

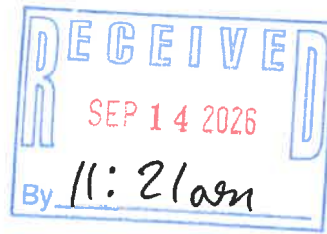
City of Portsmouth

Attn: Stefanie Casella, Planner

Zoning Board of Adjustment

1 Junkins Ave

Portsmouth, NH 03801



Re: Variance or Special Application of 100 C Albany St, LLC

100 C Albany St (Unit 1)

Portsmouth, NH 03801

Dear Stefanie,

The purpose of this Variance or Special Exception Application is for the Special Exception of a pet groomer, Your Pet's Peeve, to occupy the above captioned space. I would point out that this pet groomer has been in operation directly across the street at 99 Albany St since 1989, and under the present ownership since 2003. They are moving due to necessity as their current building is being sold. Accordingly, this will create little, if any, change to the neighborhood.

Attached are the following:

1. Analysis Criteria (from section 10.232.20 of the Zoning Ordinance.)
2. Site layout. Map showing 100 Albany St. 100 Albany St and 112 Cass St make up the Mitrook Ice House Condominium Association. The parking for the association is located behind both buildings and is accessed from Cass St. 10 spaces per site diagram.
3. Photos of 100 Albany St and surrounding buildings.
4. Notification to the unit owners of the Mitrook Ice House Condominium Association.

Please let me know if further information is necessary. Thanks.

Sincerely,

Jonathan S. Wilson

100 C Albany St , LLC

39 Tansy Ave

Stratham, NH 03885

Zoning Ordinance

10.232.20 Special exceptions shall meet all of the following standards:

10.232.21 Standards as provided by this Ordinance for the particular use permitted by special exception;

All known standards are met. Regarding noise, only one dog will be groomed at a time and dogs making excessive noise will be discontinued as customers. No kennel or boarding.

10.232.22 No hazard to the public or adjacent property on account of potential fire, explosion or release of toxic materials;

There are no flammable or combustible liquids, materials used in the dog grooming operation. There are no explosive materials or toxic chemicals used in the operation.

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 other buildings or structures, parking areas or accessways, odor, smoke, gas, dust, or other pollutant, noise, glare, heat, vibration, or outdoor storage of equipment, vehicles or other materials;

Your Pet's Peeve has been part of this neighborhood for over 30

years with no such issues to date.

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

Increased traffic is not an issue. One customer at a time. Many customers are local and walk to the appointment.

- 10.232.25 No excessive demand on municipal services, including but not limited to water, sewer, waste disposal, police and fire protection and schools; and

No issues.

- 10.232.26 No significant increase in stormwater runoff onto adjacent property or streets.

No issues.

2 STORY
WOOD FRAME

LCA UNIT
100C

BUILDING
#100
UNITS 100A to C

2nd FLOOR PORCH

LCA UNIT
100A

LCA UNIT
100A

LCA UNIT
100B

LCA UNIT
100B

35'-6"

