

ONE COMMERCIAL



January 22, 2021

David Rheume
Chairman
Zoning board of Adjustment
City of Portsmouth
1 Junkins Ave
Portsmouth NH 03801

Dear Chairman Rheume,

I am writing on behalf of On Site Family Martial Arts Center to request a Special Exception to allow their use in the Gateway 1 Zone at 6A Roberts Avenue where that use is allowed by Special Exception. On Site Family Martial Arts Center desires to occupy 4,325 square feet of space currently occupied by Keene Medical Products. On Site Family Martial Arts Center will be a less intense use of the property with fewer customers and employees and no warehousing and distribution of products. To summarize:

1. The use will cause no hazard to the public or adjacent property owner on account of potential fire, explosion or toxic materials. On Site Family Martial Arts Center does not use any explosive or toxic materials.
2. There will be no detriment to property values or change to the characteristics of the neighborhood. There are no odors, pollutants, etc. used by On Site Family Martial Arts Center, there will be no outside storage of equipment, vehicles, etc.
3. On Site Family Martial Arts Center will not create a traffic hazard or increase the amount of traffic in the vicinity. It is anticipated that On Site Family Martial Arts Center will have a reduced amount of traffic than the previous tenant.
4. There will not be an excessive demand on municipal services. It is anticipated that On Site Family Martial Arts Center will have an equal or less demand than the previous tenant.
5. There will be increase of stormwater runoff onto adjacent property or streets. There will be no change to the footprint of the building or property site plan.

Dover Office
50 Pointe Place, Suite 23
Dover NH 03824
(603) 373-8725

www.brickandbargroup.com

Portsmouth Office
155 Brewery Lane, Suite 103
Portsmouth, NH 03801
(603) 373 8725

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bob Marchewka', with a long horizontal flourish extending to the right.

Bob Marchewka
One Commercial Real Estate LLC
Brick and Barn Real Estate Group
155 Brewey Lane, Suite 103
Portsmouth NH 03801
bob@onecommercialrealestate.com

Dover Office

50 Pointe Place, Suite 23
Dover NH 03824
(603) 373-8725

www.brickandbarngroup.com

Portsmouth Office

155 Brewery Lane, Suite 103
Portsmouth, NH 03801
(603) 373 8725

CLJR L.L.C.

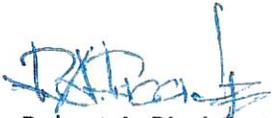
Mr. Robert Marchewka
One Commercial Real Estate
155 Brewery Lane, Suite #103
Portsmouth NH. 03801

January 22, 2021

RE: 6 A Robert Avenue
Portsmouth NH

Bob,

I do hereby grant Robert Marchewka and Harry Charache the right to file as required with the City of Portsmouth NH., the permits necessary for On-Site Family Martial Arts Center to receive approval to occupy this premise.



Robert A. Ricci, Jr.
Manager C.L.J.R., L.L.C.

