



200 Griffin Road, Unit 3, Portsmouth, NH 03801
Phone (603) 430-9282 Fax 436-2315

5 October 2023

Rick Chellman, Planning Board Chair
City of Portsmouth
1 Junkins Avenue
Portsmouth, NH 03801

RE: Application for Parking CUP Approval, Tax Map 107, Lot 50, 111 State Street

Dear Chair Chellman and Planning Board members:

On behalf of Coventry Realty, LLC, we hereby apply for a **Parking Conditional Use Permit** at the site to convert some of the restaurant use to residential use. The reality of the site's operations, and the reason for the request, is the continued change in the sit-down restaurant traffic at this location. The downward trend caused the developer to contemplate, and then execute, a plan to reduce the restaurant floor space and provide more housing. Please find the following information in support of this request.

The site was granted a Parking CUP on October 20, 2022, to provide Zero (0) parking spaces where 35 spaces are required. This revision to the project adds two dwelling units to the site and eliminates 2,827 square feet of restaurant use on the second floor. This revision also calculates all the required parking for the entire building, not just the revised spaces, as the previous approval was framed. The Parking Demand will decrease by 25 spaces under this revision. The required parking under the Portsmouth Ordinance is 48 spaces. Since no parking is being provided on site, this request is to provide zero (0) parking spaces where forty-eight (48) spaces are required. The request is similar in nature to the previously granted approval.

We submit that the application conforms to the Portsmouth Ordinance Sections, repeated below with comments in **bold** text, as follows:

Section 10.1112.141: An application for a conditional use permit under this section shall include a parking demand analysis demonstrating that the proposed number of off-street parking spaces is sufficient for the proposed use. **The attached Parking Demand Analysis shows that the proposed improvements will decrease the parking demand at the property.**

Section 10.1112.142: An application for a conditional use permit under this section shall identify permanent evidence-based measures to reduce parking demand, including but not limited to provision of rideshare/micro transit services or bike share station(s) servicing the property, proximity to public transit, car/van-pool incentives, alternative transit subsidies, provisions for teleworking, and shared parking on a

separate lot subject to the requirements of 10.1112.62. **The attached Parking Demand Analysis shows that the proposed improvements will decrease the parking demand at the property.**

Section 10.1112.143: The Planning Board may grant a conditional use permit only if it finds that the number of off-street parking spaces required or allowed by the permit will be adequate and appropriate for the proposed use of the property. In making this determination, the Board may accept, modify or reject the findings of the applicant's parking demand analysis. **Since the parking supply is currently sufficient for existing use, and the proposed improvements will decrease the parking demand at the property, we submit that the available parking is adequate.**

Section 10.1112.144: At its discretion, the Planning Board may require more off-street parking spaces than the minimum number requested by the applicant or may allow fewer spaces than the maximum number requested by the applicant. **Due to the nature of this particular request, where no parking is provided, this section is not applicable to this project.**

The renovation will reduce the intensity of the required parking for the property with the total removal of the restaurant dining use on the second floor. The change to residential units, pursuant to the parking metric, reduces the demand for parking spaces for the proposed building renovation revision. This matter was taken up at the Technical Advisory Committee meeting of October 3, 2023, and the Committee voted to recommend approval with the condition that the parking calculation is updated. This submission was revised in accordance with the request.

The proposed renovation will result in a decreased demand for parking over the current building use and configuration. Denial of the Parking CUP would present a hardship for the applicant. Since the use revision reduces parking demand, a stated goal of the Portsmouth Ordinance, the request is reasonable. Therefore, we ask that the Planning Board grant the Parking Conditional Use Permit, finding that the reduction in the parking demand conforms to the intent of the ordinance provisions.

Thank you for your time and attention to this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read 'JRC', with a stylized flourish extending to the right.

