

To whom it may concern,

My name is Sonya MacMillan, I am a small business owner currently working out of Durham, NH. I own Scarlet Rose Studio, a clean and welcoming tattoo studio that was just voted 2024 runner up for Best Tattoo Shop by peoples choice in 'Best in the Seacoast" (Seacoast Online). I have worked hard to build a reputation of warmth and kindness since I began my tattooing journey in Newmarket in 2019. To open my own business and have it be voted as seacoasts best tattoo shop runner up in just two short years is a testament to my professionalism and commitment to my clients autonomy, health, and safety. These are the qualities of small business I am hoping to bring to the Portsmouth community.

I am looking to expand my business and become a property owner at the same time. This property located at 3168 Lafayette Rd is the perfect little storefront I have been looking for and I am here to plead my case to you to allow this current commercial space to continue to remain commercial even though zoned in a SBR.

As per article 2 section 10.233.20

The dwelling is already used for a small business so the only change to the public is change in what small business is operated out of the location. Approval of this use variance will only serve public interest:

I believe my business will not only be in the public interest but will hopefully peak the public interest and even draw in some business from other surrounding areas. My clients come from as far as Connecticut to get tattooed by me, and the public interest in tattooing and body art has only seen an uphill climb as stigma begins to fade.

I believe that the addition of my studio to this area will increase the value in the surrounding areas as well as draw public interest into the world of body art.

As for the spirit of the ordinance, 10.233.22 The spirit of the Ordinance will be observed; tattooing not only promotes health but encourages a positive self body image and freedom of self expression. The positive influence of tattooing has increased ten fold as we grow as a community to embrace people of all shapes, and sizes. The negative connotation of tattooing has decreased tremendously as people are letting go of the stigma and discrimination of the past. We are seeing more people getting memorial tattoos to work through grief, or even covering self harm scars with tattoos as a way to cover up past trauma and move on with a positive self body image. Also per 10.121 spirit of the ordinance we will most definitely be enhancing the visual environment - art is what we do. I definitely plan on cleaning up the building to be more visually pleasing and add value to the property and its surroundings.

10.233.23 Substantial justice will be done; I have read, interpreted and provided justification to the cities zoning ordinance to the best of my ability. Furthermore, I have had multiple conversations with members of the cities planning board, trying my best to navigate both the ordinance and the process. Substantial justice in this case would be that the building would continue to be allowed to be a commercial space. This has been a commercial space for over twenty years. Even though zoning has

since changed this space is completely unacceptable for a SRB or a family to use it would be completely unfair to put a family here with the building having no kitchen, shower, and facing Lafayette Rd, one of the busiest commercial streets in all of New Hampshire.

