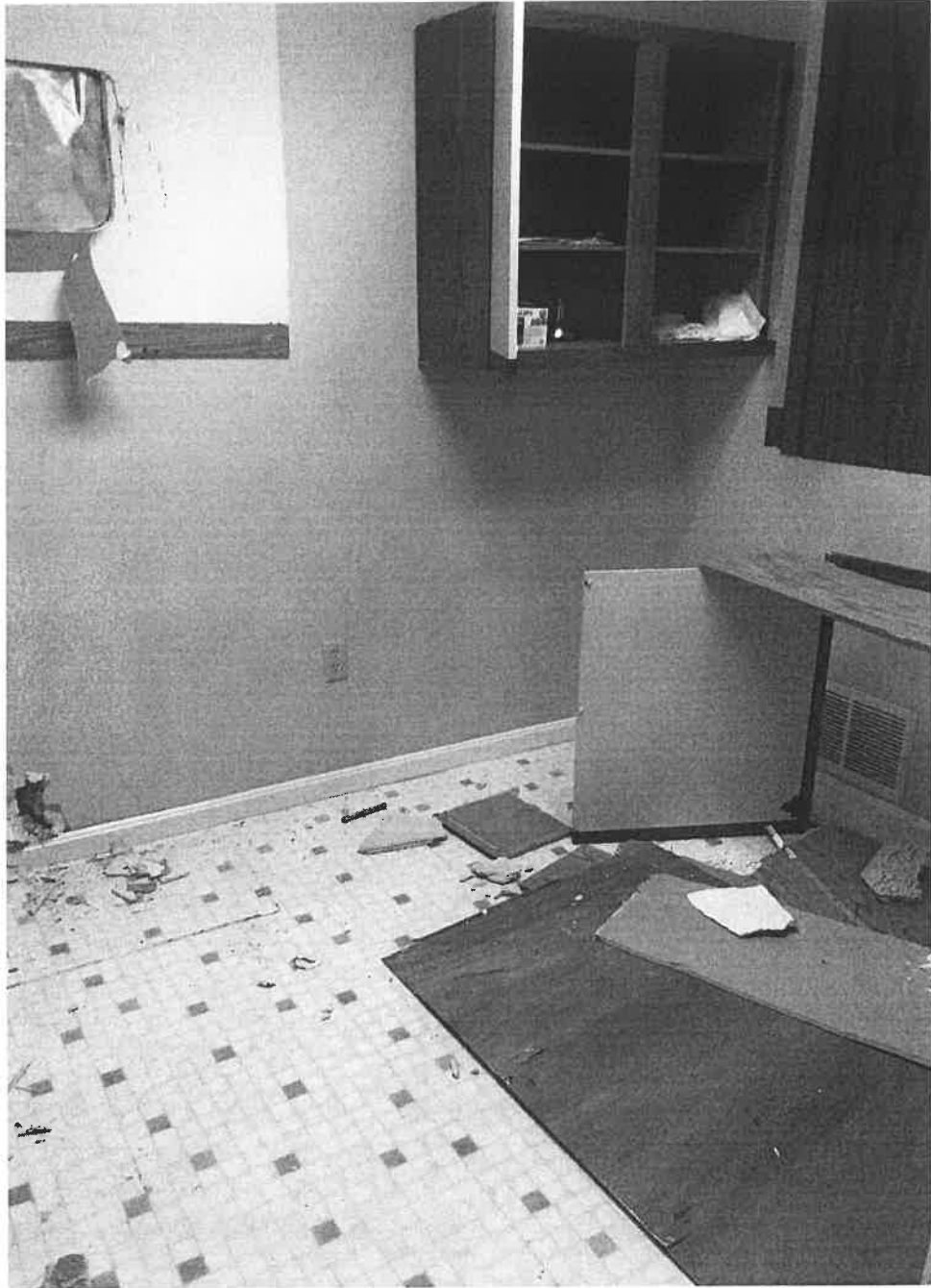
There will be no change in storm drain runoff. There is no planned external or plumbing change that would result in this change.