John R. Chagnon, PE
CC: 111 State Street Team



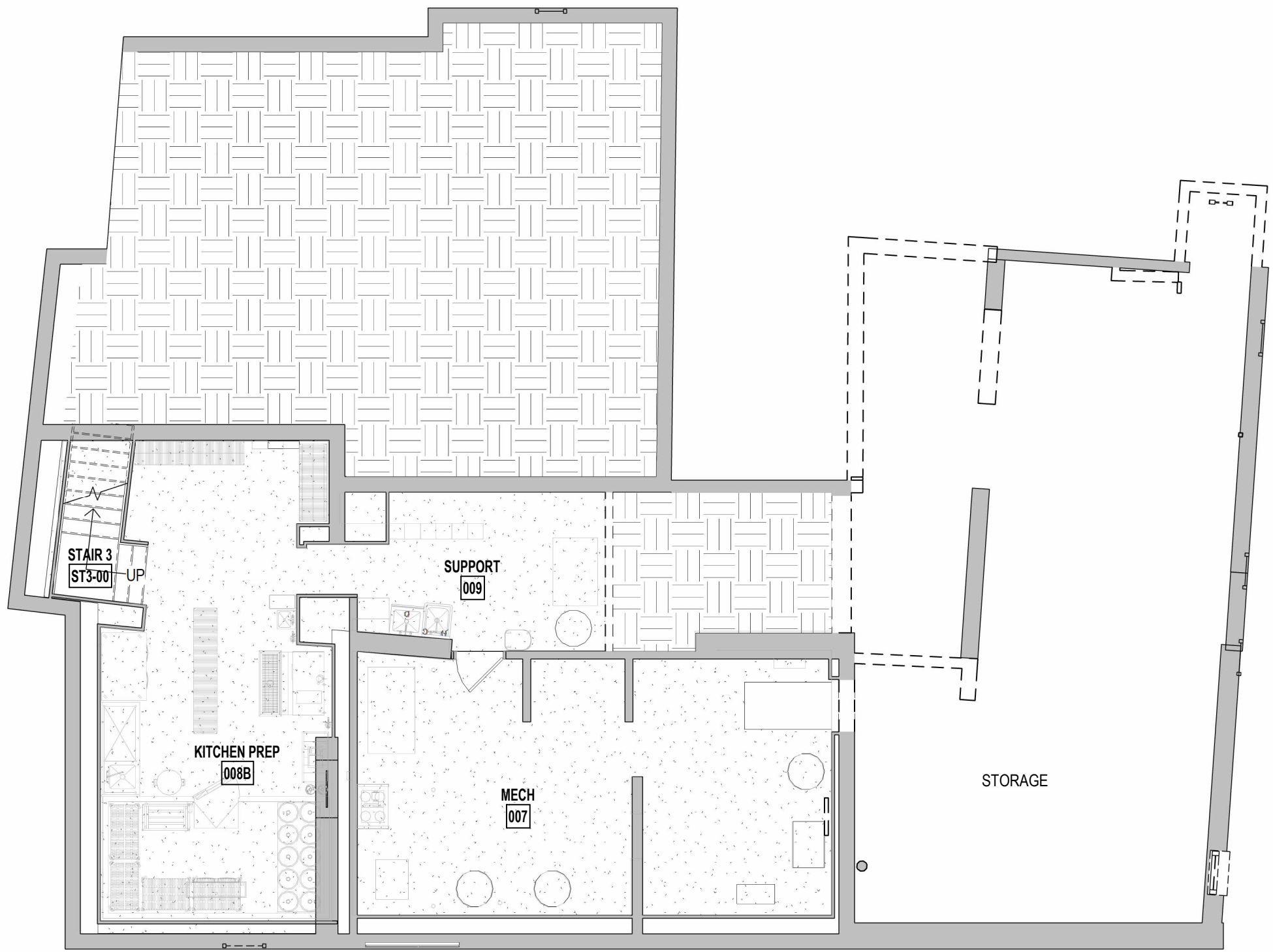
111 State Street
Area Program Parking Analysis
 10/5/2023

Existing Layout - Previously Approved									
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size	Parking spaces per area or unit	Parking spaces required	Apartment spaces	Restaurant spaces	TOTAL
3	Apartment 303	757	1	757	1.3	1.3			
3	Apartment 302	532	1	532	1.0	1.0			
3	Apartment 301	444	1	444	0.5	0.5			
2	Restaurant	2,827	0	0	100.0	28.3			
2	Apartment 202	491	1	491	0.5	0.5			
2	Apartment 201	535	1	535	1.0	1.0			
1	Restaurant	3,626	0	0	100.0	36.3			
0	prep kitchen	170	0	0	100.0	1.7			
0	Accessory - storage, mechanical, electrical	2,112	0	0	0.0	0.0			
Subtotal Previously approved		9,212	5				4.3	66.3	73.0
rounded up							5.0	67.0	
Visitor: 1 space per 5 dwelling units						1.0	1.0	0.0	
Grand Total Required (as previously approved)							6.0	67.0	

Proposed Layout									
Level	Occupancy	Occupied Floor Area (sf)	Qty Residential Units	Unit size	Parking spaces per area or unit	Parking spaces required	Apartment spaces	Restaurant spaces	TOTAL
3	Apartment 303	757	1	757	1.3	1.3			
3	Apartment 302	532	1	532	1.0	1.0			
3	Apartment 301	444	1	444	0.5	0.5			
2	Apartment 204	1,170	1	1,170	1.3	1.3			
2	Apartment 203	1,082	1	1,082	1.3	1.3			
2	Apartment 202	711	1	711	1.0	1.0			
2	Apartment 201	583	1	583	1.0	1.0			
1	Restaurant	3,712	0	0	100.0	37.1			
0	prep kitchen	170	0	0	100.0	1.7			
0	Accessory - storage, mechanical, electrical	2,706	0	0	0.0	0.0			
Subtotal Proposed		11,867	7			46.2	7.4	38.8	48.0
rounded up							8.0	39.0	
Visitor: 1 space per 5 dwelling units						2.0	2.0	0.0	
Credit for excess bicycle storage*						(1.0)		(1.0)	
Grand Total Required (As Proposed)						48	10.0	38.0	

Net Change in required parking (Decrease) from previously approved (25)