Existing Conditions
6A Robert Ave, Portsmouth NH
January 19, 2021



View from Robert Ave



Entry to Unit 6A



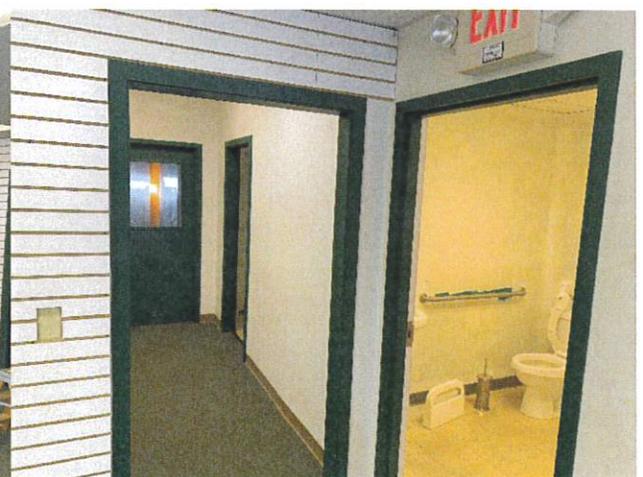
Rear View of Property



Rear View of 6A Parking Area



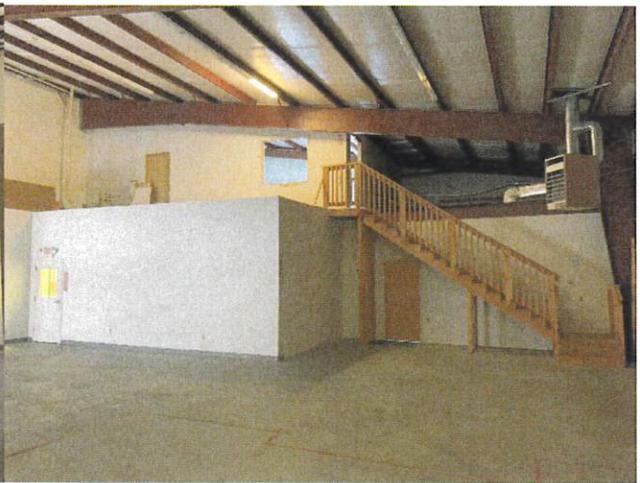
Lobby



Hallway to Training Area



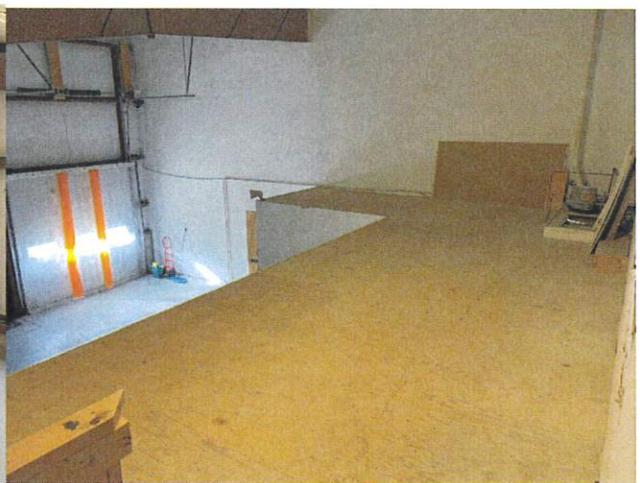
Training Area



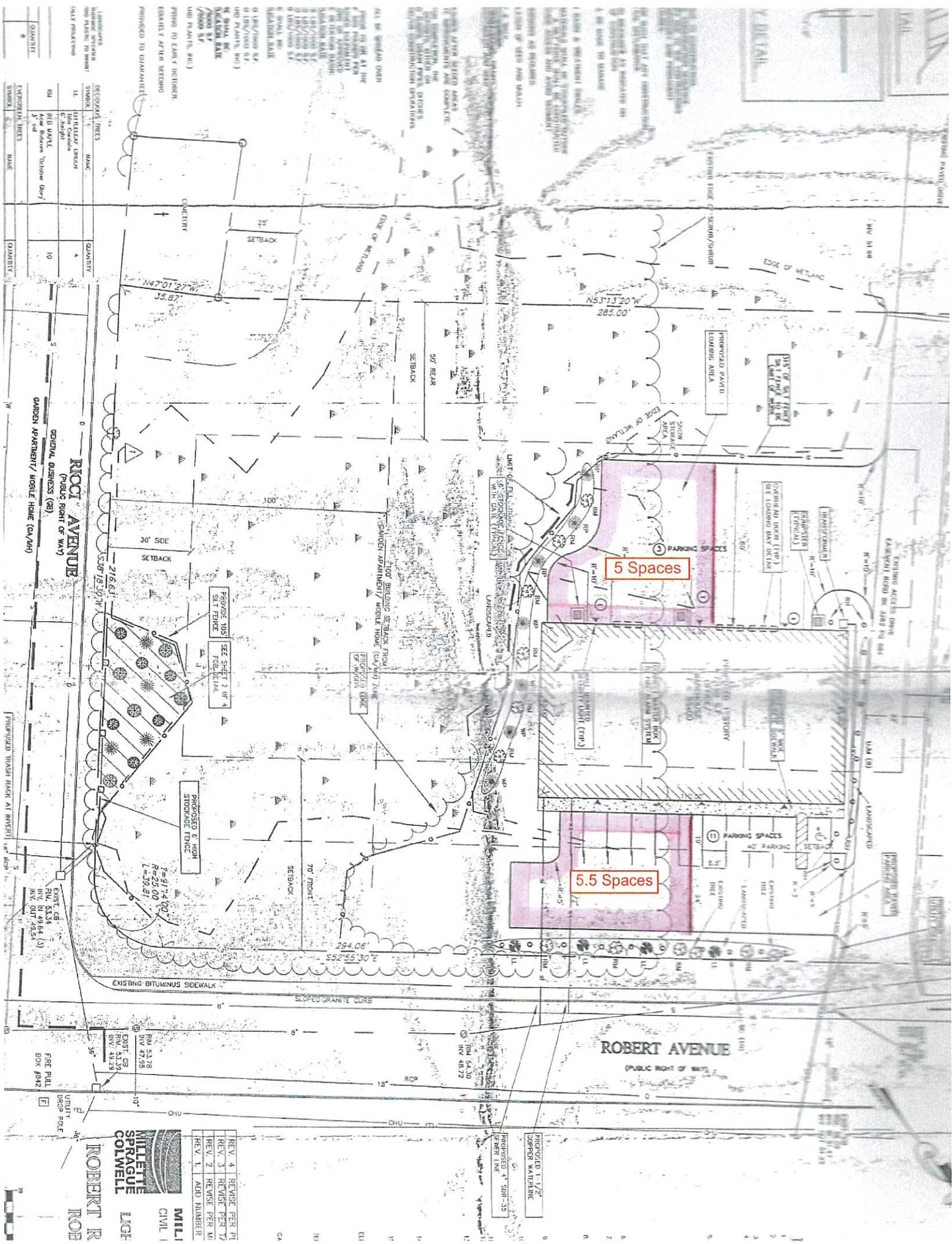
View to 2nd Floor



Proposed 2nd Floor Training Area



2nd Floor Deck



NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	REVISION 1-1/2" OPEN VANDERLINE				
2	REVISION 1-1/2" OPEN VANDERLINE				
3	REVISION 1-1/2" OPEN VANDERLINE				
4	REVISION 1-1/2" OPEN VANDERLINE				
5	REVISION 1-1/2" OPEN VANDERLINE				
6	REVISION 1-1/2" OPEN VANDERLINE				
7	REVISION 1-1/2" OPEN VANDERLINE				
8	REVISION 1-1/2" OPEN VANDERLINE				
9	REVISION 1-1/2" OPEN VANDERLINE				
10	REVISION 1-1/2" OPEN VANDERLINE				
11	REVISION 1-1/2" OPEN VANDERLINE				
12	REVISION 1-1/2" OPEN VANDERLINE				
13	REVISION 1-1/2" OPEN VANDERLINE				
14	REVISION 1-1/2" OPEN VANDERLINE				
15	REVISION 1-1/2" OPEN VANDERLINE				
16	REVISION 1-1/2" OPEN VANDERLINE				
17	REVISION 1-1/2" OPEN VANDERLINE				
18	REVISION 1-1/2" OPEN VANDERLINE				
19	REVISION 1-1/2" OPEN VANDERLINE				