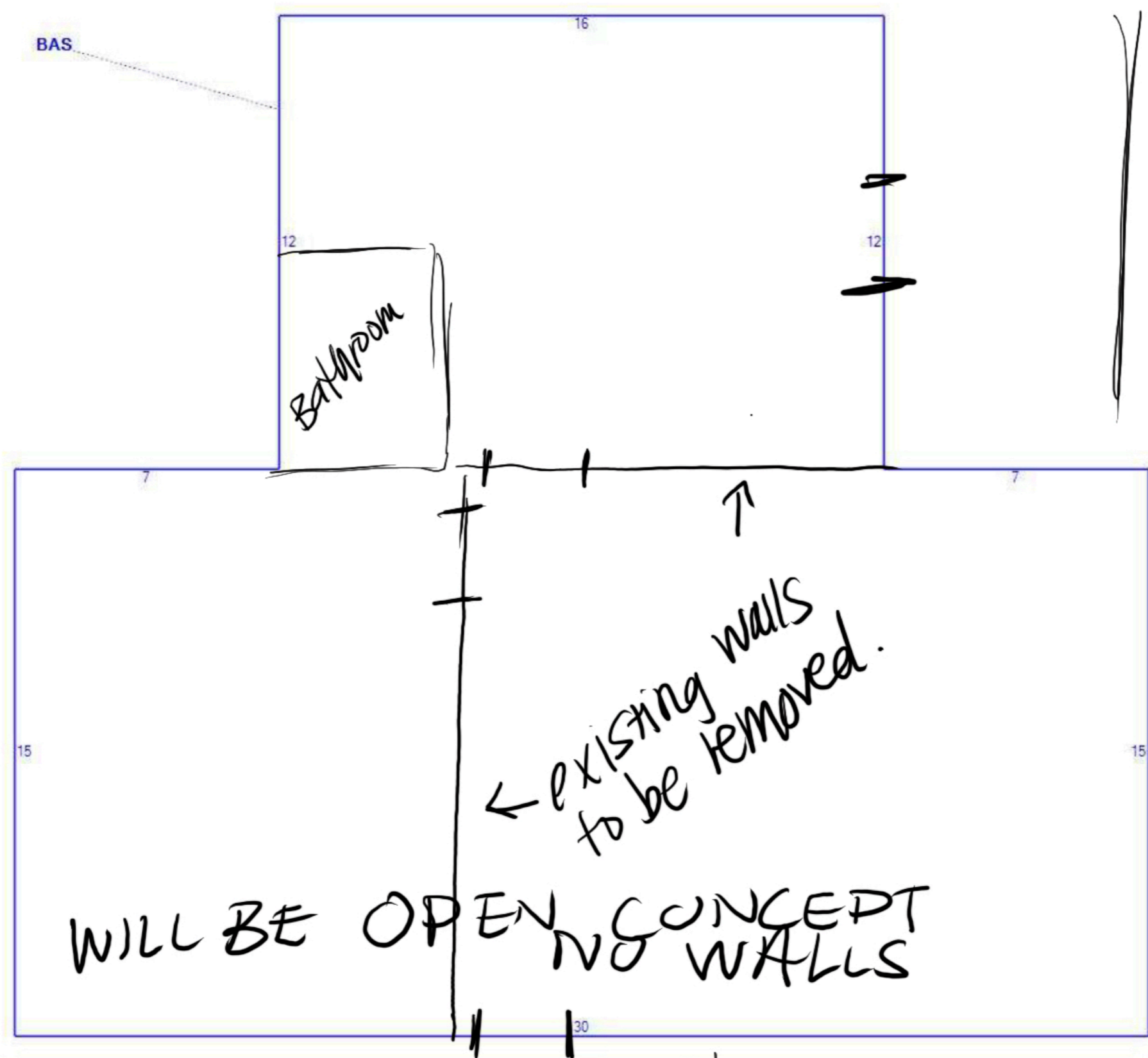
10.233.24 The values of surrounding properties will not be diminished; The addition of a tattoo studio would be no hazard to my surrounding neighbors, we are single use for everything we use, tattooing has become very well regulated and safe. There will be no detriment to the surrounding property values either. An increase of traffic is highly unlikely as I only see one or two clients per day. My typical workday is just one on one with a client for up to 8 hours, there will be no excess of water and sewer, nor runoff.

10.233.25 Denying the variance would result in an undue hardship as this property is in a unique area that is not suitable for family, but the perfect area for a small business that is a quiet one on one service that keeps hours of 11-5. Any other future commercial properties will also need to continue to apply for a variance in order to continue using the 20+ year commercial space for a business. Denying this now will just create more work for any future land owners as well as the town, and will create future issues for the seller of the property.

I am not what you envision when you think of a cliché biker tattoo shop. I am truly quite the opposite. I keep regular hours from 10-5 and am a quiet female based business. My clientele are respectable and kind people. I do work on mostly females, raise money for planned parenthood by doing giveaways and raffles, and even do mastectomy cover ups for breast cancer survivors. I am a community leader, I donate yearly to local charities and golf tournaments in my town and hope this is something I can continue to do in the Portsmouth community. I have worked hard these past five years to create a safe and welcoming environment where people can exercise their freedom of expression without judgment. I love supporting the people around me and I hope to sell local artisan work in my storefront and help sustain small businesses as well.

The ask in this variance is really quite simple and of little to no consequence to the town. I do not plan on doing any major construction, renovations, or changes to the external building, or the land itself. I am just asking to continue to allow this 600 square foot commercial space to remain just that - commercial. I look forward to bringing my business to the small town of Portsmouth and I am excited to get to know a new community.

