

**30 Parker Street
Map 126 Lot 27**

Locate 2 Heat Pumps at the rear right side corner

To permit the following:

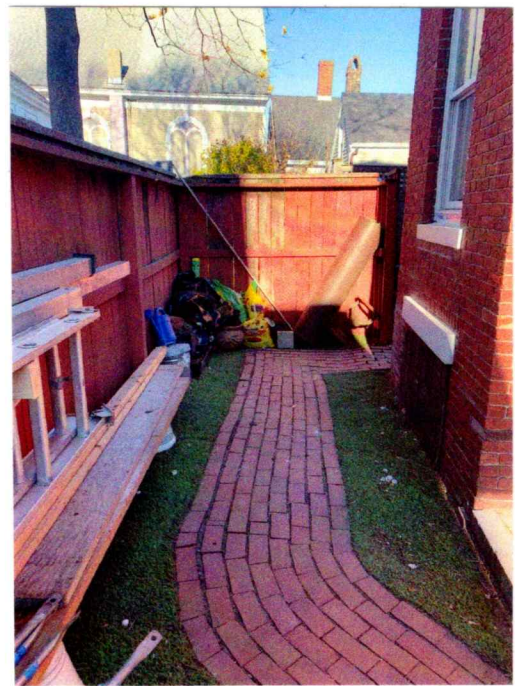
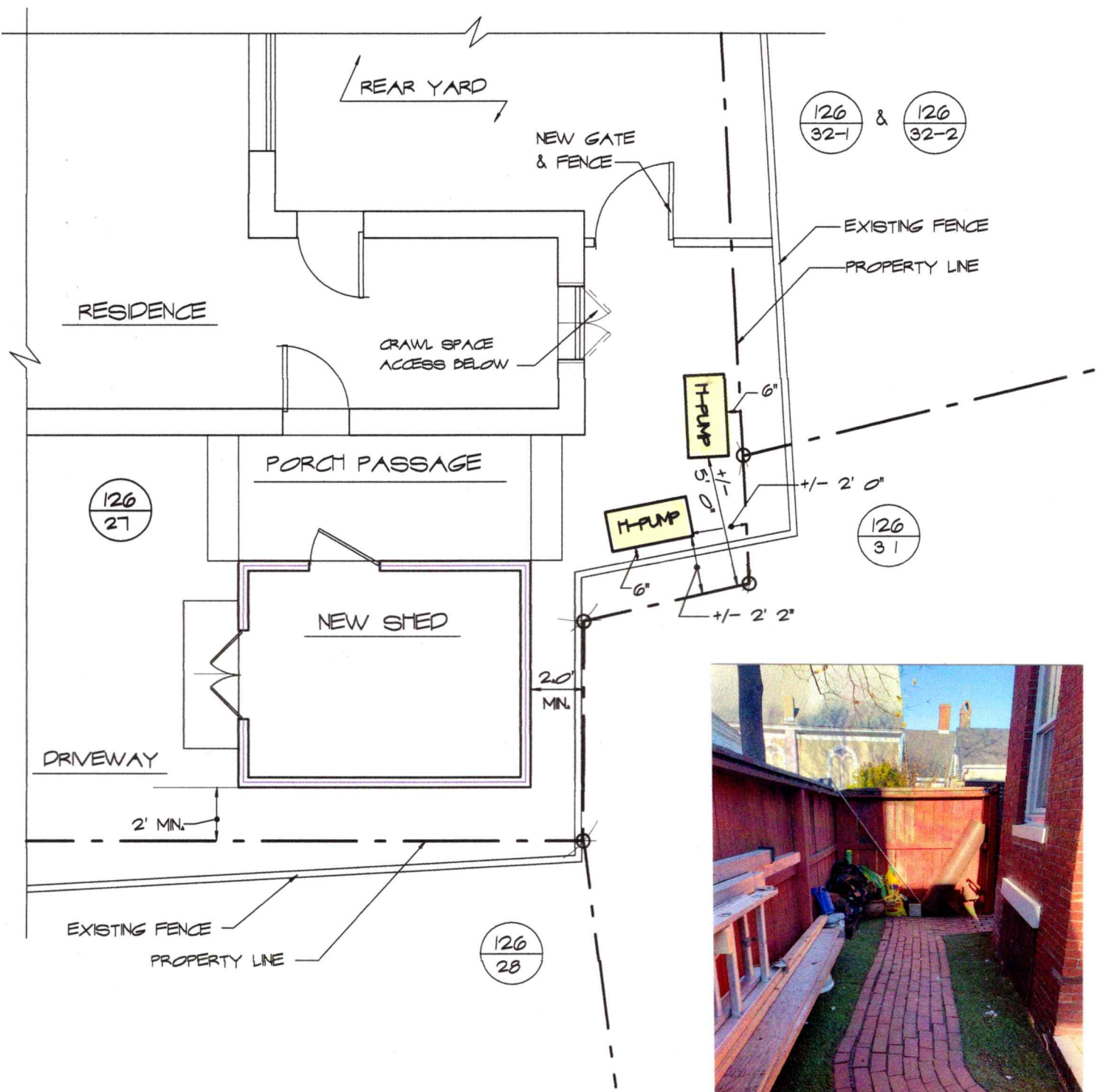
1. Heat Pump with a +/- 6" rear setback & a +/- 5' 0" right side setback.
2. Heat Pump with a +/- 2' 0" rear setback & a +/- 2' 2" right side setback

