

NOUCAS LAW OFFICE  
NOBLES ISLAND  
500 MARKET STREET, SUITE 8  
PORTSMOUTH, NEW HAMPSHIRE 03801  
(603) 431-7164  
FAX: (603) 431-7167

JAMES G. NOUCAS, JR.  
JNOUCAS@NOUCASLAW.COM  
ADMITTED TO PRACTICE IN NH & ME

RECEIVED  
OCT 28 2019  
CITY MANAGER  
PORTSMOUTH, NH

JAMES C. NOUCAS  
JIMNOUCAS@NOUCASLAW.COM  
ADMITTED TO PRACTICE IN NH

October 25, 2019

John Bohenko, City Manager  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

Re: Re-Zoning Request  
St. Nicholas Greek Orthodox Church  
Tax Map 229, Lot 6A

Dear John:

Please find enclosed the request of the St. Nicholas Greek Orthodox Church to have its back lot, Tax Map 229, Lot 6A, re-zoned from SRB to Gateway 1. Kindly place it on the City Council agenda for consideration.

As I am representing the Church on this matter, please do not hesitate to contact me if you need any additional information or require anything further. Thank you for your consideration in this matter.

Sincerely,

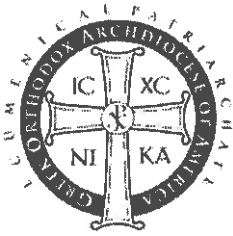


James G. Nocas, Jr.

JGN:tlk

Enclosure

cc: St. Nicholas Greek Orthodox Church



METROPOLIS  
OF BOSTON

Saint Nicholas Greek Orthodox Church  
Rev. Fr. Robert J. Archon, Protopresbyter

---

Jack Blalock, Mayor  
John Bohenko, City Manager  
City of Portsmouth  
1 Junkins Avenue  
Portsmouth, NH 03801

October 24, 2019

Re: Re-Zoning Request  
St. Nicholas Greek Orthodox Church  
Tax Map 229, Lot 6A

Gentlemen:

The St. Nicholas Greek Orthodox Church owns a lot on Ledgewood Drive that is identified as Map 229, Lot 6A. It is zoned SRB. The Church is requesting that it be re-zoned as Gateway 1.

As you can see on the attached map, the Church lot is at the back end of Ledgewood Drive. To the east, it abuts Portsmouth High School athletic fields. To the north, it abuts Tax Map 229, Lot 4, which is zoned SRB. To the west is Tax Map 229, Lot 6, which is zoned SRB but, by variance has been in commercial use since July 1, 1965. Across Ledgewood Drive to the south are the Ledgewood Manor Apartments which are zoned Garden Apartment. To the west of Ledgewood Manor is the Tuscan Kitchen property which is zoned Gateway 1.

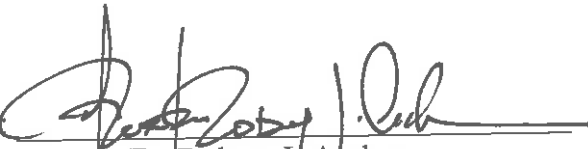
While the Church's lot abuts an SRB property on its north side, it is otherwise surrounded by commercial use and the Ledgewood apartment complex. It is not conducive to SRB use. The Church's goal is to build residential apartments as permitted by Gateway 1 zoning.


The Church respectfully requests that the City Council initiate the re-zoning process so that the Church lot may be put to its best use for the Church and the

Portsmouth community. If you have any questions or require any additional information, please do not hesitate to contact us. Thank you for your consideration in this matter.

