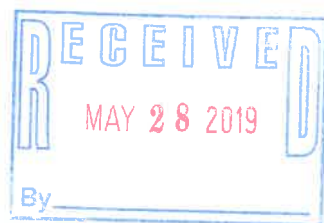


11 Elwyn Ave Request for Variance

We are requesting approvals to place three HVAC Condensing units within the right side setback (10' and shown on the Zoning Plan). Our intention is to place these units approximately 7' from the lot line where 10' is required and in an area, that has little visibility from the two front yards. We intend to screen this area with a minimum 6 ft solid fence (examples shown) in either a white or a natural wood, extending from the corner of the garage to the corner of the home (as shown on the Zoning Plan). We are trying to save placing these units on the west and north exposures of the home as this location is highly visible location. We also have a zero setback on the rear/east side, so that is not an option. The proposed location abuts the neighboring driveway only (no usable yard) and will have no impact on the use of that area. Because this area is not readily accessible and a relatively small area, it is perhaps best suited for mechanical.

I have included in this proposal multiple examples of similar condensing units all placed within side setbacks that are similar to our proposed location, only these examples are not screened where ours will be. Each of these examples are within 1 block of 11 Elwyn Ave.

- 10.233.21 The Variance will not be contrary to the public interest as we are placing the condensing units in the most hidden location possible with a fence enclosure. The variance will ultimately improve the function of the home, visibility and improve public safety.
- 10.233.22 The spirit of the ordinance will be observed by building a structure that meets the character of the surrounding homes. Please see examples of existing condensing units with 1 block of the proposed location.
- 10.233.23 Substantial Justice will be done by granting the variance as we intend to continue to improve a home that was substantially distressed and highly visible.
- 10.233.24 The values of the surrounding properties will not be diminished. Because this is to be neatly tucked away, it will go virtually unnoticed. Compared to the examples shown, we feel this is a far superior location (and screened) and should have zero impact on the value of surrounding properties.
- 10.233.25 Literal Enforcement of the Provisions of the ordinance would result in an unnecessary hardship as we are a non conforming lot and are bound by two front setbacks.





The new degree of comfort.™

Rheem Classic® Series Air Conditioners



RA16 Series

Efficiencies up to 16 SEER/13 EER
Nominal Sizes 1½ to 5 Ton [5.28 to 17.6 kW]
Cooling Capacities 17.3 to 60.5 kBTU
[5.7 to 17.7 kW]



"Proper sizing and installation of equipment is critical to achieve optimal performance. Split system air conditioners and heat pumps must be matched with appropriate coil components to meet Energy Star. Ask your Contractor for details or visit www.energystar.gov."

- Composite base pan – dampens sound, captures louver panels, eliminates corrosion and reduces number of fasteners needed
- Powder coat paint system – for a long lasting professional finish
- Scroll compressor – uses 70% fewer moving parts for higher efficiency and increased reliability
- Modern cabinet aesthetics – increased curb appeal with visually appealing design
- Curved louver panels – provide ultimate coil protection, enhance cabinet strength, and increased cabinet rigidity
- Optimized fan orifice – optimizes airflow and reduces unit sound
- Rust resistant screws – confirmed through 1500-hour salt spray testing
- PlusOne™ **Expanded Valve Space** – 3"-4"-5" service valve space – provides a minimum working area of 27-square inches for easier access
- PlusOne™ **Triple Service Access** – 15" wide, industry leading corner service access – makes repairs easier and faster. The two fastener removable corner allows optimal access to internal unit components. Individual louver panels come out once fastener is removed, for faster coil cleaning and easier cabinet reassembly
- Diagnostic service window with two-fastener opening – provides access to the high and low pressure.
- External gauge port access – allows easy connection of "low-loss" gauge ports
- Single-row condenser coil – makes unit lighter and allows thorough coil cleaning to maintain "out of the box" performance
- 35% fewer cabinet fasteners and fastener-free base – allow for faster access to internal components and hassle-free panel removal
- Service trays – hold fasteners or caps during service calls
- QR code – provides technical information on demand for faster service calls
- Fan motor harness with extra long wires allows unit top to be removed without disconnecting fan wire.





