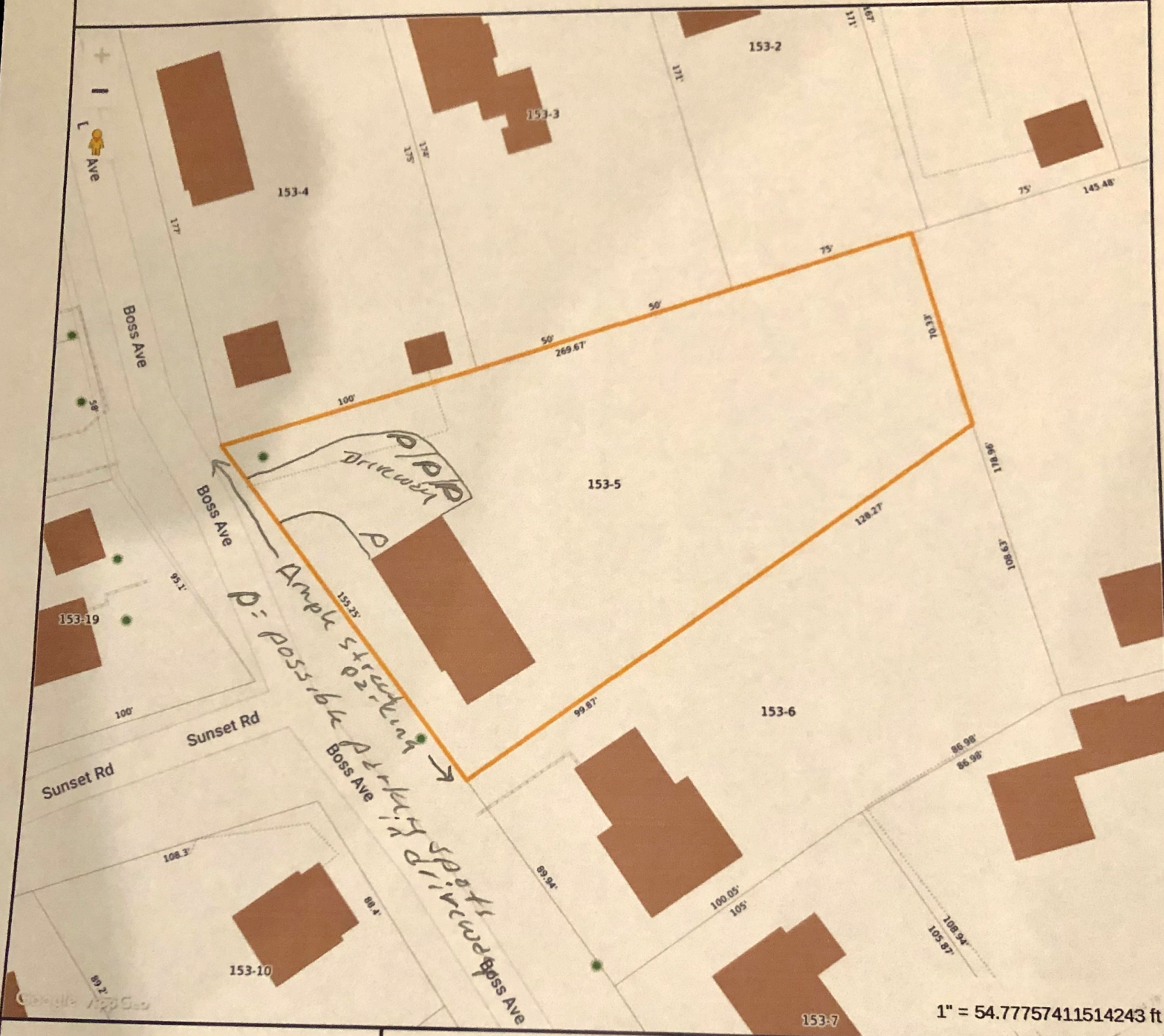


- Business proposal: To offer small scale art classes in my existing home art studio to adults and children from the community. My studio can accommodate a total of 8 people – however, I expect many classes will be 4-6 people on average so I can provide individualized attention. I propose offering these classes between the hours of ~11am-5pm M-F. In addition, to best accommodate working adults, I would like to propose offering classes 1-2 evenings a week (~6-9pm) and 1 day on the weekend (~11am-1pm).
- The variance will not be contrary to public interest
  - Portsmouth has a deep-rooted culture in the arts. Part of the mission of Portsmouth 400 is to ***Engage and promote local artists, historians, and diverse communities***. In checking with other local artists and art centers, I believe my areas of focus will be complimentary to other nearby offerings – and vice versa. My art studio does not alter the essential character of the neighborhood or threaten the health, safety, or general welfare of the public. I believe my art studio will allow members of the community to express and explore artistic interests and be favorable to the public interest.
- The spirit of the ordinance will be observed
