

RECEIVED

MAY - 1 2019

BY: 12:50 pm



Two International Construction Co., LLC

May 1, 2019

To: City of Portsmouth, ZBA
RE: 85 NH Avenue
Portsmouth, NH 03801
Signage Variance

Members of the Zoning Board of Adjustment,

On behalf of 85 NH Ave, LLC, I respectfully request your approval for a variance to allow for building and monument signage per the attached renderings for the new office building, shown as Building 4 (a.k.a. 85 N.H. Ave.) on the attached site plan.

Part 306 of the PDA Zoning Ordinance limits the aggregate signage area on a building lot to 200SF. The proposed signs (attached) are ~51.75 and ~39 square feet each. As shown on the table in the site plan, the addition of these signs will increase the total area of signage on this lot to 256.75SF. The City of Portsmouth approved a variance in 2010 that allowed for a total of 218.9SF of signage for the 3 buildings that were on the site at that time. The parcel that these 4 buildings sit on is 13.88acres. If each of these buildings were treated as being on their own lot (which is how they function), all buildings would be well below the 200SF signage limit.

By granting this proposed variance, the 85 NH Ave building would offer an important amenity to its Tenant's/Users and the public, therefore, the value of this property would be positively impacted, which in turn would support or improve the values of surrounding properties. Granting this variance would definitely benefit the public's interest. One of the public's paramount interests is public safety...having adequate building and monument signage allows all types of travelers to identify a building well in advance of approaching it and therefore be able to navigate their way to the building in a safe manor, without abrupt motions in their path of travel which could result in various types of accidents. By denying this variance, the owner/Landlord of this building would incur a hardship by way of not being able to offer a critical piece of marketing/recognition to their Tenants. Current and future Tenants may weigh their decision to lease and renew space at the subject property based on building and monument signage...losing a Tenant to another building in a different town can have a wide range of economic hardships for not only the applicant, but more importantly, the City of Portsmouth. Given the fact that the variance for this signage is being requested for a building in a developed business park of multi-tenanted buildings, where similar signage exists, substantial justice would be done in allowing for this signage variance. The spirit of this zoning rule applies substantially to building lots that can accommodate just one building...the lot that this building is on has the ability to have multiple buildings on it, however the zoning rule for signage has not been adapted to address this situation, which is why we respectfully request this variance.

Thank you,

Burns F. Barford IV – Project Manager
Two International Group
Two International Construction Co., LLC
One New Hampshire Ave. Ste. 123
Portsmouth, NH 03801



Two International Construction Co., LLC

March 15, 2019

To: Pease Development Authority
RE: 85 NH Avenue
Portsmouth, NH 03801
Signage Variance

Members of the Planning Board,

On behalf of 85 NH Ave, LLC, I respectfully request your approval for a variance to allow for building and monument signage per the attached renderings for the new office building, shown as Building 4 (a.k.a. 85 N.H. Ave.) on the attached site plan.

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Thank you,

Burns F. Barford IV – Project Manager
Two International Group
Two International Construction Co., LLC
One New Hampshire Ave. Ste. 123
Portsmouth, NH 03801

**PEASE DEVELOPMENT AUTHORITY
APPLICATION FOR APPEAL/VARIANCE**

Action Requested	FOR PDA USE ONLY	
<input type="checkbox"/> Appeal from an Administrative Decision	Date Received:	
<input checked="" type="checkbox"/> Variance	Fee:	Check #:

Applicant: 85 NH Ave. LLC
 Address: 11 Court Street
 Exeter, NH 03833
 Telephone: 603.778.6300

Other Concerned Parties:
 Address: Telephone:

Zone(s) Location: ABC Assessor Plan #: 306 Lot #: 6

Description of Property: 13.8818 acre lot, condominiumized with 3 existing buildings and 1 new building along with future convertible land.
 Lot Area: (S.F.) 609,691.2

Frontage: Per approved site plans for 85 NH Ave Building
 Left Side: Right Side: Rear:

Existing Use: Office Building/Use Proposed Use: Office Building/Use

REQUEST FOR APPEAL FROM ADMINISTRATIVE DECISION:
 Applicable Rule/Regulation/Code Provision: Applicable Zoning Regulation:

Interpretation claimed:

Administration Decision from which appeal is sought:

REQUEST FOR VARIANCE:
 Zoning Regulation(s) from which variance is sought: Part 306 - Signs

Reason(s) why variance should be granted including circumstances which constitute unnecessary hardship:
 *Please see attached cover letter.

