

# WILD VALENTINE

Project No. 9, LLC  
261 South Street  
Portsmouth, NH 03801

June 28, 2023

City of Portsmouth  
Board of Adjustment  
1 Junkins Avenue  
Portsmouth, NH 03801

## **Re: Wild Valentine Letter of Intent for Variance Application**

Dear Board of Adjustment Members,

As both property owner (Project No. 9, LLC) and business owner (Wild Valentine, LLC) at 261 South Street, I am requesting a use variance as outlined below. The proposed use adjustment would allow Wild Valentine the opportunity for continued growth while maintaining its charm as a valuable community gathering spot.

As you may know, Wild Valentine is a neighborhood café and flower shop operating seven days per week. On the café side, we offer a full coffee and espresso menu, other specialty beverages, plus several oat bowl and toast options for both breakfast and lunch. On the flower side, we offer flower arrangements for both pickup and delivery throughout the seacoast, plus have an in-store stem bar and retail shelves with cards and gifts.

Starting this summer, we will be extending our hours to 7pm a few days per week and adding some light bites appropriate for afternoon and early evening hours. We are seeking a use variance so that we may also expand our café menu to include a limited selection of wine and beer for on-site consumption to complement the new menu items. Wine and beer would be kept to inside service only, so as to limit the impact to neighboring properties. The proposal laid out is very closely aligned with an existing variance that permits businesses operating on the property to sell bottled wine and beer, including doing tastings on-site.

Outlined below, you will see how our proposal meets the analysis criteria:

1. **The variance will not be contrary to public interest:** Wild Valentine currently operates as a neighborhood hub. Pass by most any time of day and you'll likely see several South End neighbors gathered out front connecting with one another. Offering these new menu items will create further opportunity for community interaction... a family outing before dinner in a family-friendly

environment or an early evening glass of wine with a friend.

2. **The spirit of the Ordinance will be observed:** Approval of the variance would not have a negative impact on public health, safety or welfare. Even with the additional menu items, the focus of the business as a café (not a restaurant or bar) and flower/retail shop will remain unchanged and no additional entertainment, that might normally be associated with a restaurant such as live music or games, that could result in a negative impact to neighbors would be offered on-site. The intention behind Wild Valentine, to serve the residents of the surrounding neighborhoods in a community and family-friendly environment, will always remain the focus.
3. **Substantial justice will be done:** To the points noted in the above paragraph, Wild Valentine will continue to operate in the same general manor as it has to date should the variance be granted. Meaning, a denial would not result in significant gain to the general public and substantial justice would, therefore, be done in granting the variance.
4. **The value of surrounding properties will not be diminished:** No structural alterations of the property are proposed and all changes will remain in line with current and past uses as a café/market. Therefore, the variance requested will not have a negative impact on surrounding properties. In fact, many South End real estate listings tout that Wild Valentine is within walking distance to the advertised property as a value-add. (see attached listings for reference). Additionally, in the time that Wild Valentine has occupied the space, city assessments of the immediately abutting properties have either remained the same or increased. While likely not directly correlated to Wild Valentine's location, we can at least ascertain that Wild Valentine has not had a negative impact on property values.
5. **Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship:** The history of this unique property dates back to the 1920's having housed Pappas Market, Marconi's, The Red Ginger, South Street & Vine and Napoli Market. Over the years, the acknowledgment of the changing needs of small businesses to remain successful in modern times has led to a few variances granted to date on this property. These special circumstances have allowed the community to hold onto a piece of history at a time when most of the old neighborhood markets have gone by the wayside.

While I am honored to have taken the reins in seeing that this historically commercial space continues to be one that serves the neighborhood, the limitations associated with it do create hardships in regards to growth. In planning for sustained growth in a business, there are two factors to consider: number of orders and order value. Without the extensive foot traffic experienced by similar businesses in the downtown business district, we are limited in the extent to which we can grow year over year from an increase in number of transactions alone. Nor do we want to attract the lines that gather at these downtown businesses and lose the charm of our off-the-beaten-path neighborhood spot. Thus, we must look at our average order value and identify opportunities for growing this number.

Given the higher price point on wine and beer, adding them to our menu will greatly impact our average order value and, thus, our continued growth. Even while maintaining our focus as a coffee and retail flower shop, not a restaurant, we project a **significant increase in daily sales (dollar amount) of 42%**. This projection is based on **only 8% of orders including just two items from the wine and beer menu, in other words, one couple getting one drink each**; hardly constituting a bar atmosphere.

Attached, you will find a petition signed by 258 supporters of our variance request who live in Portsmouth, including some city employees and family members and 47 neighbors within 300 yards. Additionally, I'm including our menu, with current and planned items, along with a diagram of our space as it exists today.

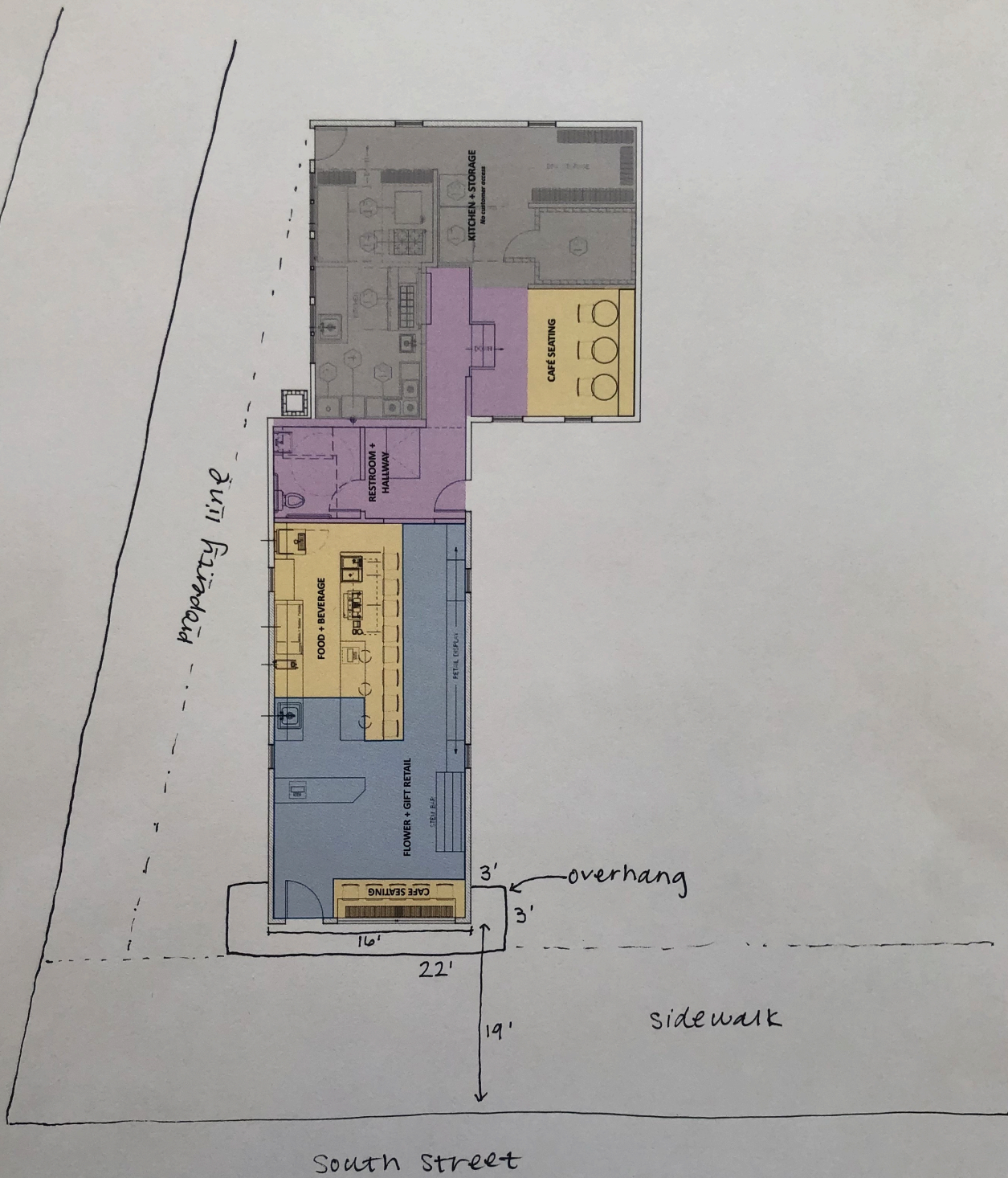
Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah', with a stylized flourish at the end.