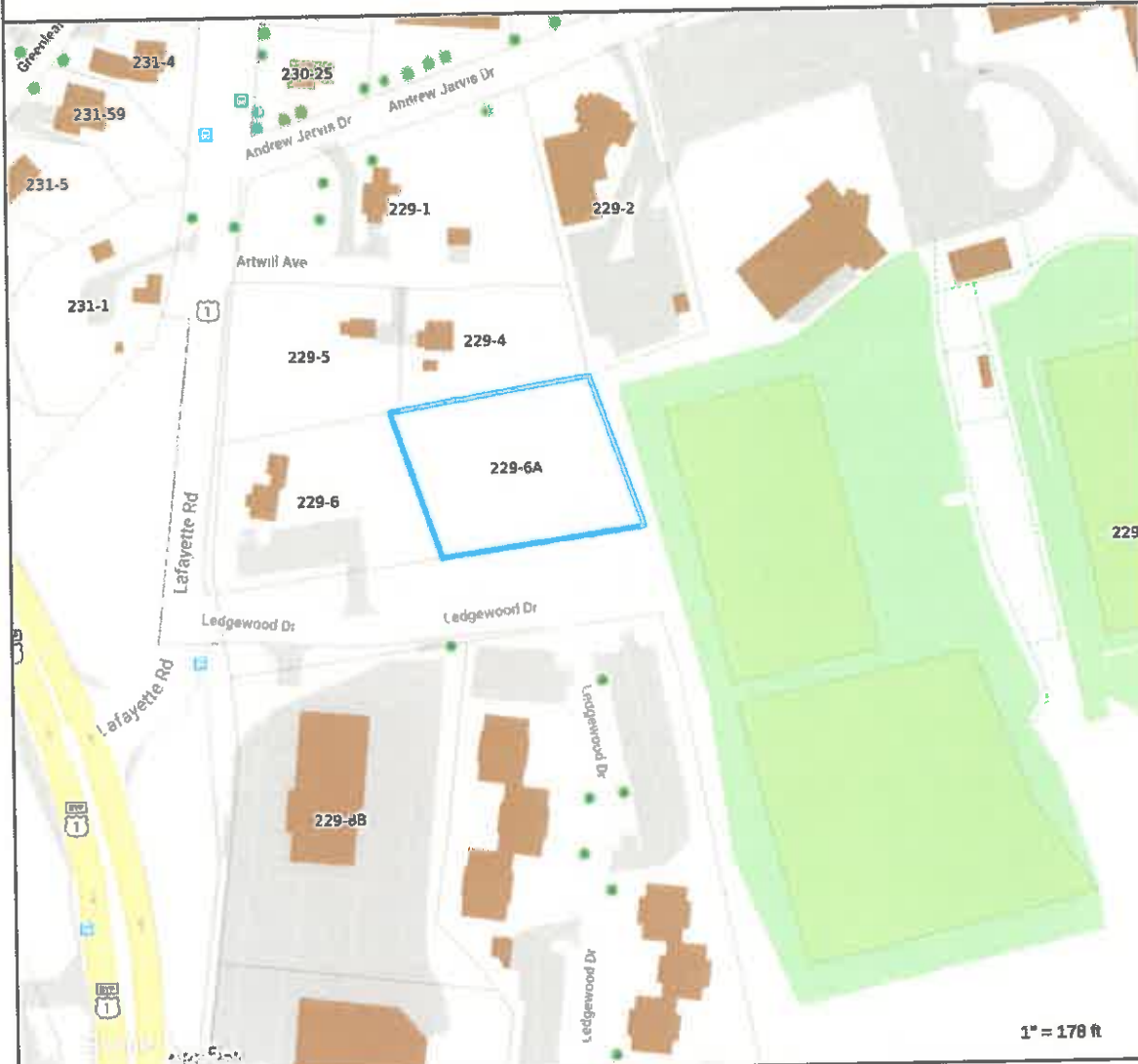
Sincerely,

ST. NICHOLAS GREEK  
ORTHODOX CHURCH

By:   
Rev. Fr. Robert J. Archon  
Presiding Priest

By:   
Mr. Arthur Kyricos  
President / Parish Council

### Map 229 Lot 6A



**Property Information**

Property ID 0229-006A-0000  
Location LAFAYETTE RD  
Owner ST NICHOLAS GREEK ORTHODOX CH



**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 4/1/2019  
Data updated 7/17/2019