SHED

LCA UNITS
100A & B

COMMON AREA

PAVED

18' COMMON AREA

BUILDING
#112
UNITS 112A to C

LCA UNITS
112A, B & C

LCA UNIT
112A

LCA UNIT
112A

LCA UNIT
112B

LCA UNIT
112B

LCA UNIT
112C

LCA UNIT
112C

LCA UNIT
112C

LCA UNIT
112A, B & C

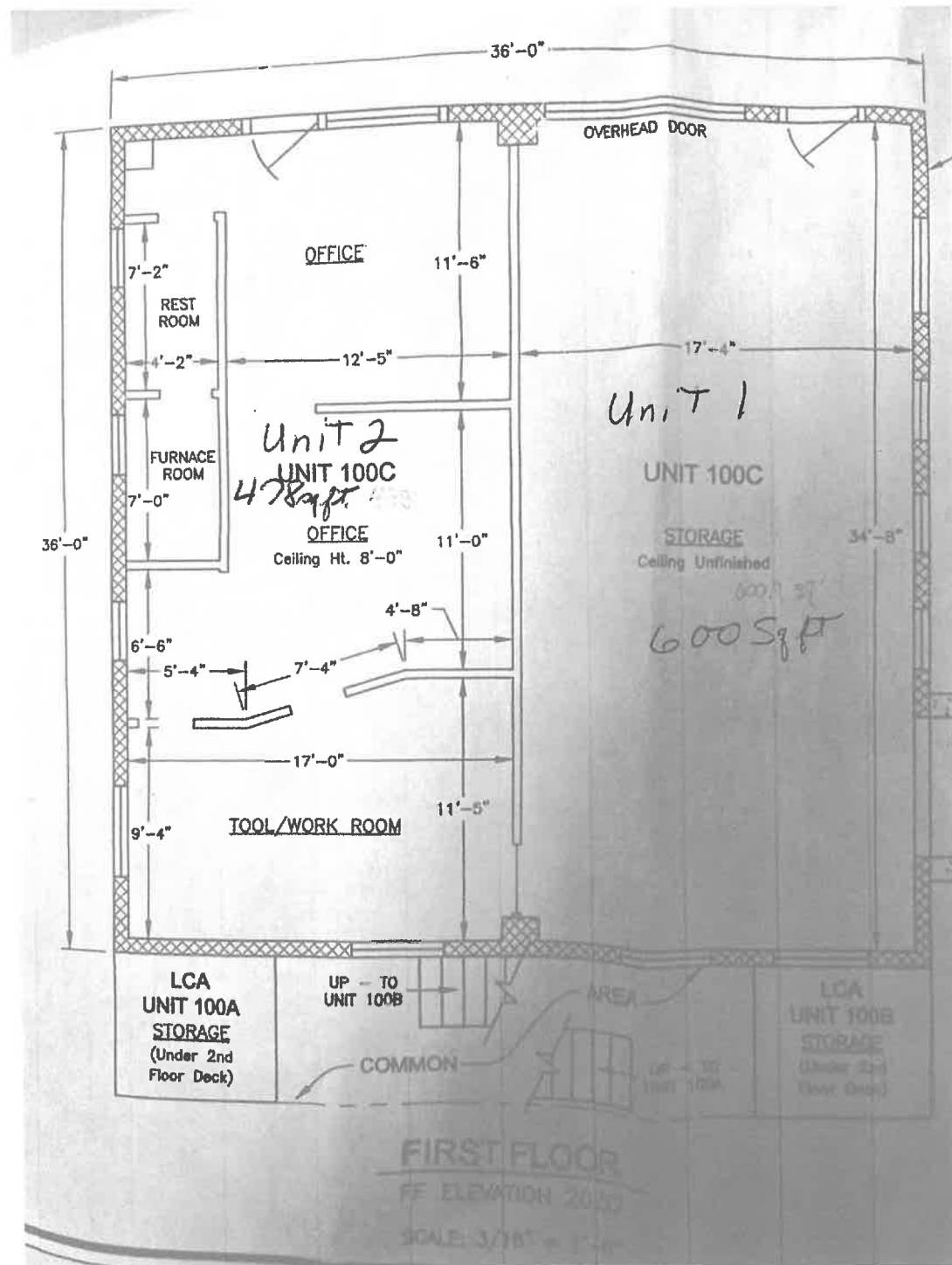
54'-0"