Bicycle Parking Required		
use	spaces required per use	total required
apartments	1 bicycle for every 5 dwelling units	1.2
restaurant	1 bicycle for each 10 car parking spaces	3.9
TOTAL bicycles storage required - rounded up		6
Bicycle storage provided, outdoors		6
Bicycle storage provided, indoors		6
Total bicycles storage provided		12
Excess bicycle storage provided, beyond required		6
*Car parking credit for excess bicycle storage, 1 car per 6 bikes		(1)

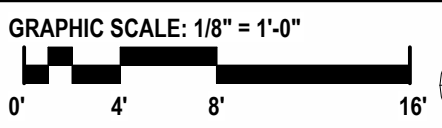


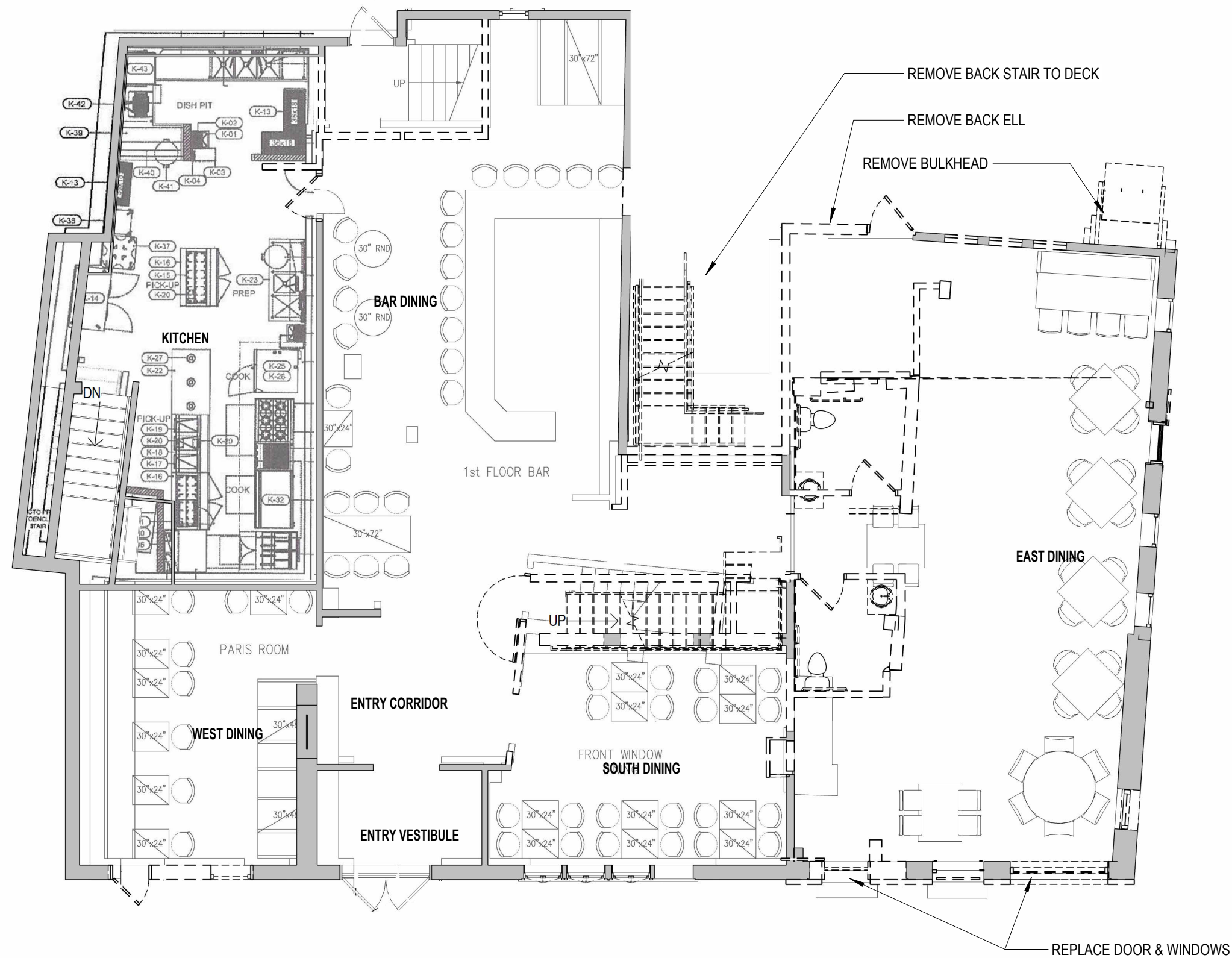
DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING WINDOW & FRAME TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE

2
AP8.20

PB0.0 **EXISTING BASEMENT PLAN**
111 STATE STREET

SCALE: As indicated
10/03/23

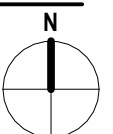
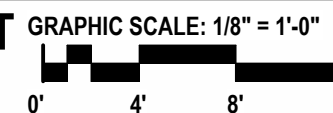