Sincerely,
Sonya MacMillan
Owner/Artist
Scarlet Rose Studio



P4

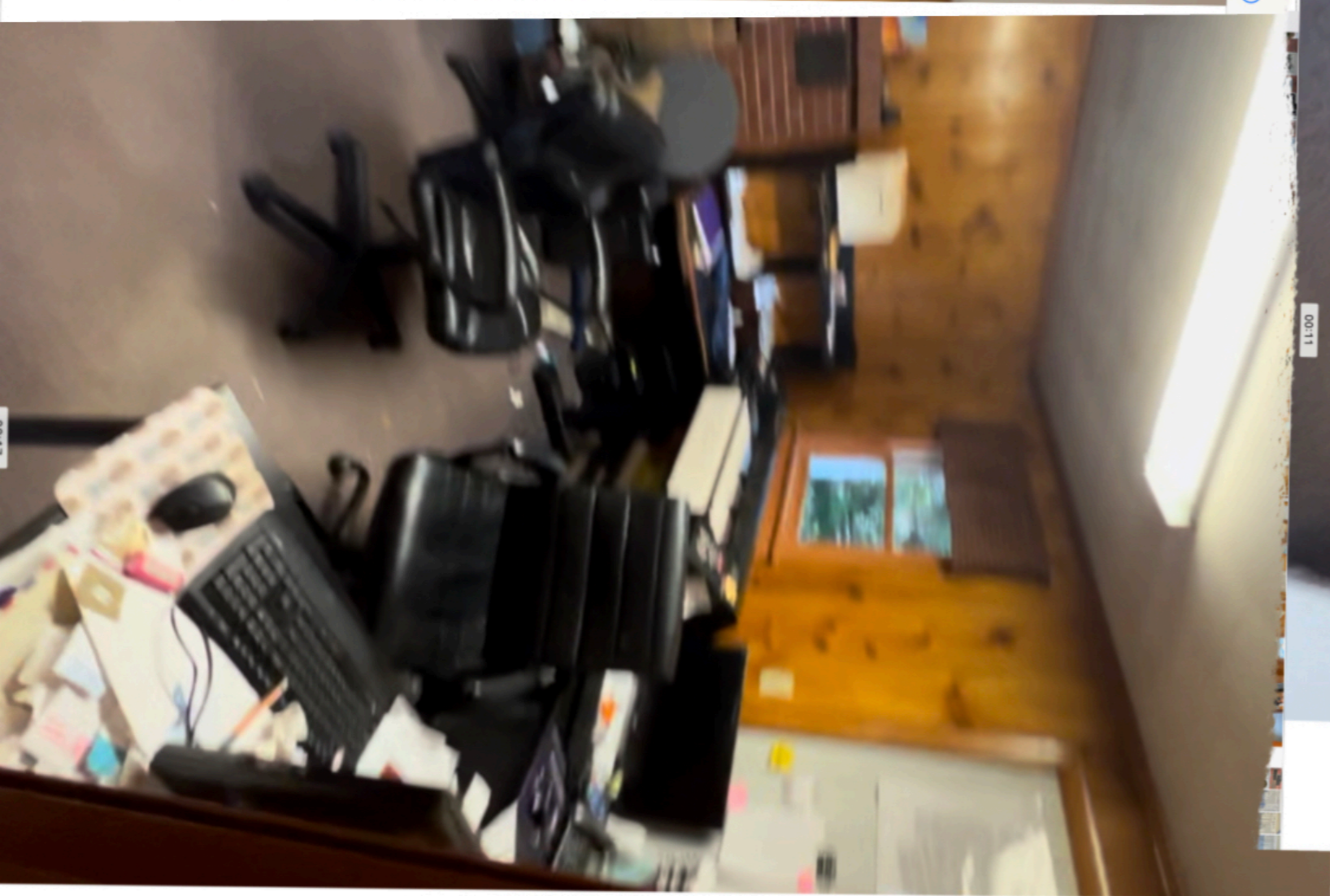
