
Daniel Brechko

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Carver, MN 55315
(603) 502-3542
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1 April 2024

Peter Stith, Chair, City of Portsmouth TAC

1 Junkins Avenue
Portsmouth, NH 03801

Re: 921 Islington St

Dear Mr Stith and TAC Members,

As a prospective buyer of the subject property I am submitting preliminary plans for TAC Review at your April, 9 2024 Work Session. The property is under contract and I would like to complete the site planning process to obtain the necessary special exceptions, variances, permits, etc from the City of Portsmouth prior to completing the purchase to ensure I can proceed with development plans.

Included in this submission:

- (1) Existing conditions from site survey
- (2) Proposed building expansion and parking plan
- (3) Open Area Calculation Drawing

My plans for the property include building renovation and addition to convert existing structure to multi-occupancy building:

- (1) service station (existing)
- (2) fuel dispensing (existing)
- (3) retail baker/deli w/small eat-in area (new)
- (4) four residential dwellings (new)

Scope of work includes:

- (1) Regrade lot to create parking along NE lot line
- (2) Add on to existing service station to create:
 - (a) entrance vestibule to side of garage bays
 - (b) utility and storage to rear of garage bays
- (3) Construct stairwell between service station and new deli
- (4) Add on to existing building for increased deli sqft
- (5) Install natural gas service to building, multi-tenant

- (6) Reconfigure plumbing for new use
- (7) Update electrical service to building, multi-tenant
- (8) Construct 2nd and 3rd floor residential units

My understanding from preliminary review with city staff is that the following items require attention for this project to proceed:

SPECIAL EXCEPTION the current service station operates under a special exception. Would the special exception require an extension to enable expansion of the building?

VARIANCE per 10.1113.20 Location of Parking Facilities on a Lot, parking is not permitted in the front yard. As shown on the site plan, the placement of the structure toward the rear of the lot to allow access to the pumps limits space available for parking.

VARIANCE open area would include includes walkways and a patio for outdoor dining. Is this acceptable or would a variance be required? Also the lot is currently 100% impervious. I am checking with an environmental firm about whether previous surfaces will impact the contaminated soil underground.

CONDITIONAL USE PERMIT per 10.1112.30 Off-Street Parking requirements the total spaces required per the table below is 15 however the site plan allows for 12.

Use	Sq Ft	Requirement	No. Spaces
Service Station	1083	2 + 1:400	5
Convenience Goods	900	1:300	3
Dining	200	1:100	2
Dwelling Unit	4x >750 sqft	1.3	6

In reality, customers will likely park their cars at the pump when they shop at the bakery/deli, with adjacencies to businesses and residences much of the customer base is expected to be foot traffic, and finally the service station is small with only one mechanic and is not likely to require 5 parking spaces.

