

Land use Application LU-19-208 – Andrew Richard

Overview

I am proposing to switch use at 2800 Lafayette Rd Unit 18 from Papa Gino's restaurant to an F45 Training studio. Papa Gino's went bankrupt and closed about a year ago. I signed a lease on September 15, 2019 after purchasing the F45 Training franchise. My target grand opening date is 1/1/2020.

F45 is the world's fastest growing fitness brand. The F45 franchise model was born in Australia in 2013 and has exploded across the globe, with over 1,750 studios opened or in development across 45+ countries (with 570+ active or planning to open in the U.S. alone). F45 boast a global membership of over 500,000 members and growing. What makes F45 unique is it merges 3 separate leading-edge fitness training styles into one 45-minute functional training class and incorporates technology to increase efficiency and drive results.

Variance support

- Unit #18 is zoned under a special exception and fitness use is permitted up to 2,000 square feet. The total square footage of the space is 2,995. Roughly 1,800 square feet of the space will be dedicate to high intensity interval training while the remainder will function as reception, storage and bathroom space.
- Based upon this usage there will be no hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials
- The business will draw additional and diverse consumers to the shopping plaza. There will be approximately 5-7 scheduled fitness classes per days beginning at 6 am and concluding by 7 pm. There will be no detriment to the property values in the vicinity or change of essential characterisitcs of any area including residential neighborhoods or business and industrial districts on account of the location or scale of the buildings and other structures, parking areas, accessways, odor, smoke, gas, dust or other pollutant, noise, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.
- The studio will not create a traffic safety hazard or substantial increase in the level of traffic congestion in the vicinity
- There will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.
- There will be no significant increase of stormwater runoff into adjacent property or streets.

RECEIVED

SEP 25 2019

BY: 8140



Location of unit 18

There are 16 parking spaces on the east side of the property between my unit and Lafayette Rd. In addition, there are 5 spaces on the north side directly adjacent to the other entryway to the unit.

RECEIVED

SEP 25 2019

BY: _____

Images #1 and #2 showing Lafayette Rd side parking



RECEIVED

SEP 25 2019

BY: _____

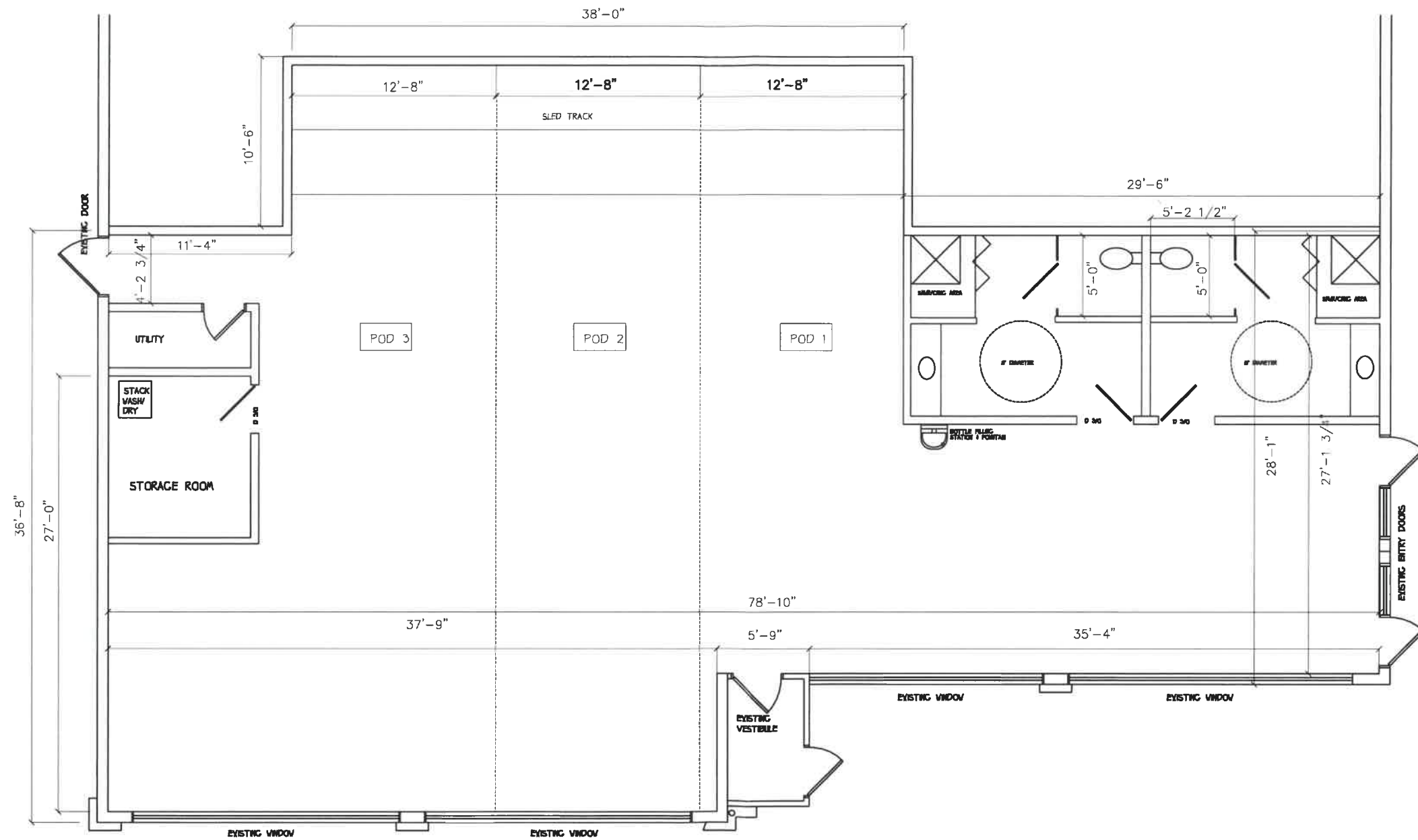
Image #3 and #4 showing north side entrance adjacent and extra parking



RECEIVED

SEP 25 2019

BY: _____



FLOOR PLAN UNIT 18

SCALE: 3/16" = 1'-0"

RECEIVED

SEP 25 2019

BY: _____

L. JONES AND DESIGNS STUDIO
 KATHIE RICHARD
 29 WILDWOOD DR
 FREMONT, NH 03044

EFF CORPORATION DBA/FHS TRAINING
 2800 LAFAYETTE ROAD UNIT 18
 PORTSMOUTH, NH 03801

SHEET

1