

Application for Special Exception City of Portsmouth, NH

Subject Property - 118 Maplewood Ave Unit #C4

- Valuation of New Construction (for non-residential projects)
 - *\$0.00 No New Construction*
- Lot area
 - *Unknown*
- Description of existing and proposed land uses
 - *This specific unit has been primarily used as office space, most recently by Great Bridge Properties, LLC*
 - *Other adjacent businesses utilizing the lot include an accountant, insurance agency, Mortgage broker, Dental Office, MD Medical Office*
- Location and gross floor area of the area devoted to the existing and proposed land uses
 - *556 SqFt*
- Existing and proposed number of parking spaces
 - *1 Designated Spot and 25 Spaces Total*
- Project representatives – names and contact information
 - **DO. Emily-Anne Boone**
 - *Owner of business and lessee of space*
 - *617-850-5941*
 - *bemilyanne@yahoo.com*
 - **Drew Fortin**
 - *Husband to Emily, Broker, Assisting with application*
 - *860-716-5379*
 - [*DrewFortinRE@gmail.com*](mailto:DrewFortinRE@gmail.com)

- Written statement explaining how the request complies with the requirements of the **Zoning Ordinance** as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
 - We believe this request complies with the requirements of the zoning ordinance as provided in article 2 section 10.232.20. This will be a “by appointment only” establishment for 1 patient at a time. All medical services will be outpatient only. No exterior construction, additional parking, or other changes are needed to begin running this business. In addition, the business meets the standards within article 2 section 10.232.20 and sub sections 10.232.21 through 10.232.26 as follows.
 - ***10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;***
 - This unit falls under use # 6.20 under the category of outpatient medical office and is within zoning CD4-L1 that would allow for special exception.
 - ***10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;***
 - This business will not pose a hazard to public or adjacent properties as it will not be dealing with materials that will cause fire, explosions or release of toxic materials.
 - ***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 materials;***
 - This business will not require any exterior structural changes or upgrades. Being a medical office it will be private and quiet in nature and will not cause any

disturbance due to excess noise, foot traffic, gas, dust, heat or any other environmental disturbance.

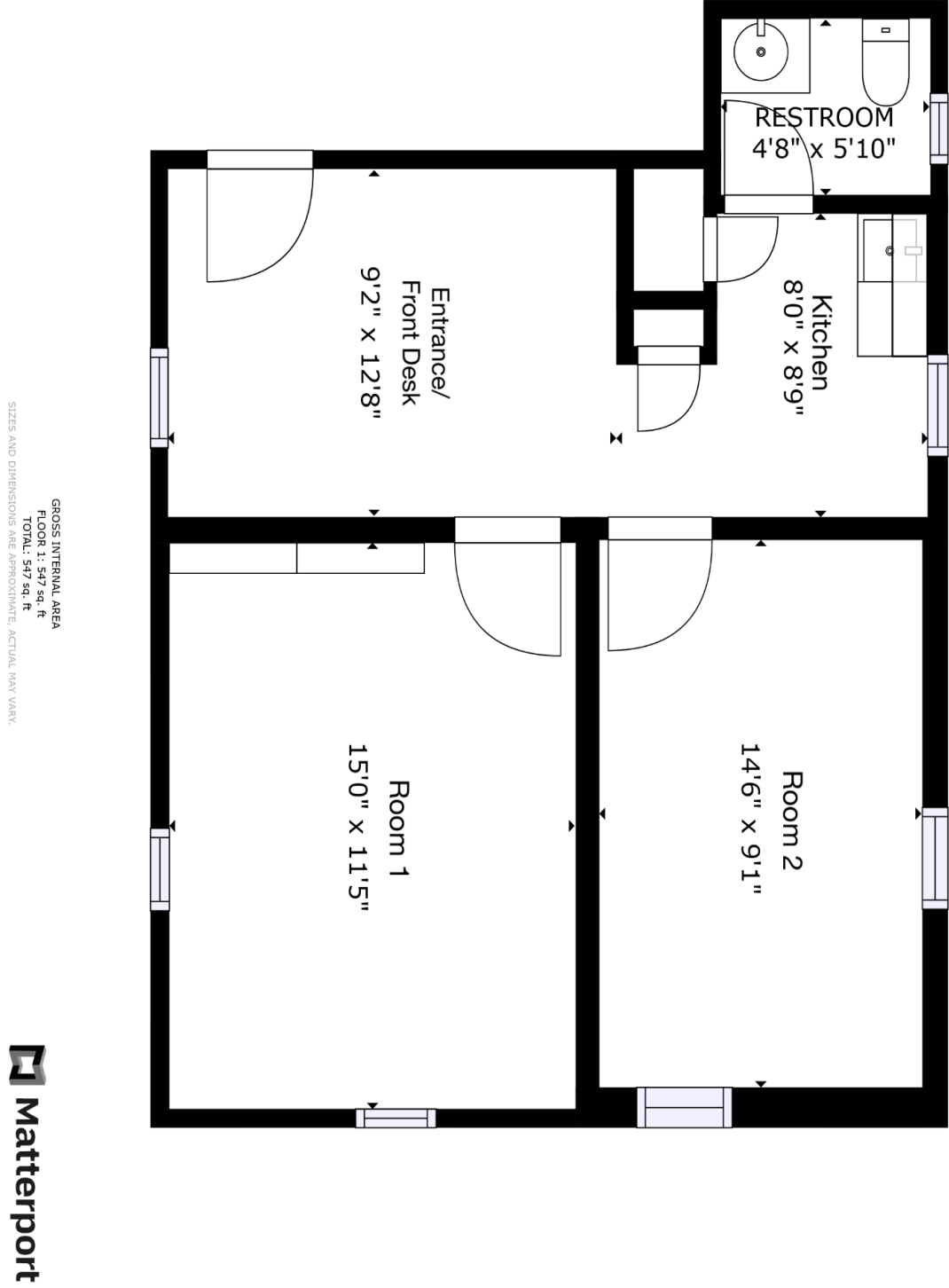
■ **10.232.24 No creation of a traffic safety hazard or a substantial increase in the level of traffic congestion in the vicinity;**

