

Portsmouth City Zoning Board

RE: Proposed veterinary clinic for 738 Islington street, Unit 1B, Portsmouth NH 03801

Special Exception request: veterinary clinic in the Business CD4-W district. (Article 4: section 10.440, use 7.5)

To the members of the zoning board:

I, Nicole Giusto DVM, am writing as a resident of the town of Portsmouth, Veterinarian and a proprietor of LoveWell Veterinary Services LLC, to seek a special exception to open a small animal veterinary clinic at 738 Islington Street, Unit 1B. The business was granted a special exception veterinary use in May 2022 to occupy 650 Islington street unit CH1. This location fell through.

The purpose of this business is to care for the health of our local pet population in an easily accessible and walkable in-town location.

I have discussed the nature of the veterinary clinic with the building owner and they have no objection to this type of business.

This letter serves to indicate that the space will meet the standards of Article 2, 10.232.20 of the Zoning Administration and enforcement.

With respect to the ordinances:

Special Exception:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exemption

The space will be used as a one doctor small animal veterinary clinic. It will serve patients and their owners during regular business hours (8AM-6PM) and will not provide kennel, or overnight hospitalization services. The business will not deal in training, grooming or sale of animals. Veterinary use is listed as a special exception in the CD4-W zone. (Article 4: section 10.440, use 7.5) This business will not have kennel services (as outlined in the ordinance definitions section, 15-22) no exterior additions or changes are planned to the building (supplemental regulation 10.832)

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic chemicals.

The space will not represent hazard to the public or adjacent properties. No external changes are planned as outlined in submitted plans.

10.232.23 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 material.

There will be no expected detriment to property values. The business will likely increase property values due to demand for veterinary services in this extremely pet friendly location. None of the above-mentioned negative factors are expected to occur in the proposed capacity.

10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity.

There will be no substantial increase in traffic as the space will only accommodate 3 in person patient visits at any one time. The practice promotes telemedicine visits and day patients will be dropped off by their owners at the space, limiting parking usage. There is adequate parking to accommodate 3 patient visits at a time. The centrality of this location (Frank Jones Apartments, West End Yards, West End and North End neighborhoods) will allow many clients to walk from their homes, decreasing traffic and parking demands. Thus, this business will promote the Business CD4-W district goal of walkability and mixed use. (Article 4, section 10.410)

Parking analysis shows that 324 spaces are required for all the businesses in the 800 Islington plaza, including the veterinary business. The 800 Islington plaza has an excess of parking with 347 total parking spots. In addition, a veterinary business of this size requires 5.07 parking spaces : 1 space per 500 sf GFA (10.1112 : 7.5). The previous business to occupy this unit, Portsmouth Vacuum Company, required 8.45 parking spaces based on retail usage : 1 space per 300 sf GFA (10.1112 : 8.10-8.90) There will be a decreased parking demand by the veterinary business.

10.232.25 No excessive demand on municipal services, including but not limited to water, sewer, waste disposal, police, and fire protection and schools

There will be no significant increase in demand on municipal services. This is a small animal wellness clinic- providing general health care and treatment of minor animal illness.

10.232.26 No significant increase of storm water runoff onto adjacent property or streets.

There will be no change in storm drain runoff. There is no planned external or plumbing change that would result in an increase.

Thank you for your consideration in this matter. Please feel free to reach out with any and all questions,