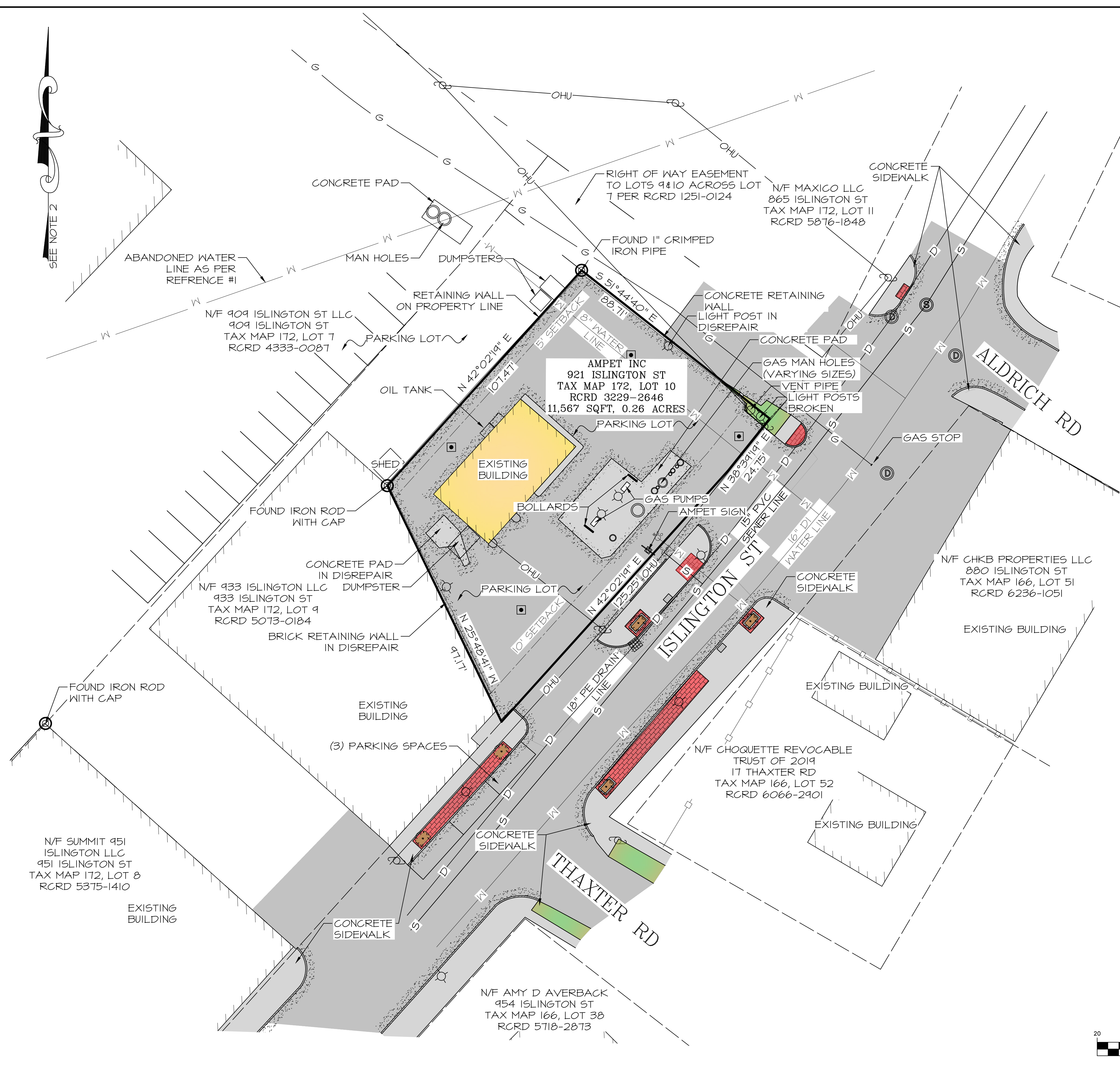
I look forward to working with the Technical Advisory Committee to review the aforementioned items as well as any new points that come up.

Sincerely,



Daniel Brechko

SEE NOTE 2



LEGEND

- WATER SHUT OFF
- CLEANOUT
- MONUMENT FOUND
- UTILITY POLE
- OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- MONITORING WELL
- LIGHT POSTS
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER LINE
- GAS LINE
- SEWER LINE
- DRAIN LINE
- CATCH BASIN