Sarah DiCecca  
Owner, Wild Valentine, LLC

261 South Street  
site plan



# Wild Valentine Exterior



# Wild Valentine Flower Retail + Café Area



## Wild Valentine Back Room + Hallway



## Following Petition Includes:

- **258 supporters who live in Portsmouth**
  - Names with lines through them either do not live in Portsmouth, signed more than once, or to our knowledge, not of voting age
- **47 abutters** (who, as best we could determine, live within 300 yards of Wild Valentine)
  - Highlighted in orange



## Wild Valentine Petition

### Additional Menu Items + Extended Hours

We'll be applying for a variance to expand our menu to include natural wine and local beer and extend our hours a few days a week until 8pm. The neighborhood gathering spot and business model, focused on flowers and coffee, that you've come to love will remain exactly the same with only a couple of additions to the menu. We'd love your support as we prepare for our meeting with the city's Board of Adjustment in July. Thank you!

#	Printed Name	Address	Signature
1	MaryEllen McNamee	579 Sagamore Ave #19 Portsmouth	
2	Mary Luane	478 Colonial Dr. Portsmouth	
3	Tyrel MacDonell	110 State Unit 3 Portsmouth	
4	Rhianna Clewelyn	110 State Unit 3 Portsmouth	
5	Madeleine Doris	1001 Islington St. #47, Portsmouth	
6	ROBERT BEYER	111 RICHARDS AVE	
7	Emma Boniche	35 Hodgdon way Bldg B APT 2421 <small>PORTSMOUTH</small>	
8	Brie Boisvert	111 Great Bay Rd, Unit B, Greenland, NH 03840	
9	James Christie	149 Jones Ave, Portsmouth	
10	Molly Harrington	610 State St Apt D Portsmouth	
11	<del>James Berger</del>		
12	Laura Madden	1 Joffree Ter. Portsmouth, NH	
13	Liza Martel	62 Kane St Portsmouth, NH	
14	Tara Sepp	151 Elwyn Ave Portsmouth, NH	
15	Gillian Holderson	99 Brackett Rd. Rye NH	
16	EFFIE MALLEY	428 Pleasant Portsmouth	
17	Megan LaFonte	21 Cabot St., Portsmouth, NH	
18	Laura Moran	214 Crescent way, Portsmouth, NH	
19	Ty Ueda	24B Young St. South Berwick ME	
20	Stephane Pasliano	152 Bennett St, B, Portsmouth, NH	

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
21	GAVIN MINKFIELD	458 Broad St Portsmouth	
22	SARAH " " "	" " "	
23	Ann Shinnich	625 LINCOLN AVE PLASMOUTH	
24	Sally Minkin	10 McDONOUGH ST	
25	Frank Hger	250 Broad St.	
26	Matt Prescott	306 SOUTH STREET	
27	Washa Etkon	49 JONES AVE Portsmouth	
28	Joe P	379 Colonial Dr	
29	Koreley Gottrey	6 Nixon Park	
30	Ken Rolly	233 Bennett St 03801	
31	April Harranek	670 Middle St. 03801	
32	Leanne Gray	49 Rockingham St	
33	Norm Gray	49 Rockingham St	
34	Jaime Bove	17 Schooner Dr.	
35	Joe Demers	80 Haven Rd	
36	Thayer Demers	80 haven rd	
37	Jennifer Smith	69 New Castle Ave	
38	Eric Planchard	69 New Castle Ave	
39	W. Jeffrey Bolster	889 South St	
40	Molly Bolster	889 South St	
41	Ali Goldstein	70 Constitution #326	
42	Lara Prescott	306 South St.	
43	JEE Whittem	100 GILES RD. E. Kingston	
44	Kyra Shumway	1004 White Cedar Blvd. Portsmouth	
45	Elizabeth Wolff	2 Stonecraft #2	

not voting age

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

NOT actually  
abutters, incorrectly  
highlighted.