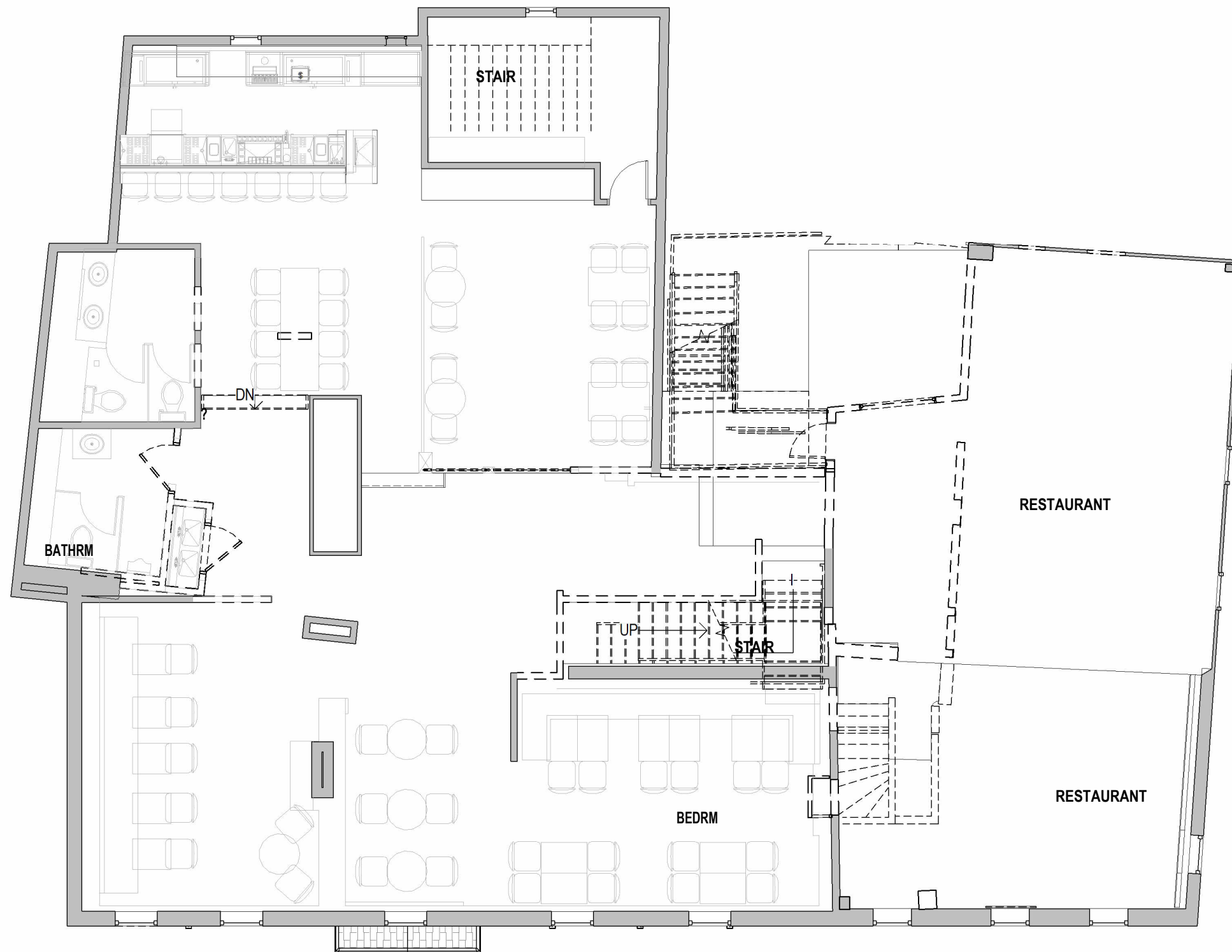


DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING WINDOW & FRAME TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE

PB0.1 **EXISTING FIRST FLOOR PLAN**
111 STATE STREET

SCALE: As indicated
 10/03/23

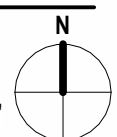
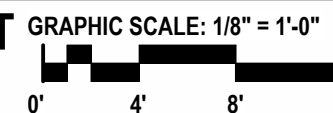