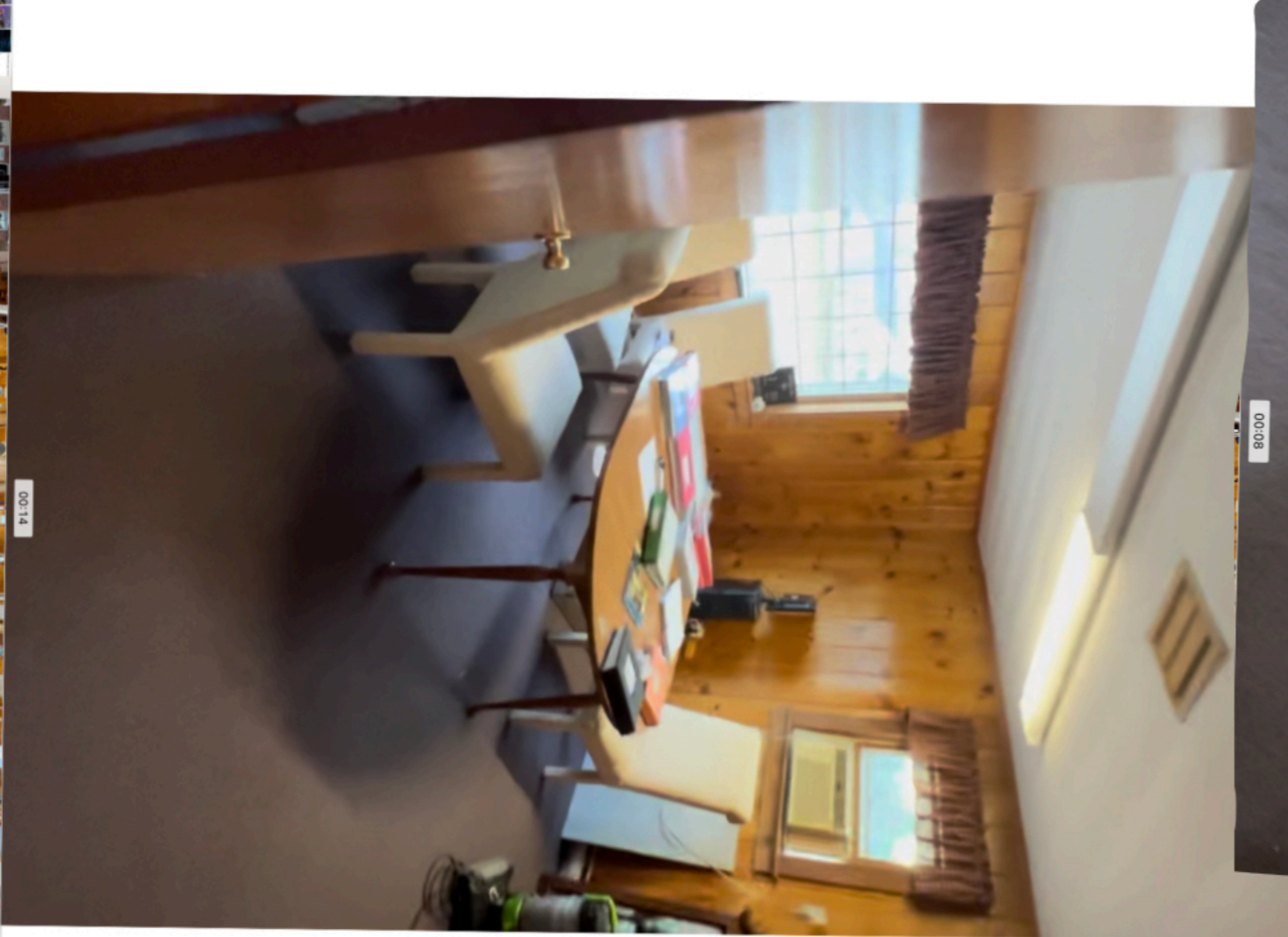
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P1