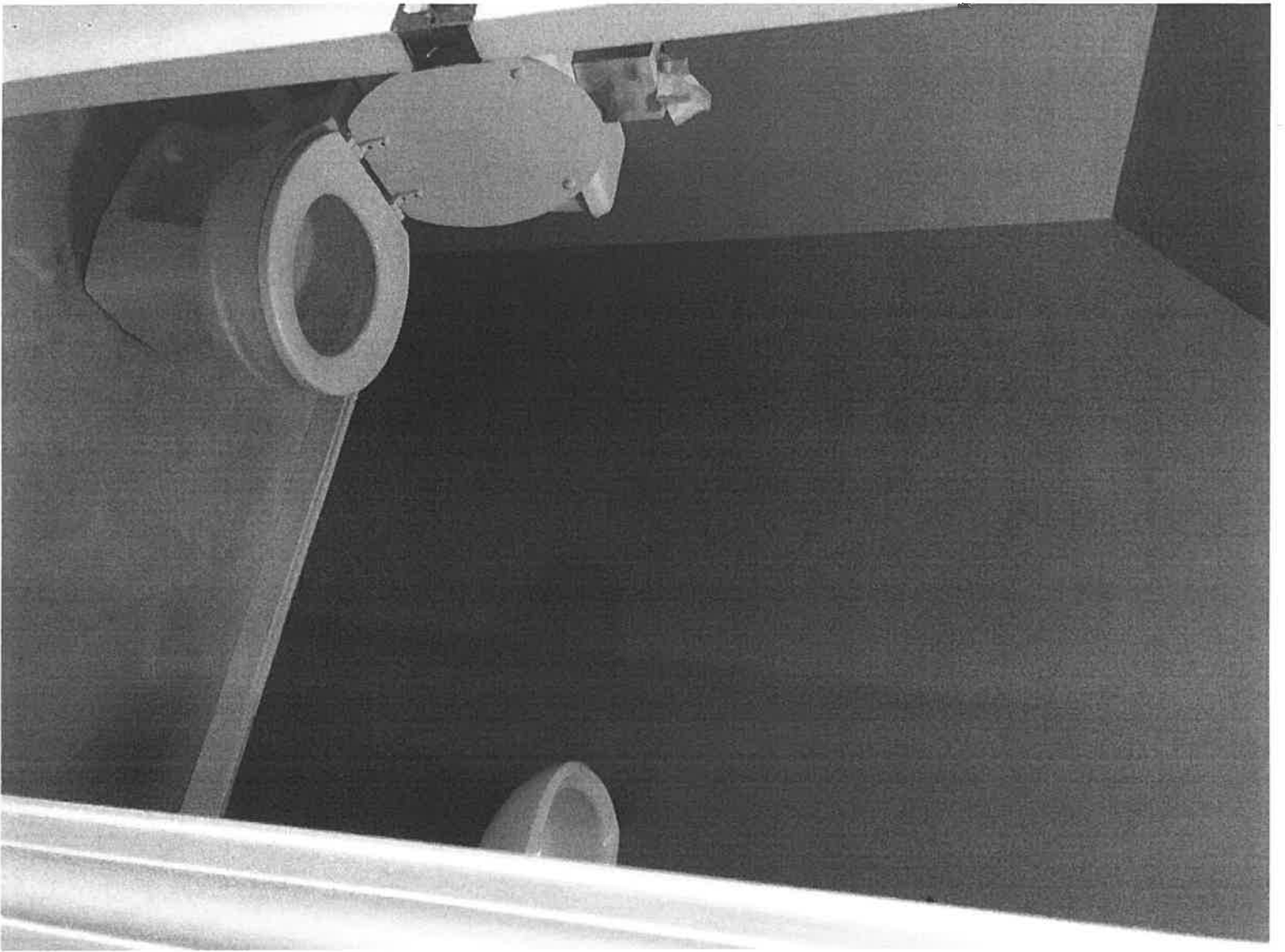
Thank you for considering this special exemption.