Applicant's Signature:

NOTE

Please attach any required site plans or drawings and an application fee of \$_____ with this application. All forms must be completely filled out and signed by the applicant or his/her agent before they will be accepted. Additional sheets may be added if required. Completed forms must be returned to the PDA for hearing by the PDA Zoning Adjustment and Appeals Committee or referral to the appropriate municipality. The applicant or his/her representative is required to attend the Public Hearing for the Appeal/Variance. If you have any questions, please call the PDA Engineering Department at (603)427-2836.



AMBIT ENGINEERING, INC.
Civil Engineers & Land Surveyors
200 Griffin Road - Unit 3
Portsmouth, N.H. 03801-7114
Tel (603) 430-9282
Fax (603) 436-2315

NOTES:

- 1) THE CONTRACTOR SHALL NOTIFY DIG SAFE AT 1-888-DIG-SAFE (1-888-344-7233) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
- 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNER. UTILITY CONFLICTS SHOULD BE REPORTED AT ONCE TO THE DESIGN ENGINEER.
- 3) CONTRACTOR SHALL INSTALL AND MAINTAIN EROSION CONTROL MEASURES IN ACCORDANCE WITH THE "NEW HAMPSHIRE STORMWATER MANUAL, VOLUME 3, EROSION AND SEDIMENT CONTROLS DURING CONSTRUCTION. (NHDES DECEMBER 2008).
- 4) THE PURPOSE OF THIS PLAN IS TO SHOW THE PROPOSED PROJECT IN RELATION TO THE PREVIOUS IMPROVEMENTS CONSTRUCTED ON THE LOT.
- 5) THE AREA OF DISTURBANCE ASSOCIATED WITH THIS PROJECT IS APPROXIMATELY 91,400 SF.

PARKING CALCS (BUILDING 4):

28,500 SF x 5 EMPLOYEES PER 1,000 SF
= 143 EMPLOYEES

OFFICE USAGE: 3 SPACES PER 4 EMPLOYEES = 107

REDUCTIONS: VAN POOL = -10 SPACES
CAR POOL = -10 SPACES

TOTAL REQUIRED: 87 SPACES
TOTAL PROVIDED: 116 SPACES (4.1 PER 1,000 SF)

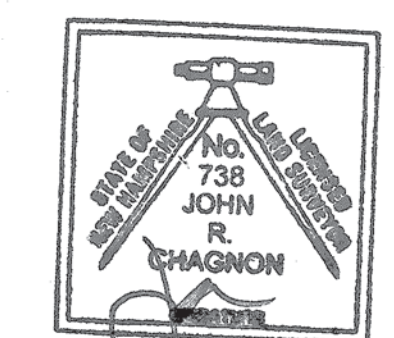
ZONING CALCS:

	REQUIRED	PROVIDED
MIN. LOT AREA	5 AC.	13.88 AC.
FRONTAGE	200'	899'
FRONT SETBACK	70'	100.1'
SIDE SETBACK	30'	114.8'
MIN. OPEN SPACE:	25%	57% (ENTIRE LOT) 47% (BUILDING 4)

**85 NEW HAMPSHIRE AVENUE
PEASE INTERNATIONAL TRADEPORT
PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
3	REVISED SIDEWALK	9/18/15
2	ADA PARKING	8/11/15
1	REVISED BUILDING, SITE LAYOUT, CALCS	7/21/15
0	ISSUED FOR COMMENT	6/15/15