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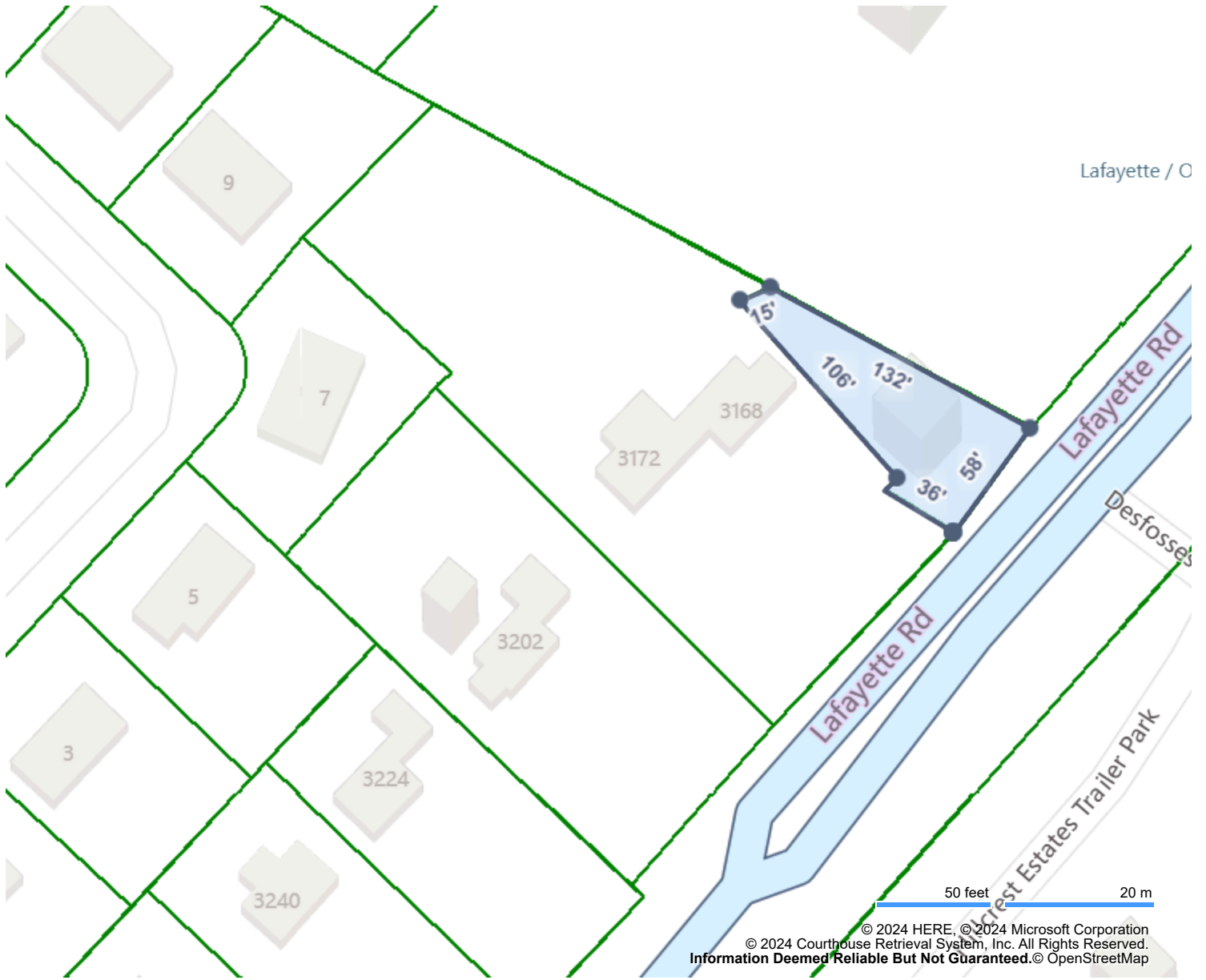
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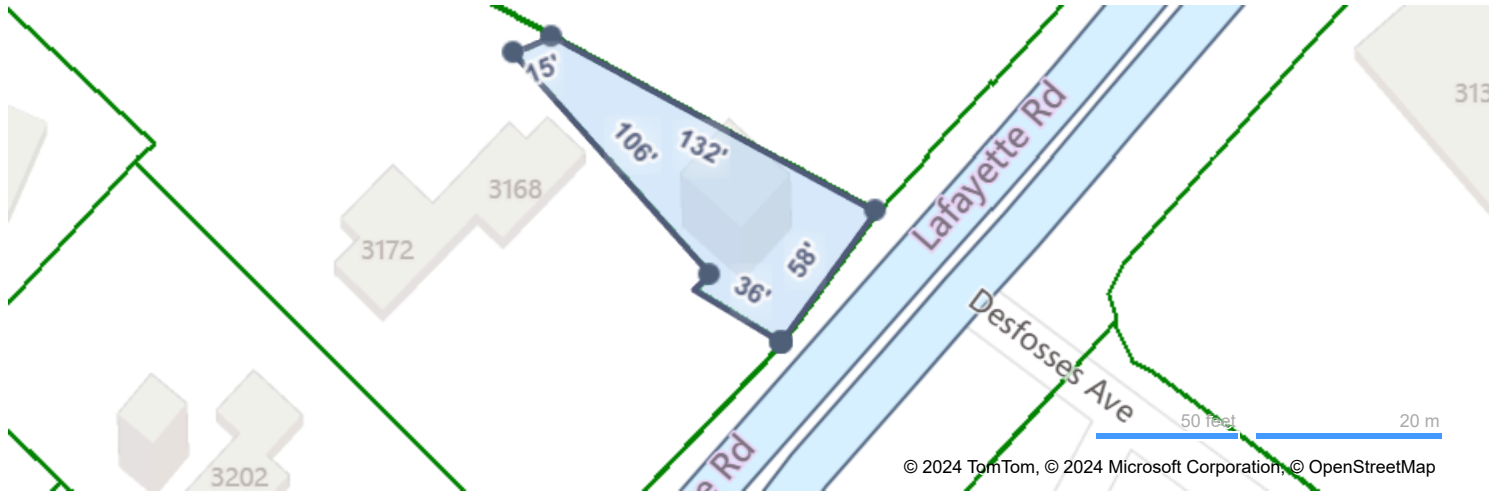
Sorry not great photos -
but really not much to
see - walls will be coming
down for open concept