  - Yes, the spirit of the ordinance will be observed. The welfare of the community will be enhanced by providing exciting and complimentary art offerings.
- Substantial justice will be done
  - Yes, substantial justice will be done. I believe there will be substantial benefit to the community by taking art classes with Oliveteal Arts. I have received tremendous, positive feedback from teens and adults who have taken my classes through various local non-profit organizations. I am committed to fostering an inclusive, relaxing, patient & encouraging environment for my students.
- The values of surrounding properties will not be diminished
  - My studio is already fully constructed, furnished and is completely contained within our home. Portsmouth has a strong arts culture and numerous local art studios. There will be no diminished value of surrounding properties.
- Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship
  - Yes, there would be unnecessary hardship to me. If variance is not approved, it will significantly impede my ability to earn a living and run a small business. There will also be a missed opportunity for the community to explore unique artistic interests.



# 32 Boss Ave Zoning Map



## MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022  
Data updated 3/9/2022

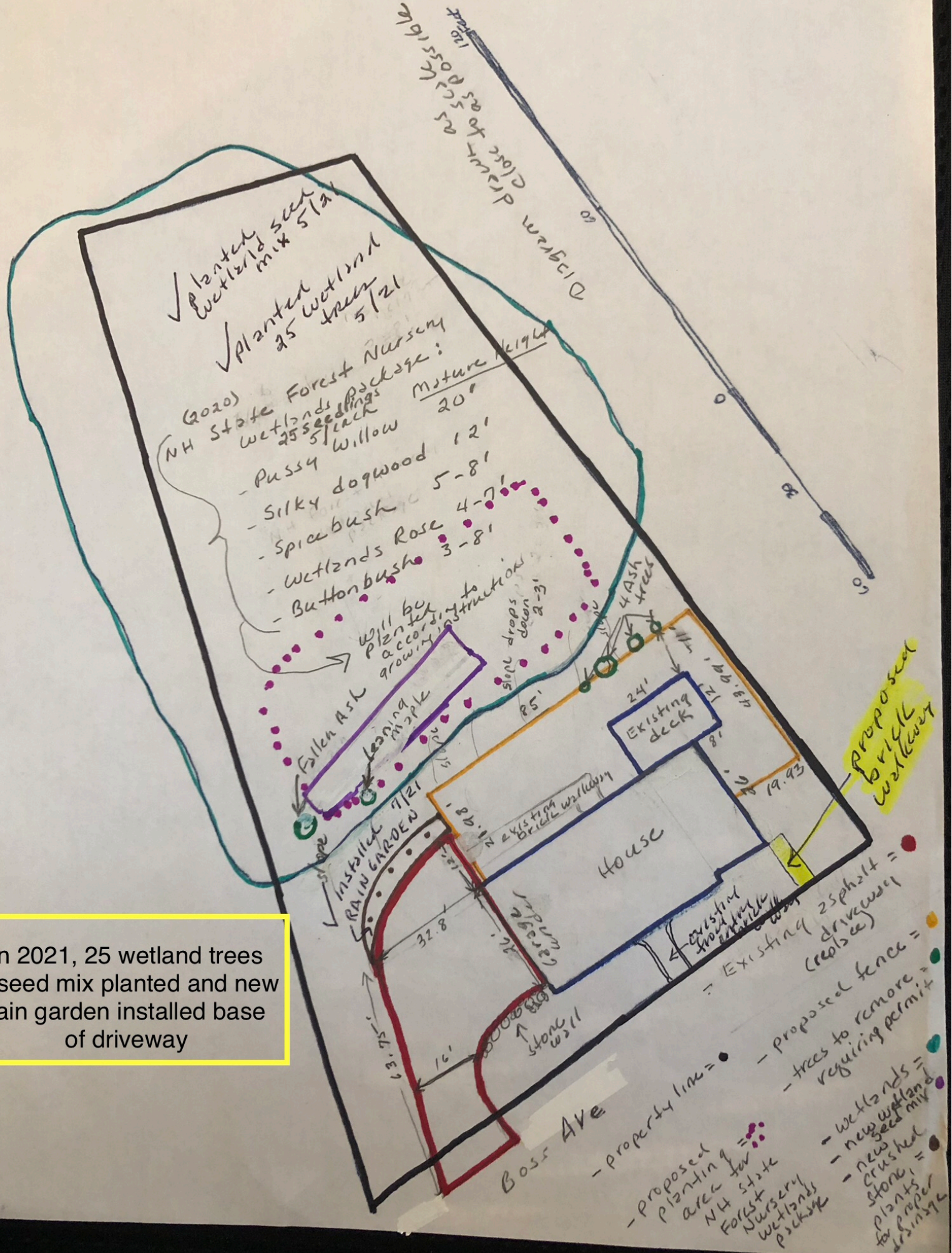
Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.