#	Printed Name	Address	Signature
46	ALEX LAVORATO	393 NEW CASTLE AVE, PORTS MOUTH, NH	<del>Signature</del>
47	FRANK BOZZO	393 NEW CASTLE AVE, PORTS MOUTH, NH	<del>Signature</del>
48	Karin Baraballo	120 Ridges Ct, Portsmouth	Signature
49	MICHELE BRANCHETTI	76 S. SCHOOL ST PORTSMOUTH 0384	Signature
50	Max Zuckert	35 Hodgdon Way Portsmouth, NH	Signature
51	Sue Zuckert	35 Atkinson St New Castle, NH	Signature
52	Karen Zuckert	1558 Ponus Ridge, New Canaan Ct.	Signature
53	Andrew Zuckert	1558 Ponus Ridge, New Canaan Ct.	Signature
54	Abigail Zuckert	1558 Ponus Ridge, New Canaan Ct.	Signature
55	Sally Zuckert	1558 Ponus Ridge, New Canaan Ct.	Signature
56	Sophia LeBlanc	1004 White cedar blvd Portsmouth	Signature
57	Elizabeth Kromer	97 Richards Ave., Portsmouth NH 03801	Signature
58	Laurie McCray	Haven Rd / Portsmouth	<del>Signature</del>
59	Taylor Loughman	338 Islingsden St / Portsmouth NH	Signature
60	Colson Lang	39 Rathbone Rd / Chelmsford MA	Signature
61	FRANK STIEN	470 Richards Ave	Signature
62	Pamela Esposito	470 Richards Ave Portsmouth NH	Signature
63	Leah Bauer	500 Middle Rd PORTSMOUTH	Signature
64	Anne DeFombia	500 Middle Rd, Portsmouth, NH	Signature
65	Degan Costa	120 Hill St Portsmouth NH	Signature
66	Priyanka Shekhar	25 Albacore Way Portsmouth NH	Signature
67	Shan Razdan	25 Albacore Way Portsmouth NH	Signature
68	Kait Atwell	71 Summer st #3 Portsmouth NH	Signature
69	Tom Wicker	200 New Castle Ave Portsmouth	<del>Signature</del>
70	Eric Brassard	135 MARKET ST C Portsmouth	Signature
71	Austin Lakin	135 Market St C Portsmouth	Signature

**Wild Valentine Petition (continued)**  
**Additional Menu Items + Extended Hours**

#	Printed Name	Address	Signature
71	<del>Timothy Finelli</del>	<del>296 South Street</del>	<del>[Signature]</del>
72	Otc Johnson III	3 Jenkins Ave	[Signature]
73	Shaykha Ben	96 Bellamy woods	[Signature]
74	Lindsay Gee	979 SOUTH ST	[Signature]
75	In na Volovich	61 Jones Ave	[Signature]
76	<del>Adam Hall</del>	<del>67 South St.</del>	<del>[Signature]</del>
77	Katie Hodges	112 Lincoln Ave	[Signature]
78	<del>Jeff Hodges</del>	<del>112 LINCOLN AVE</del>	<del>[Signature]</del>
79	<del>Nicole Bandera</del>	<del>152 South Street</del>	<del>[Signature]</del>
80	Bethany Stokes	10 Pleasant St, Littleton	[Signature]
81	<del>Kait Braseth</del>	<del>38 S School St Portsmouth NH</del>	<del>[Signature]</del>
82	Emily Kociting	470 Greenside Ave Portsmouth NH	[Signature]
83	Elana Nelson	4 Beechstone #5 Portsmouth NH	[Signature]
84	CHRISTINE GUN	4 Beechstone #5 Portsmouth NH	[Signature]
85	TIM LIED	27 BAYCLIFF RD PORTSMOUTH NH	[Signature]
86	Brendan May	6 McDougall St Portsmouth NH	[Signature]
87	Grant Landers	6 McDougall St Portsmouth NH	[Signature]
88	JOHNI ADAMS	579 SAGAMORE PORTSMOUTH	[Signature]
89	Natasha Kallay	799 South Street Portsmouth	[Signature]
90	REBECCA LEE	90 BREWERY LN. PORTSMOUTH NH	[Signature]
91	Michael Cingari	90 Spring Ln Portsmouth NH	[Signature]
92	<del>Heather Jeong</del>	<del>76 Bucks Hill Road Durham NH</del>	<del>[Signature]</del>
93	Luke Gibney	117 Middle Rd Portsmouth NH	[Signature]
94	Michaela Abigail	117 middle Rd Portsmouth	[Signature]
95	Kate Lannan	35 Rivered New Castle	[Signature]

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
96	Cynthia Smith	206 Court St Portsmouth NH	Cynthia Smith
97	DANIEL GRAY	251 SOUTH ST. PORTS. (NEIGHBOR)	Daniel Gray
98	<del>Jack Guillemin</del>	<del>72 Moses Court Rd Rollinsford</del>	<del>Jack Guillemin</del>
99	Jennie Siegel	1215 South St. Portsmouth	Jennie Siegel
100	<del>Seipen Fausak</del>	<del>960 SAGAMORE RD Portsmouth</del>	<del>Seipen Fausak</del>
101	Lee Forgoth	960 Sagamore Portsmouth	Lee Forgoth
102	Tom Hammer	219 SAGAMORE PORTSMOUTH	Tom Hammer
103	Meghan Rice	196 South St Portsmouth	Meghan Rice
104	Darbene Chambers	90 Brewery Lane Portsmouth	Darbene Chambers
105	Andrew Opley	40 Chauncey Street	Andrew Opley
106	Janet Bagley	40 Chauncey St	Janet Bagley
107	Jessica Todd	510 Sherburne Rd Portsmouth	Jessica Todd
108	ERIN BEAD	18 S. School St Portsmouth NH	Erin Bead
109	ERIC ORTUP	25 ORTHED ST PORTSMOUTH	Eric Ortup
110	MAHMI MURKIN	18 MOWNIE ST PORTSMOUTH	Mahmi Murkin
111	KEVIN DWYER	461 MIDDLE STREET PORTSMOUTH	Kevin Dwyer
112	<del>Donna DeCosta</del>	<del>2 VICTORY RD RYE</del>	<del>Donna DeCosta</del>
113	Tyler Whittom	197 Miller Ave. Portsmouth	Tyler Whittom
114	DANIELLE LEIGH	62 Marcy St. PORTSMOUTH	Danielle Leigh
115	<del>Janie Adjimian</del>	<del>3 Foss Farm Rd, Durham</del>	<del>Janie Adjimian</del>
116	Samantha Huntington	170 Swett Ave, Portsmouth	Samantha Huntington
117	Bridget Richer	563 Broad St PORTSMOUTH	Bridget Richer
118	<del>John Miller</del>	<del>799 RIVER RD ELIOT ME</del>	<del>John Miller</del>
119	Chris O'Connell	332 South St Portsmouth	Chris O'Connell
120	Erin Cuda	130 Spring St. Portsmouth	Erin Cuda