Map for Parcel Address: 3168 Lafayette Rd Portsmouth, NH 03801-6004 Parcel ID: PRSM M:0292 B:0150 L:



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Information Deemed Reliable But Not Guaranteed.



LOCATION	
Property Address	3168 Lafayette Rd Portsmouth, NH 03801-6004
Subdivision	
County	Rockingham County, NH
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	PRSM M:0292 B:0150 L:
Alternate Parcel ID	
Account Number	35979
District/Ward	
2020 Census Trct/Blk	1072/2
Assessor Roll Year	2023

PROPERTY SUMMARY	
Property Type	Commercial
Land Use	Retail Stores
Improvement Type	Retail Stores
Square Feet	642
CURRENT OWNER	
Name	Alexandropoulos Chris G Alexandropoulos Lisa
Mailing Address	3168 Lafayette Rd Portsmouth, NH 03801-6004
SCHOOL ZONE INFORMATION	
Dondero Elementary School	1.6 mi
Elementary: Pre K to 5	Distance
Portsmouth Middle School	3.8 mi
Middle: 6 to 8	Distance
Portsmouth High School	2.8 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 11/08/2024

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
10/17/2003	\$85,000	Alexandropoulos Chris G & Alexandropoulos Lisa	Bigras Steven M	Warranty Deed		4175/1509
12/2/1998	\$85,000	Bigras Steven M	Lonsinger Gary L	Warranty Deed		3346/1694

TAX ASSESSMENT

Tax Assessment	2023	Change (%)	2022	Change (%)	2021
Assessed Land	\$131,900.00		\$131,900.00		\$131,900.00
Assessed Improvements	\$47,700.00		\$47,700.00		\$47,700.00
Total Assessment	\$179,600.00		\$179,600.00		\$179,600.00

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$2,897.00
2022			\$2,730.00
2021			\$2,699.00
2020			\$2,640.00
2019			\$2,669.00
2018			\$2,639.00
2017			\$2,562.00
2016			\$2,425.00
2015			\$2,389.00

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
01/26/2006	\$90,000	Alexandropoulos Alexandropoulos Chris G	Provident Bank	04611/0096
01/26/2006	\$25,000	Alexandropoulos Alexandropoulos Chris G	Provident Bank	04611/0116
01/26/2006	\$25,000	Alexandropoulos Lisa J Alexandropoulos Chris G And Al	Provident Bank	4611/116
01/26/2006	\$90,000	Alexandropoulos Lisa J Alexandropoulos Chris G And Al	Provident Bank	4611/96

FORECLOSURE HISTORY

No foreclosures were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

Building # 1					
Type	Retail Stores	Condition	Average	Units	1
Year Built	1956	Effective Year		Stories	1
BRs		Baths	F H	Rooms	
Total Sq. Ft.	642				
Building Square Feet (Living Space)			Building Square Feet (Other)		
1st Floor 642			Gross Area 642		
- CONSTRUCTION					
Quality		Roof Framing		Gable	
Shape		Roof Cover Deck		Asphalt	
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation		Interior Finish			

Floor System		Air Conditioning	
Exterior Wall	Brick	Heat Type	Baseboard
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	
- OTHER			
Occupancy		Building Data Source	

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Paved/Surfaced			
Utility Bldg			

PROPERTY CHARACTERISTICS: LOT

Land Use	Size or Description	Lot Dimensions	Year Built	Condition
Retail Stores				
Block/Lot	150/	Lot Square Feet	3,920	
Latitude/Longitude	43.024698°/-70.794902°	Acreage	0.09	

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Water Source	Sewer Source	Zoning Code	Owner Type	Road Type	Topography	District Trend	Special School District 1	Special School District 2
			SRB					16	

LEGAL DESCRIPTION

Subdivision	Description	Plat Book/Page	District/Ward

POWER PRODUCTION

No power production information was found for this parcel.

INTERNET ACCESS

courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
Consolidated Communications	FIBER	No	1000 Mbps	
Xfinity	CABLE	No	1200 Mbps	
Starlink	SATELLITE	No	100 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	33015C0270F	01/29/2021

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
5011669	For Sale	08/28/2024	08/28/2024	\$349,900						
5002332	Withdrawn	08/28/2024	06/26/2024	\$349,900						