REVISIONS



SCALE: 1" = 50' JUNE 2015

OVERALL SITE PLAN

C2

Building	Address	Tenant	Sign Type	Sign Area (SF)
1	75 NH Ave.	Amadeus	Wall Sign	26.8
			Ground Sign	30
2	11 Manchester Sq.	First Light	Wall Sign	3
			Ground Sign	22
			Awning Sign	6.1
3	81 NH Ave.	Great Bay Kids Center	Wall Sign	50
			Ground Sign	3
Total Existing Signage				166
4	85 NH Ave.	Global Aquaculture	Wall Sign	51.75
			Building Monument Sign	39
Total Proposed Signage				90.75
Total Existing & Proposed Signage				256.75

PROPERTY LINE
BOUNDARY OF LIMITED COMMON AREAS/CONVERTIBLE LAND OF LOT 3

BOUNDARY OF LOT 3

306
1
50 INTERNATIONAL DRIVE

REMAINING CONVERTIBLE LAND
AREA=148,550 SQ.FT. (3.4102 AC)

81 NH Ave
Great Bay Kids
-Wall Sign: 50SF
-Ground Sign: 3SF

LIMITED COMMON
AREA=86,246 SQ.FT.
(1.9799 AC)

EXISTING 2 STORY
SCHOOL BUILDING
81 NEW HAMPSHIRE AVE
**BUILDING 3
(PREVIOUS
CONSTRUCTION)**

EXISTING PARKING
PROVIDED: 40 SPACES

LIMITED COMMON
AREA=38,466 SQ.FT.
(0.8831 AC)

EXISTING PARKING PROVIDED:
APPROX. 12 SPACES (PARKING
SPACE LINE PAINTING FADED)

EXISTING 1 STORY
OFFICE BUILDING
11 MANCHESTER SQUARE
**BUILDING 2
(PREVIOUS
CONSTRUCTION)**

LIMITED COMMON
AREA=213,174 SQ.FT.
(4.8938 AC)

EXISTING 4 STORY OFFICE BUILDING
75 NEW HAMPSHIRE AVE
**BUILDING 1
(PREVIOUS
CONSTRUCTION)**

5 SPACES TO BE DEDICATED TO
75 NEW HAMPSHIRE AVE.

PROPOSED LIMITED COMMON
AREA=118,256 S.F. (2.7148 AC)

PROPOSED 2-STORY OFFICE
BUILDING (28,500 S.F.)
**BUILDING 4
(CURRENT
PROJECT)**

PROPOSED PARKING
PROVIDED: 116 SPACES

EXISTING PARKING PROVIDED: 267 SPACES
(INCL. UNDERGROUND GARAGE)

17 SPACES TO BE DEDICATED TO
85 NEW HAMPSHIRE AVE.

75 NH Ave.
Amadeus...
-Wall Sign: 26.8SF
-Ground Sign: 30SF
2 International Group...
-Wall Sign: ~3SF
Pixelmedia...
-Ground Sign: 22SF

LOT 3 INFORMATION

	AREA	PARKING
BUILDING 1	4.8938 AC.	267 SPACES
BUILDING 2	0.8831 AC.	12 SPACES
BUILDING 3	1.9799 AC.	40 SPACES
BUILDING 4	2.7148 AC.	116 SPACES
CONVERTIBLE LAND	3.4102 AC.	N/A
TOTAL	13.8818 AC.	435 SPACES