Air

Standard Feature/Available SKUs
RA16 Series

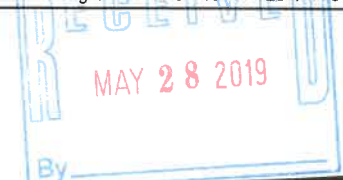
Standard Feature Table

Feature	STANDARD FEATURES						
	18	24	30	36	42	48	60
R-410a Refrigerant	√	√	√	√	√	√	√
Maximum SEER	16	16	16	16	16	16	16
Maximum EER	13	13	13	13	13	13	13
Scroll Compressor	√	√	√	√	√	√	√
Field Installed Filter Drier	√	√	√	√	√	√	√
Front Seating Service Valves	√	√	√	√	√	√	√
Internal Pressure Relief Valve	√	√	√	√	√	√	√
Internal Thermal Overload	√	√	√	√	√	√	√
Long Line capability	√	√	√	√	√	√	√
Low Ambient capability with Kit	√	√	√	√	√	√	√
3-4-5 Expanded Valve Space	√	√	√	√	√	√	√
Composite Basepan	√	√	√	√	√	√	√
2 Screw Control Box Access	√	√	√	√	√	√	√
15" Access to Internal Components	√	√	√	√	√	√	√
Quick release louver panel design	√	√	√	√	√	√	√
No fasteners to remove along bottom	√	√	√	√	√	√	√
Optimized Venturi Airflow	√	√	√	√	√	√	√
Single row condenser coil	√	√	√	√	√	√	√
Powder coated paint	√	√	√	√	√	√	√
Rust resistant screws	√	√	√	√	√	√	√
QR code	√	√	√	√	√	√	√
External gauge ports	√	√	√	√	√	√	√
Service trays	√	√	√	√	√	√	√