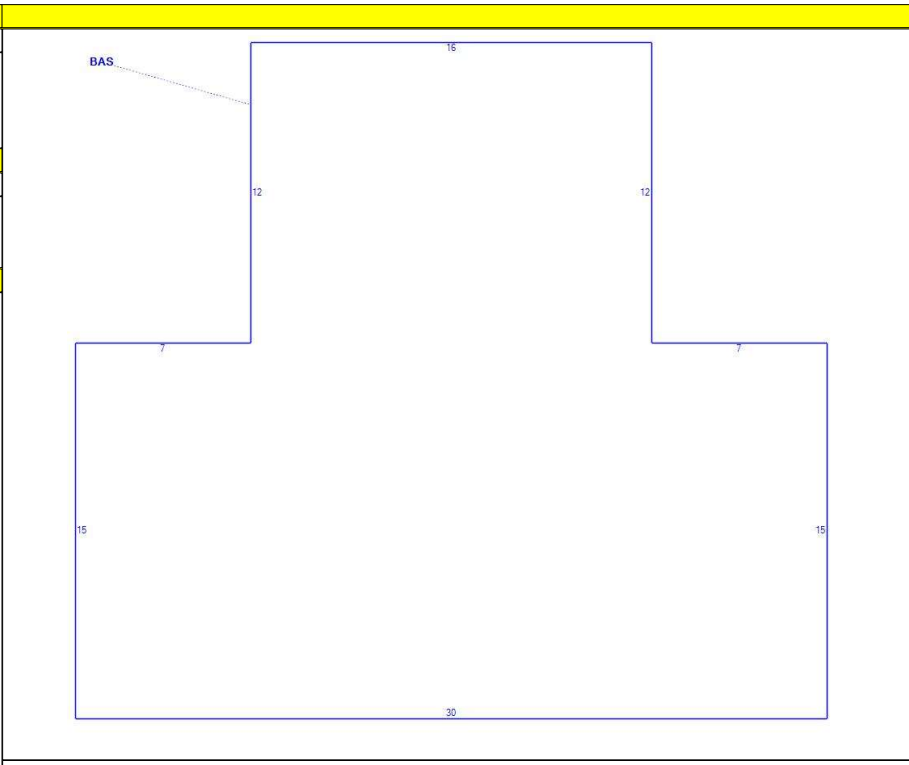
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CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION							
ALEXANDROPOULOS CHRIS G		1 Level	0 All Public	1 Paved	2 Suburban	Description	Code	Appraised	Assessed								
ALEXANDROPOULOS LISA						COMMERC.	3250	49,100	49,100								
3168 LAFAYETTE RD		SUPPLEMENTAL DATA				COM LAND	3250	233,500	233,500								
PORTSMOUTH NH 03801		Alt Prcl ID 0292-0150-0000-0000 OLDACTN 32960 PHOTO WARD PREC. 1/2 HSE GIS ID 35979		CONDO C INLAW Y/ LOT SPLIT 2015 Reval V JM Ex/Cr Appli Assoc Pid#		COMMERC.	3250	1,400	1,400								
						Total		284,000	284,000								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ALEXANDROPOULOS CHRIS G		4175 1509	10-15-2003		I	85,000	99	Year	Code	Assessed	Year	Code	Assessed				
								2023	3250	46,900	2022	3250	46,900				
									3250	131,900		3250	131,900				
									3250	800		3250	800				
						Total		179,600	Total	179,600	Total	179,600					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
									APPRAISED VALUE SUMMARY								
Total			0.00					Appraised Bldg. Value (Card)				49,100					
								Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				1,400					
								Appraised Land Value (Bldg)				233,500					
								Special Land Value				0					
								Total Appraised Parcel Value				284,000					
								Valuation Method				C					
						Total Appraised Parcel Value						284,000					
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
06-764	09-13-2006			3,200		100		REROOF	05-20-2024	RO			01	Measur+1 Visit			
									06-01-2017	ST			ER	Exterior Review			
									03-15-2015	ST			ER	Exterior Review			
									12-04-2013	JM			11	Listed INACTIVE			
									02-24-2010	ST			ER	Exterior Review			
									09-16-2009	GO	01	1	00	Measur+Listed INACTIVE			
									05-10-2007	LR		0	2	No one home INACTIVE			
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Ad	Site	Cond.	ST Idx	S.I. Adj.	Notes- Ad	Special Pricing	Adj Unit P	Land Value	
1	3250	RETAIL	SRB			3,935 SF	124.67	1.0000	1	0.70	302	0.680	325 Shape/ Size		1.0000	59.34	233,500
Total Card Land Units						0 AC	Parcel Total Land Area						0	Total Land Value			233,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	17	Store			
Model	94	Commercial			
Grade	C-	C-			
Stories:	1				
Occupancy	1.00				
Residential Unit					
Exterior Wall 1	20	Brick/Masonry			
Exterior Wall 2					
Roof Structure	03	Gable/Hip			
Roof Cover	03	Asph/F GlS/Cmp			
Interior Wall 1	07	K PINE/A WD			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2					
Heating Fuel	04	Electric			
Heating Type	07	Electr Basebrd			
AC Type	01	None			
Bldg Use	3250	RETAIL			
Total Rooms					
Total Bedrms					
Total Baths					
Kitchen Grd					
Heat/AC	00	NONE			
Frame Type	02	WOOD FRAME			
Baths/Plumbing	02	AVERAGE			
Ceiling/Wall	05	SUS-CEIL & WL			
Rooms/Prtns	02	AVERAGE			
Wall Height	8.00				
% Conn Wall					
1st Floor Use:					
Class					

