

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.

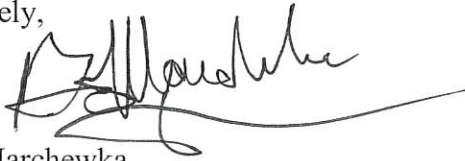
Dover Office
50 Pointe Place, Suite 23
Dover NH 03824
(603) 373-8725

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.

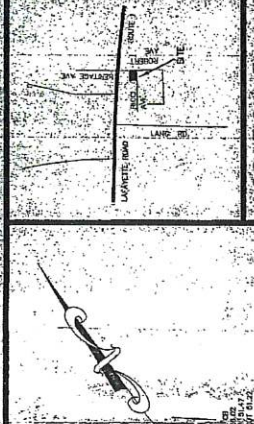
Bob Marchewka
One Commercial Real Estate LLC
Brick and Barn Real Estate Group
155 Brewery Lane, Suite 103
Portsmouth NH 03801
bob@onecommercialrealestate.com

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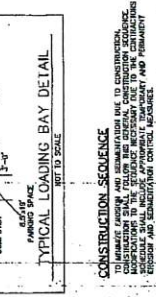
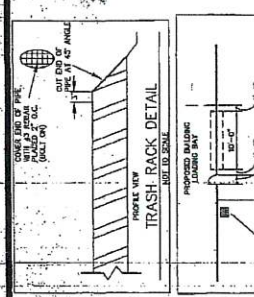
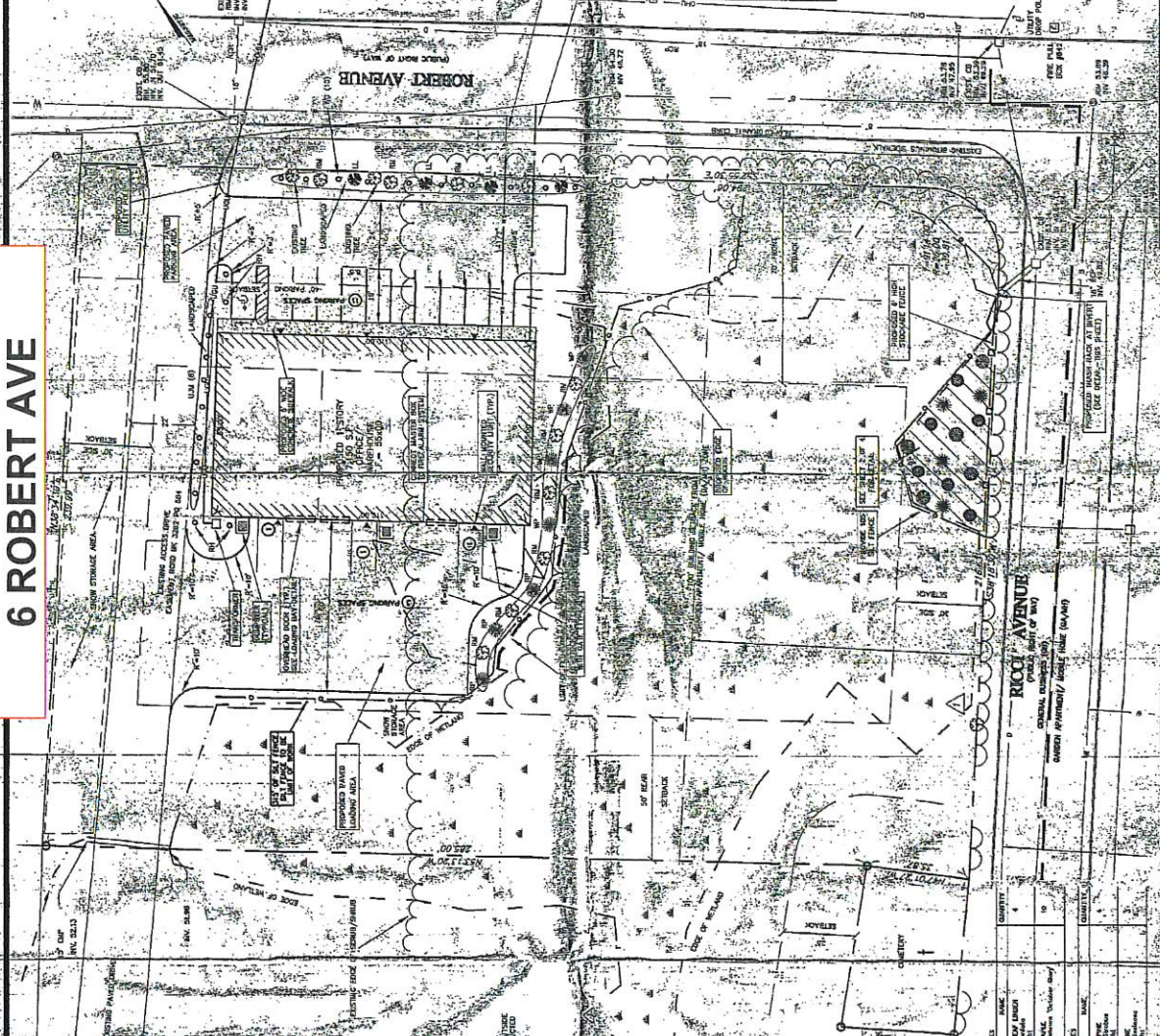
Portsmouth Office
155 Brewery Lane, Suite 103
Portsmouth, NH 03801
(603) 373 8725