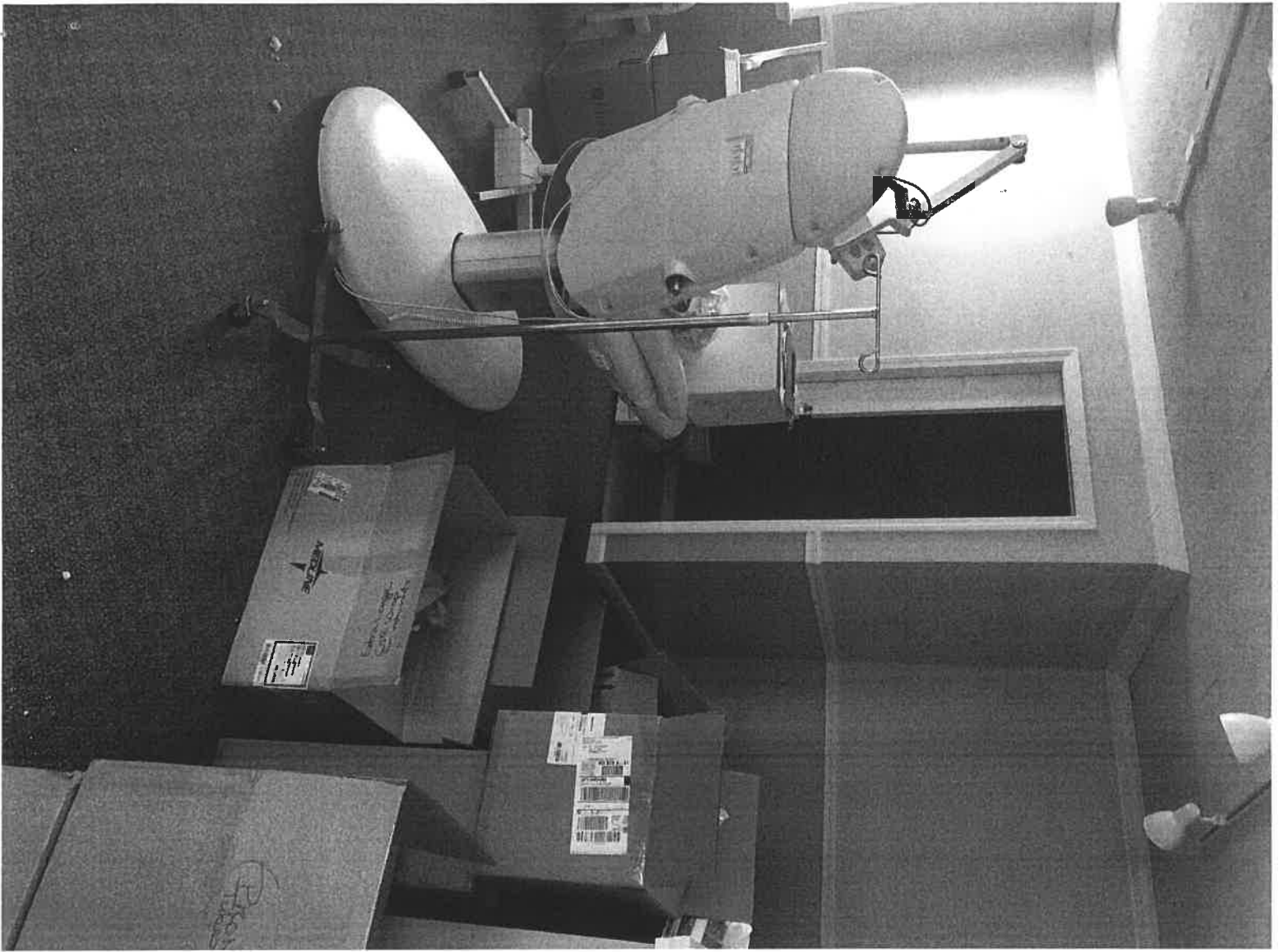
Sincerely,

Anthony J. Wilson, MD



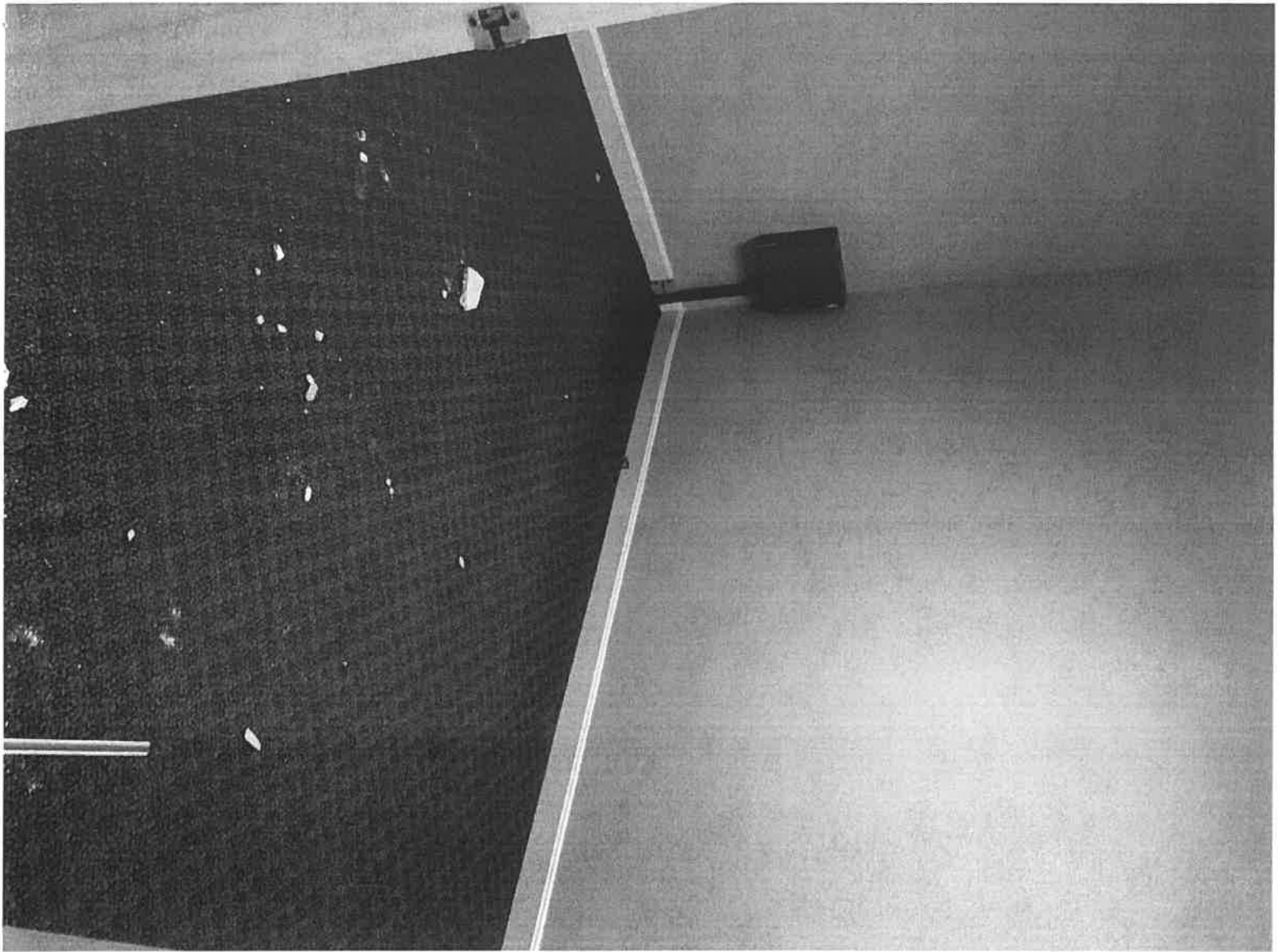


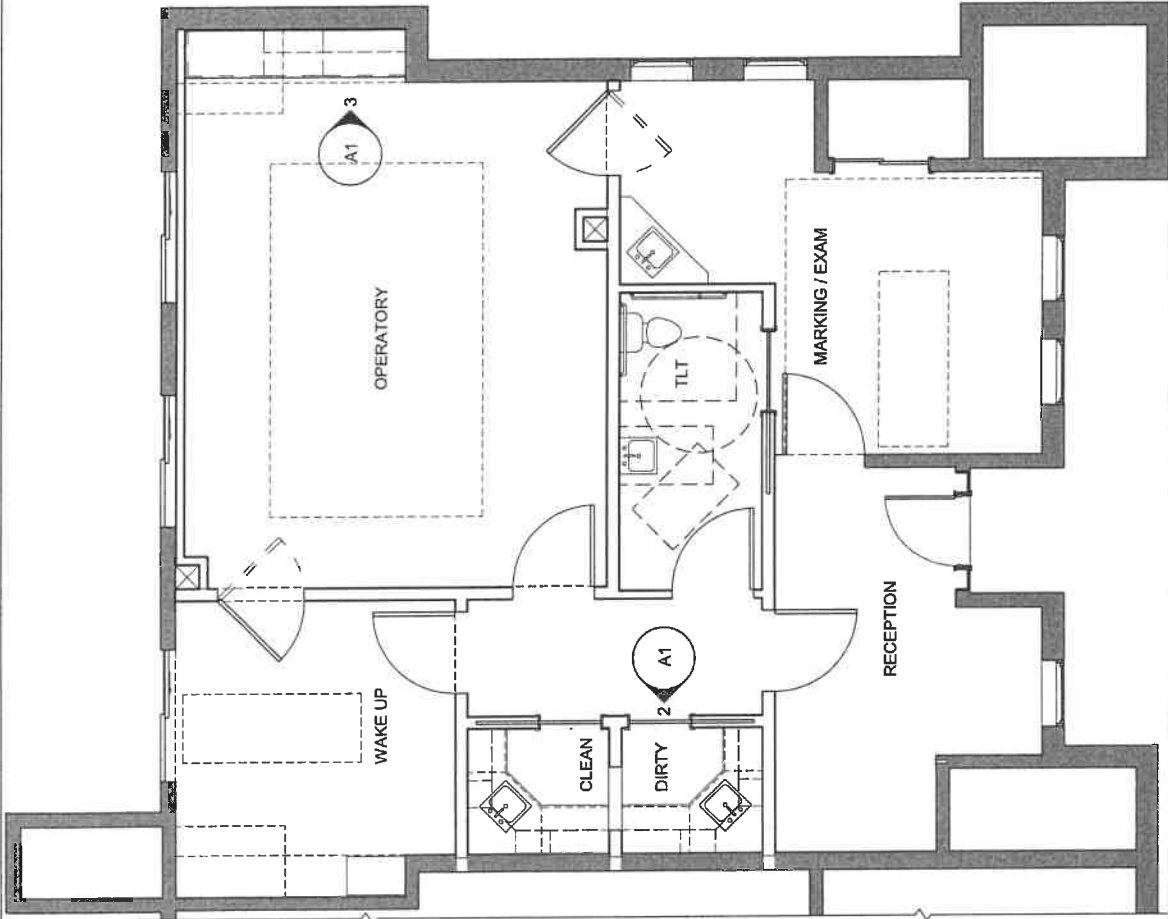




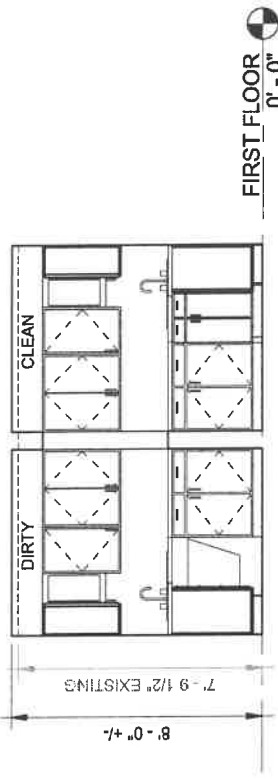






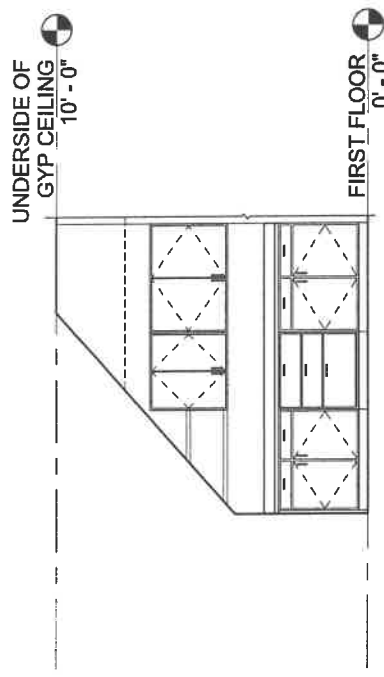


1 FLOOR PLAN
3/16" = 1'-0"



2 CLEAN/DIRTY CASEWORK
1/4" = 1'-0"

FIRST FLOOR
0' - 0"



3 OPERATORY ROOM CASEWORK
1/4" = 1'-0"

FIRST FLOOR
0' - 0"

- : EXISTING
- - - : TO BE REMOVED
- : PROPOSED

GRAPHIC KEY

© 2021 McHenry Architecture

01/06/2021
McHA: RD / JJ
AS INDICATED

A1

McHENRY ARCHITECTURE
4 Market Street
Portsmouth, New Hampshire

FLOOR PLAN AND INTERIORS
SCHEMATIC DESIGN OPTIONS

WILSON SURGICAL
500 MARKET STREET, UNIT 7
PORTSMOUTH, NH 03801

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Property Management
Trusted. Seasoned. Leaders.

June 4, 2021

Subject: Nobles Island Unit 7 Renovations

Dear Anthony & Emily Wilson,

Thank you for submitting the enclosed revised design plans dated May 6, 2021 from McHenry Architecture. The Nobles Island Condo Association Board of Directors reviewed these plans at the May 26, 2021 Board Meeting. The Nobles Island Board of Director's approved these plans with the understanding that no structural framing that are part of the units above will be in any manner removed or cut or in any manner cut, and further, that the three (3) support columns shown on the design plans will not be altered or moved in any way.