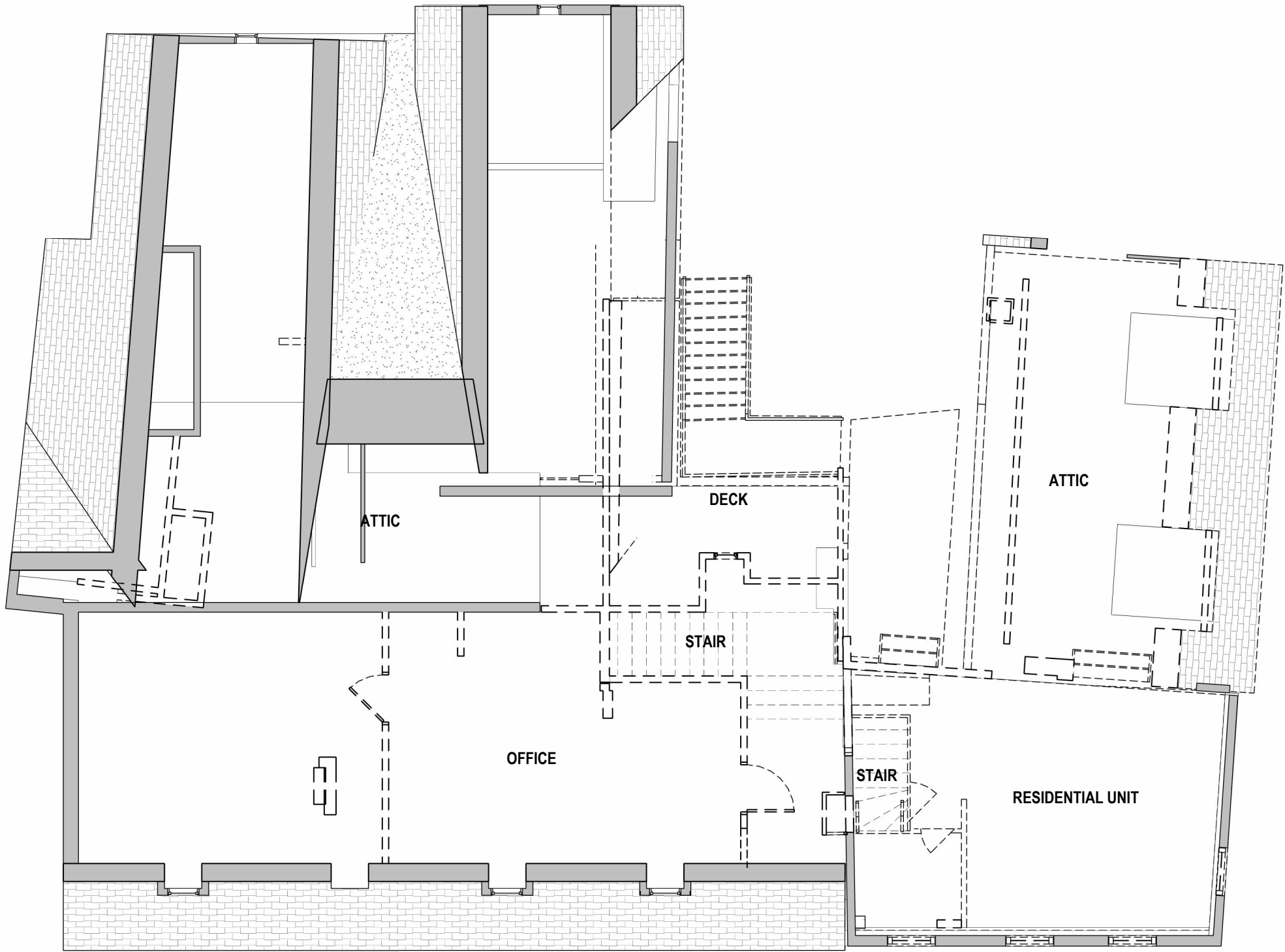


DEMOLITION LEGEND	
	EXISTING WALL TO BE REMOVED
	EXISTING WALL TO REMAIN
	EXISTING WINDOW & FRAME TO BE REMOVED
	EXISTING DOOR TO REMAIN
	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE

PB0.2 **EXISTING SECOND FLOOR PLAN**
111 STATE STREET

SCALE: As indicated
 10/03/23





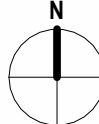
DEMOLITION LEGEND	
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	EXISTING DOOR AND FRAME TO BE REMOVED
	AREA NOT IN SCOPE

