

Land Use Application LU-20-147.

Date: July 27, 2020

Christopher George. Owner

Building Permit: BLDG 20-413

I am requesting the Board of Adjustments to waive the 10 foot offset in the placement of an exterior air conditioning unit at 51 Park Street on the north side of our house. The unit is to be placed. 8 feet from the Northwest corner of the house right next to the house. The AC unit is 36.25H x 35.25W X31.75D or approximately 3 feet by 3 feet.

The distance between our home and the neighbor's property line with this placement is 7 feet and 6 inches. The distance between our home and the beginning of the driveway of our neighbor is 12 feet and 6 inches. The driveway of our neighbor is 18 feet across. The distance between our home and our neighbor's home is 33 feet and 6 inches. What this means is that the AC unit would be placed behind our lilac bush and behind our neighbor's basketball hoop and at least a foot lower than the surface of our neighbor's driveway and Park Street. It will also be blocked visually from the neighbor's house by the cars and trucks in their driveway.

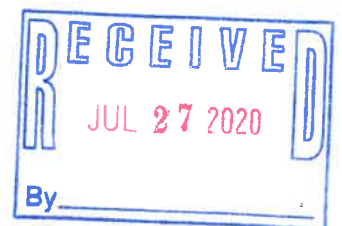
I have spoken to Mal, the owner of the abutting property and she has given verbal permission to place the AC unit there.

We are also purchasing an AC unit that is the quietest performing condenser on the market. (quoting Larry Haas, the respectable and trusted person who is overseeing this project.). The literature on the unit mentions minimal vibration noise due to advanced fan blade design.

I am now in my 70's and I have carried individual window AC units up from the basement each spring and back down in the Fall each year since we moved here in 2006. I am no longer able to do this because of the weight of the units and because my back has been compromised.

Thanks you for your consideration of this request.

Chris George, 51 Park Street, Portsmouth, NH 03801



Hi Peter,

I wrote an earlier email that was not accurate. I thought the 7'6" on the plot map was to the neighbor's property but Larry Haas tells me that that measurement was describing the distance from the northwest corner of the house to the unit on the north side. You are correct that the 5 feet 6 inches is the distance from our foundation to the neighbor's property and that that would leave 2 feet 6 inches to their property line from the outside of the AC unit.

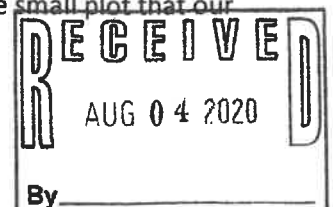
Chris George



Addendum to narrative for land use application LU-20-147
Christopher George owner
Date: August 3, 2020

In response to each of the requirements:

1. 10.233.21. This request for a variance will not be contrary to public interest because it is the most reasonable place to have the AC unit placed on the property. Further, my neighbor on that side of the house has verbally approved the placement of the air conditioning unit in that place on my property.
2. 10.233.22. I believe the spirit of the ordinance will be observed as the unit will be out of sight of our neighbor, thus, not an eyesore and it will not be disruptive to the neighbor in terms of noise because it is over 30 feet from their house and is the type of air conditioning unit that is manufactured to be quiet. The quieter unit added \$1,000 to the installation cost.
3. 10.233.23. Substantial justice will be done in that the placement of the AC unit on the north side of our house will be in the position that is the most out of sight for our neighbors and because it will be the least disruptive to all involved. Justice will be accomplished because it is the most out of sight spot on our property and because the unit is particularly quiet.
4. 10.233.24. The value of the property on the north side of our house will not be diminished because the unit will be hidden by the shrubbery and the basketball hoop and by the trucks and cars in their parking lot. It will also be difficult to see the unit from our neighbor's home because the elevation of the spot it is being placed is one foot lower than Park Street and our neighbor's driveway. The fact that our neighbor quickly agreed to the request when I asked her further substantiates this point. And this was after I asked her to think more about it and speak with her children. She told me that it was not an issue.
5. 10.233.25. Literal enforcement of the 10 foot offset rule is simply not possible on the north, west and south sides of our house. Our house is a small house (under 1000 square feet and land is 1/10th of an acre) we do not meet the 10 foot offset from our neighbors or on Park Street on those three sides. Although it is physically possible to place it within the 10 foot offset in our backyard on the east side of the house, it would place the unit next to our back steps and patio. The attachment to the heating unit which it needs to hook into, would be the furthest distance of any side and the wiring and attachments would have to go through two foundations (porch addition and house.) Placing the unit on this east side of our house would ruin the quiet and relaxed atmosphere that we have created in our garden and patio in the backyard.
6. 10.233.31. I believe that the special conditions in this instance are the small plot of land that our home sits on and has since it was first built in 1910. We reside on 1/10 of an acre of land and our house is in the bottom 5 percent of square footage for residential property in our city. Being able to place an AC unit abutting the house in the most inconspicuous of places seems a reasonable request. What distinguishes our home from our neighbors is the small plot that our