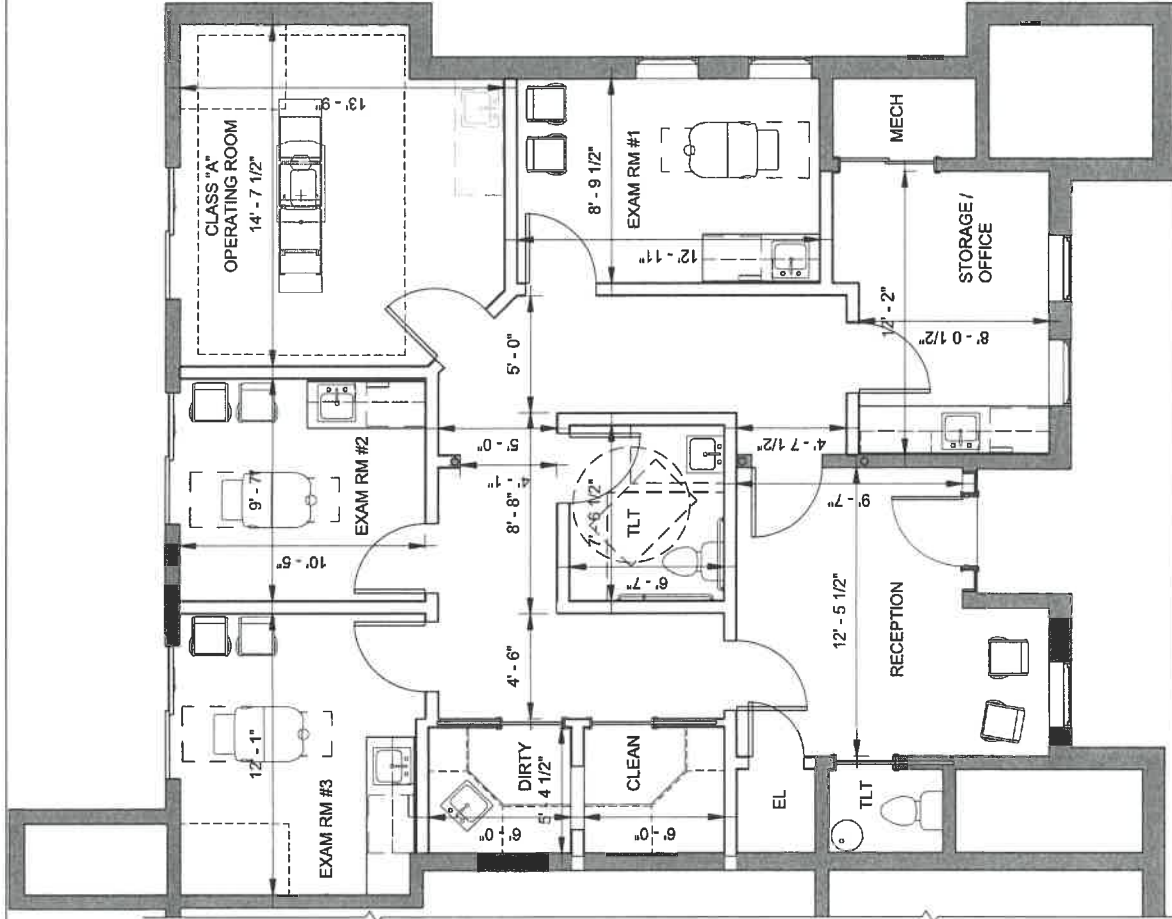
Further, our approval is limited the internal design layout and the fact that it does not in any manner adversely impact the exterior of the unit. Our approval in no manner is to be considered an opinion on the design layout or approval of any structural design components, which we believe is solely within the purview of the building department.

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.

RECEIVED
 JUN 07 2021
 By



[Solid Line] : EXISTING
 [Dashed Line] : TO BE REMOVED
 [Dotted Line] : PROPOSED
 GRAPHIC KEY

© 2021 McHenry Architecture

1 FLOOR PLAN
 3/16" = 1'-0"

05/24/2021
 McHA: RD / JJ
 AS INDICATED

A1

McHENRY ARCHITECTURE
 4 Market Street
 Portsmouth, New Hampshire

FLOOR PLAN
 SCHEMATIC DESIGN OPTIONS

WILSON SURGICAL
 500 MARKET STREET, UNIT 7
 PORTSMOUTH, NH 03801

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