PB0.3

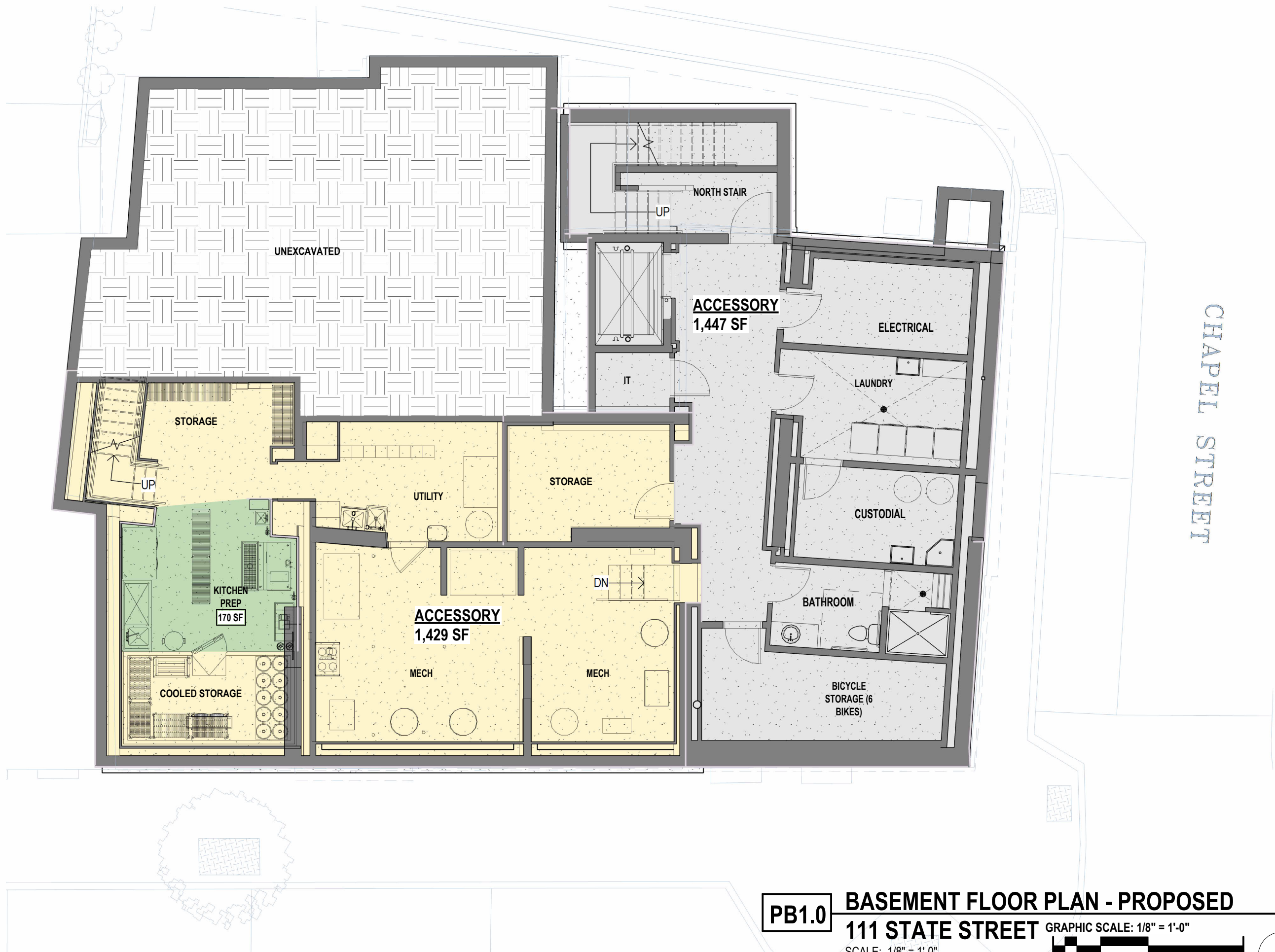
EXISTING THIRD FLOOR PLAN 111 STATE STREET

SCALE: As indicated
10/03/23

GRAPHIC SCALE: 1/8" = 1'-0"



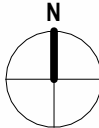
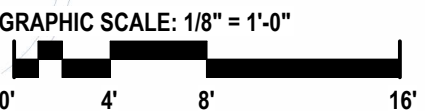
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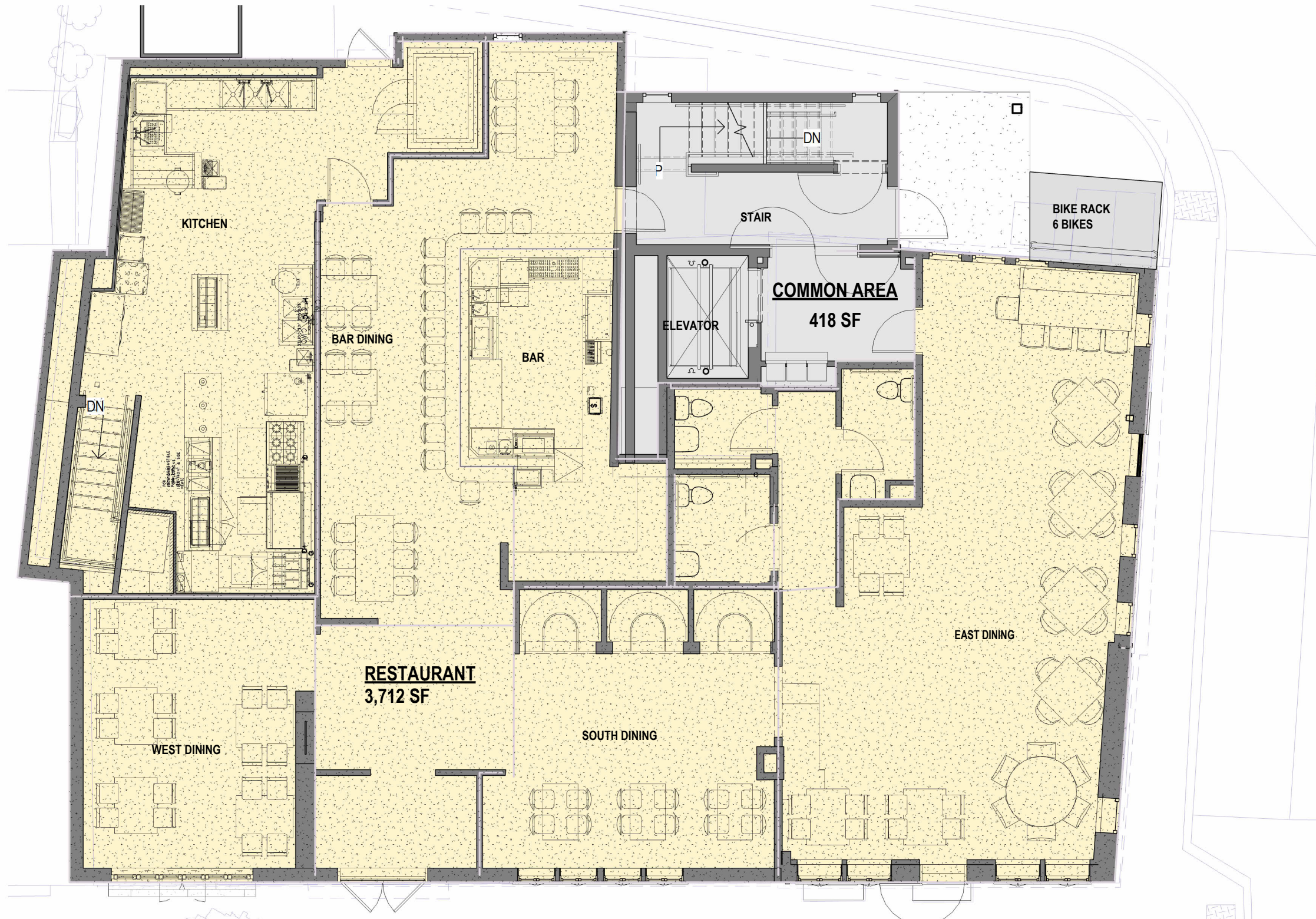
PB1.0