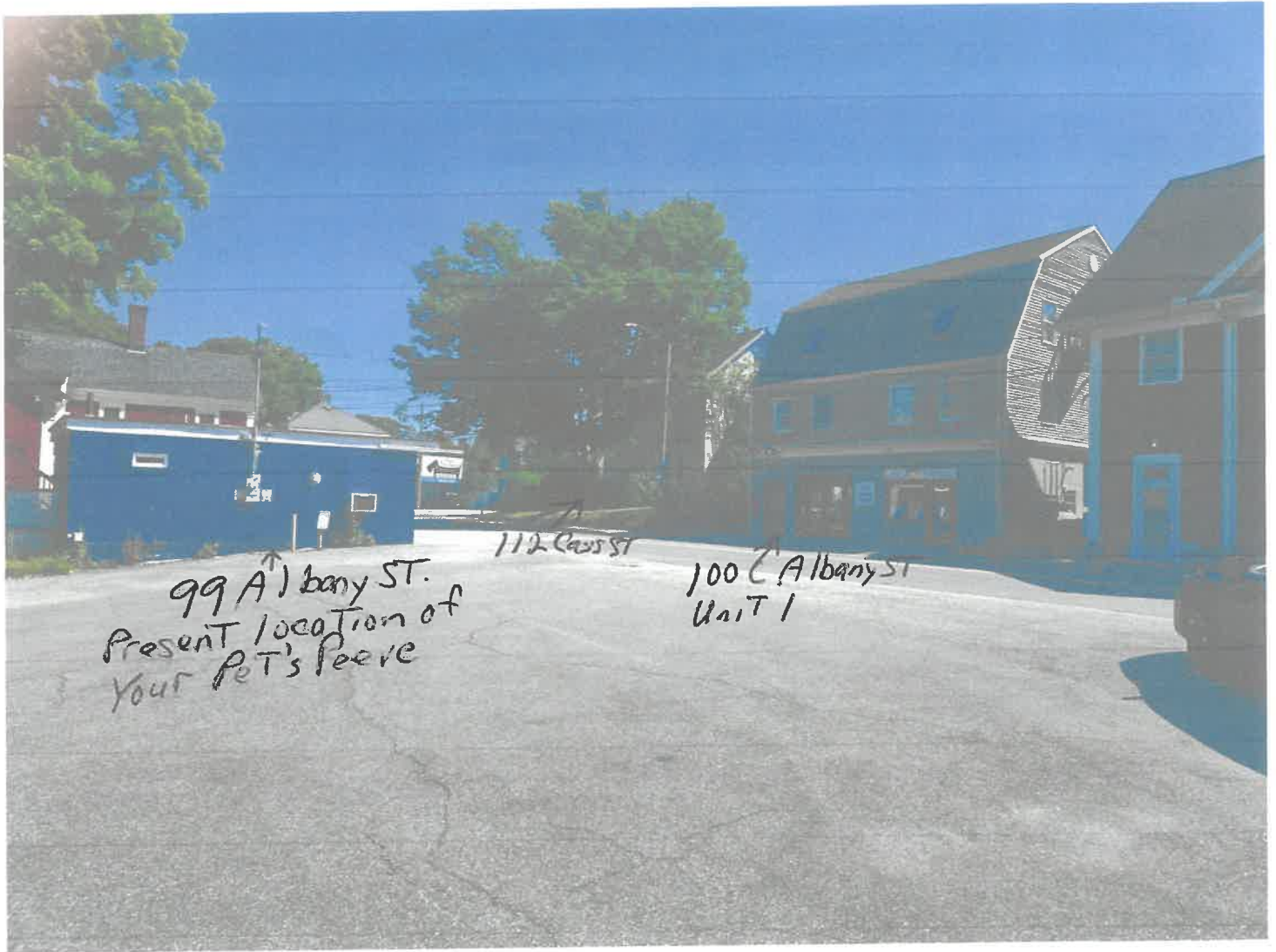
CASS STREET

add
for
pkg-

NOTE: ALL SPACES ARE 8FT. x 18FT.







100 Albany St



Property Information
Property ID 0146-0024-0003
Location 100 ALBANY ST #C
Owner 100 C ALBANY ST LLC



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 03/06/2026

Print map scale is approximate.
Critical layout or measurement activities should not be done using this resource.

JON WILSON <jonsw@comcast.net>

9/9/2026 10:04 AM

Zoning Special Exception-Pet Groomer @ 100 C Albany St

To sublimier@comcast.net <sublimier@comcast.net> • John Corgan <john.corgan@merck.com> • mkarpel177@gmail.com <mkarpel177@gmail.com> • becca.a.luz@gmail.com <becca.a.luz@gmail.com> • mdrina137@yahoo.com <mdrina137@yahoo.com>

Hello,

Now that I have all of the current owners and email addresses, you are being notified as fellow condo unit owners in the Mitrook Ice House Condominiums that I am applying for a Special Exception to the Portsmouth Zoning Ordinance. In general terms, we are located in Zone CD4-L2 which allows retail occupancies. A pet groomer is service occupancy which is a "permitted occupancy" under Article 4(7.30), but requires a Special Exception by the Portsmouth Planning Department. As part of the application, a condominium association must be notified and either approve or given the opportunity to voice concerns, objections, etc. This is your opportunity to hopefully voice your approval or let me know otherwise. I will assume no objections in the absence of a response by the date of the hearing, 10-16-26.