√ = Standard

Available SKUs

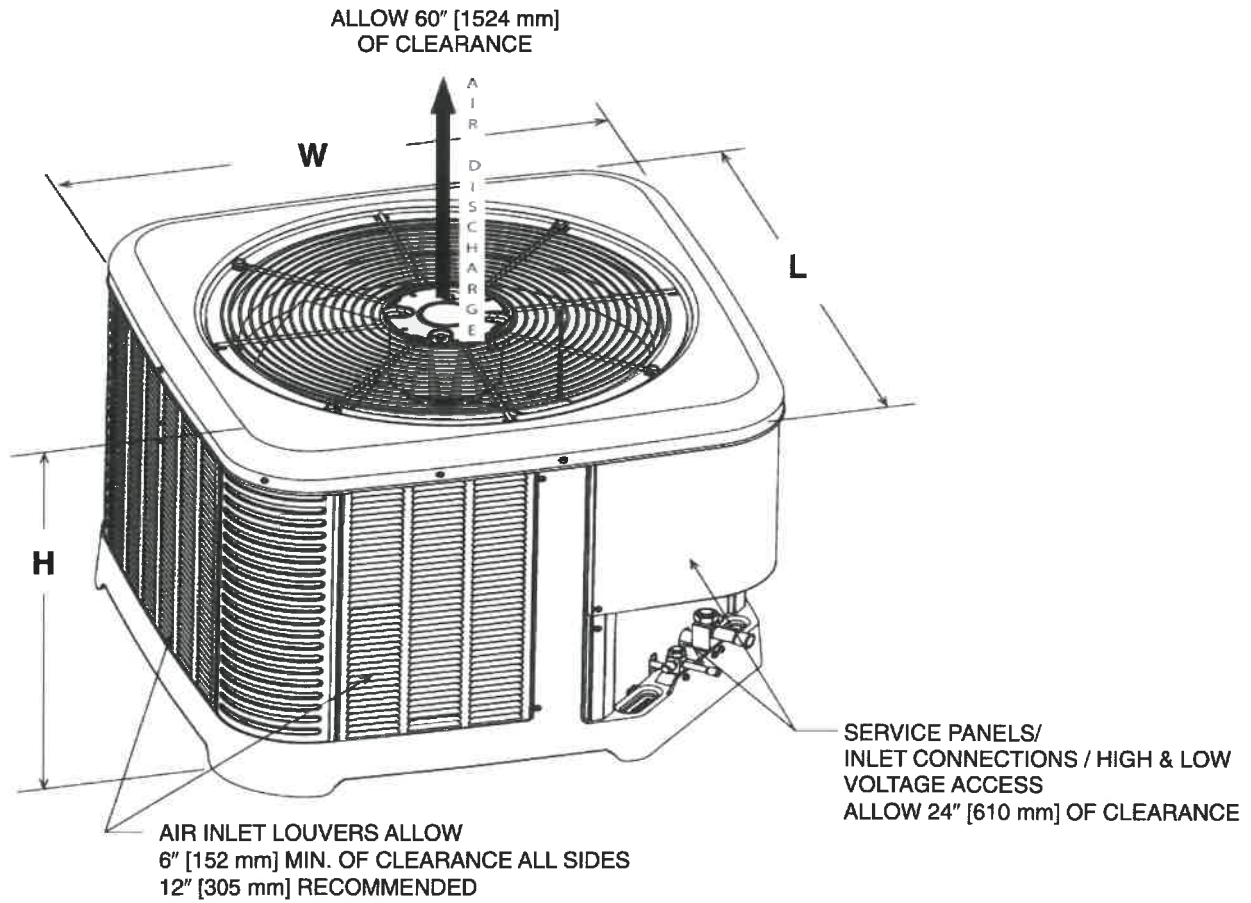
Available Models	Description
RA1618AJ1NA	Classic® Series 1 1/2 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1624AJ1NA	Classic® Series 2 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1630AJ1NA	Classic® Series 2 1/2 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1636AJ1NA	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1636BJ1NA (Canada)	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1642AJ1NA	Classic® Series 3 1/2 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1648AJ1NA	Classic® Series 4 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1660AJ1NA	Classic® Series 5 ton 16 SEER Single-Stage Air Conditioner-208/230/1/60
RA1618AJ1NB	Classic® Series 1 1/2 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1624AJ1NB	Classic® Series 2 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1630AJ1NB	Classic® Series 2 1/2 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1636AJ1NB	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1636BJ1NB (Canada)	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1642AJ1NB	Classic® Series 3 1/2 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1648AJ1NB	Classic® Series 4 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1660AJ1NB	Classic® Series 5 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/1/60
RA1636AC1NB	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/3/60
RA1636BC1NB (Canada)	Classic® Series 3 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/3/60
RA1642AC1NB	Classic® Series 3 1/2 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/3/60
RA1648AC1NB	Classic® Series 4 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/3/60
RA1660AC1NB	Classic® Series 5 ton 16 SEER Single-Stage Air Conditioner w/ High/Low Pressure-208/230/3/60