BASEMENT FLOOR PLAN - PROPOSED
111 STATE STREET

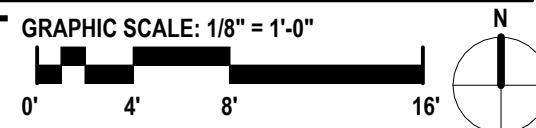
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10/05/23

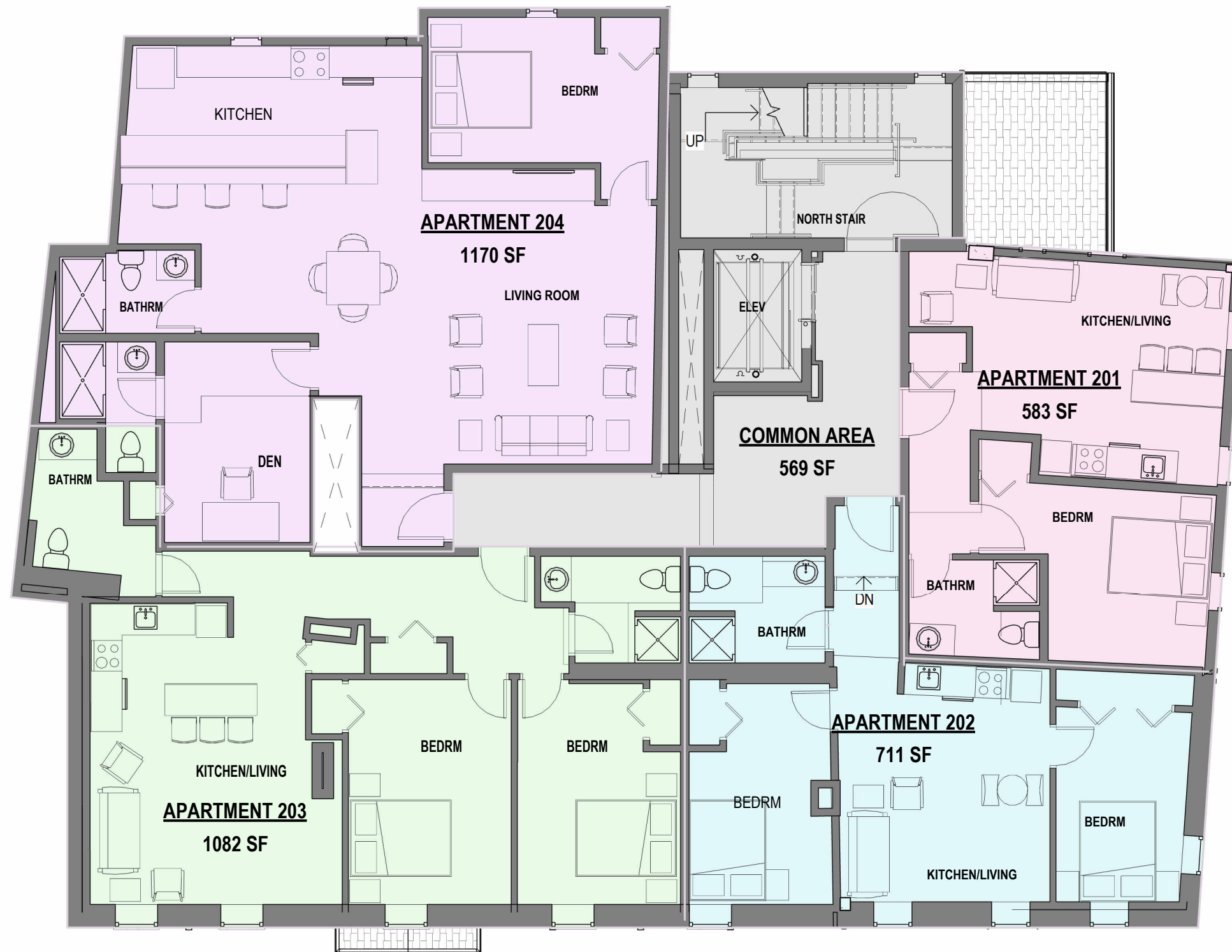


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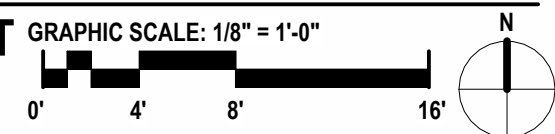


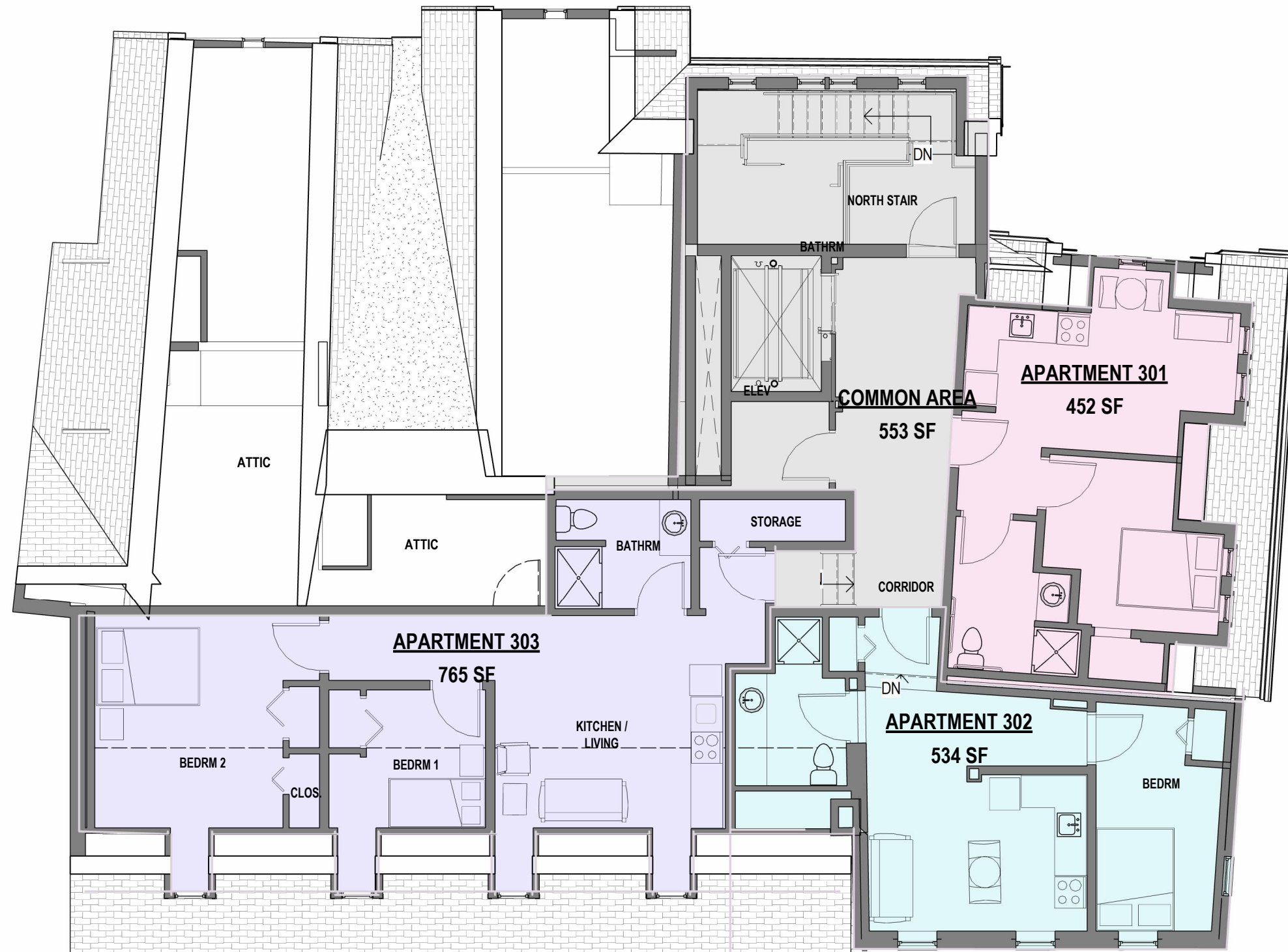
PB1.1 **FIRST FLOOR PLAN - PROPOSED**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 10/05/23





PB1.2 SECOND FLOOR PLAN - PROPOSED
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 10/05/23





PB1.3 **THIRD FLOOR PLAN - PROPOSED**
111 STATE STREET
 SCALE: 1/8" = 1'-0"
 10/05/23