306
4

111 NEW HAMPSHIRE AVENUE
SEACOAST MEDIA GROUP

85 NH Ave.
Global Aquaculture...
-Wall Sign: 51.75SF*
Building Monument Sign...
-Ground Sign: 39SF*

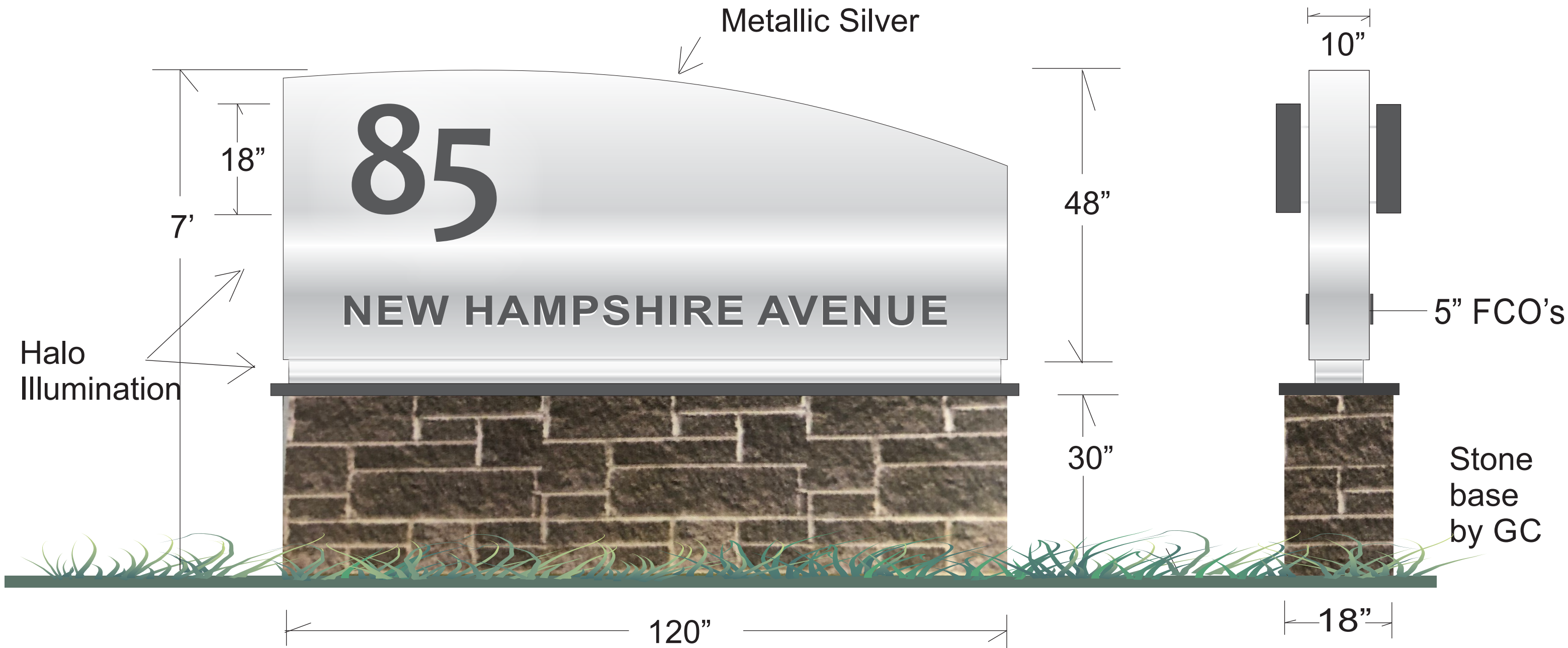
GRAPHIC SCALE



Building side

Road side

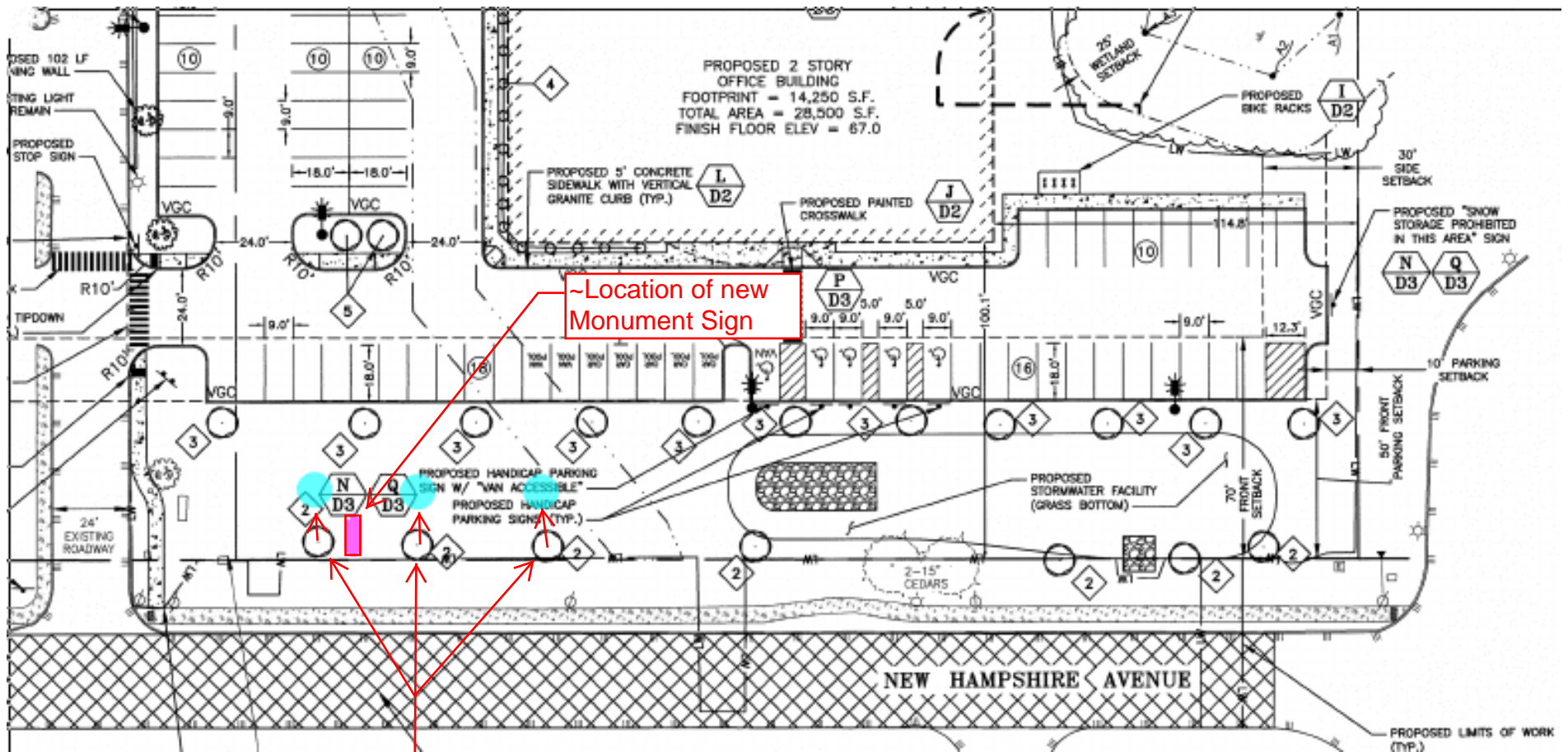
Letters PTM PMS Cool Gray #10C



Measurements on this artistic rendering may vary slightly from the actual "AS BUILT" upon final engineering.