20	REVISION 1-1/2" OPEN VANDERLINE				
21	REVISION 1-1/2" OPEN VANDERLINE				
22	REVISION 1-1/2" OPEN VANDERLINE				
23	REVISION 1-1/2" OPEN VANDERLINE				
24	REVISION 1-1/2" OPEN VANDERLINE				
25	REVISION 1-1/2" OPEN VANDERLINE				
26	REVISION 1-1/2" OPEN VANDERLINE				
27	REVISION 1-1/2" OPEN VANDERLINE				
28	REVISION 1-1/2" OPEN VANDERLINE				
29	REVISION 1-1/2" OPEN VANDERLINE				
30	REVISION 1-1/2" OPEN VANDERLINE				
31	REVISION 1-1/2" OPEN VANDERLINE				
32	REVISION 1-1/2" OPEN VANDERLINE				
33	REVISION 1-1/2" OPEN VANDERLINE				
34	REVISION 1-1/2" OPEN VANDERLINE				
35	REVISION 1-1/2" OPEN VANDERLINE				
36	REVISION 1-1/2" OPEN VANDERLINE				
37	REVISION 1-1/2" OPEN VANDERLINE				
38	REVISION 1-1/2" OPEN VANDERLINE				
39	REVISION 1-1/2" OPEN VANDERLINE				
40	REVISION 1-1/2" OPEN VANDERLINE				
41	REVISION 1-1/2" OPEN VANDERLINE				
42	REVISION 1-1/2" OPEN VANDERLINE				
43	REVISION 1-1/2" OPEN VANDERLINE				
44	REVISION 1-1/2" OPEN VANDERLINE				
45	REVISION 1-1/2" OPEN VANDERLINE				
46	REVISION 1-1/2" OPEN VANDERLINE				
47	REVISION 1-1/2" OPEN VANDERLINE				
48	REVISION 1-1/2" OPEN VANDERLINE				
49	REVISION 1-1/2" OPEN VANDERLINE				
50	REVISION 1-1/2" OPEN VANDERLINE				

