

## Request for Variance:

### Install a mini-split A/C condenser <10 ft from property line at 3 Hancock St

(part of Ida Barry Condo Assn. along with 200 Marcy St)

**1. The variance is not contrary to the public interest. The spirit of the ordinance is observed.**

The requested variance does not cause public harm and does not alter the essential character of the neighborhood. The condenser unit in question would be placed behind a fence in a walkway along the side of our house. This area is not visible to the public. There is a distance of 7ft, 2in from the home to the property line. (see attached photo)

**2. Substantial justice is done.**

There is no harm to the general public.

Cooling our entire home with window units is not possible. The house has an open stairwell plan. Air travels up the main stairwell from the 1<sup>st</sup> floor to the 3<sup>rd</sup> floor *and* the back stairwell from the 1<sup>st</sup> floor to the 2<sup>nd</sup> floor. Temperatures are routinely over 90 degrees in the summer in the main living areas.

A ductless mini-split A/C system will dramatically improve the quality of air in our home for our young son with asthma. This is a major reason why we are requesting this variance. It will also effectively cool the open stairwell plan, be cost and energy-efficient and reduce environmental noise. It will also eliminate the aesthetically poor sight of window A/Cs hanging from the 2<sup>nd</sup> floor and 3<sup>rd</sup> floor dormers on all sides of the house.

**3. The values of the surrounding properties are not diminished.**

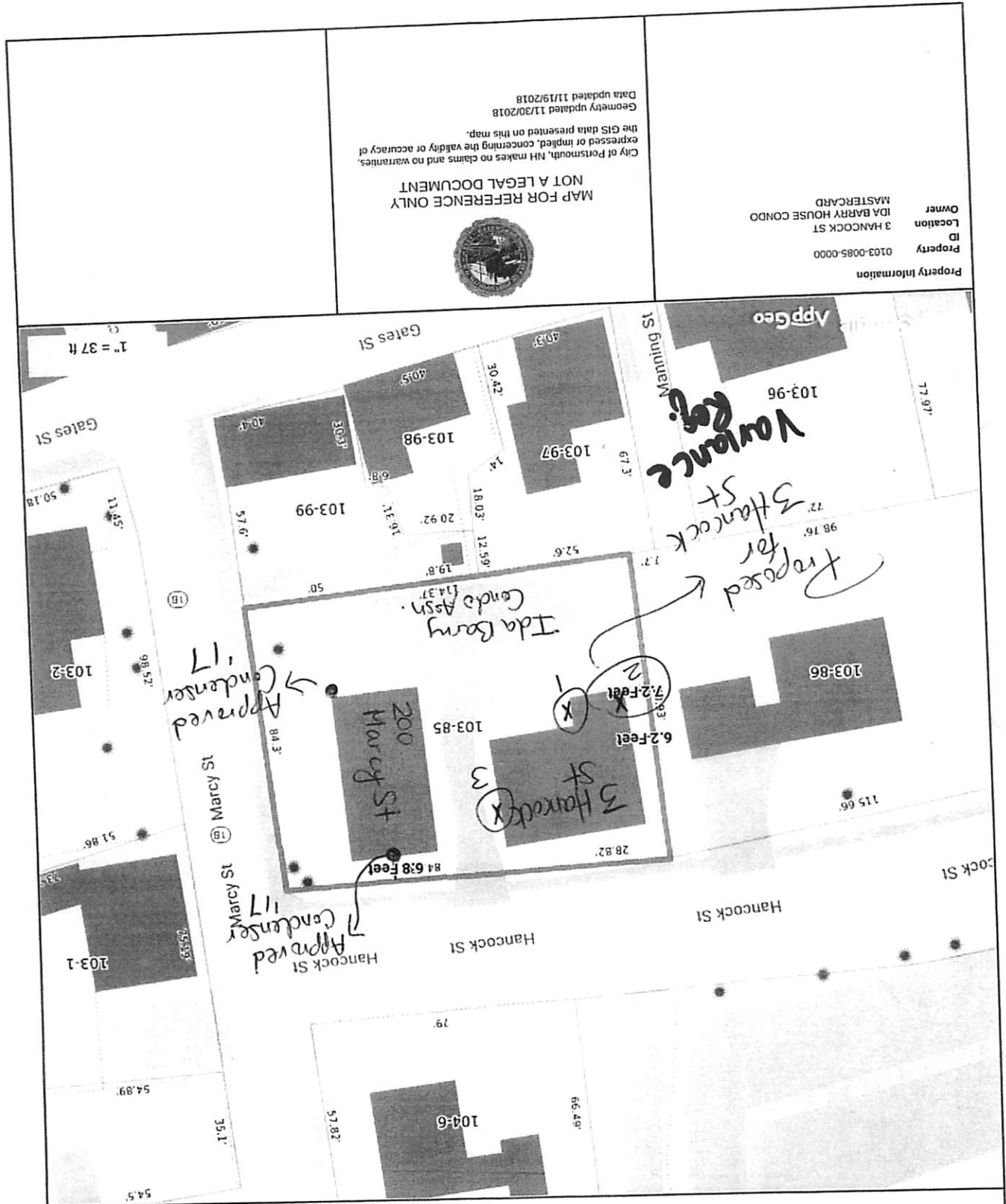
The lack of central A/C in a single family home of our size actually diminishes the value of the property. Adding a ductless mini-split A/C system would only add to the value of the properties around us. Comparable newly built condos and our immediate neighbors all have central or mini-split A/C.

The owners of 200 Marcy St (the other condo unit sharing our property lot) received approval for A/C condensers to be placed < 10ft from the property line in 2017.

**4. Literal enforcement would result in unnecessary hardship.**

We explored every possible option to cool the house with minimal aesthetic impact to the neighborhood. Our home sits close to the property line on two sides – the street/front and the right side of the house. The condenser to cool 1/3<sup>rd</sup> of the house (the open plan front stairwell, dining room, 2<sup>nd</sup> floor bedroom and 3<sup>rd</sup> floor bedroom) *must* be placed near one of these property line locations. We have proposed the fenced in walkway because it is not visible to the public.

3 Hancock Street



Property Information

Property ID 0103-0085-0000  
 Location 3 HANCOCK ST  
 Owner IDA BARRY HOUSE CONDO  
 MASTERCARD



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 11/30/2018  
 Data updated 11/19/2018

Rep.  
Yonkers

\* 3 Hancock St \*

Hancock St

Window  
~ 39in Wide



7ft 2in  
to  
Property  
Line

24in

~ 3in  
deep

~ 31in wide

~ 31in high

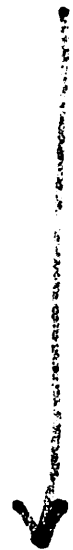
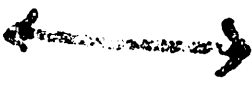
50in

UNIT

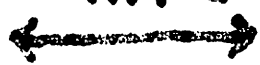
Backyard

Wahmly  
shild nipe

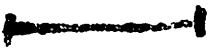
Hamcock 24



3 1/2 mi



2 1/2 mi



1 1/2 mi



1 1/2 mi

2 1/2 mi



1 1/2 mi

Line  
to  
Jubert  
1 1/2 mi

Backlog

March 11<sup>th</sup>, 2019

To whom it may concern,

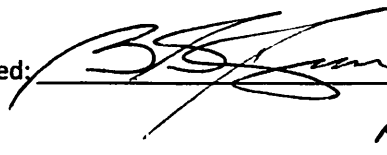
As a condominium owner (Ida Barry House Condominium Association, Unit 1 and 2), I am in agreement with the addition of a discrete air conditioning unit for Unit 3 at 3 Hancock St, Portsmouth.

I understand that there is no financial burden to the association or to Unit 1 and Unit 2 (St. Jean Real Estate Holdings, LLC) but only to James and Paulette Dinulos as the owners of Unit 3.

Thank you.

For: St. Jean Real Estate Holdings, LLC

Signed:

  
Ben St. Jean

3 Hancock St

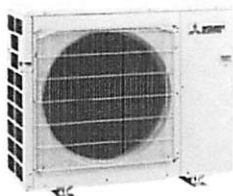
**M-SERIES**

**SUBMITTAL DATA: MXZ-3C24NA2**  
MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM



Job Name: \_\_\_\_\_  
System Reference: \_\_\_\_\_ Date: \_\_\_\_\_

~~3 UNITS~~



Outdoor Unit: MXZ-3C24NA2

~ 37in wide  
~ 13in deep  
~ 31in high

**ACCESSORIES**

- 3/8" x 1/2" Port Adapter (MAC-A454JP-E)
- 1/2" x 3/8" Port Adapter (MAC-A455JP-E)
- 1/2" x 5/8" Port Adapter (MAC-A456JP-E)
- M-NET Adapter (PAC-IF01MNT-E)
- Base Heater (PAC-645BH-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

Specifications			Model Name
Unit Type			MXZ-3C24NA2
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	22,000 / 23,600
	Capacity Range	Btu/h	12,600-22,000 / 12,600-25,500
	Rated Total Input	W	1,620 / 2,100
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	25,000 / 24,600
	Capacity Range	Btu/h	11,400-30,600 / 11,400-29,400
	Rated Total Input	W	1,750 / 1,900
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	14,000 / 14,000
	Rated Total Input	W	2,120 / 2,230
Energy Star® (ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.)			Yes
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	25
	MCA	A	22.1
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			INVERTER-driven Scroll Hermetic
Fan Motor (ECM)		F.L.A.	2.43
Sound Pressure Level (Non-ducted/Ducted)	Cooling	dB(A)	51
	Heating	dB(A)	55
External Dimensions (H x W x D)		In (mm)	31-11/32 x 37-13/32 x 13 (796 x 950 x 330)
Net Weight		Lbs (kg)	137 (62)
External Finish			Munsell 3.0Y 7.8/1.1
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In (mm)	1/4 (6.35)
	Gas (Low Pressure)	In (mm)	A Port: 1/2 (12.7) ; Other: 3/8 (9.52)
Max. Refrigerant Line Length		Ft (m)	230 (70)
Max. Piping Length for Each Indoor Unit		Ft (m)	82 (25)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft (m)	49 (15)
	If IDU is Below ODU	Ft (m)	49 (15)
Connection Method			Flared/Flared
Refrigerant			R410A

\* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB  
Cooling | Outdoor: 95° F (35° C) DB / 23.9° C (75° F) WB

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB  
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB  
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

