

**January 14, 2021**

To: The Zoning Board Re: 3S Artspace's Special Exception

3S Artspace is requesting an extension to our special exception for "free to public" outside summer concert series from April 1, 2021 to October 31, 2021 from 6pm - 9pm, this request is due to the ongoing indoor performance constraints caused by COVID-19. We would like the ability to program 40 events within this time frame. The events would be mostly acoustic type music that would be amplified through a portable PA system. We will also include some family programming. 3S Artspace would either sell wine or beer or continue to have Barrio service tables as we did for the 2020 season.

10.232.22 There is no hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

10.232.23 There will be no detriment to property values in the vicinity or change in the essential characteristics of any area including residential neighborhoods or business and industrial districts on account of the location or scale of buildings and other structures, parking areas, accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or unsightly outdoor storage of equipment, vehicles or other materials.

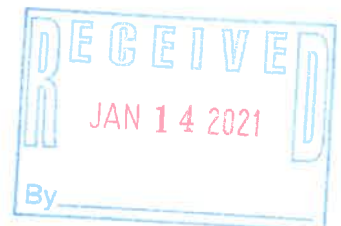
10.232.24 There will be no creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;

10.232.25 There will be no excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools.

10.232.26 There will be no significant increase of stormwater runoff onto adjacent

-The goal of the program is to benefit the community as a whole, to provide a safe entertainment option in this difficult time. We feel like the benefit is equal to both the community and 3S. We are working directly with the AC MArriott as it pertains to logistics, volume etc.

Thank you for your consideration,  
Martin Holbrook  
Director of Operations | 3S Artspace