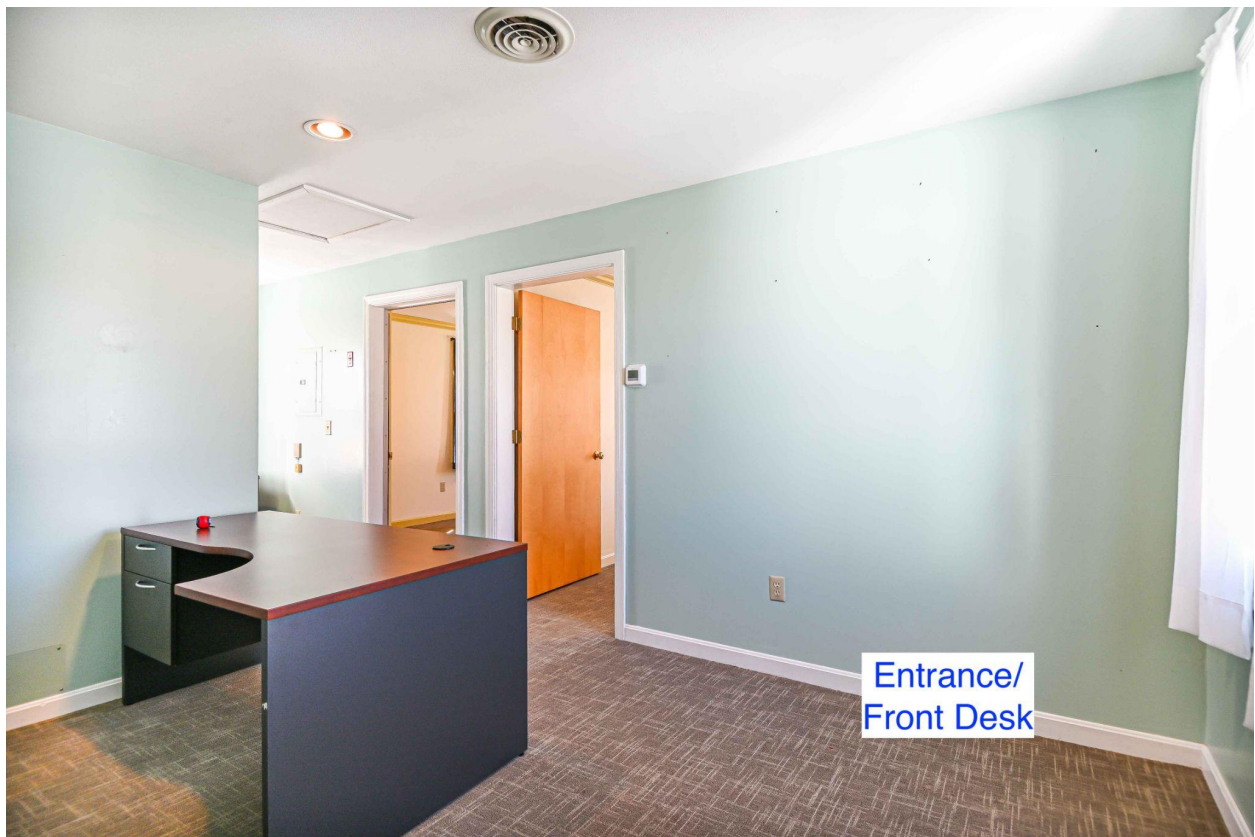
- This location serves the business perfectly as it will not need any additional parking or require new traffic patterns. There will only be one patient present at the business location at a time. Dr. Boone will only be seeing patients 1-2 days per week, seeing a maximum of 8 patients in one day. Dr. Boone may on occasion have one administrative assistance present at the business to greet/process these patients. Because the business location is in walking distance to the personal residence of Dr. Boone there will be times she walks to the location leaving designated parking free for her patients.
- **10.232.25 No excessive demand on municipal services, including, but not limited to, water, sewer, waste disposal, police and fire protection and schools;**
 - Seeing patients only a few days per week we do not anticipate the business activity will create excessive demand on any municipal services.
- **10.232.26 No significant increase of stormwater runoff onto adjacent property or streets.**
 - Given the lack of any structural changes we don't see how this business would create any significant increase in stormwater runoff.