**Wild Valentine Petition (continued)**  
**Additional Menu Items + Extended Hours**

#	Printed Name	Address	Signature
121	Patrick Bond	390 State St. DF Portsmouth, NH	<i>Patrick Bond</i>
122	<del>Eliza Kozmits</del>	<del>121 A WINDUPLE RD. KITTERY ME</del>	<del><i>Eliza Kozmits</i></del>
123	Austin Barros	145 Brewery Ln Portsmouth	<i>Austin Barros</i>
124	Liliana Pione	35 Hodgdon Way Apt. 1323 Portsmouth	<i>Liliana Pione</i>
125	Kathy Watson	200 New Castle Ave Portsmouth	<i>Kathy Watson</i>
126	Ashey Sneed	262 Cranberry Meadows Berwick	<i>Ashey Sneed</i>
127	Leah Danielsen	10 Patriots Way, Rye	<i>Leah Danielsen</i>
128	Jill Migliorini	5 Curriers Cv. Portsmouth, NH	<i>Jill Migliorini</i>
129	Scott Mignini	5 Curriers Cv. Portsmouth, NH	<i>Scott Mignini</i>
130	Katherine Smith	143 Pleasant St. " "	<i>Katherine Smith</i>
131	BOB LAMBERT	115 SW 11 ST Portsmouth	<i>Bob Lambert</i>
132	Janet Prince	54 Lincoln Ave Portsmouth	<i>Janet Prince</i>
133	Peter Bergh	54 Lincoln " "	<i>Peter Bergh</i>
134	Kristen Amato	843 Middle St " "	<i>Kristen Amato</i>
135	Kate Heaney	125 Elwyn Ave " "	<i>Kate Heaney</i>
136	Abigail Clark	125 Elwyn Ave	<i>Abigail Clark</i>
137	Elise Bolster	26 Alderwood Dr. Stratham NH	<i>Elise Bolster</i>
138	Rebecca Lyons	37 Wiggins Way Stratham NH	<i>Rebecca Lyons</i>
139	Holly Tennant	21 Bradford Terrace North Hampton	<i>Holly Tennant</i>
140	Albert Moreau	33 Johnson Ct, Portsmouth NH 03801	<i>Albert Moreau</i>
141	Kristen Morales	33 Johnson Ct, Portsmouth NH 03801	<i>Kristen Morales</i>
142	ROBERT THORSEN	100 KENSINGTON RD, PORTSMOUTH, NH	<i>Robert Thorsen</i>
143	Anne Moody	180 New Castle Ave, Portsmouth NH	<i>Anne Moody</i>
144	Micaela Purcell	8 Realeigh Way Portsmouth NH	<i>Micaela Purcell</i>
145	Lucy Gormley	28 Blossom St. Apt 1, Portsmouth NH	<i>Lucy Gormley</i>

**Wild Valentine Petition (continued)  
Additional Menu Items + Extended Hours**

#	Printed Name	Address	Signature
146	Isabelle Brock	28 MCDONOUGH ST #2, PORTSMOUTH, NH	
147	<sup>Dana</sup> Sarah Natt	76 Brackett Lane Portsmouth	
148	Julia Burke	28 Blossom St Apt 1 Portsmouth NH	
149	Kevin Dwyer	461 Middle Street Portsmouth NH	
150	Izzy Thompson	60 Lincoln Ave Portsmouth NH	
151	DEVIN LARSEN	267 RICHARDS AVE Portsmouth NH	
152	Sally Collins	230 Park Street	
153	Martha Hyland	83B central road	
154	Brianna clark	2 victory in <del>          </del>	
155	Tina Nadeau	312 miles Ave Portsmouth	
156	Jenny Borczyk	22 Hulstead St. Kittery	
157	<del>A Morgan White</del>	56 Oliver St, Newcastle NH	
158	Tim Harrington	170 Graft Ave, Portsmouth, NH	
159	Martina DeBiasi	27 Broad St. Portsmouth NH	
160	Kathy Crowell	10UMERS CV Portsmouth	
161	Judy Zelin	70 Kensington Rd, Port	
162	Jennie Petros	285 Union St Portsmouth NH	
163	Jeff White	285 Union St, Portsmouth	
164	Colby Stribor	41 Atkinson St. unit 1, Portsmouth	
165	Kaitlyn Handley	95 Jefferson St, Portsmouth	
166	JAMIE corda	756 State Street Portsmouth	
167	Ashley Bakos	145 Brewery Ln Portsmouth	
168	Daniel Okuniewicz	29 Highland St	
169	Megan Edmonds	208 Academy rd. Pembroke NH	
170	Taylor Dickinson	29 Highland Street Portsmouth	

signed twice

not voting age

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
171	Kristin Martin	27 small Road, Portsmouth	
172	Charlie Christa	1001 18 LEXINGTON ST APT 47, PORTSMOUTH	
173	Sachari Joshi	1163 SAGAMORE AVE, UNIT 30 PORTSMOUTH	
174	Montana Miobella	8 Acorn Acres	
175	Laura Stoll	55 Lovell St Portsmouth	
176	Katee Eden	85 Pinchurst Road, Portsmouth	Katee Eden
177	WAZLWENDE	44 Lookout Lane Portsmouth, NH	
178	Beth Finelli	299 South St, Portsmouth NH	
179	Emily Langlais	1860 Madison St Apt 18 Portsmouth NH	Emily Langlais
180	Fiza Shireli	324 Parrott Ave Portsmouth, NH	
181	Talia Spadito	270 Richards Ave Portsmouth	
182	Chaine Lindavis	335 Broad Street	
183	Scarlet Kay	33~ Bnd st	
184	Donald Scherer	55 FIDY RD Eliot Maine	
185	Eis Doherty	799 South St. UNIT #4	
186	Eileen Doherty	799 South St. Unit #4	
187	Andrew Samonas	460 Richards Ave	
188	monica Boghos	373 Broad St. Portsmouth	
189	Bridget Stephens	390 Richards Ave Portsmouth	
190	Shannon Van Splunder	133 Sagamore Ave Portsmouth, NH	
191	Gregg Van Splunder	133 Sagamore Ave Portsmouth, NH	
192	Katie Woodspeal	238 Highland St. Portsmouth	
193	Brendan Woodspeal	275 Sagamore Ave Rye	
194	Corey McAvoy	282 Rockland St Portsmouth	03801
195	Becky Kollmann	8 Hampton N. Hampton NH	



## Wild Valentine Petition (continued)

### Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
196	Dante Ferguson	233 Bennett St. Portsmouth NH 03801	<i>[Signature]</i>
197	Erica Fleury		<i>[Signature]</i>
198	Jena Jukins	175 Water Street, Exeter	<i>[Signature]</i>
199	Nick Merritt	"	<i>[Signature]</i>
200	ALEX BEINKE		<i>[Signature]</i>
201	Kelly Macdonald	452 Richards Ave Portsmouth, NH	<i>[Signature]</i>
202	Kara Crowe	1 Curriers Cv Portsmouth, NH	<i>[Signature]</i>
203	Doug Pinciano	53 Green St Portsmouth	<i>[Signature]</i>
204	Gavin Bloom	134 South St Portsmouth NH	<i>[Signature]</i>
205	Breanna Taylor	11	<i>[Signature]</i>
206	Lon Meacham	230 Thornton St Portsmouth	<i>[Signature]</i>
207	Shannon Tamison	160 Fw Hazard Dr.	<i>[Signature]</i>
208	Anita Koury	302 Miller Ave, Portsmouth	<i>[Signature]</i>
209	Tamara Rook	299 Bartlett St, Portsmouth	<i>[Signature]</i>
210	CAROLINE TURK	152 HILLSIDE DRIVE, PORTSMOUTH, NH.	<i>[Signature]</i>
211	Jonathan Wentworth	291 South St. Portsmouth, NH 03801	<i>[Signature]</i>
212	Andrea Borowiecki	87 Lincoln Ave, Portsmouth	<i>[Signature]</i>
213	CHARLES RINCON	258 WENTWORTH Rd. NEW CASTLE	<i>[Signature]</i>
214	Laura Clark	150 Bolthill Rd. Eliot, ME	<i>[Signature]</i>
215	Arielle Lavin	55 Freshet Rd Madbury NH 03823	<i>[Signature]</i>
216	Ellie Card	90 Brewery Lane PORTS. NH 03801	<i>[Signature]</i>
217	Susan Everest	45 Lincoln Ave. Ports. NH	<i>[Signature]</i>
218	Lama Keenan	PORTSMOUTH/DENMARK ME	<i>[Signature]</i>
219	Nicol Koants	121A Whipple Kd Kittery, Maine 03907	<i>[Signature]</i>
220	Nancy Murray	4 Fellows Newcastle	<i>[Signature]</i>