INTEGRATED HOME COMFORT

Unit Dimensions

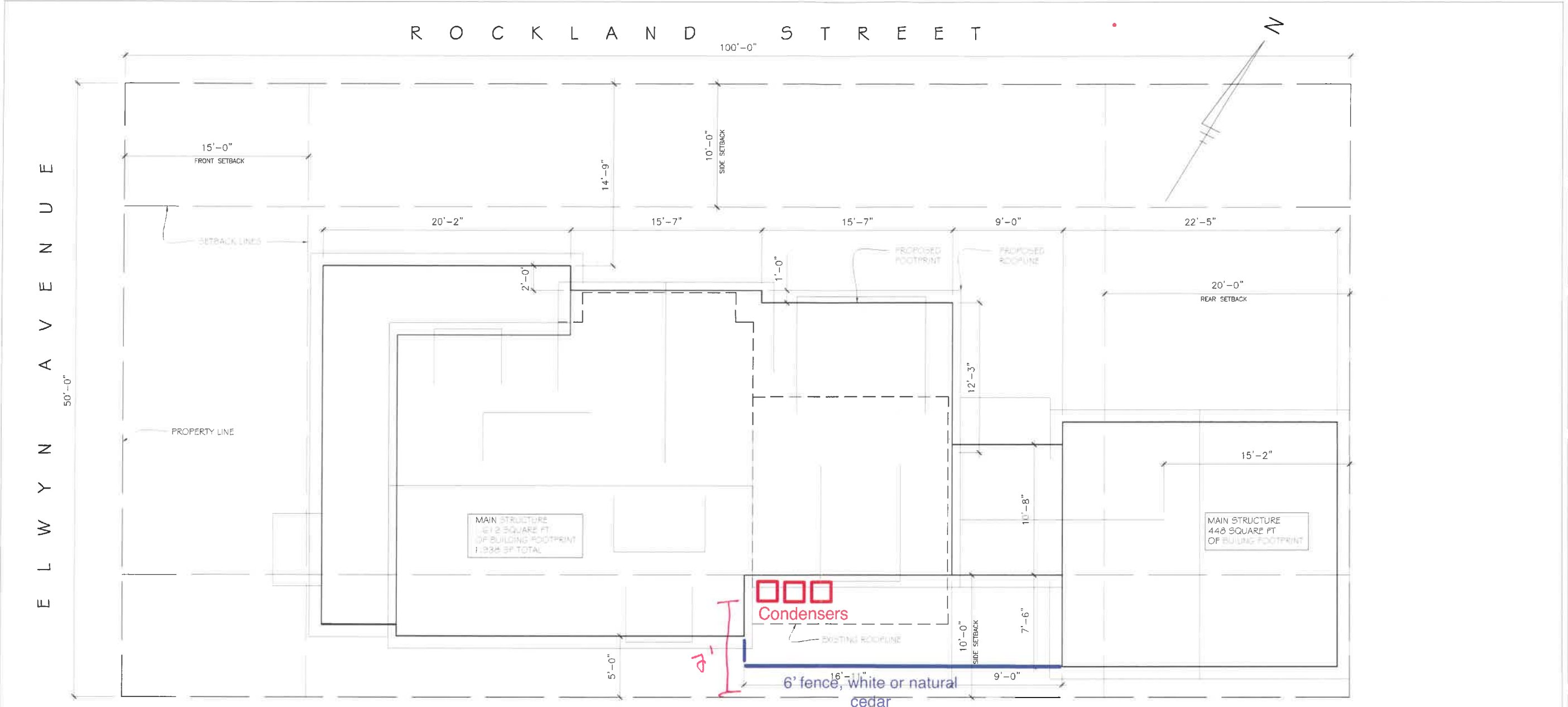
MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RA1618A	27	685	29.75	755	29.75	755	27.375	695	32.25	819	32.25	819
RA1624A	27	685	33.75	857	33.75	857	27.375	695	36.25	921	36.25	921
RA1630A	27	685	35.75	908	35.75	908	27.375	695	38.25	972	38.25	972
RA1636A	31	787	35.75	908	35.75	908	31.375	797	38.25	972	38.25	972
RA1636B	31	787	33.75	857	33.75	857	31.375	797	36.25	921	36.25	921
RA1642A	39	990	35.75	908	35.75	908	39.375	1000	38.25	972	38.25	972
RA1648A	45	1143	35.75	908	35.75	908	45.375	1153	38.25	972	38.25	972
RA1660A	51	1295	35.75	908	35.75	908	51.375	1305	38.25	972	38.25	972