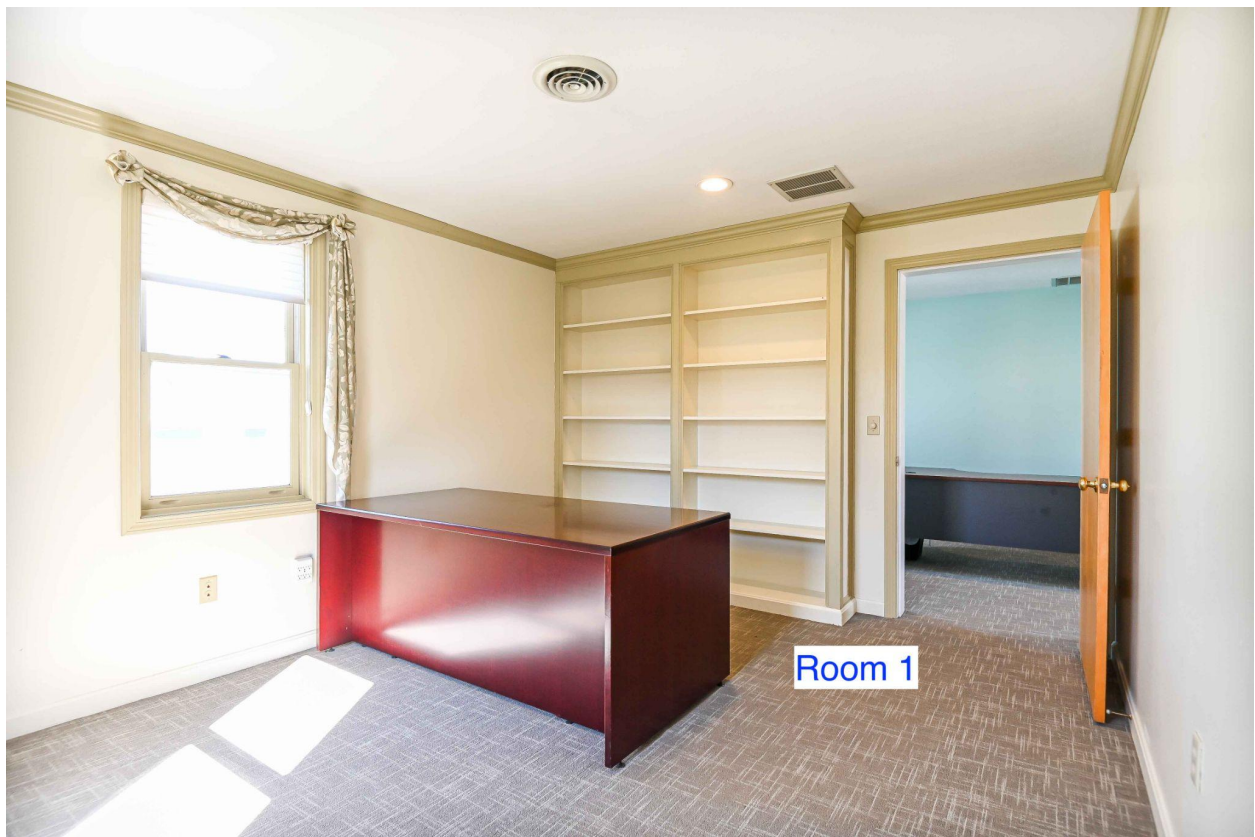
- Site Plan showing dimensions and location of parking spaces including the scale (the scale is the ratio of the drawing's size relative to the actual size)