EXISTING SITE PLAN 6 ROBERT AVE



NOTES:

1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
2. THE CONTRACTOR SHALL MAINTAIN ALL EXISTING UTILITIES AND SERVICES UNLESS OTHERWISE NOTED.
3. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS THROUGHOUT THE PROJECT.
6. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITY.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING TREES AND LANDSCAPE FEATURES.
8. THE CONTRACTOR SHALL MAINTAIN PROPER DRAINAGE AND EROSION CONTROL MEASURES.
9. THE CONTRACTOR SHALL MAINTAIN PROPER SAFETY MEASURES THROUGHOUT THE PROJECT.
10. THE CONTRACTOR SHALL MAINTAIN PROPER RECORDS OF ALL CONSTRUCTION ACTIVITY.



CONSTRUCTION SEQUENCE

1. DEMOLITION OF EXISTING STRUCTURE AND UTILITIES.
2. GRADING AND EROSION CONTROL MEASURES.
3. FOUNDATION WORK AND CONCRETE SLAB.
4. STEEL FRAMEWORK AND STRUCTURAL MEMBERS.
5. ROOFING AND EXTERIOR WALLS.
6. INTERIOR WALLS AND PARTITIONS.
7. MECHANICAL, ELECTRICAL, AND PLUMBING (MEP) INSTALLATION.
8. FINISH WORK AND LANDSCAPING.
9. FINAL INSPECTION AND APPROVAL.
10. OCCUPANCY AND MAINTENANCE.

SEEDING SCHEDULE

1. SEEDING SHALL BE COMPLETED WITHIN 30 DAYS OF THE START OF CONSTRUCTION.
2. SEEDING SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITIONS OF ALL APPLICABLE CODES AND REGULATIONS.
3. SEEDING SHALL BE PERFORMED BY A LICENSED SEEDING CONTRACTOR.
4. SEEDING SHALL BE PERFORMED AT A RATE OF 2 TONS PER ACRE.
5. THE FREQUENCY OF THE SEEDING SHALL BE AS SPECIFIED BY THE LOCAL AUTHORITY.

NO.	DESCRIPTION	QUANTITY	UNIT
1	SEED (LAWN)	10	TONS
2	SEED (TREES)	5	TONS
3	SEED (BUSHES)	2	TONS
4	SEED (GRASS)	15	TONS

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1	SEED (LAWN)	10	TONS
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3	SEED (BUSHES)	2	TONS
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MILLETTE SPRAGUE & COLWELL, INC.
LAND SURVEYORS

MILLETTE SPRAGUE & COLWELL, INC.
CIVIL ENGINEERS

LIGHTING & LANDSCAPING PLAN
FOR
ROBERT RICCI SR. & DONALD HAYES
ROBERT & RICCI AVENUES
COUNTY OF ROCKINGHAM
PORTSMOUTH, NH