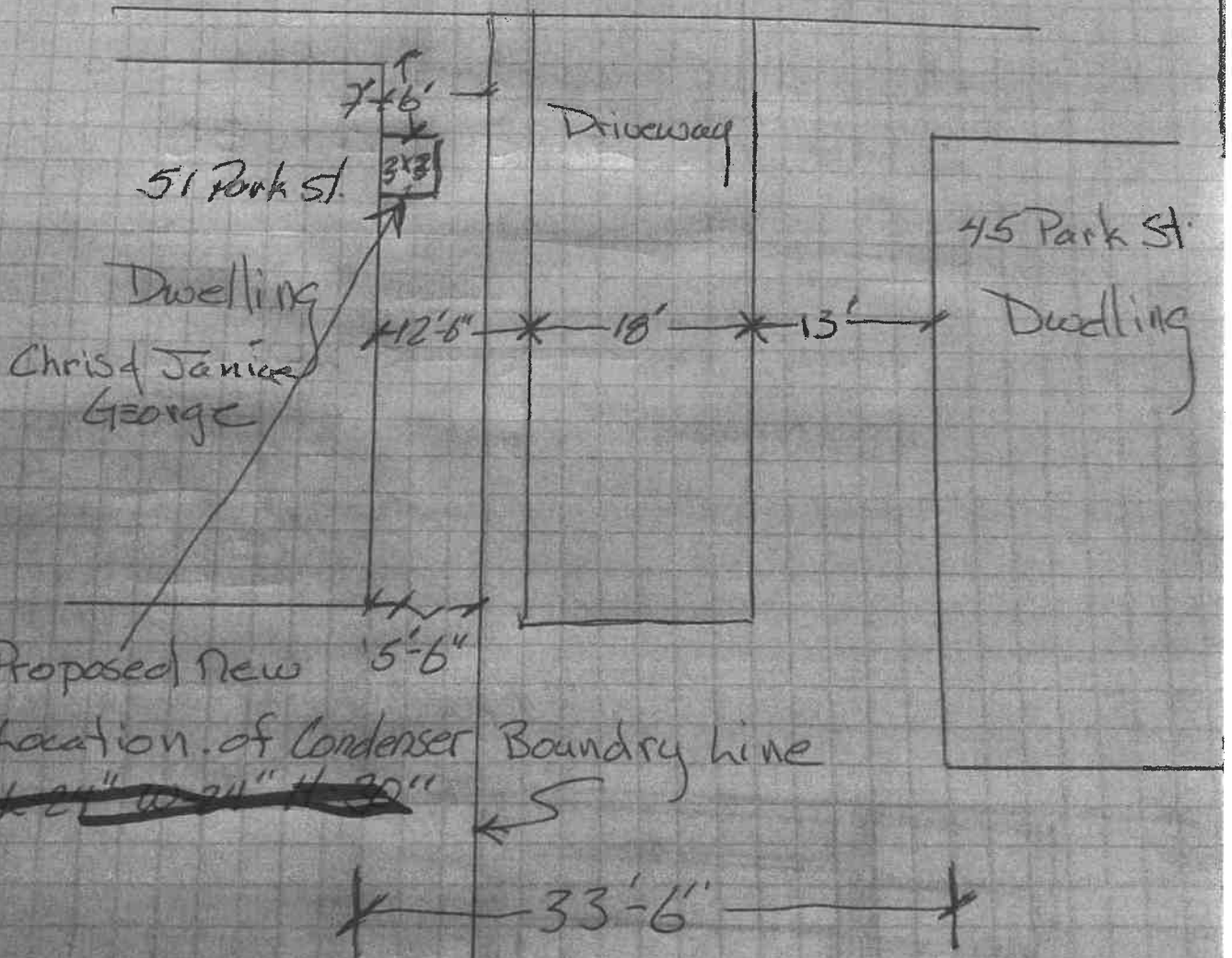


house was built on over a hundred years ago. The second reason that this variance meets this criteria is because the 10 foot offset rule is in place in order to keep unsightly or loud additions from neighbors from disrupting (noise) or from making unattractive the land of an abutting neighbor's property. In this case, where the neighbor's house is 33 feet away from our foundation; those concerns are greatly muted. Further, they are greatly mitigated by the placement of the unit in a swale and at a place next to our house that is blocked visually from our neighbor by a large iris shrub, along with the neighbor's basketball hoop and the vehicles in their driveway. And thirdly, the choice of an AC unit that is built to be quiet also helps to address why the general public purposes of this ordinance are being addressed in this variance. I believe the reasonableness of this variance request is based on the distance from our neighbor, the lack of visuals on the unit from our neighbor's yard and the fact that our neighbor agreed to our placement of the unit there.

7-15-20

Park St.