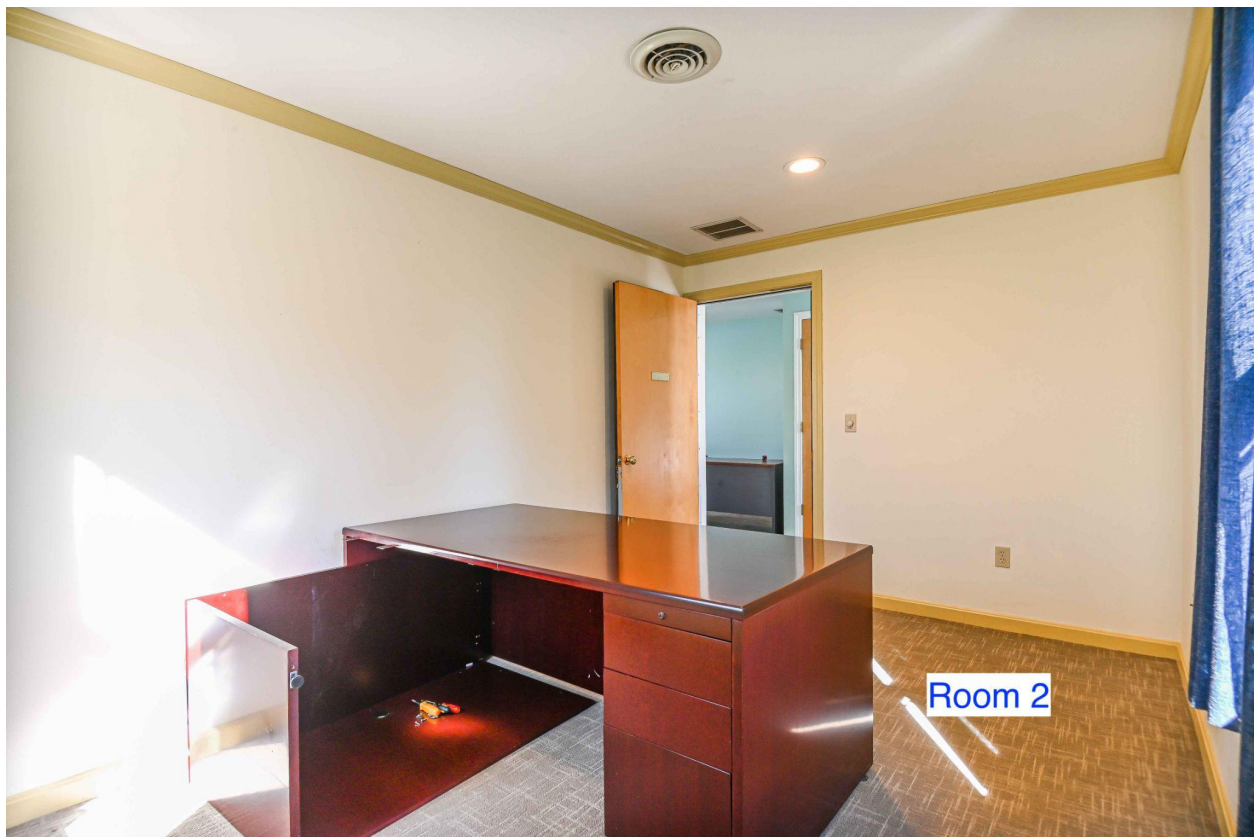


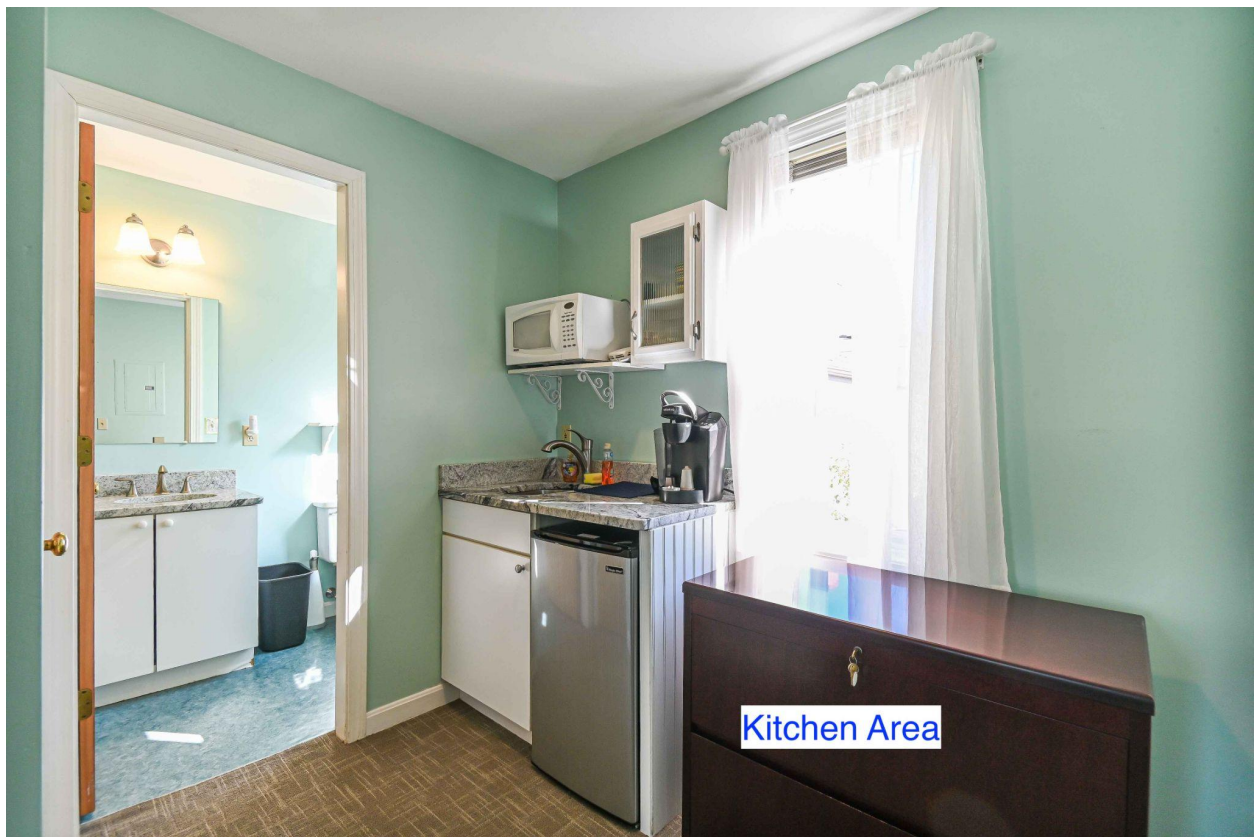
- Interior floor plans and/or exterior site plans showing the location of the proposed use(s)













Bathroom