 Color and Resolution in proof are not representative of final project due to individual monitor settings.



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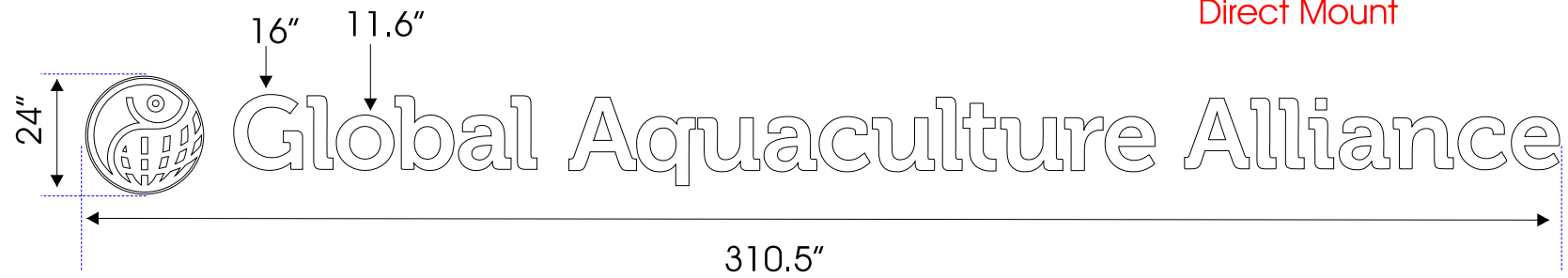


~Location of new Monument Sign

Relocated install of 3 new trees to ~ locations shown by blue markers to accommodate future monument sign.



Direct Mount



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