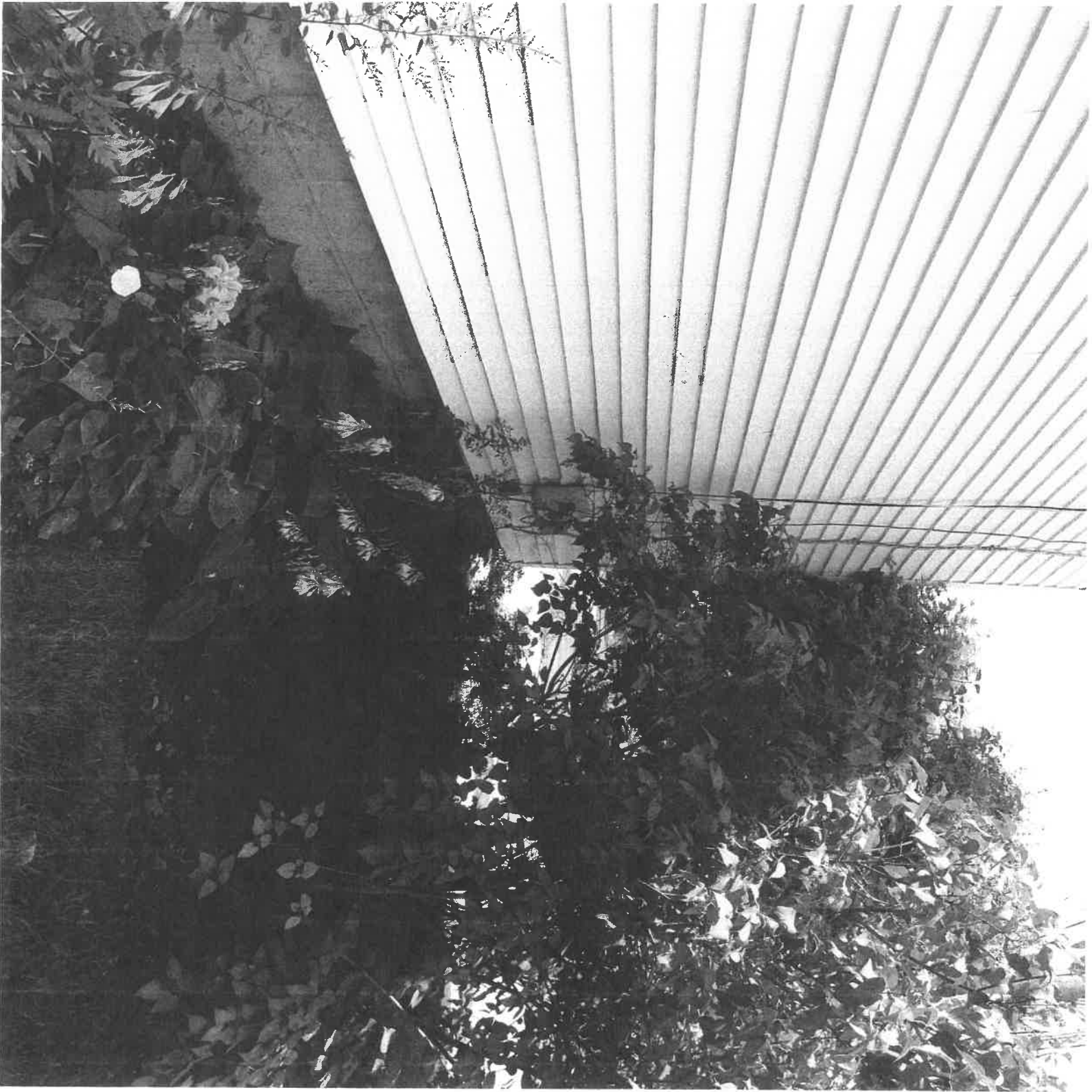
Side walk



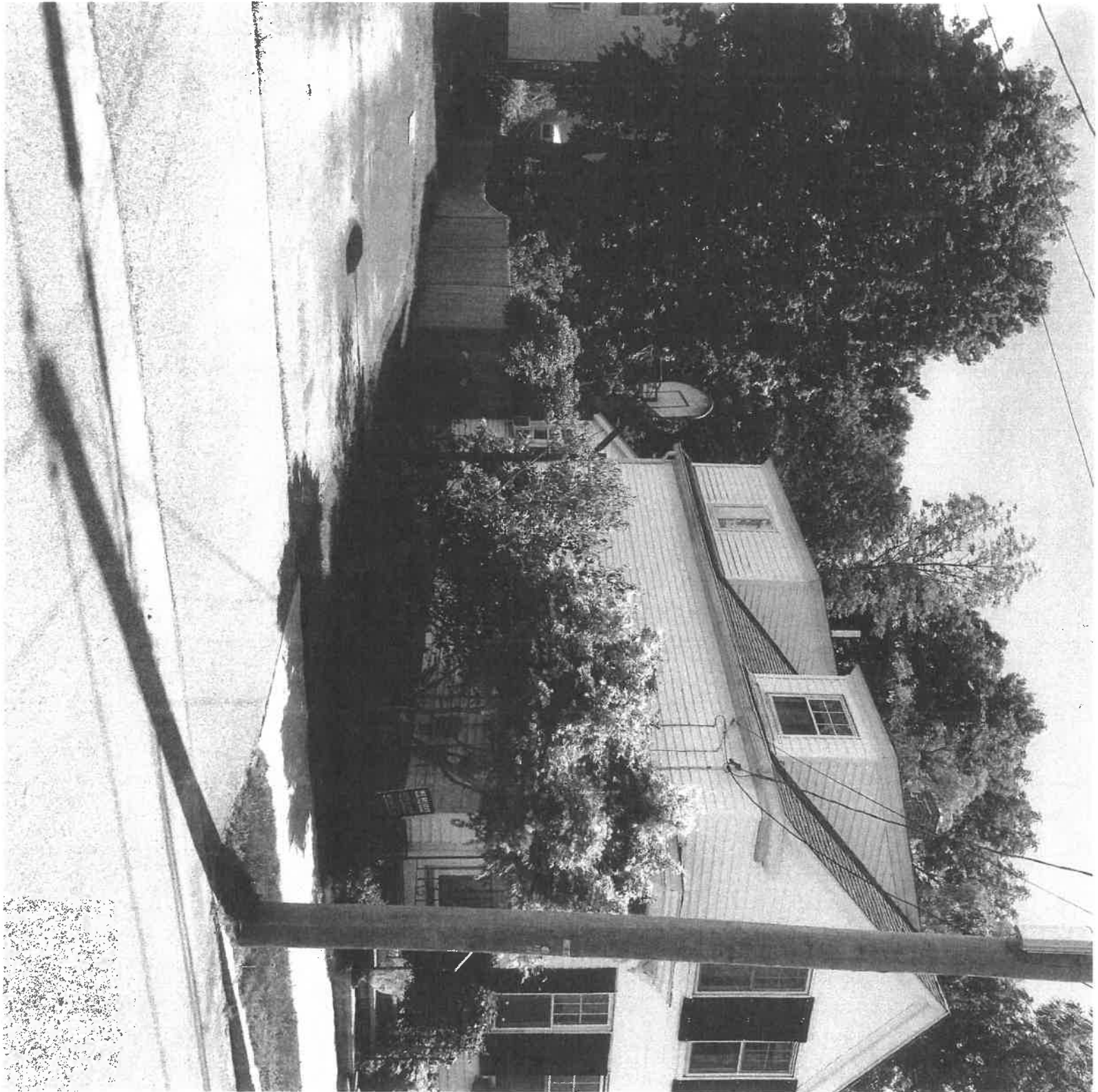
Chris & Janice
George

Location of Condenser Boundary line
~~12'-6" to 21" # 30"~~

Hous Designer/Build
92 Patterson Ln.
Newington N.H. 03840



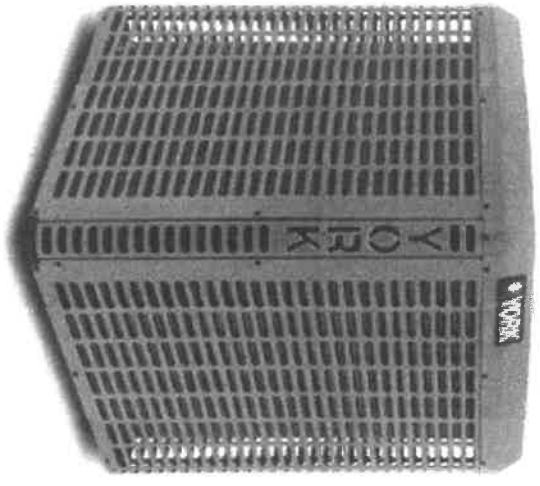
The AC unit
would be
placed where
the flowering
hosta is
pictured
in the
lower center
of the
photograph.



This is a
pic we of
the north
side of our
home with
the neighbor's
gas ket ball
hoop.

Home > LX, YCG36B21S

< BACK



LX, YCG36B21S

SIGN IN FOR PRICE

Specifications

Dimension	36.25HX35.25WX31.75D
Tonnage	3
Compressor Type	Scroll
SEER	17
Max Fuse	35

Copper Line 3/4" x 3/8"

Parts Warranty* 10-Year Limited Parts Warranty

Other Warranty* 10-Year Limited Compressor Warranty
1-Year Labor Limited Warranty

* 10-Years parts / 10-Years compressor limited warranty if registered online within 90 days of installation. Otherwise, the warranty reverts to the standard 5-Years parts / 10-Years compressor limited warranty as published in the product warranty certificate. One-year labor warranty if product registered within 90 days of install.

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Overview **Related Products**

Description



Get more comfort in less space with our high-efficiency split system design.

- Proven single-stage compressor satisfies the degree of comfort you need.
- Small-footprint cabinets deliver maximum performance that is both space and budget friendly.
- Minimal vibration noise thanks to advanced fan blade design.
- Add healthy allergen filtration and indoor-air-quality options in our low-leakage air handler.



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- Enjoy advanced levels of efficiency with matched components that do more with less energy.
- Get efficient heat transfer thanks to optimized coils for effective airflow and refrigerant circulation.



Good Housekeeping Seal

- This model is proud to have earned the Good Housekeeping Seal — a nearly-century-old symbol of quality and trust.



Improved alloy, MicroChannel Coil ensures reliability.

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Product Documentation

Brochure

Repair Parts

Tech Guide