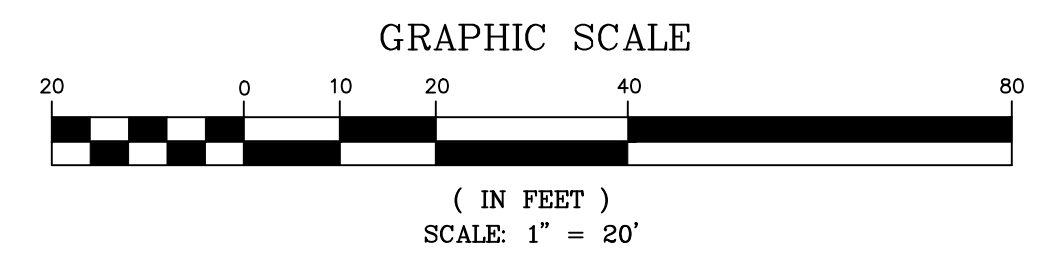
**LOCUS PLAN
N.T.S.**

NOTES

- 1) OWNER OF RECORD:
AMPET INC
TAX MAP 127, LOT 10
921 ISLINGTON ST
PORTSMOUTH, NH 03801
RCRD: 3229-2646
AREA: 11,567 SF, 0.26 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #1.
- 3) PARCEL IS IN CHARACTER DISTRICT 4 WEST END (CD4-W):
MINIMUM LOT AREA.....5,000 SF
MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
SETBACKS:
FRONT.....10FT
SIDE.....0 FT
REAR.....5 FT
MAXIMUM BUILDING HEIGHT.....40 FT
MAXIMUM BUILDING COVERAGE.....60%
MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 254 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT OF WAY EASEMENT TO THE BENEFIT OF LOTS 9 & 10 EXISTS ACROSS LOT 7 "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124

REFERENCE PLANS

- 1) "CONDOMINIUM SITE PLAN MAP 172 - LOT 7 909 ISLINGTON CONDOMINIUM, DECADENT: 909 ISLINGTON STREET, LLC. LOCATED AT: 909 ISLINGTON STREET CITY OF PORTSMOUTH COUNTY OF ROCKINGHAM STATE OF NEW HAMPSHIRE." BY AMBIT ENGINEERING, INC. DATED JANUARY 17TH 2022. NOT RECORDED IN RCRD
- 2) "PLAN OF LAND 933 ISLINGTON STREET PORTSMOUTH, NEW HAMPSHIRE ASSESSOR'S LOT 172-009 OWNER EF II REALTY TRUST" BY JAMES VERRA AND ASSOCIATES, INC. DATED SEPTEMBER 3, 2009. RCRD D-36191
- 3) "LOT LINE RELOCATION PLAN FOR THE MORLEY COMPANY & SARINA SALEM, INC. 909 & 951 ISLINGTON STREET PORTSMOUTH, N.H. COUNTY OF ROCKINGHAM" BY AMBIT SURVEY CIVIL ENGINEERS & LAND SURVEYORS. DATED FEBRUARY 19, 1996. RCRD D-24612
- 4) "LOT LINE REVISION PORTSMOUTH, N.H. FOR DAVID M. & CLAUDIA B. MCLEAN" BY JOHN W. DURGIN ASSOCIATES, INC. DATED NOVEMBER 1978. RCRD C-8281
- 5) "PLAN OF LAND PORTSMOUTH, N.H. OWNED BY ROBERT B. CASWELL" BY JOHN DURGIN CIVIL ENGINEERS DATED FEBRUARY, 1950. RCRD 01956
- 6) "PLAN OF LAND PORTSMOUTH NH FOR MORLEY COMPANY" BY JOHN W. DURGIN DATED NOVEMBER 1948 REVISED 1952 RCRD 01951



1	12/21/2023	PRELIMINARY
ISS	DATE	DESCRIPTION OF ISSUE
SCALE	1" = 20'	
CHECKED	A. ROSS	
DRAWN	S.R.O.	