[] Designates Metric Conversions

ST-A1226-02-00



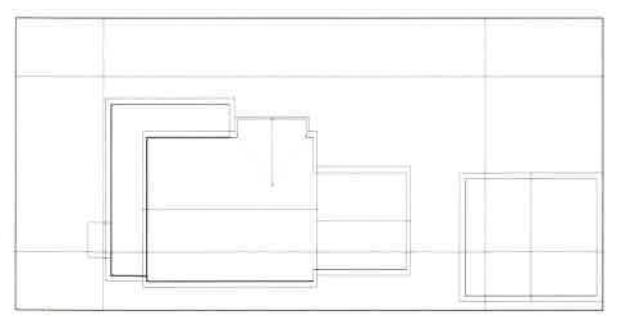


ZONING

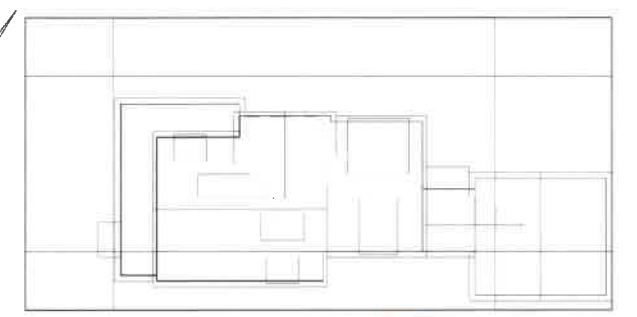
OWNER: SHONE FAMILY
 PROPERTY: 11 ELWYN AVE
 PORTSMOUTH, NH
 REFERENCE # 0113-0027-0000
 5.4 DIMENSIONAL REQUIREMENTS

	REQUIRED	ACTUAL	
MINIMUM LOT AREA	7,500 SF	5,000 SF	NON-CONFORMING
MIN LOT PER DWELLING	7,500 SF	5000 SF	NON-CONFORMING
MIN LOT DEPTH	70 LF	100 LF	
MAX BUILDING COVERAGE	25%	40%	CURRENTLY NON-CONFORMING
MIN OPEN SPACE	30%	65%	
MINIMUM FRONTAGE	100 LF	50 LF	NON-CONFORMING
MIN FRONT YARD	15 LF	15 LF	
MIN SIDE YARD	10 LF	5 LF TO SOUTH, 14'-9" TO THE NORTH	NC
MINIMUM REAR YARD	20 LF	33 LF	NON-CONFORMING
MAX BUILDING HEIGHT	35 LF	MAINTAINING EXISTING HEIGHT- ~30'-0"	

SHADED AREAS DISPLAY PROPOSED BUILDING ADDITIONS



EXISTING SITE PLAN



PROPOSED SITE PLAN

SITE COMPARISON

ZONING ANALYSIS
 1/4" = 1'-0"

MARTIN RYAN ARCHITECT
 221 Elwyn Ave
 Portsmouth, NH 03801
 603-962-9625

PERMIT SET
 11 SEP 2018

SHONE RESIDENCE
 11 ELWYN AVE
 PORTSMOUTH, NH

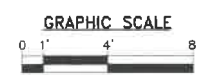
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 DESIGN: -
 DRAWN: MLR
 CHECKED: XX
 SCALE:
 JOB: 1

ZONING ANALYSIS

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NOTE: ALL DIMENSIONS AND CONDITIONS ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD.
 NOTE: THESE DRAWINGS ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



MARTIN RYAN ARCHITECT
 207 Middlebury Ave
 Portsmouth, NH 03875
 603-922-4635

PERMIT SET
 11 SEP 2018

SHONE RESIDENCE
 11 ELWYN AVE
 PORTSMOUTH, NH

DATE: --
 DESIGN: --
 DRAWN: MLR
 CHECKED: XX
 SCALE:
 JOB:

NORTH & WEST
 ELEVATIONS

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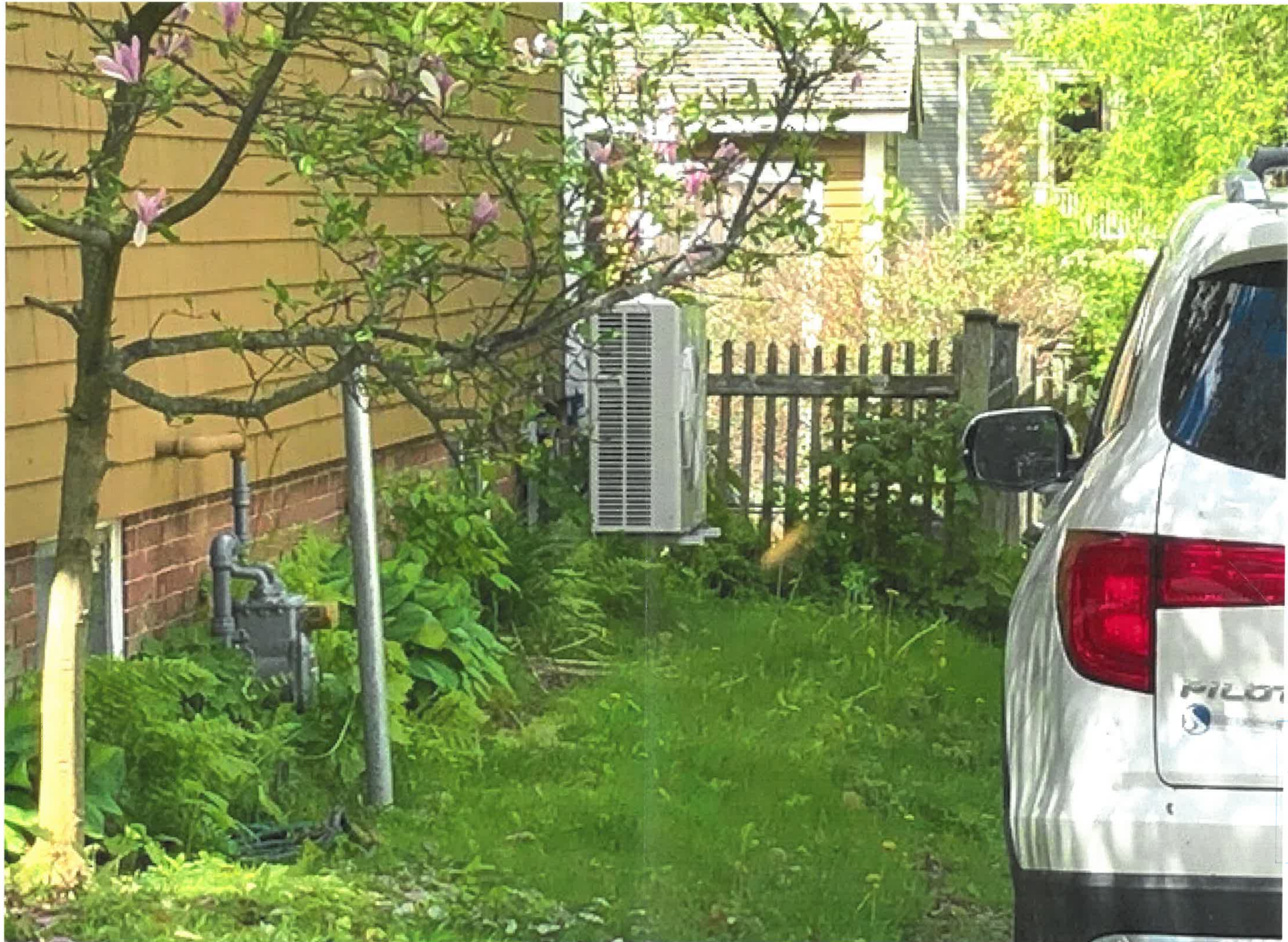
