



CITY OF PORTSMOUTH

Planning & Sustainability
Department
1 Junkins Avenue
Portsmouth, New
Hampshire 03801
(603) 610-7216

ZONING BOARD OF ADJUSTMENT

January 27, 2026

909 West End LLC
3 Penstock Way
Newmarket, New Hampshire 03857

RE: Board of Adjustment Request for property located at 909 and 921 Islington Street, Portsmouth NH 03801 (LU-25-134)

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **January 21, 2026**, considered your application for the property located at 909 and 921 Islington Street whereas relief is needed to construct a sign at 921 Islington Street that will be servicing the businesses located at 909 Islington Street which requires the following: 1) Variance from Section 10.1253.10 to allow a sign setback of 2 feet from a lot line where 5 feet are required, 2) Variance from Section 10.1224.90 to allow a sign advertising a product or service not provided on the lot on which the sign is located ("off premise sign"); and 3) Variance from Section 10.1252 to allow 27 square feet of sign area where 20 square feet are allowed. Said property is shown on Assessor Map 172 Lots 7 & 10 and lies within the Character District 4-W (CD4-W). As a result of said consideration, the Board voted to **grant** Variances 1 and 2 as presented and advertised. The Board voted to **grant** Variance 3 as presented with the following **conditions**:

1) Any additional freestanding signs on the 921 Islington Street property lot 172-10 must seek relief from the Zoning Board of Adjustment.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

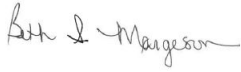
This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

<https://www.cityofportsmouth.com/planportsmouth/zoning-board-adjustment/zoning-board-adjustment-archived-meetings-and-material>

The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Beth Margeson".

Beth Margeson, Vice Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

PWED2 LLC

John Chagnon, Haley Ward

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 1-21-26

Property Address: 909 and 921 Islington Street

Application #: LU-25-134

Decision: **Grant variances 1 and 2 as presented and advertised**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">It will not have an adverse effect on the neighborhood's health, safety, and welfare, and would not alter the essential characteristics of the neighborhood.It is a commercial area with signs to allow people to find the properties.It will not affect the light and air because it was a relatively modest sign and it will expose and enhance the commercial character in the area and minimize the number of signs by grouping them all in one spot.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none">The sign will protect the public from hazardous and distracting displays, which is one of the goals of the Sign Ordinance.

10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> • There will be no benefit to the public that will outweigh any harm to the applicant. • There are multiple businesses, so it will be a benefit to the public to know where the businesses are so they can get there.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> • It is a commercial strip and signs are common.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> • The applicant's property has special conditions, including a long driveway that goes back to a large area that will have a lot of commercial and other businesses. • The street frontage includes an access driveway that limits the potential sign locations, which is why locating the sign on an adjacent lot with a 2-ft setback makes sense. • Owing to these conditions, there will be no fair and substantial relationship between the strict enforcement of the ordinance and its application to the property.

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 1-21-26

Property Address: 909 and 921 Islington Street

Application #: LU-25-134

Decision: **Grant variances 3 as presented and advertised with 1 stipulation**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">• The neighborhood has several businesses and current signage, much of it quite wanting.• The previous signs are difficult to read and confusing, so the situation will be improved.• The sizes asked for are reasonable and in accordance with other businesses that are there.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none">• The neighborhood has several businesses and current signage, much of it quite wanting.• The previous signs are difficult to read and confusing, so the situation will be improved.• The sizes asked for are reasonable and in accordance with other businesses that are there.

10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> The applicant is just asking for that extra five square feet to help people find the businesses they needed to, and the board does not think the public will think that is unacceptable.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> It is a sign-heavy area and the applicant owns a few other properties there. What distinguished the property from others is a series of old mill buildings that takes up a fair amount of sign space. There is an opportunity to provide a bit of extra square footage for the address. The sign will end up on a very narrow strip of land because there is no other way the applicant can place signage information. Wall signs are not an option.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> The sign will end up on a very narrow strip of land because there is no other way the applicant can place signage information. Wall signs are not an option.

Stipulations

- The applicant must seek relief from the Board of Adjustment for any additional freestanding sign on the 921 Islington Street property, Lot 172-10.*



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ZONING BOARD OF ADJUSTMENT

January 27, 2026

Stewart Baker Revocable Trust
Evan Baker & Laura Stewart Trustees
20 Coffins Court
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 20 Coffins Court,
Portsmouth NH 03801 (LU-25-164)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **January 21, 2026**, considered your application for the property located at 20 Coffins Court whereas relief is needed for the construction of a spiral staircase on the left side of the home and dormers on the third floor which requires the following: 1) Variance from Section 10.521 to allow a) 4 foot right side yard and a 5 foot left side yard where 10 feet are required, b) 50.5% building coverage where 35% is allowed; and c) 4.5% open space where 20% is required. Said property is shown on Assessor Map 135 Lot 53 and lies within the General Residence C (GRC) District. As a result of said consideration, the Board voted to **grant** Variance 1a as presented and advertised. The Board voted to **postpone** consideration of Variances 1b and 1c to the February 18th meeting.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Beth Margeson".