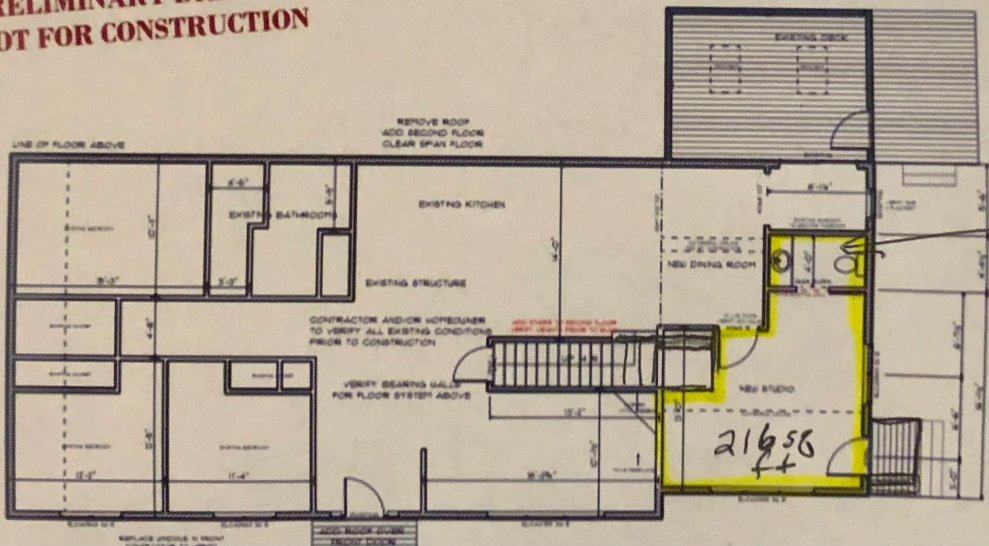


In 2021, 25 wetland trees & seed mix planted and new rain garden installed base of driveway





PRELIMINARY DRAWING  
NOT FOR CONSTRUCTION



32 sq. ft. bathroom

216  
32  
-----  
248 sq. feet  
Studio + Studio  
bathroom









Hardwired smoke/CM detector



Illuminated exit signs (1 of 2)



Fire extinguisher





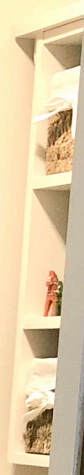
This exit sign hardwired to exterior lights













Exterior lights hardwired to exit sign







32

Second set of exterior house numbers  
added to studio entrance