ROBERT R
MILLETTE
SPRAGUE
COLWELL
LLC
LLP
CIVIL
1000

REV. 4 REWSE PER PI
 REV. 3 REWSE PER T
 REV. 2 REWSE PER M
 REV. 1 ADD NUMBER

PROPOSED 4" 50#-33
 REBAR LINE
 PROPOSED 1-1/2"
 OPEN VANDERLINE

EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51

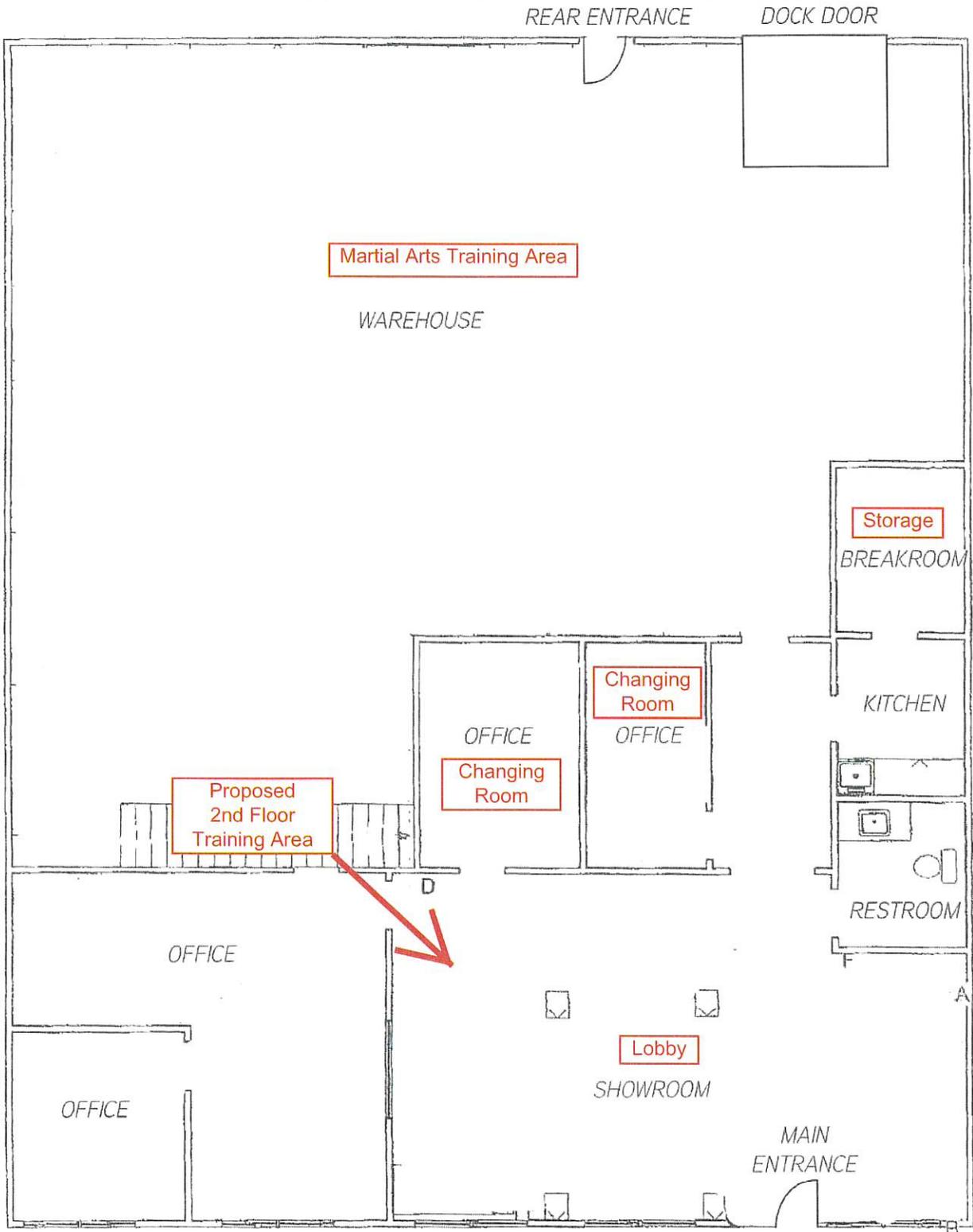
EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51

EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51

EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51

EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51

EXIST. 09
 R.W. 53.35
 N.V. 49.64
 N.V. 50.71
 N.V. 50.51



*NOT TO SCALE