As mentioned previously, the proposed tenant is Your Pet's Peeve, which has operated across the street at 99 Albany St under the present ownership since 2003. They are moving as their present location is being sold.

Regarding noise, they only service one dog at a time. Any dog that makes excessive noise will be referred elsewhere. No kennel services. Hours are Tuesday-Friday, 9-3, and Saturday, 10-3. Most customers are local with many walking to drop the pet off.

I have found Jennifer to be extremely conscientious and believe she will be an excellent tenant.

Please feel free to contact me with any questions, etc. Thanks.

Jon Wilson
100 C Albany St, LLC
603-479-4363

100 A Albany ST

Zoning Special Exception-Pet Groomer @ 100 C Albany St

JON WILSON <jonsw@comcast.net>

1:24 PM

To ROBERT WASON

Reply Forward Delete



Thanks, Robert !

On 10/01/2026 1:14 PM EDT ROBERT WASON <sublimar@comcast.net> wrote:

I approve

On 10/01/2026 12:48 PM EDT JON WILSON <jonsw@comcast.net> wrote:

Hi Robert,

I have approvals from the other five unit owners. Any chance you could reply "I approve" to eliminate any issue. Thanks.

Jon Wilson
100 C Albany St

----- Original Message -----

From: JON WILSON <jonsw@comcast.net>

To: sublimar@comcast.net, Corgan, John, mkarpel177@gmail.com, becca.a.luz@gmail.com, madrina137@yahoo.com

Date: 09/09/2026 10:04 AM EDT

Subject: Zoning Special Exception-Pet Groomer @ 100 C Albany St

Hello,

Now that I have all of the current owners and email addresses, you are being notified as fellow condo unit owners in the Mitrook Ice House Condominiums that I am applying for a Special Exception to the Portsmouth Zoning Ordinance. In general terms, we are located in Zone CD4-L2 which allows retail occupancies. A pet groomer is service occupancy which is a "permitted occupancy" under Article 4(7.30), but requires a Special Exception by the Portsmouth Planning Department. As part of the application, a condominium association must be notified and either approve or given the opportunity to voice concerns, objections, etc. This is your opportunity to hopefully voice your approval or let me know otherwise. I will assume no objections in the absence of a response by the date of the hearing, 10-16-26.

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Please feel free to contact me with any questions, etc. Thanks.

Jon Wilson

100 C Albany St LLC

100 B Albany ST

Re: Occupancy change at 100 C Albany St

John Corgan <jcorgan@msn.com>

8/29/2026 8:09 PM



To JON WILSON, sublimmer@comcast.net

Reply Forward Delete



Hi Jon, thanks for the details. No problem as far as I'm concerned.

John

From: JON WILSON <jonsw@comcast.net>

Sent: Saturday, 29 August 2026 17:11:27

To: sublimmer@comcast.net <sublimmer@comcast.net>; jcorgan@msn.com <jcorgan@msn.com>

Subject: Occupancy change at 100 C Albany St

Hi Robert & John,

One of the tenants in 100 C Albany St (Unit 1), Nest, is not renewing their lease effective 9-1-26. Word apparently travels fast and I have been approached by the dog groomer, Your Pet's Peeve, directly across the street. The building she has been in for 20 +/- years is being sold, and she is extremely interested in renting that space. I would point out the following:

1. Her hours would be 9-3. Tuesday - Friday. 10-3 Saturday.
2. No kennel services. Grooming only during stated hours.
3. She is very sensitive to noise issues. If any dog makes excessive noise, the customer will be directed elsewhere. They service only one dog at a time.
4. The majority of her customers are local with many walking to drop off.
5. Jennifer appears to be extremely conscientious, and I believe would be an excellent tenant. I intend to pursue approval through the City. My understanding through discussions with the City is that it is a permitted occupancy but requires application for Special Acceptance which is likely to be routine.