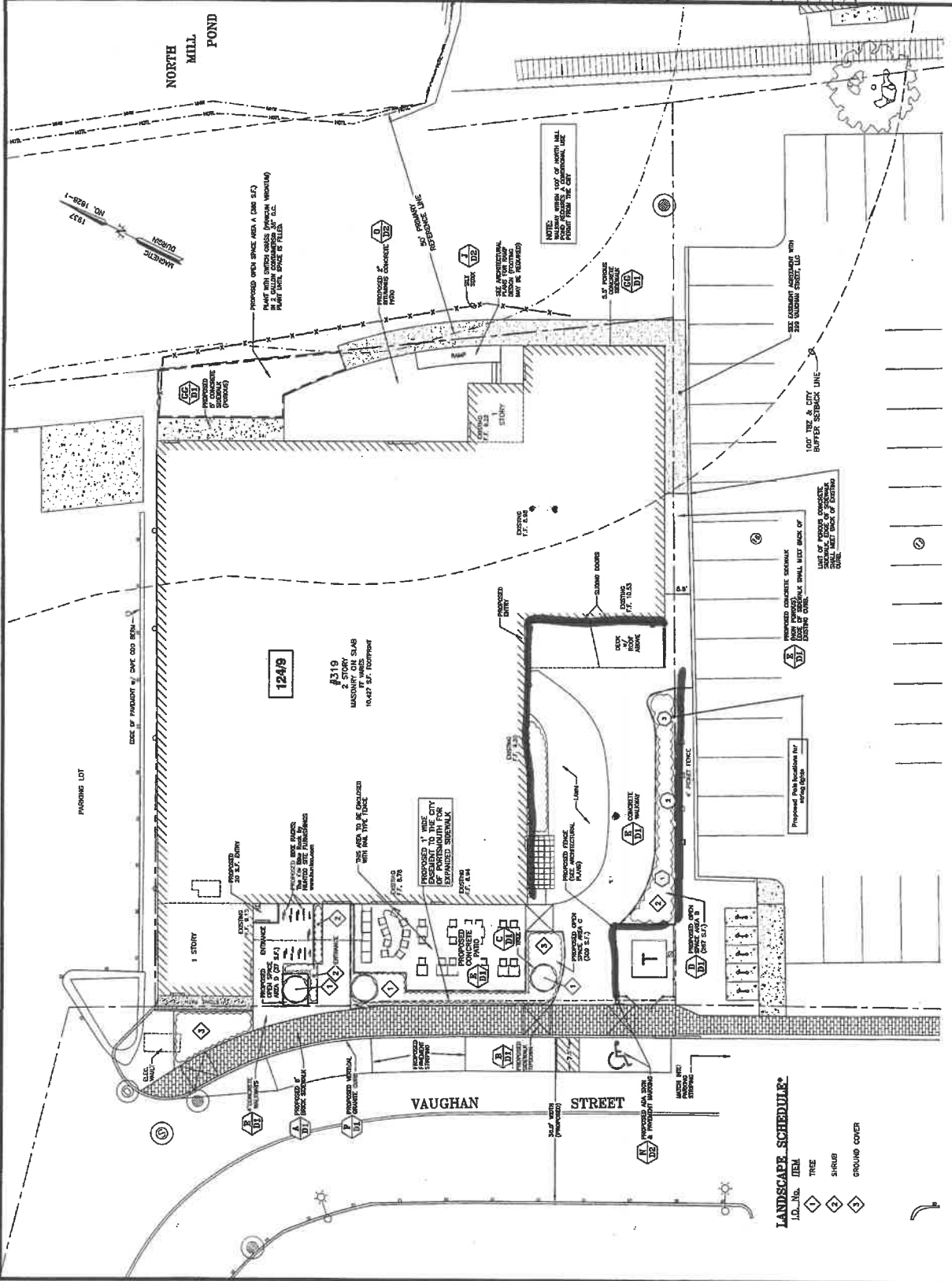
- NOTES:**
- 1) CONTRACTOR SHALL VERIFY THE SAFE AT 1/4"=1'-0" SCALE (1/4"=1'-0" SCALE) AT LEAST 72 HOURS PRIOR TO COMMENCING ANY EXCAVATION ON PUBLIC OR PRIVATE PROPERTY.
  - 2) UNDERGROUND UTILITY LOCATIONS ARE BASED UPON BEST AVAILABLE EVIDENCE AND ARE NOT FIELD VERIFIED. LOCATING AND PROTECTING ANY ABOVEGROUND OR UNDERGROUND UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE PROFESSIONAL ENGINEER. UTILITY CONTRACTORS SHOULD BE NOTIFIED AT LEAST 14 DAYS BEFORE CONSTRUCTION. (REVISED DECEMBER 2000).
  - 3) CONTRACTOR SHALL MAINTAIN AND MAINTAIN EXISTING CONTROL MEASUREMENTS IN ACCORDANCE WITH THE NEW HAMPSHIRE STANDARD MANUAL, VOLUME 3, EDITION AND SEQUENT CONTROL MEASUREMENTS CONSTRUCTION. (REVISED DECEMBER 2000).
  - 4) PARKING CALCULATION:  
 FIRST FLOOR PERFORMANCE, GALLERY, LOBBY: 6175 S.F.  
 FIRST FLOOR (RESTAURANT) 2304 S.F.  
 SECOND FLOOR (ARTIST STUDIO) 1997 S.F.  
 SECOND FLOOR GALLERY 548 S.F.  
 (SECT. 10:1115(23) - 28 SPACES  
 UNDER SECT. 10:1115(20) OF THE PORTSMOUTH ORDINANCE NO. PARKING SPACES ARE REQUIRED.
  - 5) SEE 35 APPROXIMATE 319 VAUGHAN STREET ARCHITECTURAL PLANS BY McHEARY ARCHITECTS, DATED 5/17/13 FOR BUILDING DIMENSIONS.
  - 6) DRIVE SPACE CALCULATIONS:  
 LANDSCAPED AREAS:  
 AREA A: 350 S.F.  
 AREA B: 327 S.F.  
 AREA C: 37 S.F.  
 TOTAL: 693 S.F. (6.24)
  - 7) CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION FROM PROPOSED SIDEWALK TO EXISTING SIDEWALK, DRIVING BEYOND THE LIMITS SHOWN HEREON TO INSURE THAT THERE ARE NO TRIP HAZARDS OR OBSTRUCTIONS. WORK SHALL BE TO THE SATISFACTION OF THE DPM.
  - 8) AS ALLOWED UNDER PORTSMOUTH ORDINANCES, THE PROJECT IS IN THE CMA ZONE. TRASH PICKUP TO BE PROVIDED BY CITY. WASTE MUST CONFORM TO CITY GUIDELINES: NO MORE THAN (9) AS CALLED CONTAINERS PER WEEK (50 LB MAX. PER CONTAINER). RECYCLING IS MANDATORY.

**SITE REDEVELOPMENT.  
 TAX MAP 124 LOT 9  
 319 VAUGHAN STREET  
 PORTSMOUTH, N.H.**

NO.	DESCRIPTION	DATE
1	REDATE EXISTING SIDEWALK REMOVE	5/14/14
2	ISSUED FOR COMMENT	2/20/14
3	REVISIONS	



SCALE: 1" = 10'  
 LAYOUT & LANDSCAPING PLAN  
 FEBRUARY 2014  
 C2



**LANDSCAPE SCHEDULE\***

I.D. No.	ITEM
1	TREE
2	SHRUB
3	GROUND COVER

APPROVED BY THE PORTSMOUTH PLANNING BOARD

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_