## Wild Valentine Petition (continued)

### Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
221	Amy Sterndale	Small Business Development Center, City Hall	Amy Sterndale
222	<del>Dionna Porcello</del>	<del>134 South St Portsmouth</del>	<del>Dionna Porcello</del>
223	<del>Sarah Scott</del>	<del>Somersworth, NH</del>	<del>Sarah Scott</del>
224	Alexandra Hampton	18 Teft Rd Portsmouth, NH 0	Alexandra Hampton
225	Victoria Parker	35 Middle Rd Portsmouth	Victoria Parker
226	Sarah Fleck	6 Rockaway St Portsmouth NH	Sarah Fleck
227	Natalie Safley	1121 South St Portsmouth	Natalie Safley
228	Sara Dyer	8 Bridge St Kittery, ME 03901	Sara Dyer
229	KATHRYN LYNCH	3 Boyan Pl Portsmouth NH 03801	Kathryn Lynch
230	HANNAH CHASE	310 MILLER AVE, PORTSMOUTH NH 03801	Hannah Chase
231	<del>LISA WOODMAN</del>	<del>20 MAIN ST, EXETER NH 03833</del>	<del>Lisa Woodman</del>
232	Abby Armsstrong	21 Lobot Street Portsmouth NH 03801	Abby Armsstrong
233	Adrianna Bunker	85 Hodgdon Way 1109, PORTS. NH 03801	Adrianna Bunker
234	Mary Rice	510 Fells Rd Portsmouth NH 03801	Mary Rice
235	Tyler Bowdoin	91 Woodlawn Cir, Portsmouth, NH	Tyler Bowdoin
236	<del>Victor Su</del>	<del>11 Doe Run Ln, Stratham NH 03885</del>	<del>Victor Su</del>
237	Max Rice	56 Fells Rd Portsmouth NH 03801	Max Rice
238	<del>Larrie Kennedy</del>	<del>244 South St Portsmouth</del>	<del>Larrie Kennedy</del>
239	Stephen Lichtenstein	35 WILBIRD ST PORTSMOUTH NH	Stephen Lichtenstein
240	<del>Chuck Smith</del>	<del>139 South St Unit A, Portsmouth NH</del>	<del>Chuck Smith</del>
241	James Wood	980 South St Portsmouth NH	James Wood
242	<del>Kate Banker</del>	<del>505 School St Portsmouth NH</del>	<del>Kate Banker</del>
243	Terence Padis	126 1/2 St. Portsmouth, NH 03801	Terence Padis
244	<del>Cathy A. Woods</del>	<del>346 Salmon Falls Rd, Dover, NH 03826</del>	<del>Cathy A. Woods</del>
245	Debi Black	24 Holmes Ct Portsmouth	Debi Black

# Wild Valentine Petition (continued)

## Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
246	Duncan Black	24 Hobbes Ct Portsmouth NH	Duncan Black
247	Amy Oungley	40 Mt Vernon Street Portsmouth NH	Amy Oungley
248	<del>Halley Yachnick</del>	<del>8 Pioneer St Dover NH 03820</del>	<del>[Signature]</del>
249	Charles Yachnick	8 Mirror St Dover NH 03820	[Signature]
250	Leslie Bisognan	736 River Road Elliot, ME 03943	[Signature]
251	Steve Langerh	673 Woodbury Ave, Portsmouth	[Signature]
252	Danielle Pollock	Po Box 1414 Biddeford, Me 04005	[Signature]
253	Heannah Pollock	Po Box 1414 Biddeford, Me 04005	[Signature]
254	DICK CELIA	344 PARROTT AVE, PORTSMOUTH NH 03881	[Signature]
255	Nichole Muller	344 Parrott Ave, Portsmouth NH	[Signature]
256	<del>Ann Joslyn</del>	<del>21 Hickory Lane, S. Berwick, ME 03908</del>	<del>[Signature]</del>
257	<del>Ben Joslyn</del>	<del>21 Hickory Lane, S. Berwick, ME</del>	<del>[Signature]</del>
258	<del>Joanne W. Antkowiak</del>	<del>55 Gully Island Lane KY 40308</del>	<del>[Signature]</del>
259	Maggie Noonan	234 1/2 Hill St, Dover NH 03820	[Signature]
260	ERIC KOSTEGAN	238 HIGHLAND ST, PORTSMOUTH NH 03801	[Signature]
261	Lauren Pittman	909 Islington St, Portsmouth NH 03800	[Signature]
262	Ellen Fox	10 Stonecroft, Apt 3, Portsmouth NH	[Signature]
263	Stef Hertz	10 Brewery Ln #411 Portsmouth	[Signature]
264	Chelsea Butvecc	43 Piscataqua St New Castle NH	[Signature]
265	Bridget Caselva	478 Middle St #3, Portsmouth NH	[Signature]
266	Matthew Pritchett	478 Middle St #3 Portsmouth, NH	[Signature]
267	Susan MacDuff	39 Pray St Portsmouth N.H.	[Signature]
268	Claire Sandler	49 Sagamore Ave Portsmouth	[Signature]
269	Mary Dolan	161 Austin St #5 Portsmouth	[Signature]
270	Susan LASHMORE	277 DURHAM POINT RD., DURHAM, NH	[Signature]