Sincerely,

Nicole Giusto, DVM

Door = ———

Wall = ———

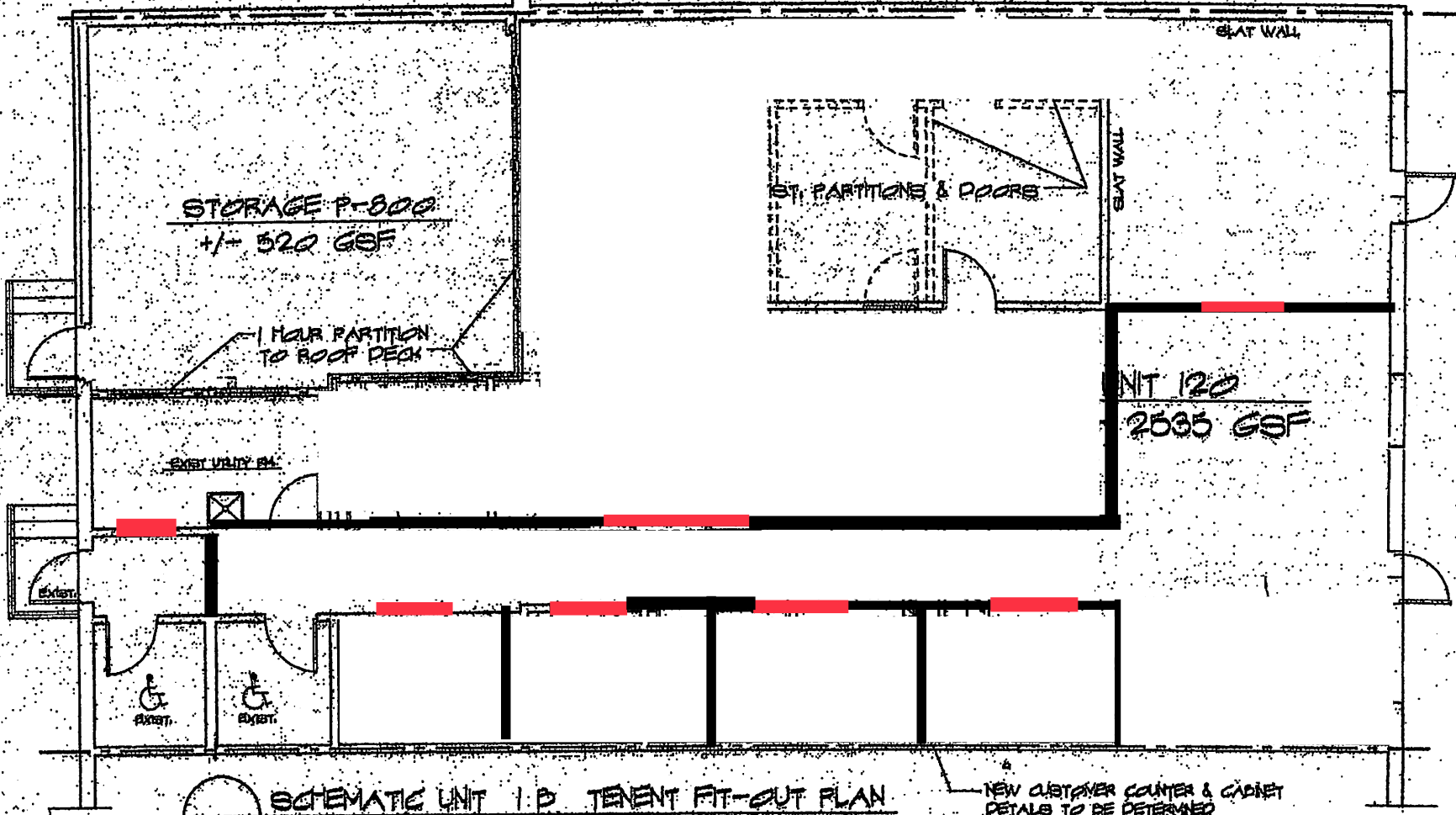
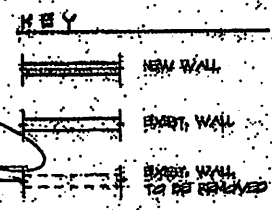


EXHIBIT 3

SCHEMATIC UNIT 1B TENENT FIT-OUT PLAN
SCALE 1/8" = 1'-0"

NOTE: REMOVE EXISTING ENTRY COUNTERS
AND LOW WALLS (NOT SHOWN)



UNIT 1B
PLAZA 800

98 Charles Street Cambridge MA 02142		
ANN WHITNEY ARCHITECT		
Project	Date	Sheet
1419	8/6/14	1 OF 1

REV



EXIT

Portsmouth
VACUUM CO.

SEBO

Miele

Miele

The Vacuum That
Truly Cleans.
And Lasts.

Miele

LAMPE
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Portsmouth
VACUUM CO.

Go Green - Large Format
Posters & Banners

Graphic Design

Mailing Services

CLOSED

18

18

LAUNDRY
HELP
PANTS

clearly

A-Z



STORAGE

TROIANO
WASTE SERVICES
767-2070
1-800-310-2070

Name	sq footage	parking/sq foot	parking required
Cleary Cleaners	3790	1/500	7.6
Barre and Soul	2120	1/250	8.5
Blaze	3178	1/250	12.7
Flote	2420	1/400	6.1
Printing	3092	1/300	10.3
NH Liquor	7529	1/300	25
Rite AID	10660	1/300	35.5
Hannaford	31132	1/300	103.8
Edible Arrange	2000	1/300	8
Gary's Guitars	1000	1/300	4
Dogland	2135	1/300	8.5
Sherwin Williams	5000	1/300	20
Cafe Espresso	3220	1/100	32.2
Portsmouth Pizza	1500	1/100	15
Ohana	1100	1/100	11
Man Cave	800	1/400	2
Herbal Nails	800	1/400	2
Unlocked Learning	2465	1/400	6.1
LoveWell Veterin	2535	1/500	5.1
			323.4