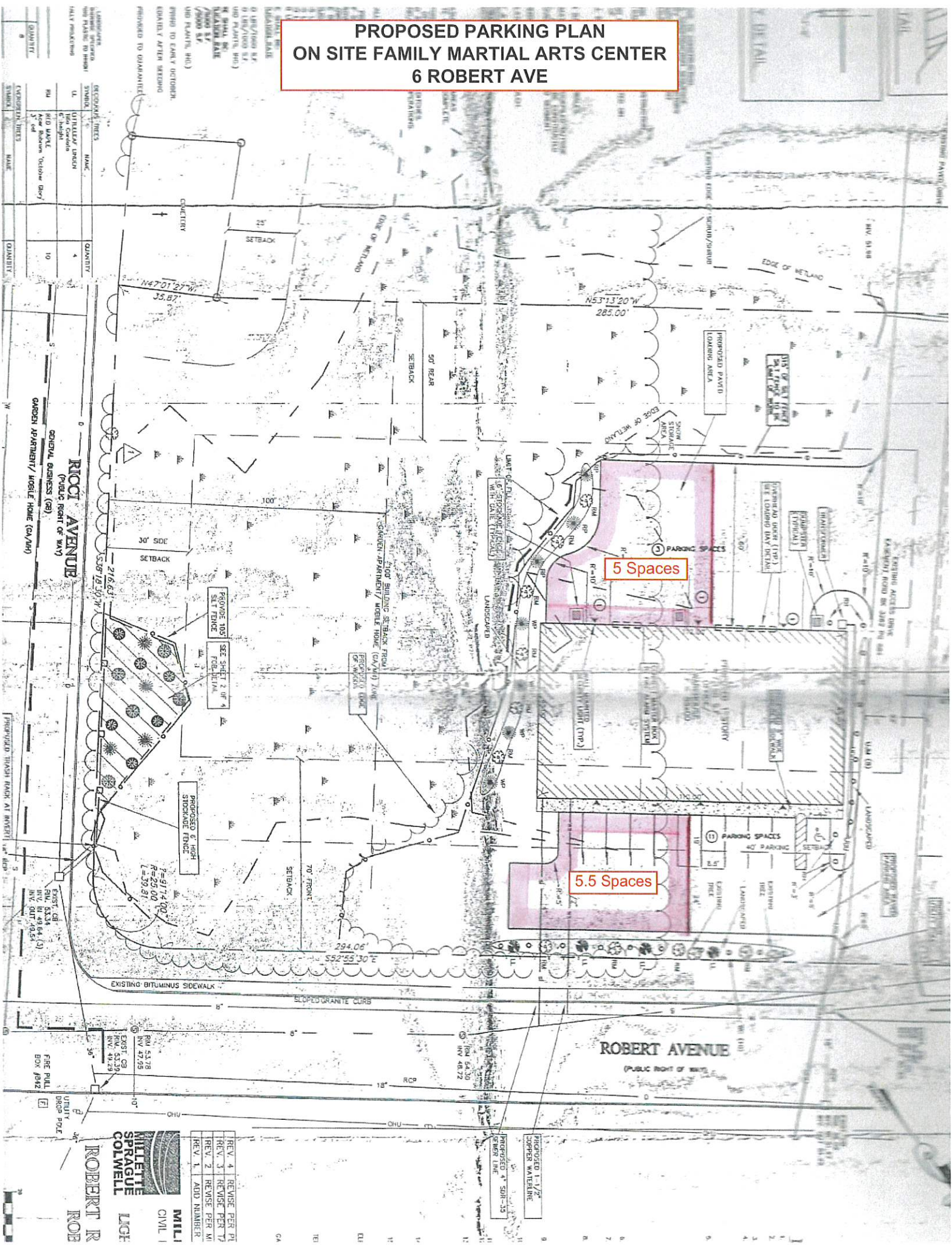
DATE: 01/27/00
REV. 1: 01/27/00
REV. 2: 01/27/00
REV. 3: 01/27/00
REV. 4: 01/27/00

PROJECT NO. 1000-0000-0000

SCALE: 1/4" = 1'-0"

PROJECT LOCATION: 6 ROBERT AVENUE, PORTSMOUTH, NH

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



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

MILLI CIVIL
MILLETTE SPRAGUE COLWELL LGH
ROBERT R

FIRE PULL BOX #342
 UTILITY DROP POLE

EXIST. CB
 RW. 53.3
 INV. 49.64 (3)
 INV. 49.54

EXIST. CB
 RW. 53.3
 INV. 49.64 (3)
 INV. 49.54

EXIST. CB
 RW. 53.3
 INV. 49.64 (3)
 INV. 49.54

EXIST. CB
 RW. 53.3
 INV. 49.64 (3)
 INV. 49.54

NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	PROPOSED PAVED LOADING AREA	1	SQ. YD.	1.00	1.00
2	SNOW STORAGE AREA	1	SQ. YD.	1.00	1.00
3	PROPOSED 6' HIGH STOCKADE FENCE	1	LINEAL FT.	1.00	1.00
4	PROPOSED PAVED PARKING SPACES	10.5	SQ. YD.	1.00	10.50
5	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
6	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
7	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
8	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
9	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
10	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
11	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
12	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
13	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
14	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
15	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
16	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
17	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
18	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
19	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
20	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
21	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
22	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
23	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
24	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
25	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
26	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
27	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
28	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
29	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
30	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
31	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
32	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
33	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
34	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
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36	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
37	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
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39	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
40	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
41	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
42	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
43	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
44	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
45	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
46	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
47	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
48	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
49	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
50	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
51	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
52	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
53	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
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56	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00
57	PROPOSED PAVED DRIVEWAY	1	SQ. YD.	1.00	1.00
58	PROPOSED PAVED DRIVE	1	SQ. YD.	1.00	1.00
59	PROPOSED PAVED SIDEWALK	1	SQ. YD.	1.00	1.00
60	PROPOSED PAVED CURB	1	SQ. YD.	1.00	1.00

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

CLJR L.L.C.

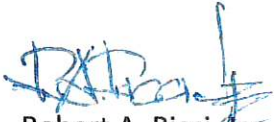
Mr. Robert Marchewka
One Commercial Real Estate
155 Brewery Lane, Suite #103
Portsmouth NH. 03801

January 22, 2021

RE: 6 A Robert Avenue
Portsmouth NH

Bob,

I do hereby grant Robert Marchewka and Harry Charache the right to file as required with the City of Portsmouth NH., the permits necessary for On-Site Family Martial Arts Center to receive approval to occupy this premise.



Robert A. Ricci, Jr.
Manager C.L.J.R., L.L.C.