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
271	Francie Kinney	89 Cliff Road Portsmouth	
272	Shayne Bowker	61 Mill Pond Way 03802	
273	DM KINNEY	89 CLIFF RD., PORTSMOUTH	
274	MIA VIBONE	19 SHEFFIELD RD. PORTSMOUTH	
275	Ethel Wong	544 Middle Rd - Portsmouth	
276	Jolanda Farnin	7 Brackett Lane Portsmouth	
277	Spencer Allen	225 Austin St Portsmouth, NH 03801	
278	Angela Bissonnette	220 Fw Hartford Dr Portsmouth NH	
279	Alyssa Venant	393 Main St, Elliot ME 03905	
280	Kelly Appenzeller	31 Hidden Meadows Ln, Elliot, ME 03905	
281	Louise Cameron	25 Hampshire Rd, Portsmouth	
282	Peter Rice	196 South St, Portsmouth	
283	Andrew Irwin	91A W BIRD ST, Portsmouth, NH	
284	Katie Irwin	91A W BIRD ST PORTSMOUTH NH	
285	Poland Dupuis	45 PORTSMOUTH AVENUE GREENLAND, NH 03040	
286	Kate Jessop	27 BRACKETT FARM GREENLAND, NH	
287	ALEX LABRECAUL	35 KANE ST, PORTSMOUTH, NH	
288	Seth Tondrault	17 Cleveland Dr. Portsmouth ME	
289	Patty Jarett	18 Shore Dr. Greenland, NH 03840	
290	Fatty Cohen	POB 208 Newcastle NH 03854	
291	Roln O'Shaughnessy	5 Benson St. Portsmouth NH 03801	
292	DYLAN SNOVER	60 LINCOLN AVE, PORTSMOUTH NH	
293	DAVID MARLES	7 BRACKETT LA Portsmouth	
294	Bernard Roesler	44 Gardner St, Portsmouth	
295	Bridget Regan	220 Cass Street	

## Wild Valentine Petition (continued) Additional Menu Items + Extended Hours

#	Printed Name	Address	Signature
296	Seth Wytziel	1061 Maplewood Ave, Portsmouth	
297	Olivia Parks	25 Holden Way, #1425 Portsmouth	
298	Scott Pollock	7 Pamela Dr Portsmouth NH	
299	DANIEL HANKINS	1821 ISLINGTON St. Portsmouth NH	
300	Joannie Sowers	25 Ridges Ct., Portsmouth NH	
301	Erin Barber	28 New Castle Ave, Portsmouth	
302	Kimberly Poldrack	28 New Castle Ave, Portsmouth	
303	EMMA BURKE	80 HAVEN ROAD, PORTSMOUTH	
304	Kelsey Miller	683 State St., Portsmouth	
305	<del>Sarah Mackinn</del>	<del>306 Hall Rd. Barrington NH</del>	<del></del>
306	Mark Sacca	54 ORCHARD ST. New York NY	
307	Claire Sasko	16 Oak Terrace Kittery ME	
308	Brox Gittel	404 South St Portsmouth NH	
309	LY CARZO	62 McKinley Rd Portsmouth	
310	Margot Hedlund	325 Miller Ave Portsmouth NH	
311	A. Rachel Peemer	55 Pine St. Portsmouth, NH	
312	Kaitie Larson	259 Raleigh Way Portsmouth, NH	
313	Sean Corcoran	58 McDonough St, Portsmouth 4, NH	
314	BARBARA CROSSMAN	50 MAPLEWOOD AV, PORTSMOUTH	
315	Whitney Miller	889 South St Portsmouth	
316	Tanna Crows	107 Walker Buzgelm Portsmouth	
317	Christiane "Pip" Crows	" " " "	
318	<del>Eric Blanchard</del>	<del>69 New Castle Ave, Portsmouth</del>	<del></del>
319	Jen Smith	" "	
320	Nancy Pearson	104 Lincoln Ave	

Edman  
Jeff Dyer

63A Maplewood Ave  
140 Sherburne Ave

signed twice



# WILD VALENTINE MENU

(Existing)

## OAT BOWLS

Available until 2:30pm

### MAPLE BROWN SUGAR + APPLE 10.5

MAPLE SYRUP, BROWN SUGAR, ROASTED APPLES, TOASTED WALNUTS

### PEANUT BUTTER + BANANA 10.5

PEANUT BUTTER, BANANA, TOASTED WALNUTS, HONEY, CINNAMON

### RASPBERRY CRUNCH 10.5

RASPBERRIES, RASPBERRY COMPOTE, GRANOLA, ALMOND BUTTER, HONEY

### BACON, EGG + CHEESE 13

SUNNY SIDE EGG, BACON, CHEDDAR, AVOCADO, SCALLIONS, SRIRACHA

### CHICKEN + MUSHROOM 15.5

CHICKEN, MUSHROOMS, SCALLIONS, SOY SAUCE, CASHEW BUTTER, PARMESAN, BLACK SESAME

### ROASTED VEGGIE CURRY 13

SUNNY SIDE EGG, SWEET POTATO, BRUSSELS SPROUTS, COCONUT CURRY BROTH, CASHEWS

## BUILD-YOUR-OWN BOWLS

Available until 2:30pm

### CHOOSE YOUR BASE SWEET OATS (MADE W/ OAT MILK) OR SAVORY OATS (MADE W/ VEGGIE BROTH) 5.75

### FRUIT GOLDEN RAISINS, BANANA +.75 / ROASTED APPLES +2.5

BLUEBERRIES, RASPBERRIES, RASPBERRY COMPOTE +1.5

### VEGGIES SCALLIONS, SWEET POTATO +.75

AVOCADO, BRUSSELS SPROUTS, GARLICKY MUSHROOMS +1.5

### NUTS + SEEDS CHIA SEEDS +.5

ALMONDS, CASHEWS, WALNUTS, GRANOLA, +1.5

### PROTEIN WHITE CHEDDAR, SHAVED PARMESAN +1.25

SIDE EGG, BACON +2 / ROASTED CHICKEN + 4

ALL BOWLS MADE WITH GLUTEN-FREE INGREDIENTS

## TOAST

Available until 2:30pm

### AVOCADO 7.75

SOURDOUGH, AVOCADO, BUTTER, SEA SALT, CRACKED PEPPER, CRUSHED RED PEPPER ADD SUNNY SIDE EGG +2

### PEANUT BUTTER BANANA 6

HONEY WHEAT, SLICED BANANA, PEANUT BUTTER, HONEY, BUTTER, CINNAMON

### TOAST + JAM 4.75

HONEY WHEAT, BLUEBERRY LAVENDER CHIA JAM, BUTTER

### CINNAMON SUGAR 4.75

CLASSIC WHITE, LOADS OF CINNAMON SUGAR, BUTTER

# WILD VALENTINE MENU

(Proposed)

## BOARDS

Available after 2:30pm

### CHEESE BOARD 16

SELECTION OF TWO CHEESES, ALMOND CRACKERS + ACCOMPANIMENT

### MEAT + CHEESE BOARD 24

SELECTION OF TWO CHEESES + TWO MEATS, ALMOND CRACKERS + ACCOMPANIMENT

### TINNED FISH BOARD 16+

TIN OF CHOICE, BAGUETTE, SALTED BUTTER + ACCOMPANIMENT

## MORE

Available after 2:30pm

### HEIRLOOM TOMATO + BURRATA SALAD 18

MIXED HEIRLOOM TOMATOES, CUCUMBER, RED ONION, BURRATA + MUSTARD VINAIGRETTE

### WHITE BEAN DIP 11

CANNELLINI BEANS, OLIVE OIL, GARLIC, LEMON, CRUSHED RED PEPPER. TOASTED SOURDOUGH + SLICED CUCUMBERS.

