

Planning Board: Conditional Use Permit

Parking Conditional Use Permit

November 22, 2021

10.1112.143

295 Maplewood Ave Unit 1 Portsmouth, NH 03801
Port City Barbers Barbershop (PCB)

Patrick P Lavoie
Lauren Grady

Hand Delivered

Stefanie Casella, Portsmouth Planning Department
One Junkins Ave
Portsmouth, New Hampshire 03801

Re: 295 Maplewood Ave Unit 1
Portsmouth, NH 03801
Port City Barbers Barbershop, LLC

Dear Planning Board,

As owner of 295 Maplewood Ave Unit 1 and Port City Barbers Barbershop we are pleased to submit this application in the hopes that the TAC may grant a conditional use permit if the committee finds that off-street parking spaces are not required and the permit will be adequate and appropriate for the proposed use of the property.

Port City Barbers Barbershop (PCB) is a sole proprietor business (1 employee: Patrick Lavoie) and has been in business for 10.5 years, last operating 2.5 years on Pleasant Street in Portsmouth NH and before that, 621 Islington St in Portsmouth NH for 8 years. It has been a great honor serving the community of Portsmouth and surrounding seacoast towns. My partner, Lauren Grady, and I closed on the 295 Maplewood Ave Unit 1 property at the beginning of November. PCB is operated by appointment only (online booking website) and appointments are booked in one hour increments, therefore there is no additional walk-ins that could increase traffic/parking surrounding the shop. I developed my appointment model in one hour increments to keep my clients and community safe during COVID and will continue with this model indefinitely. There is no overlap with clients, as haircuts generally take 30-40 minutes, my client exits and then I have adequate time to clean the space before the next client arrives. This model allows one parking space per hour, without the need for additional spaces. Jackson Hill Rd offers many public parking spaces, as well as the public boat launch parking at the end of the road. There is also public parking along Northwest Street, where Jackson House Museum resides, open to the public. Surrounding roads with deeded public spaces include the fork at Kane and Dennett Street and metered lot "Maplewood Ave, Raynes Ave, Vaughn Street Zone B" (please see below for all attached photographs). As I mentioned above, I serve the Portsmouth and surrounding seacoast community therefore I have many clients that walk or bike to their appointments, which eliminates the need for parking completely. The approval of this permit is extremely important to continue serving the community and operating the business that means everything to me, and my family. I appreciate your time and efforts in allowing a conditional use permit.

Property/Parking Analysis

295 Maplewood Ave Unit 1 is a commercial space within a mixed use condominium. The commercial space was previously used as an Insurance Company and functioned without on-site parking. The condominium has two residential units and the one commercial space. The requirements for the property state: spaces (6), requested spaces (0). The actual parking demand of a business supporting 1 employee (Patrick Lavoie) and customer traffic (appointment only booked one client per hour) is greater than the demand for residential use close to various municipal and private parking facilities is appropriate, even if no further on-site parking is available.

CUP Requirements

10.1112.14 The Planning Board may grant a conditional use permit to allow a building or use to provide less than the minimum number of off-street parking spaces required by Section 10.1112.30, Section 10.1112.61 or Section 10.1115.20, as applicable, or to exceed the maximum number of off-street parking spaces allowed by Section 10.1112.51.

10.1112.141 An application for a conditional use permit under this section shall include a parking demand analysis, which shall be reviewed by the City's Technical Advisory Committee prior to submission to the Planning Board, demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use.

10.1112.142 An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/microtransit services or bikeshare station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a separate lot subject to the requirements of 10.1112.62.

10.1112.143 The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis.

10.1112.144 At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant, or may allow fewer spaces than the maximum number requested by the applicant.



8:17



PARK PORTSMOUTH



LOCATIONS MAP & PRICING

 Free Parking Location  Lot with parking fee