MIXED USE		
Code	Description	Percentage
3250	RETAIL	100
		0
		0

COST / MARKET VALUATION		
Adj. Base Rate		173.90
RCN		111,643
Year Built		1956
Effective Year Built		1988
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		36
Functional Obsol		20
External Obsol		
Trend Factor		1
Condition		
Condition %		
Percent Good		44
RCNLD		49,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)											
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	% Gd	Gr	Gr Adj	Appr. Value	
PAV1	PAVING-ASPHALT	L	600	3.00	1956	G	75	C	1.00	1,400	

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	642	642	642	173.90	111,643	
Ttl Gross Liv / Lease Area		642	642	642		111,643	



3168 LAFAYETTE RD

Location 3168 LAFAYETTE RD

Mblu 0292/ 0150/ 0000/ /

Acct# 35979

Owner ALEXANDROPOULOS CHRIS G

PBN

Assessment \$284,000

Appraisal \$284,000

PID 35979

Building Count 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2024	\$50,500	\$233,500	\$284,000

Assessment			
Valuation Year	Improvements	Land	Total
2024	\$50,500	\$233,500	\$284,000

Owner of Record

Owner ALEXANDROPOULOS CHRIS G
Co-Owner ALEXANDROPOULOS LISA
Address 3168 LAFAYETTE RD
PORTSMOUTH, NH 03801

Sale Price \$85,000
Certificate
Book & Page 4175/1509
Sale Date 10/15/2003
Instrument 99

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
ALEXANDROPOULOS CHRIS G	\$85,000		4175/1509	99	10/15/2003

Building Information

Building 1 : Section 1

Year Built: 1956
Living Area: 642
Replacement Cost: \$111,643
Building Percent Good: 44

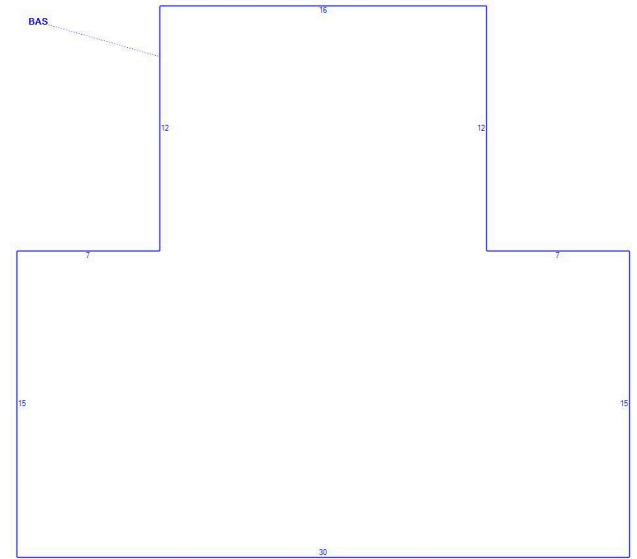
Building Photo


(https://images.vgsi.com/photos2/PortsmouthNHPhotos//0044\35979_359)

Replacement Cost

Less Depreciation: \$49,100

Building Layout



(ParcelSketch.ashx?pid=35979&bid=35979)

Building Attributes	
Field	Description
Style:	Store
Model	Commercial
Grade	C-
Stories:	1
Occupancy	1.00
Residential Units	
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	K PINE/A WD
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	
Heating Fuel	Electric
Heating Type	Electr Basebrd
AC Type	None
Bldg Use	RETAIL
Total Rooms	
Total Bedrms	
Total Baths	
Kitchen Grd	
Heat/AC	NONE
Frame Type	WOOD FRAME
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL & WL
Rooms/Prtns	AVERAGE
Wall Height	8.00
% Comn Wall	
1st Floor Use:	
Class	

Building Sub-Areas (sq ft)			<u>Legend</u>
Code	Description	Gross Area	Living Area
BAS	First Floor	642	642
		642	642

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

Land Use

Use Code 3250
Description RETAIL
Zone SRB
Neighborhood 302
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.09
Frontage
Depth
Assessed Value \$233,500
Appraised Value \$233,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			600.00 S.F.	\$1,400	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2023	\$47,700	\$131,900	\$179,600
2022	\$47,700	\$131,900	\$179,600
2021	\$47,700	\$131,900	\$179,600

Assessment			
Valuation Year	Improvements	Land	Total
2023	\$47,700	\$131,900	\$179,600
2022	\$47,700	\$131,900	\$179,600
2021	\$47,700	\$131,900	\$179,600