Please let me know if you have any questions. Thanks.

Jon Wilson

603-479-4363

Unit A - 112 Cass St.

Zoning Special Exception-Pet Groomer @ 100 C Albany St

JON WILSON <jonsw@comcast.net>

12:38 PM

To michael karpel

Reply Forward Delete

Thanks, Mike !

On 10/01/2026 12:18 PM EDT michael karpel <mkarpel77@gmail.com> wrote:

Hey Jon,

I approve.

Thanks,
Mike

On Wed, Sep 30, 2026 at 9:34 AM JON WILSON <jonsw@comcast.net> wrote:

Hi Michael,

Sorry to bother you again. Per below, the City is looking for approval by the condo association rather than simply notification. As our informal condo association has no president, I need indication of approval from the unit owners. If you could please respond to this email or the 9-9-16 email "I approve", it would be greatly appreciated. Please feel free to contact me with any questions. Thanks.

Jon Wilson
100 C Albany St
[603-479-4363](tel:603-479-4363)

----- Original Message -----

From: JON WILSON <jonsw@comcast.net>

To: "sublimier@comcast.net" <sublimier@comcast.net>, "Corgan, John" <john.corgan@merck.com>, "mkarpel177@gmail.com" <mkarpel177@gmail.com>, "becca.a.luz@gmail.com" <becca.a.luz@gmail.com>, "madrina137@yahoo.com" <madrina137@yahoo.com>

Date: 09/09/2026 10:04 AM EDT

Subject: Zoning Special Exception-Pet Groomer @ 100 C Albany St

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Unit B - 112 Cass St

Re: Zoning Special Exception-Pet Groomer @ 100 C Albany St

Becca Luz <becca.a.luz@gmail.com>

9/13/2026 8:43 AM

To JON WILSON

Reply Forward Delete

I approve

Becca Luz

On Sep 11, 2026, at 3:42 PM, JON WILSON <jonsw@comcast.net> wrote:

Hello,

If I could get as many of you as possible to respond either "I approve" or "No objection", I would appreciate it. The City requested a letter from the Condo Association president, but to my knowledge we don't have one in our informal association. Your help is greatly

Unit C - 112 Cass St

Occupancy change at 100 C Albany St

LT <madrina137@yahoo.com>

9/30/2026 9:49 AM 

To jonsw@comcast.net

Reply

Forward

Delete



Hi Jon,

I'm sorry I haven't responded before, but I do approve.

Hope all goes well with this move for you.

Best,

Linda Thomsen

112 Cass St. Unit C

[Yahoo Mail: Search, Organize, Conquer](#)

On Wed, Sep 30, 2026 at 9:08 AM, JON WILSON
<jonsw@comcast.net> wrote:

Hi Linda,

I am sorry to bother you again. I sent an email to all of the unit owners in Mitrook Ice House Condominiums regarding my application to the City of Portsmouth for a pet groomer in unit 100 C Albany St. A letter of approval from the president of the condo association is typical, but we have no president in our informal association. Accordingly, I have notified all of the unit owners. The City wants evidence of approval, not simply lack of objection.

Note Jennifer has been operating Your Pet's Peeve directly across the street from us for 23 years and that property is being sold.

Could you please respond to either this email or my 9-9-26 email "I approve".

If you have any questions, feel free to contact me. Greatly appreciated. Thanks!

Jon Wilson

100 C Albany St

603-479-4363

On 09/07/2026 3:03 PM EDT LT <madrina137@yahoo.com> wrote:

Hi Jon,

Maeve was one of the previous owners of unit A.

My last name is Thomsen.

Thanks

[Yahoo Mail: Search, Organize, Conquer](#)

On Mon, Sep 7, 2026 at 2:36 PM, JON WILSON
<jonsw@comcast.net> wrote:

Hi Linda,

I emailed Becca and she advised that Unit A has also been sold to Michael Karpel.

So I have the ownership in 112 Cass St as follows: