

To Whom it may Concern,

I, Haley Smith, doing business as High Definition Fitness, LLC, am writing to the zoning board of Portsmouth, New Hampshire to request a special exception to open a yoga studio in the Industrial zone located at 620 Peverly Hill Road Unit 2D, Portsmouth, NH 03801.

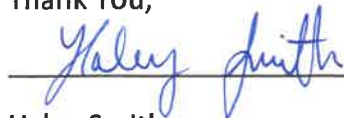
My vision is to provide the city of Portsmouth, NH and the surrounding towns a yoga studio that offers affordable, modern, fitness based styled yoga classes. With this, I guarantee the following:

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 adjuacent property on account of potential fire, explosion or release of toxic materials	Higher Definition's proposed use of the existing enclosed space as a yoga studio poses no fire, explosion or toxic material release hazards to the public or adjacent property because that is not in the nature of such business
10.232.23 - No detriment to property values in the vicinity or change in the essential characteristics of any area	Higher Definition's proposed use of the exisiting enclosed interior space will not change the appearance of the physical, exterior building. Also, the building currently has a tenant with a similar fitness use as a martial arts dojo (Aikido). The surrounding area of the building has various retail locatlons, so a yoga studio will fit well within the surrounding area. As a result, using the interior space as a yoga studio will not pose a detriment to property values in the vicinity or change the essential characteristics of the area due to parking, smoke, other pullutants 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	With 60 parking spaces available at the site, there is sufficient parking for the current tenants as well as Higher Definition clients. Also, the hours of business of the current tenants at 620 Peverly Hill road and Higher Definition will have very little overlap. Therefore, there will be no traffic safety hazards or substantial increases in the level of traffic congestion in the vicinity.
10.232.25 - No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools	Higher Definition will function similar to the martial arts dojo currently existing in the building and will not create an excessive demand on municipal services.
10.232.26 - No significant increase of storm water runoff onto adjacent property or streets	Higher Definition will not increase storm water runoff because it will not be changing the overall footprint of the existing exterior structure.

I would like to add that Rumble Tumble, a kids' play gym requested and was approved for a special exception in unit 2A. However, they made the decision to stay in their current location, leaving unit 2A still vacant at this time.

I sincerely appreciate your time taken to review my application and look forward to presenting my case to the board on June 18<sup>th</sup>, 2019.

Thank You,



Haley Smith

DBA High Definition Fitness, LLC



Aerial Photo – Site Plan





# Office Space for Lease



## 620 Peverly Hill Road, Unit 2E Portsmouth, NH

1,800 second floor office space with elevator. Quality space with open floor plan, high ceilings, and plenty of parking. Attractive rate for Portsmouth office space with quick access to Rt 1, Rt 33, and I 95.

**Lease Rate: \$9.50 PSF NNN**

**Brian O'Brien, RPA**

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The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.



620 Peverly Hill Rd  
Portsmouth NH



[Click here for more information.](#)

### Property Features

- 1,800± SF Available
- Building Size: 19,700± SF
- Year Built: 2000
- Forced Hot Air Gas Heat
- Municipal Water and Sewer
- Fluorescent Lighting
- 12' Ceiling height
- Steel Construction
- 60 Parking Space
- Steel Construction
- Zoning: Industrial
- Allowable uses: Commercial, office
- NNN charges are \$3.90 PSF



**Front room looking into larger room. Front room is proposed to be reception area where students will sign into class, hang their jackets and store their bags/shoes. Not pictured is the entry door to the left. Emergency exit door at the back of the room.**



**View from the back of the larger room to the reception area. This is the room I am proposing to update with hardwood floors and hang mirrors. (where the yoga classes would take place)**

