



HAND DELIVERED

Peter Stith, Planner
Mary Koepenick, Administrative Clerk
Portsmouth Zoning Board of Adjustment
1 Junkins Avenue
Portsmouth, NH 03801

Re: Zoning Relief – Special Exception
Alexander Nancy N Revoc Trust, Owner
Rumble Tumble, LLC, Applicant
620 Peverly Hill Rd

Dear Mr. Stith, Ms. Koepenick & Zoning Board Members:

Enclosed please find the following in support of our requested zoning relief – Special Exception:

- Building Permit (will complete online)
- Zoning Board of Adjustment Application
- Board of Adjustment Application Checklist
- Memorandum and Exhibits in Support of Zoning Relief (original and eleven (11) copies).

We look forward to presenting this application to the Zoning Board of Adjustment at its January 15th, 2019 meeting.

Very truly yours,

A handwritten signature in black ink, appearing to read "Amber Wyman".

Amber Wyman



Owner's Authorization

The undersigned, Alexander Nancy H Revoc Trust, and Alexander Nancy H Trustee, owners of the property located at 620 Peverly Hill Road, Portsmouth, NH (the "Property"), hereby authorize Rumble Tumble and John Wyman to file documents and appear before Commission in all matters relating to applications related to use of 4,200 s/f at 620 Peverly Hill Road.

Alexander Nancy H Trustee

_____ Date 12/26/2018





MEMORANDUM

TO: Portsmouth Zoning Board of Adjustment ("ZBA")
FROM: John Wyman, Rumble Tumble, LLC
DATE: December 26, 2018
RE: 620 Peverly Hill Road

Dear Chariman Rheaume and Zoning Board Members:

We are pleased to submit this memorandum and attached exhibits in support of Zoning Relief through Special Exception of the existing commercial structure to be considered by the ZBA at its January 17, 2019 meeting.

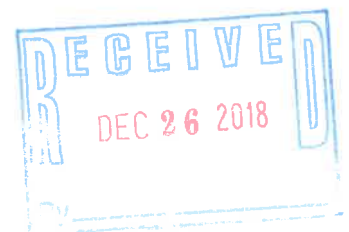
- I. Exhibits
 - a. Site Photographs
 - i. Aerial view – Site plan
 - ii. Building
 - iii. Interior View
 - b. Space Floorplan

II. Property/Project

620 Peverly Hill Road is an existing 19,700 s/f commercial building located in an Industrial District. Current tenant use includes a Martial Arts studio, professional offices and Retail. Rumble Tumble is a children's gym that has operated in Portsmouth since 2005. Rumble Tumble plans to lease 4,200 s/f of space in the existing 19,700 s/f building to operate as a children's gym.

III. Relief Required

Special Exception – Section 10.440, Use # 4.42 – Health club, yoga studio, martial arts school, or similar use more than 2,000 sq. ft.

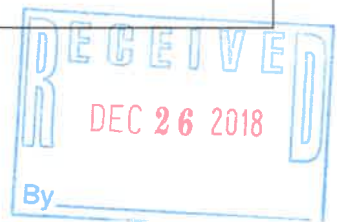




IV. Special Exception Requirements

For the Board to consider and grant the Special Exception, the following standards must be met.

Standard	Response
10.232.21 – Standards as provided by this Ordinance for the particular use permitted by special exception	Section 10.440, Use # 4.42 is permitted in an Industrial zone by Special Exception
10.232.22 – No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials	Rumble Tumble use of the existing enclosed space in the capacity of a health club poses no fire, explosion or toxic material release hazards to the public or adjacent property.
10.232.23 – No detriment to property values in the vicinity or change in the essential characteristics of any area.	Rumble Tumble use of the existing interior space will not change the appearance of the physical building and is similar to other current uses within the building. The building is set in an industrial area close to retail district with a variety of uses in surrounding properties. As a result, using the interior space as a health club will not pose a detriment to property values in the vicinity or change the essential characteristics of the area due to parking, smoke, other pollutants or unsightly outdoor storage.
10.232.24 – No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity	Rumble Tumble is open throughout the day with traffic from patrons spread throughout the day so that there will be no significant increase in traffic or creation of a traffic hazard.
10.232.25 – No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools	Rumble Tumble with functions appropriate to a health club in the existing building will not create an excessive demand on municipal services.
10.232.26 – No significant increase of storm water runoff onto adjacent property or streets	With no change in the footprint of the existing structure or increase in paved area, there will be no significant increase in storm water runoff onto adjacent property or streets.





V. Conclusion

For all the reasons stated, Rumble Tumble respectfully requests that the Portsmouth Zoning Board of Adjustments grant the Special Exception request.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Amber Wyman", is written over a horizontal line.

By: Amber Wyman
Rumble Tumble, LLC



Arial Photo – Site Plan



RECEIVED
DEC 26 2018
By _____

Building Photo



RECEIVED
DEC 26 2018
By _____

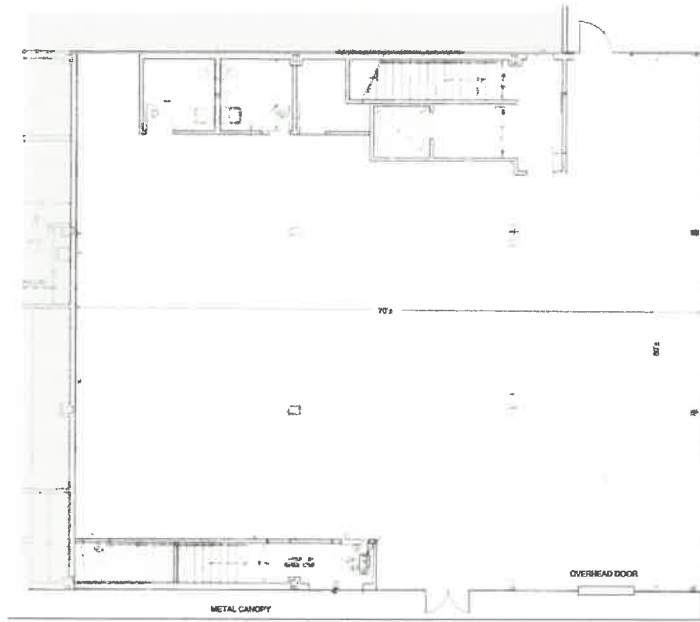
Interior Photos



RECEIVED
DEC 26 2018



620 Peverly Hill Road
Portsmouth NH



Floor Plan

FLOOR PLAN IS NOT TO SCALE.
IT IS A REPRESENTATION OF THE SPACE.

4,200± SF
Ground level Flex Space



116 South River Road
Bedford NH 03110
+1 603 668 7000
nainorwoodgroup.com

28 Deer Street Suite 301
Portsmouth NH 03801
+1 603 431 3001
nainorwoodgroup.com

