

ONE COMMERCIAL



January 27, 2021

Dexter Legg
Chairman
Planning Board
City of Portsmouth
1 Junkins Ave
Portsmouth NH 03801

Dear Chairman Legg,

I am writing on behalf of On Site Family Martial Arts Center to request a Conditional Use Permit to allow 10.5 parking spaces where 17 are required. The zoning ordinance categorizes a Martial Arts Center the same as a gym as it relates to parking; in reality the parking requirements for On Site Family Martial Arts Center is much less intense. On Site Family Martial Arts Center has occupied similar-sized space at 117 Gosling Road, Newington NH for approximately 15 years, their parking requirement has remained consistent throughout that term at about 5 spaces. Martial Arts classes are held by appointment and many participants arrive in the same vehicle (families) or are dropped off at the facility. In summary:

The number of parking spaces that will be regularly needed by the applicant is 5. This has been demonstrated by the applicant's parking use in similar sized space for approximately 15 years. The applicant's business needs will not change or expand with a move to the space at 6A Robert Ave.

On Site Family Martial Arts Center caters, by appointment, to children and families that generally arrive in groups of 2 to 5 people in one vehicle or are dropped off at the facility. In addition, On Site Family Martial Arts Center hours of peak usage are generally after 5:00pm and on weekends which are times when the other tenant in the building is generally closed.

The applicant will not be using the rear loading/drive-in door which will allow 5 parking spaces in the rear of the building in addition to the 5.5 spaces available in the front parking area. By utilizing the property in this manner the applicant will create 3 new parking spaces.

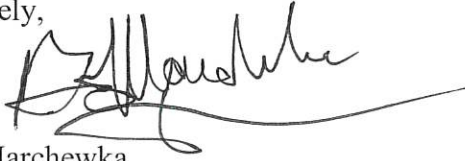
Dover Office
50 Pointe Place, Suite 23
Dover NH 03824
(603) 373-8725

www.brickandbarngroup.com

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

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 Brewery 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

EXISTING SITE PLAN 6 ROBERT AVE

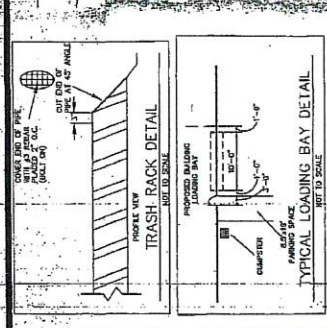
LOCATION PLAN

NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTSMOUTH AND THE STATE OF NEW HAMPSHIRE.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
3. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.
9. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

MILLETTE SPRAGUE & COLWELL, INC.
 CIVIL ENGINEERS
 LIGHTING & LANDSCAPING PLAN
 FOR
ROBERT RICCI SR. & DONALD HAYES
ROBERT & RICCI AVENUES
 COUNTY OF ROCKINGHAM
 PORTSMOUTH, NH

DATE: 07/20/00
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]



CONSTRUCTION SEQUENCE

1. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF PORTSMOUTH AND THE STATE OF NEW HAMPSHIRE.

2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

9. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

SEEDING SCHEDULE

1. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.

2. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

5. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

7. ALL UTILITIES SHALL BE PROTECTED AND MARKED PRIOR TO CONSTRUCTION.

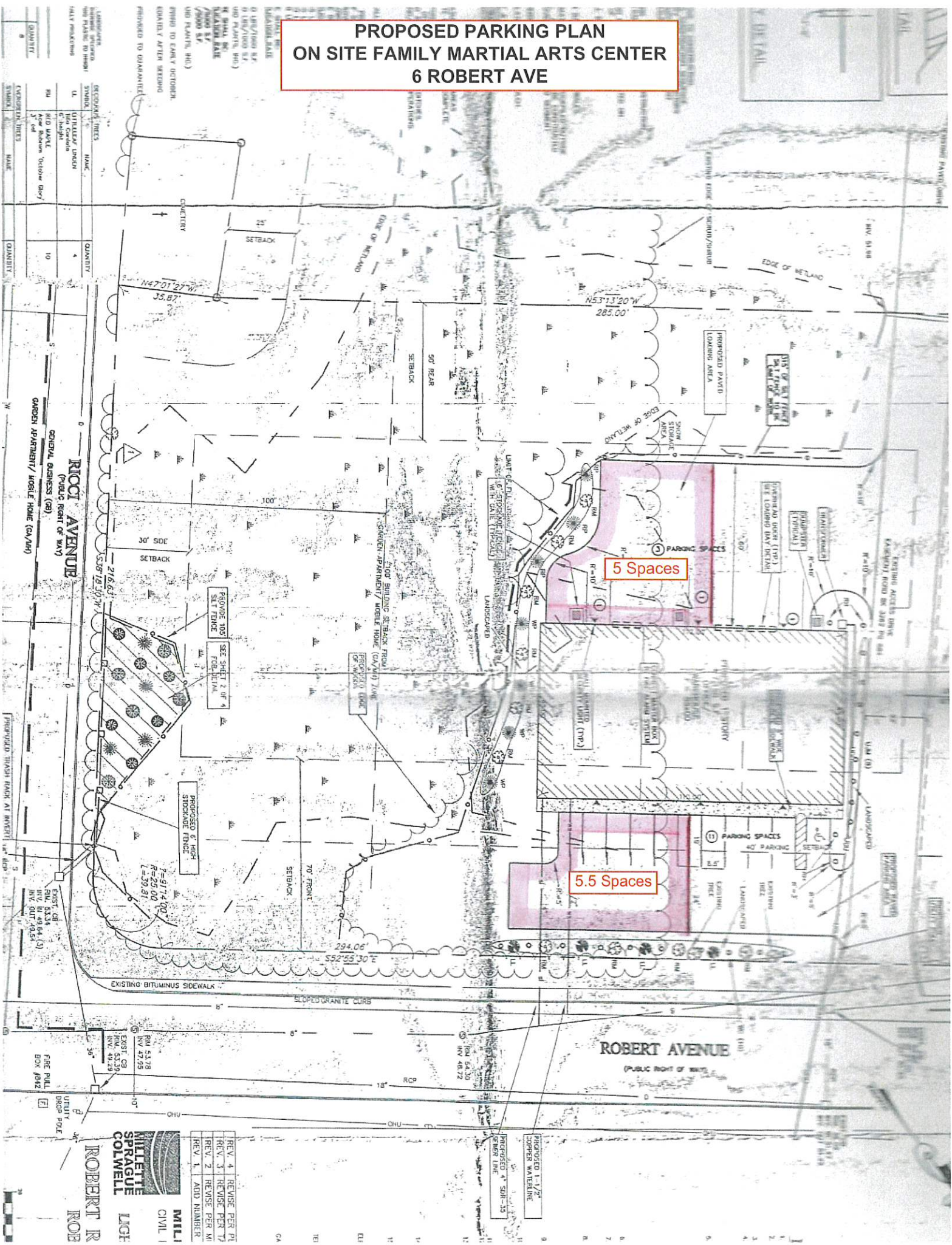
8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES THROUGHOUT THE PROJECT.

9. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	SEEDING	10,000	SQ. YD.	0.15	1,500.00
2	LANDSCAPING	500	SQ. YD.	3.00	1,500.00
3	CONCRETE DRIVE	100	SQ. YD.	15.00	1,500.00
4	LANDSCAPING	100	SQ. YD.	3.00	300.00
5	CONCRETE DRIVE	50	SQ. YD.	15.00	750.00
6	LANDSCAPING	50	SQ. YD.	3.00	150.00
7	CONCRETE DRIVE	25	SQ. YD.	15.00	375.00
8	LANDSCAPING	25	SQ. YD.	3.00	75.00
9	CONCRETE DRIVE	12.5	SQ. YD.	15.00	187.50
10	LANDSCAPING	12.5	SQ. YD.	3.00	37.50
11	CONCRETE DRIVE	6.25	SQ. YD.	15.00	93.75
12	LANDSCAPING	6.25	SQ. YD.	3.00	18.75
13	CONCRETE DRIVE	3.125	SQ. YD.	15.00	46.875
14	LANDSCAPING	3.125	SQ. YD.	3.00	9.375
15	CONCRETE DRIVE	1.5625	SQ. YD.	15.00	23.4375
16	LANDSCAPING	1.5625	SQ. YD.	3.00	4.6875
17	CONCRETE DRIVE	0.78125	SQ. YD.	15.00	11.71875
18	LANDSCAPING	0.78125	SQ. YD.	3.00	2.34375
19	CONCRETE DRIVE	0.390625	SQ. YD.	15.00	5.859375
20	LANDSCAPING	0.390625	SQ. YD.	3.00	1.171875

PROPOSED PARKING PLAN ON SITE FAMILY MARTIAL ARTS CENTER 6 ROBERT AVE



LANDMARKS AND PLANTS TO BE PRESERVED	QUANTITY	REPLACEMENT SPECIES	QUANTITY
OLD MAPLE C. 10' HIGHER	10	OLD MAPLE C. 10' HIGHER	10

LANDMARKS AND PLANTS TO BE PRESERVED	QUANTITY	REPLACEMENT SPECIES	QUANTITY
OLD MAPLE C. 10' HIGHER	10	OLD MAPLE C. 10' HIGHER	10

PROPOSED TO COMPENSATE
FOR LOSS OF PLANTS, TREES,
AND PLANTS, (B&S)
PRIOR TO EARLY OCTOBER,
IMMEDIATELY AFTER SIGNING
CONTRACT TO CONSTRUCT

LANDMARKS AND PLANTS TO BE PRESERVED	QUANTITY	REPLACEMENT SPECIES	QUANTITY
OLD MAPLE C. 10' HIGHER	10	OLD MAPLE C. 10' HIGHER	10

LANDMARKS AND PLANTS TO BE PRESERVED	QUANTITY	REPLACEMENT SPECIES	QUANTITY
OLD MAPLE C. 10' HIGHER	10	OLD MAPLE C. 10' HIGHER	10

LANDMARKS AND PLANTS TO BE PRESERVED	QUANTITY	REPLACEMENT SPECIES	QUANTITY
OLD MAPLE C. 10' HIGHER	10	OLD MAPLE C. 10' HIGHER	10

REV.	DATE	DESCRIPTION
REV. 4	REVISE PER PL	
REV. 3	REVISE PER T2	
REV. 2	REVISE PER M	
REV. 1	ADD NUMBER	

MILITE
CIVIL I

SPRAGUE
LICH

COLWELL

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

ROBERT R

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



View from Robert Ave



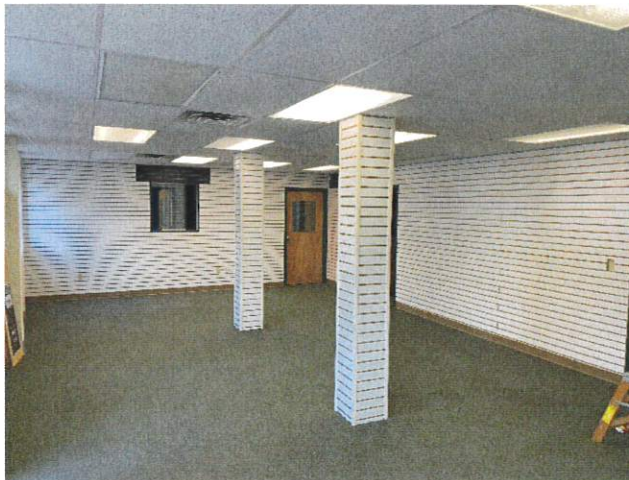
Entry to Unit 6A



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