### CITRUS MARINATED OLIVES 6

CASTELVETRANOS, CITRUS + ROSEMARY

## BOARD ADD-ONS

Available after 2:30pm

**CHEESE** ROTATING SELECTION OF CHEESES +6

**MEATS** ROTATING SELECTION OF MEATS +7

**NUTS** MARCONA ALMONDS +2

**TINS** SARDINES IN OLIVE OIL, MACKEREL IN OLIVE OIL, CHORIZO SPICED MUSSELS +16

SMOKED SALMON W/ CHILI CRISP,, TUNA BELLY IN OLIVE OIL +18



# WILD VALENTINE MENU

(Coffee, espresso + tea existing / wine + beer proposed)

## COFFEE

**DRIP COFFEE 3.35**  
**COLD BREW 5.25**  
W/ COFFEE ICE CUBES

## ESPRESSO

**ESPRESSO 3.5**  
**AMERICANO 3.75**  
**LATTE 5.5**  
**SPECIALTY LATTE 6.25**  
LAVENDER VANILLA  
CARDAMOM ROSE  
**CAPPUCCINO 4.5**  
**CORTADO 4**  
**MACCHIATO 4**

MILKS: WHOLE, SKIM / ALMOND OR OAT +.75  
HOUSEMADE SYRUPS +.75

## MORE

**CHAI LATTE 5.25**  
**MATCHA LATTE 5.75**  
**LONDON FOG LATTE 5.25**  
**TEA (HOT OR ICED) 3**  
**HOT CHOCOLATE 3.5**  
**LAVENDER LEMONADE 4.75**  
**KOMBUCHA 6**  
**TOPO CHICO 3**

## WINE BY THE GLASS

Available after 11am

### WHITE

ROTATING SELECTION 1  
ROTATING SELECTION 2

### RED

ROTATING SELECTION 1  
ROTATING SELECTION 2

### ORANGE + ROSE

ROTATING SELECTION 1  
ROTATING SELECTION 2

### BUBBLES

ROTATING SELECTION 1

## BEER

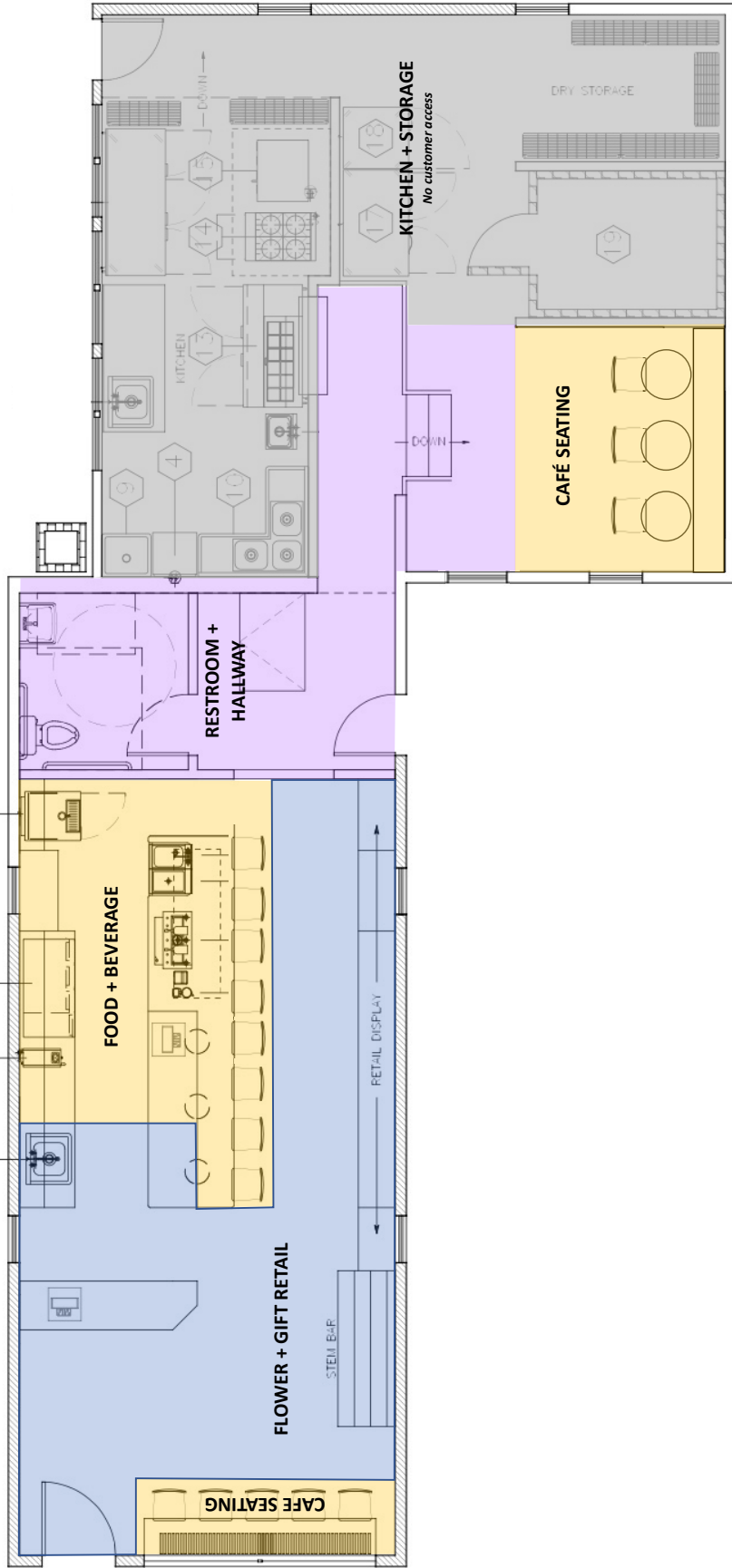
Available after 11am

### DRAFT

ROTATING SELECTION 1  
ROTATING SELECTION 2

### CAN

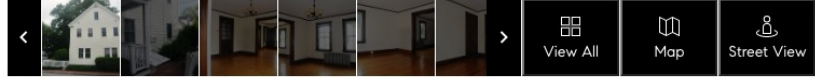
ROTATING SELECTION 1  
ROTATING SELECTION 2  
ROTATING SELECTION 3  
ROTATING SELECTION 4