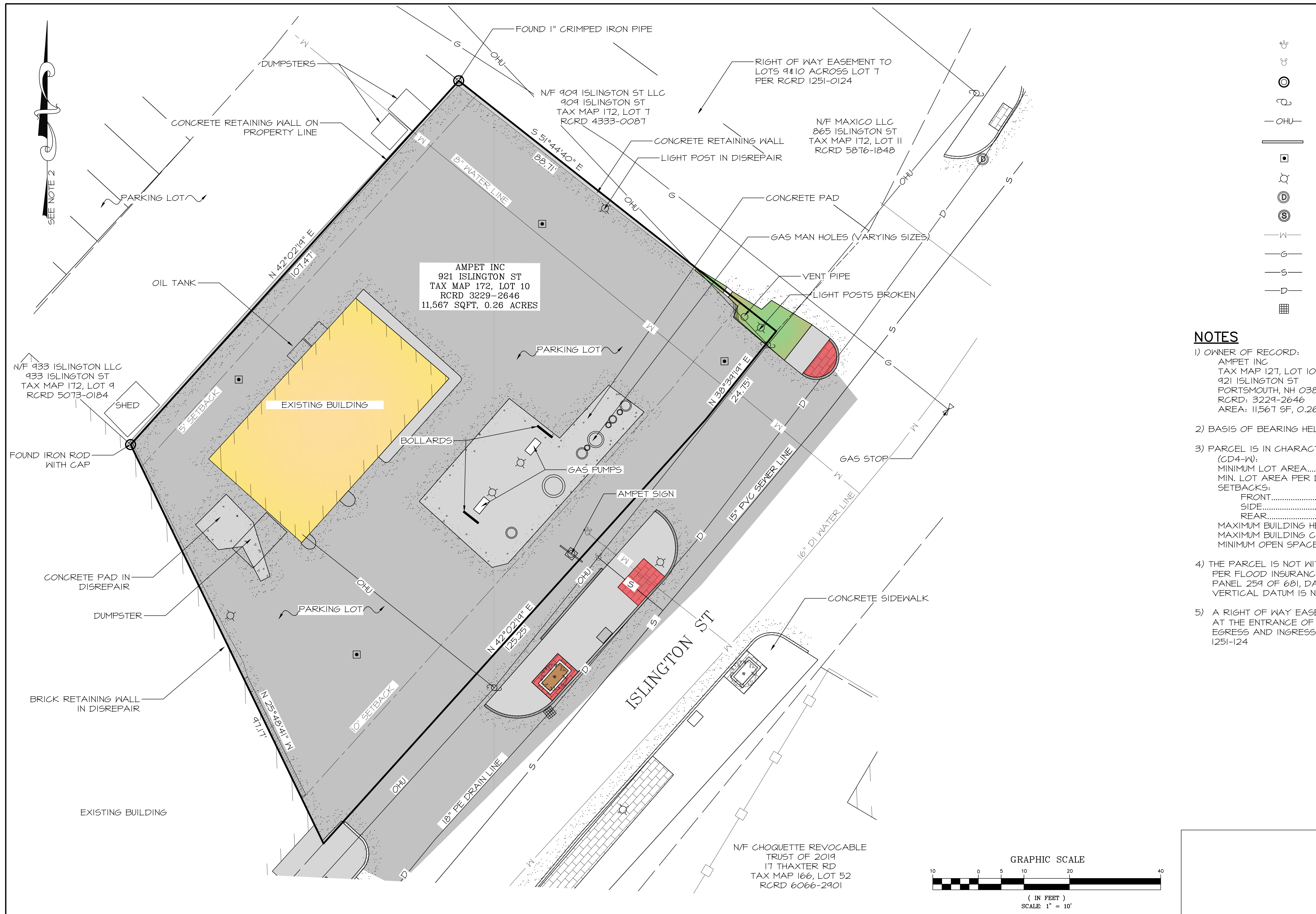
ROSS ENGINEERING, LLC
Civil/Structural Engineering
& Surveying
909 Islington St.
Portsmouth, NH 03801
(603) 433-7560

CLIENT
DANIEL BRECHKO

TITLE
**EXISTING CONDITIONS
PLAN**

**921 ISLINGTON STREET
PORTSMOUTH, NH 03801
TAX MAP 172, LOT 10**

JOB NUMBER	DWG. NO.	ISSUE
23-097	1 OF 2	1



LEGEND

- WATER SHUT OFF
- CLEANOUT
- MONUMENT FOUND
- UTILITY POLE
- OVERHEAD UTILITIES
- VERTICAL GRANITE CURB
- MONITORING WELL
- LIGHT POSTS
- DRAIN MANHOLE
- SEWER MANHOLE
- WATER LINE
- GAS LINE
- SEWER LINE
- DRAIN LINE
- CATCH BASIN

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 921 ISLINGTON ST
 PORTSMOUTH, NH 03801
 RCRD: 3229-2646
 AREA: 11,567 SF, 0.26 ACRES
- 2) BASIS OF BEARING HELD FROM PLAN REFERENCE #5.
- 3) PARCEL IS IN CHARACTER DISTRICT 4 WEST END (CD4-W):
 MINIMUM LOT AREA.....5,000 SF
 MIN. LOT AREA PER DWELLING UNIT.....2,500 SF
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 MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0254F, PANEL 254 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT OF WAY EASEMENT ACROSS LOT 7 EXISTS AT THE ENTRANCE OF ISLINGTON STREET "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124