Beth Margeson, Vice Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

R. Timothy Phoenix, Esq., Attorney, Hoefle, Phoenix, Gormley & Roberts, PLLC

Stephanie Johnson, Esq., Attorney, Hoefle, Phoenix, Gormley & Roberts, PLLC

Daniel Dadmun, Engineer, Ross Engineering, LLC

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 1-21-2026

Property Address: 20 Coffins Ct

Application #: LU-25-164

Decision: **Grant variance 1a**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">• The homes are closely spaced, but dormering out was a common factor in that neighborhood as well as in many two-story New Englanders throughout the City. It is a way to get additional vertical living space.• It is a large dormer and close to a neighboring property line and structure, but there are good reasons why there was a need for it to be in that location and to be that size.• The applicant is taking advantage of an existing stairwell to make the third floor a more usable space, which is driving the fact that the dormer had to be substantial to accommodate that and still meet ingress/egress codes.

		<ul style="list-style-type: none"> Architecturally keeping the symmetry on the two dormers, considering the constraint within the property, makes sense.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none"> The homes are closely spaced, but dormering out was a common factor in that neighborhood as well as in many two-story New Englanders throughout the City. It is a way to get additional vertical living space. It is a large dormer and close to a neighboring property line and structure, but there are good reasons why there was a need for it to be in that location and to be that size. The applicant is taking advantage of an existing stairwell to make the third floor a more usable space, which is driving the fact that the dormer had to be substantial to accommodate that and still meet ingress/egress codes. Architecturally keeping the symmetry on the two dormers, considering the constraint within the property, makes sense.
10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> The general public will not really observe a significant problem with the additional dormering being there and being closer to the property line, and the benefit to the applicant will substantially outweigh that.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> A dormer on a third floor is common and will not affect the neighboring properties. The Board has written and verbal confirmation from neighbors stating that they are not concerned about it.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the</p>	YES	<ul style="list-style-type: none"> One of the special conditions is that the small home is on a small lot and butts up against one side of the lot. Any type of expansion into a higher floor would trigger some need for relief. There are unique justifications for the larger dormer, noting that the existing stairwell needs to be taken

<p>Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>		<p>advantage of to realistically add on the additional height.</p> <ul style="list-style-type: none"> • It is a residential use in a residential area as well as a reasonable request.
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ZONING BOARD OF ADJUSTMENT

January 27, 2026

Pamela M & Douglas R Howard TTEES
Howard Family Holding Trust
1 Warren Street Apt 208
Charlestown, Massachusetts 02129

**RE: Board of Adjustment Request for property located at 53A Chevrolet Avenue,
Portsmouth NH 03801 (LU-25-145)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **January 21, 2026**, considered your application for the property located at 53A Chevrolet Avenue whereas relief is needed to allow a 5-foot high and 6-foot high fence, after-the-fact, which requires the following: 1) Variance from Section 10.515.13 to exempt a 5-foot high and 6-foot high fence in the front yard where up to 4 feet is allowed. Said property is shown on Assessor Map 147 Lot 18-1A and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, reading "Beth Margeson".

Beth Margeson, Vice Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 1-21-2026

Property Address: 53A Chevrolet Ave

Application #: LU-25-145

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">• The spirit of the ordinance is to prevent people from facing large barriers while they are walking along a roadway or driving on a street. In this case, what is technically the front yard is actually a roadway that has no sidewalk, whether it's a private or public roadway. It will not have much pedestrian traffic and a 6-ft fence will not present any particular barrier.• The house orientation is such that one is not really looking at the front of the house from that vantage, therefore the fence is not contrary to the public interest or the spirit of the ordinance.

10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none"> • The spirit of the ordinance is to prevent people from facing large barriers while they are walking along a roadway or driving on a street. In this case, what is technically the front yard is actually a roadway that has no sidewalk, whether it's a private or public roadway. It will not have much pedestrian traffic and a 6-ft fence will not present any particular barrier. • The house orientation is such that one is not really looking at the front of the house from that vantage, therefore the fence is not contrary to the public interest or the spirit of the ordinance.
10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> • There will be no loss to the public by allowing the fence to remain in place. • It is a variance request after the fact, but there is no deliberate intent to work around the zoning ordinance. • There is a good balance of interest in favor of the property owner and one could not see any benefit to the public by denying the applicant the right to have the fence and achieve the privacy that he wanted.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> • It is part of a condo association and the Board was presented with either verbal or written testimony by the other condo owners stating that they did not feel that the fence diminished the value of their property.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one.</p>	YES	<ul style="list-style-type: none"> • There is a unique characteristic to the property, including confusion about what is the practical front yard in terms of the visual aspect of the property vs. the technical front yard based on an interpretation of the ordinance. In that case, a strict interpretation of the ordinance really does not achieve the purposes of the ordinance, nor does it support avoiding a disruption in the character or anything of that nature. Therefore

