

LU-24-128

SWET STUDIOS LAND USE APPLICATION

7/23/2024

Units 17 & 18

2800 Lafayette Rd

Portsmouth NH 03801

Submitted by SWET Studios LLC and Martini Northern LLC



\WET Studios Special Acceptance Narrative  
Units 17 and 18  
2800 Lafayette Rd. Portsmouth NH

\WET Studios will be a new 3800 square foot fitness center for spin, yoga, and strength classes. The business model revolves around having a designated area for spin classes with a separate multipurpose room for strength and yoga. To create the space that will work around the business model, \WET Studios needs to combine Units 17 and 18 of 2800 Lafayette Rd. They plan to do an interior only renovation that combines Units 17 and 18 of 2800 Lafayette Rd. The goal is to create a spin studio with a lobby, changing area, and restrooms in unit 18 with an interior connection to unit 17 that will be a yoga/fitness room. The spin studio will be 1000 square feet. The yoga/strength room will be 870 square feet. The remaining square footage in the space will be for restrooms, lobby, entrance, locker area, storage, and utilities. The interior renovation will consist of new interior walls, flooring, and paint. Modifications to the HVAC system, fire alarm and sprinkler system to accommodate the new layout. \WET Studios is a women owned and run business that will promote healthy lifestyles within the Portsmouth and Seacoast communities.

1. *Standards as provided by this Ordinance for the particular use permitted by special exception; \WET Studios meets this requirement. The gym space is permitted by this ordinance. We are requesting that the size of the fitness studio greater than 2000sqft be allowed. As we feel that we are still conforming to the district zoning ordinance. The existing space in 18 is already used a 2995 square foot fitness studio, we are looking to add 1,125 square feet to meet the needs of the business model.*
2. *No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials; \WET Studios meets this requirement. This is a gym space with an interior only renovation. There is no additional fire hazard created.*
3. *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; \WET Studios meets this requirement. This is an interior only renovation. There will be music played during spin classes but additional sound insulation and drywall will be added around that room to help with the noise. There will be an STC rating of 58 around the spin room.*
4. *No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity; \WET Studios meets this requirement. The proposed business would have most classes outside of normal business hours and will not create traffic beyond the area's designed capabilities.*
5. *No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools; \WET Studios meets this*

requirement. This is an interior only renovation and will use the existing restrooms and services that are already in place. There will not be excessive demand of police, fire protection or schools. This is a fitness studio where trained professionals will be instructing the classes to ensure proper technique and safety requirements are being followed.

6. *No significant increase of stormwater runoff onto adjacent property or streets.* S\WET Studios meets this requirement. No changes to the exterior of the building are happening. Stormwater runoff will not be altered.



Exhibit A - The Premises (Units 17 & 18)

78'

**General Demo Notes**

- Remove Walls Highlighted in Red

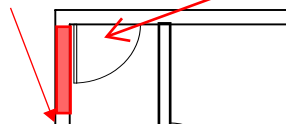
Unit 17 - Current  
Monument Store  
1,125sqft

Unit 18 - Current  
Gym/Fitness Studio.  
2,995 sqft

Remove portion  
of wall for new  
door



Remove Door and  
Reinstall



**2800 Lafayette  
Demolition Plan**

18'-6"

18'-6"

3'-7"

3'-5"

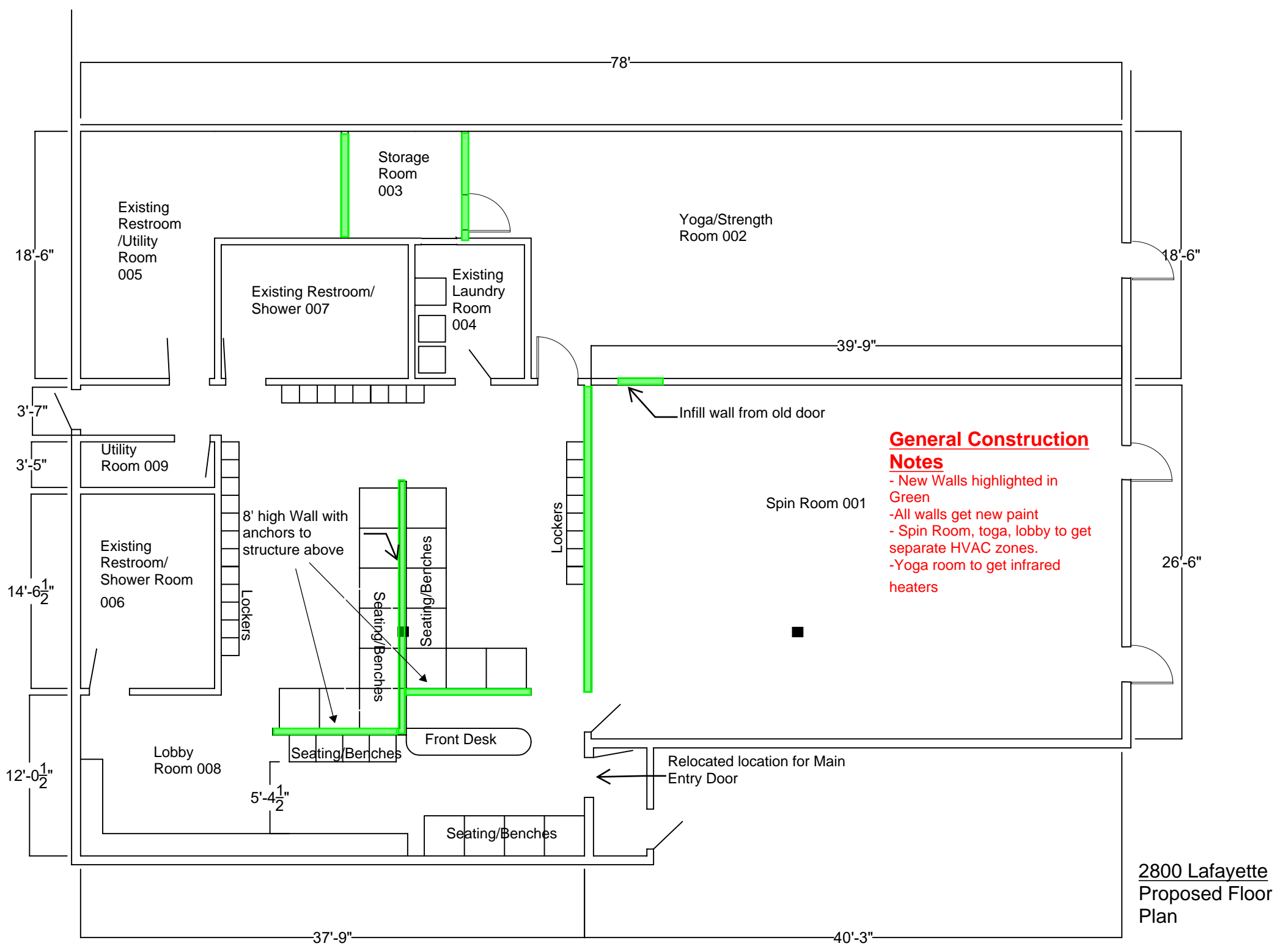
26'-6"

14'-6 $\frac{1}{2}$ "

12'-0 $\frac{1}{2}$ "

37'-9"

40'-3"



2800 Lafayette  
Proposed Floor  
Plan