1	12/21/2023	PRELIMINARY
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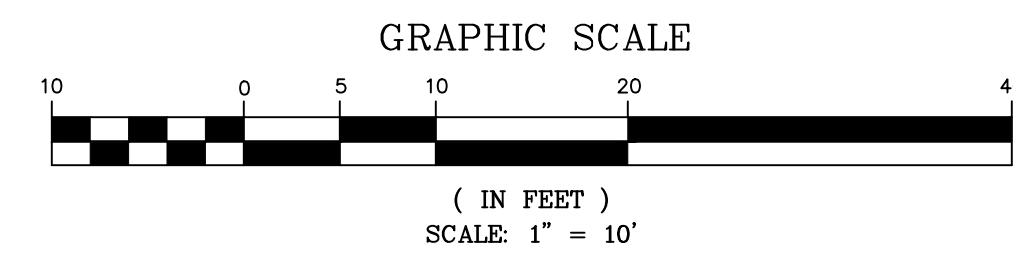
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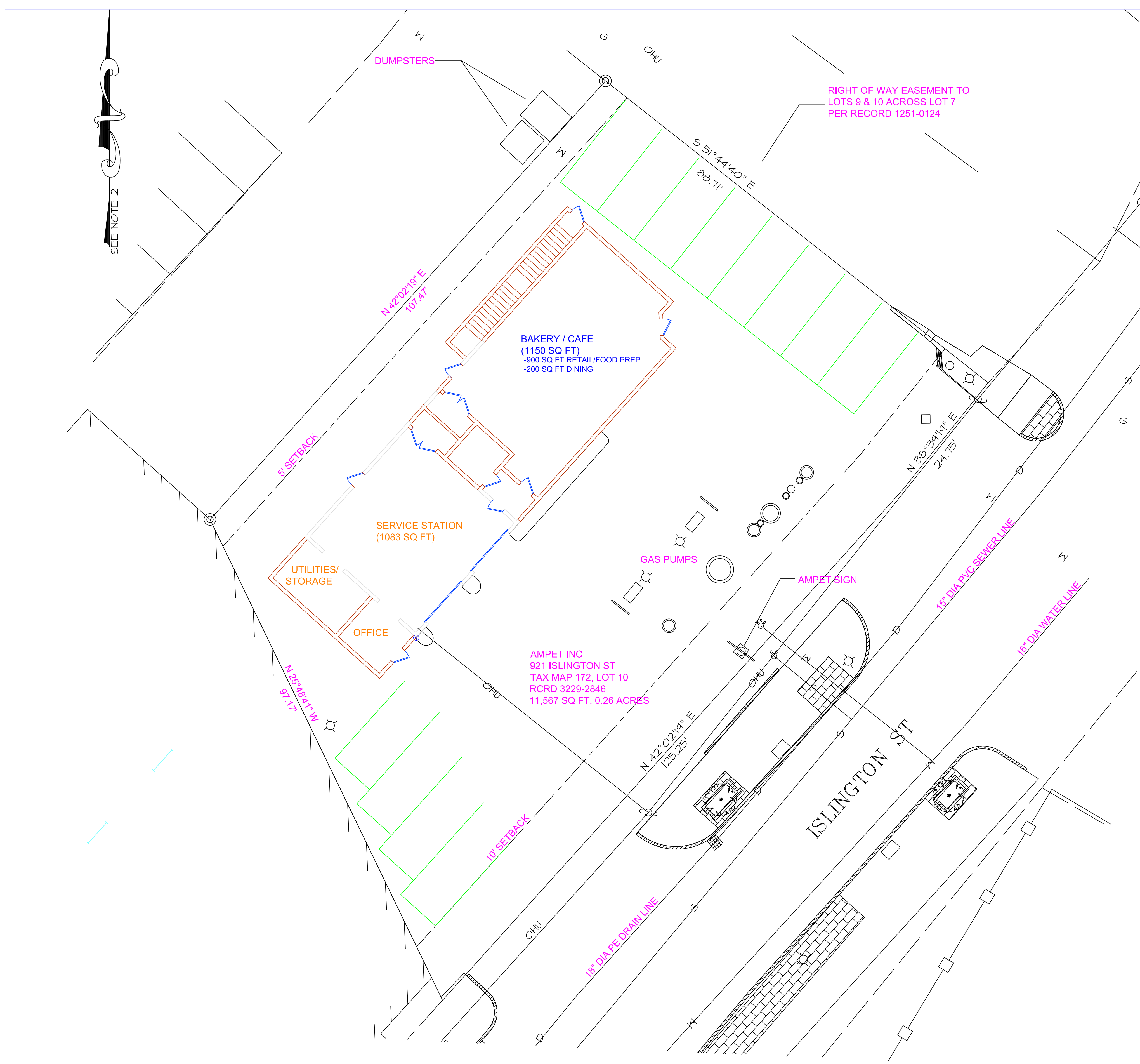
CLIENT
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TITLE
EXISTING CONDITIONS PLAN