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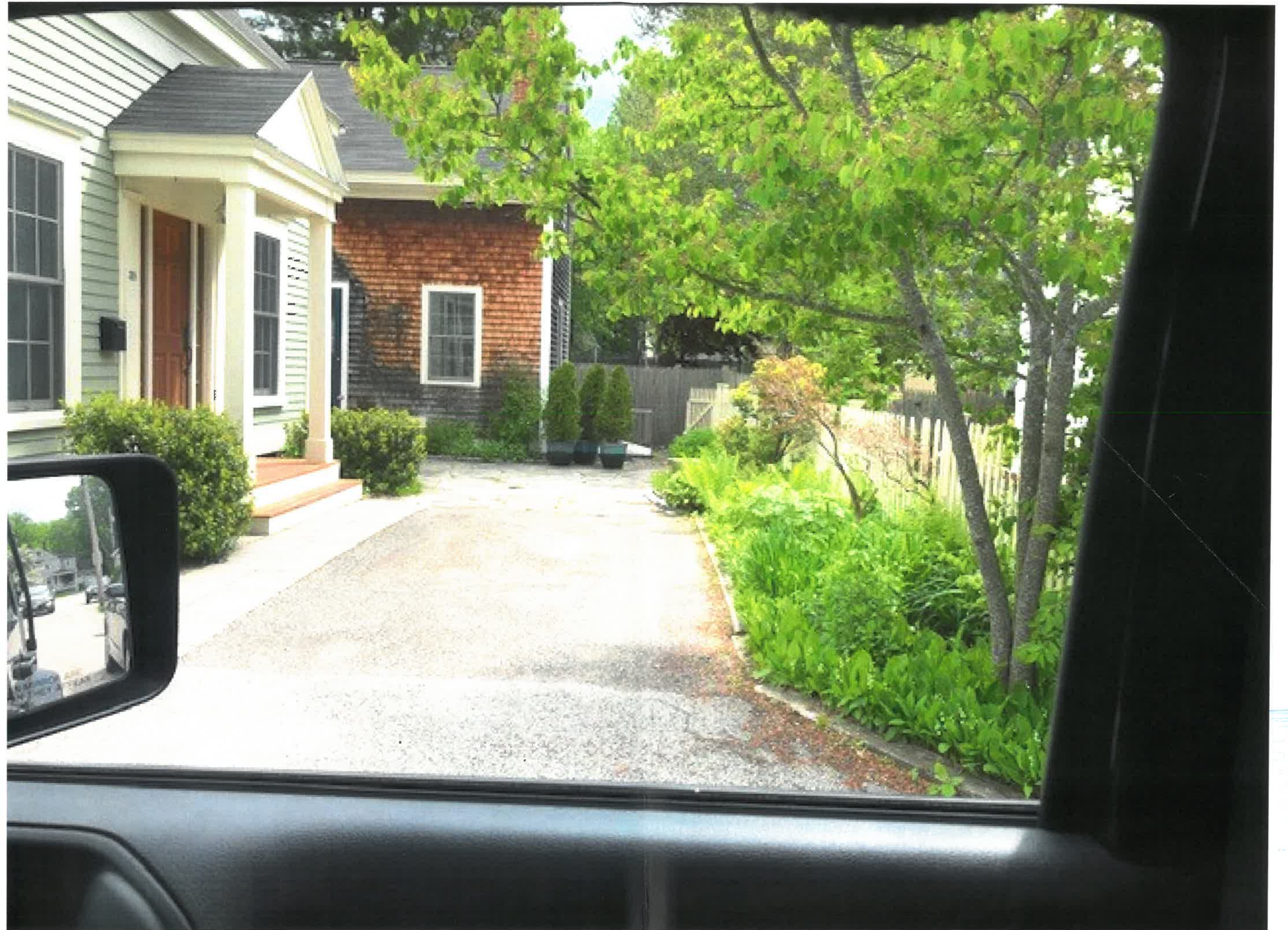
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