19 Blossom Street  
Portsmouth, NH 03801

\$2,950 Price 2 Beds 1 Bath 1,013 Sq. Ft. \$35 / Sq. Ft. Save Share

Overview Location Property Info Property History Schools



LISTING UPDATED: 06/14/2023 09:49 PM

Status	Active
MLS #	4957163
Days on Market	4
Rental Incentives	-
Available Date	06/13/2023
Lease Term	Annual
Furnished	-
Compass Type	Rental
MLS Type	Rental / Duplex
Year Built	1900
Lot Size	-
County	Rockingham County

Listing Agent

 **Talia Sperduto**  
 KW Coastal and Lakes & Mountain...  
 taliasperduto@gmail.com  
 P: 603.545.7602  
 M: 603.545.7602

Two bedroom, 1 bath second floor apartment in the quiet and highly desirable south end of Portsmouth. This well kept historic unit is filled with natural light with hardwood floors throughout. You'll fall in love with the charming original moldings, built-ins, and high ceilings! **Steps from Wild Valentine, the Farmers' Market, and the Library.** Downtown is just a quick walk away. Unit includes two assigned off street parking spaces, bonus room/office space, washer and dryer, new dishwasher and microwave, full basement storage, walk-in pantry, ample closet space throughout, and an outdoor patio space. Available 07/01/23 Pets and smoking are not allowed.

Collapse

Listed by Talia Sperduto · KW Coastal and Lakes & Mountains Realty

CONTACT AGENT(S)

Name

Email

Phone

I would like more information about 19 Blossom Street.

Search by town, zip code, or address



ADVANCED SEARCH

MAP SEARCH

POPULAR SEARCHES

BOOK AN APPOINTMENT

# 68 South Street

PORTSMOUTH, NH 03801

\$610,000

SALE PRICE

\$569,000

LIST PRICE

2

BEDROOMS

2

BATHROOMS

1,621

SQUARE FEET

Listed by Erin Proulx of KW Coastal and Lakes & Mountains Realty/Portsmouth

Sold by Paula Viera of Bentley's



**DOW REALTY GROUP**  
KELLER WILLIAMS  
LAKES & MOUNTAINS REALTY | COASTAL REALTY

**Keller Williams Lakes & Mountain**

833-256-4554  
750 Lafayette Road, Suite 201, Portsmouth, NH 03801

Contact Us  
Our Agents

Contact Us Schedule a Visit

Full Name

Email Address

Phone

I would like to know more about 68 South Street Portsmouth NH 03801

SEND >

SHARE CONTACT PRINT MORTGAGE CALCULATOR

Welcome to 68 South Street! Located in the highly desirable South End neighborhood, this home is loaded with charm & curb appeal. Enter the home into the renovated kitchen with stainless steel appliances, granite countertops, & white cabinets. Open to the kitchen is an inviting dining/living room with a decorative mantel, crown molding and original interior shutters, perfectly sized for hosting or entertaining. There is also a separate spacious living room with ample natural light accented with a bright color palette, making this cheery spot for relaxing & hanging out simply superb. Rounding out the first floor is a half bath off of this living room. Head upstairs and off the landing is a small sun soaked room you can transform to your liking - making it an office, sitting room or convert to a 2nd full bath! Two generously sized bedrooms with lots of closet space, decorative mantels and rustic wide plank flooring & a full bath complete the second floor. A walk up attic offers excellent storage, & the basement, accessed off of the kitchen, is currently set up for laundry. Outside offers off-street parking for one car & your very own patio/yard space where you can spend an afternoon in the sun, or grill up a delicious dinner. The South End is a wonderful quiet neighborhood to call home, with local favorites, like Sanders Fish Market, South Street & Vine and Wild Valentine & just a half mile to all of Downtown Portsmouth's restaurants, shops & entertainment! Showings start Wed.

**Never Miss New Listings**

Never miss new listings between \$512,000 - \$626,000 in this neighborhood

Enter Your Full Name

Enter Your Email Address

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PROPERTY DETAILS

# 134 South St #8

Portsmouth, NH 03801

1 Bed 1 Bath 650 sqft

## \$2,150/mo

Taking Applications

**Apply Now**

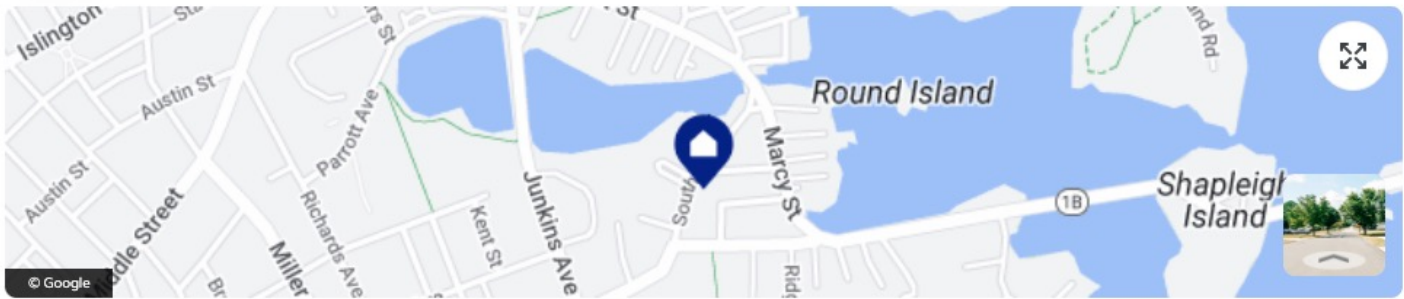
Powered by Zillow

### Local Information

Map

Schools

Shop & Eat



Car icon - mins to [Commute Destination](#)

INRIX

### Description

Sunny 2nd floor 1 bedroom, 1 bath apartment with deck. Heat and hot water are included in rent! Hardwood flooring in living room and bedroom. **Short walk to Market Square, Sanders Fish Market, Wild Valentine, Prescott Park, and the farmer's market.** Off-street parking for one car. No smoking. On site coin operated washer and dryer. Small dog, cat considered for fee. 1 year lease, no short-term rentals.

1 year lease. Heat and hot water included. Non-smoking building. Off-street parking for 1 car. Laundry in building. Cat or small dog allowed with owner approval.

### Home Highlights

Pets

Dogs & Cats

A/C

No

Parking

Open Parking

Utilities Included

Contact Manager

Outdoor

Contact Manager

Listed

3 days ago

**Note on Condo Ownership**

In the application, I was asked if this property is under condo ownership. I answered “yes” but am not sure that’s the correct answer. While 261 (our property) and 259 South Street do share common land as part of the 259-261 South Street Condo Association, we own the entirety of the unit at 261 South Street where the proposed variance would be contained, including the exterior, which I understand is unique versus how other condo associations are structured.