921 ISLINGTON STREET
 PORTSMOUTH, NH 03801
 TAX MAP 172, LOT 10

JOB NUMBER	DWG. NO.	ISSUE
23-097	2 OF 2	1





SEE NOTE 2

RIGHT OF WAY EASEMENT TO LOTS 9 & 10 ACROSS LOT 7 PER RECORD 1251-0124

BAKERY / CAFE
(1150 SQ FT)
-900 SQ FT RETAIL/FOOD PREP
-200 SQ FT DINING

SERVICE STATION
(1083 SQ FT)

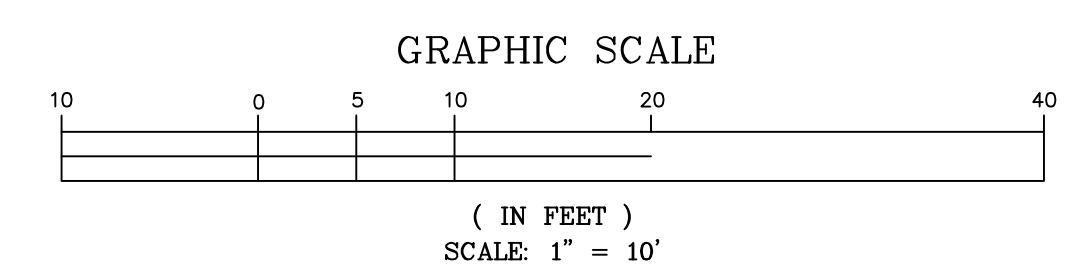
UTILITIES/
STORAGE

OFFICE

AMPET INC
921 ISLINGTON ST
TAX MAP 172, LOT 10
RCRD 3229-2846
11,567 SQ FT, 0.26 ACRES

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MINIMUM OPEN SPACE.....15%
- 4) THE PARCEL IS NOT WITHIN A FEMA FLOOD ZONE, AS PER FLOOD INSURANCE RATE MAP #33015C0259F, PANEL 259 OF 681, DATED JANUARY 29, 2021. VERTICAL DATUM IS NAVD 1988.
- 5) A RIGHT OF WAY EASEMENT ACROSS LOT 7 EXISTS AT THE ENTRANCE OF ISLINGTON STREET "FOR EGRESS AND INGRESS" SEE PLAN REF #6 & RCRD 1251-124



**921 ISLINGTON ST - PROPOSED SITE PLAN
APRIL 1, 2024**

General Notes

LEGEND

- ⊕ WATER SHUT OFF
- ⊖ CLEANOUT
- ⊙ MONUMENT FOUND
- ⊕ UTILITY POLE
- OHU— OVERHEAD UTILITIES
- ▬ VERTICAL GRANITE CURB
- MONITORING WELL
- ⊗ LIGHT POSTS
- ⊙ DRAIN MANHOLE
- ⊙ SEWER MANHOLE
- W— WATER LINE
- G— GAS LINE
- S— SEWER LINE
- D— DRAIN LINE
- ⊞ CATCH BASIN

No.	Revision/Issue	Date

Firm Name and Address

Project Name and Address

Project	Sheet
Date	
Scale	