

264/2 South St Portsmouth NH
March 31th 2021

Letter to the Board of Adjustments and Narrative for the Historic Committee:

We are requesting a variance to install two - 13 SEER Rheem AC condenser units to the exterior of our property at **264/262 South St, Portsmouth NH**, Map/Lot 0111-0005-0000, with consideration of Zoning Ordinance Section 10.233

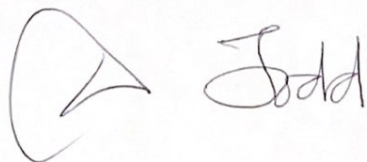
We'd like to request forgiveness on the required side set back which is 10', where we only have **7' for the 1st unit** at 264 South St and **6' for the 2nd unit** at 262 South St. Unit 1, for 264 South St, will leave a **4' +/- setback, once installed** and unit 2, for 262 South St, will leave a **3'+/- setback, once installed**, from the west side of the property. With the units placed in these locations no piping conduits will run on the outside of the property.

We will install a fence approximately 3 1/2 - 4' wide x 4' high to hide the units form the street view. This will match as near as possible the rear existing fence.

The Variance would not appear to be contrary to public interests or compromise surrounding values as it will increase the property value and not decrease surrounding property values. It will be well hidden by a fence keeping within the spirit of the zoning requirements. The spirit of the Ordinance will be observed as it will not damage the health, safety or general welfare of the community. It has been determined by the Mechanic to be the best location given the position of the interior units and will need zero outside conduits therefor not allowing the Variance would deny AC to the property. Many of the surrounding properties with the Historic Distric currently have cooling units outside in similar positions.

Please see drawings for locations and dimentions.

Thank you for your consideration.


Owner

254 South St
Portsmouth NH 30801

March 29th 2021

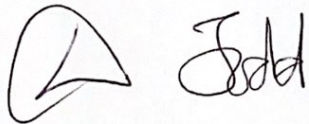
To the Planning board,

We are requesting a variance to install two - 13 SEER Rheem AC condenser units to the exterior of our property next door at 264/262 South St, Portsmouth NH, Map/Lot 0111-0005-0000

We'd like to request forgiveness on the required side set back which is 10', where we only have **7' for the 1st unit** at 264 South St and **6' for the 2nd unit** at 262 South St. Unit 1, for 264 South St, will leave a **4' +/- setback, once installed** and unit 2, for 262 South St, will leave a **3'+/- setback, once installed**, from the west side of the property. With the units placed in these locations no piping conduits will run on the outside of the property.

Please see drawings for locations and dimentions.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Denise Todd". The signature is stylized and written in a cursive-like font.

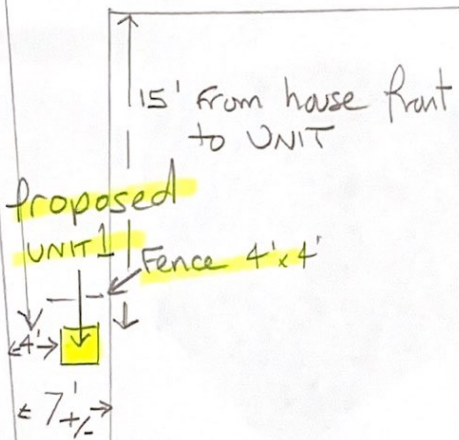
Denise Todd
Property Owner

SOUTH ST

47' from unit to property line

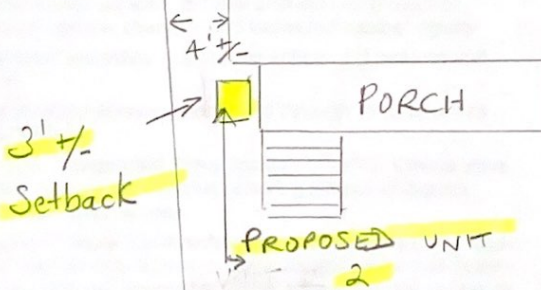
262 1/4 South St

270
South St



DRIVEWAY

254
South St



③ VARIANCE APPLICATION FOR 2 outside AC units



The new degree of comfort.™

Rheem Classic® Series Air Conditioners

RA13 Series

Efficiencies 13-15.5 SEER/11.5-13 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."



- New 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.

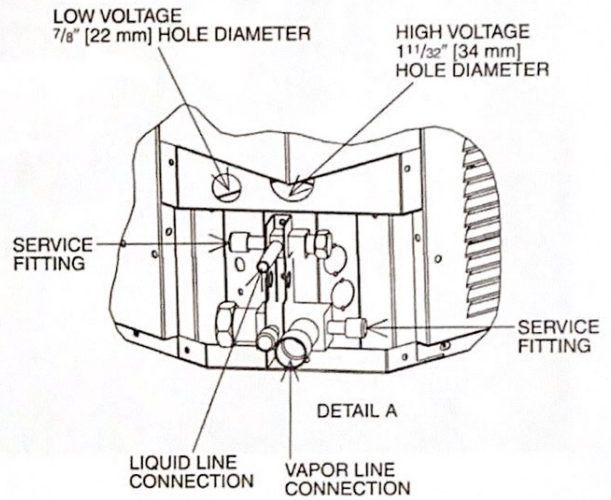
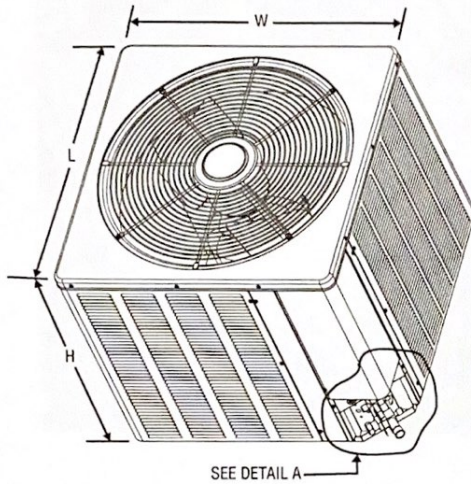