<p>OR</p> <p>Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>		<p>the hardship criteria with the unique orientation of the house relative to what the ordinance envisioned is satisfied.</p>
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CITY OF PORTSMOUTH

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ZONING BOARD OF ADJUSTMENT

January 27, 2026

Alexandre T and Lauren M LePage
53 McNabb Court
Portsmouth, New Hampshire 03801

**RE: Board of Adjustment Request for property located at 53 McNabb Court,
Portsmouth NH 03801 (LU-25-170)**

Dear Property Owner:

The Zoning Board of Adjustment, at its regularly scheduled meeting of **January 21, 2026**, considered your application for the property located at 53 McNabb Court whereas relief is needed to demolish a one-story enclosed porch and reconstruct with a three-story addition and to construct an open front porch on the front of the home, which requires the following: 1) Variance from Section 10.521 to allow a) 6.5 foot front yard setback where 15 feet is required, b) 4.5 foot right yard setback where 10 feet is required, c) 9 foot left yard setback where 10 feet is required, and d) 29% Building Coverage where 25% is allowed. Said property is shown on Assessor Map 112 Lot 57 and lies within the General Residence A (GRA) District. As a result of said consideration, the Board voted to **grant** the request as presented and advertised.

The Board's decision may be appealed up to thirty (30) days after the vote. Any action taken by the applicant pursuant to the Board's decision during this appeal period shall be at the applicant's risk. Please contact the Planning & Sustainability Department for more details about the appeals process.

Approvals may also be required from other City Commissions or Boards. Once all required approvals have been received, applicant is responsible for applying for and securing a building permit from the Inspection Department prior to starting any project work.

This approval shall expire unless a building permit is issued within a period of two (2) years from the date granted unless an extension is granted in accordance with Section 10.236 of the Zoning Ordinance.

The Findings of Fact associated with this decision are available: attached here or as an attachment in the Viewpoint project record associated with this application and on the Planning Board Meeting website:

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The minutes and audio recording of this meeting are available by contacting the Planning & Sustainability Department.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Beth Margeson".

Beth Margeson, Vice Chair of the Zoning Board of Adjustment

cc: Shanti Wolph, Chief Building Inspector

Rosann Maurice-Lentz, City Assessor

Findings of Fact | Variance

City of Portsmouth Zoning Board of Adjustment

Date: 1-21-2026

Property Address: 53 McNabb Ct

Application #: LU-25-170

Decision: **Grant**

Findings of Fact:

Effective August 23, 2022, amended RSA 676:3, It now reads as follows: The local land use board shall issue a final written decision which either approves or disapproves an application for a local permit and make a copy of the decision available to the applicant. **The decision shall include specific written findings of fact that support the decision. Failure of the board to make specific written findings of fact supporting a disapproval shall be grounds for automatic reversal and remand by the superior court upon appeal, in accordance with the time periods set forth in RSA 677:5 or RSA 677:15, unless the court determines that there are other factors warranting the disapproval.** If the application is not approved, the board shall provide the applicant with written reasons for the disapproval. If the application is approved with conditions, the board shall include in the written decision a detailed description of all conditions necessary to obtain final approval.

The proposed application meets/does not meet the following purposes for granting a Variance:

Section 10.233 Variance Evaluation Criteria	Finding (Meets Criteria)	Relevant Facts
10.233.21 Granting the variance would not be contrary to the public interest.	YES	<ul style="list-style-type: none">It will result in a small increase in building coverage but not enough to affect the health, safety, and welfare of the neighborhood.It will have no effect on light and air and will not alter the essential characteristics of the neighborhood.
10.233.22 Granting the variance would observe the spirit of the Ordinance.	YES	<ul style="list-style-type: none">It will observe the spirit of the ordinance because the house will remain a single-family residence and will still have extensive open space.The building coverage is increased and the setback will be changed, but only to a minimal amount.

10.233.23 Granting the variance would do substantial justice.	YES	<ul style="list-style-type: none"> There will not be any benefit to the public by denying the request that would outweigh the harm to the applicant.
10.233.24 Granting the variance would not diminish the values of surrounding properties.	YES	<ul style="list-style-type: none"> It is a small lot, a small house, and a growing family, and the benefit in having a more usable space to the applicant clearly outweighs the impact on the public. The Board doubts anyone walking down the avenue would even know the changes have occurred. There is no evidence presented that granting the variance would diminish the values of surrounding properties. If anything, it will make the house more consistent with the other three properties immediately abutting the property.
<p>10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.</p> <p>(a)The property has special Conditions that distinguish it from other properties in the area. AND (b)Owing to these special conditions, a fair and substantial relationship does not exist between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and the proposed use is a reasonable one. OR Owing to these special conditions, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it.</p>	YES	<ul style="list-style-type: none"> The special conditions included that the lot is small and at the end of a courtyard and not obvious to anyone passing by on Lincoln Street, and making improvements to it will probably wind up infringing on some of the setbacks. For those reasons, the property has special conditions that distinguish it from others in the area, and as a result, there is no fair and substantial relationship between the purpose of the ordinance and its application to this specific property.