Unit Dimensions

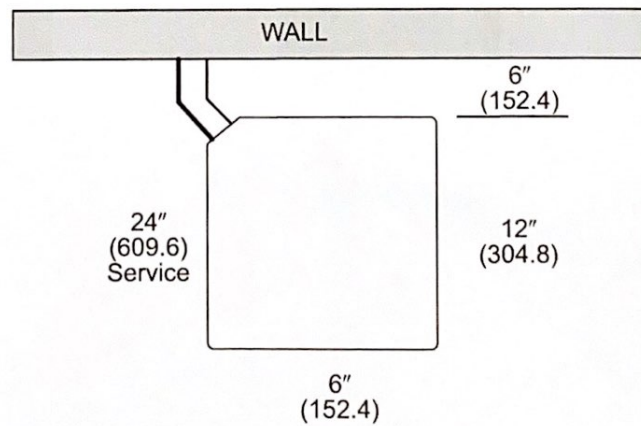
Model No. 13A*A	Unit Dimensions		
	Width "W" Inches	Length "L" Inches	Height "H" Inches
18, 24	23 ⁵ / ₈ [600]	23 ⁵ / ₈ [600]	24 ¹ / ₄ [616]
30	27 ⁵ / ₈ [702]	27 ⁵ / ₈ [702]	24 ¹ / ₄ [616]
36, 42, 48	31 ⁵ / ₈ [803]	31 ⁵ / ₈ [803]	27 ¹⁵ / ₁₆ [710]
60	31 ⁵ / ₈ [803]	31 ⁵ / ₈ [803]	35 ¹⁵ / ₁₆ [913]

*J, C, or D

[] Designates Metric Conversions



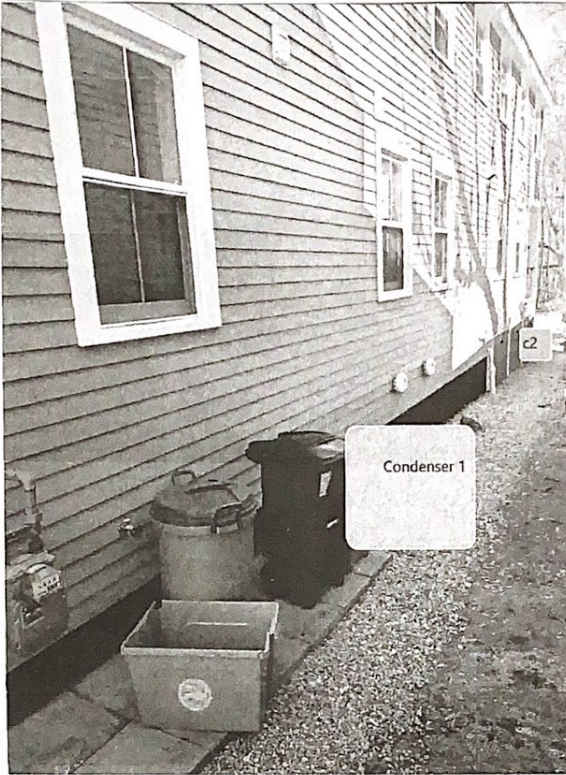
CLEARANCES



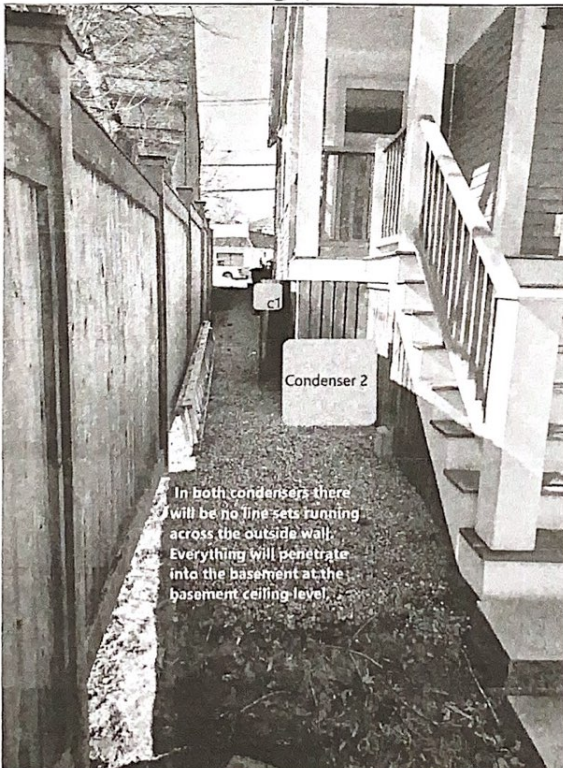
26214 FRONT VIEW

Proposed location of A/C units

FRONT



REAR VIEW



In both condensers there will be no line sets running across the outside wall. Everything will penetrate into the basement at the basement ceiling level.

REAR VIEW