The undersigned agrees that the following circumstances exist.....

1. The Proposed Heat Pumps are to be located in the rear right side corner of the Lot, where the Property Line jogs. This location is hidden from view by fencing and is separate from the small rear yard (+/- 17' x24'). When viewed on the Tax Map, this location has good separation from the abutting buildings, even though it is close to the property lines.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that many properties in this neighborhood are non-conforming to Building Area & Setbacks. The Heat Pumps are located to provide the best separation from abutting buildings and to maintain the small rear yard area.
2. The Variances are consistent with the spirit of the ordinance in that it will allow this variance with minimal impact without adversely affecting the abutters & neighborhood.
3. Substantial justice will be done, as the Variances will allow the best location for these Units from both the neighborhood and owners perspective.
4. These Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the non-conformity of the Existing Residence to Front, Rear & Left Side Setbacks and the irregular shape of the rear property line.



HEAT PUMP LOCATION

PROPOSED HEAT PUMP LOCATIONS

SCALE: 3/16" = 1'-0"

NOTE: LOCATION PLAN GENERATED FROM FIELD MEASUREMENTS & "BOUNDARY SURVEY" BY AMBIT ENGINEERING, INC., JUNE 2023, 200 GRIFFIN RD.



30 PARKER STREET

801 Islington St, Suite 32
 Portsmouth, NH 03801
 603-502-4387
 archwhit@aol.com



ANNE WHITNEY ARCHITECT

Project:	Date:	
• 2206	11/18/24	

30 Parker Street



*PROPOSED
HEAT PUMP
LOCATION*

Property Information
 Property ID 0126-0027-0000
 Location 30 PARKER ST
 Owner WALDWICK KATHRYN



**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 09/26/2024

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

*11/18/24
1/4" = 40'*

SPECIFICATIONS

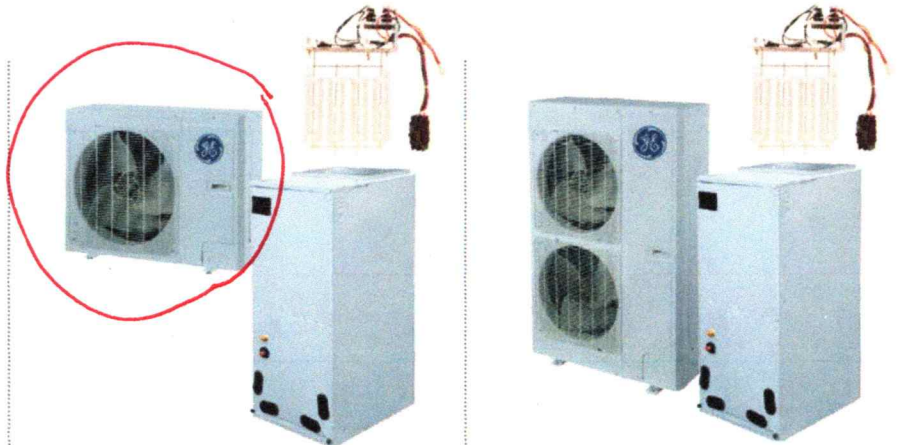
Compressor Type:

DC Inverter Driven
Two-Stage Rotary

Voltage/Cycle/Phase:

208-230/60/1

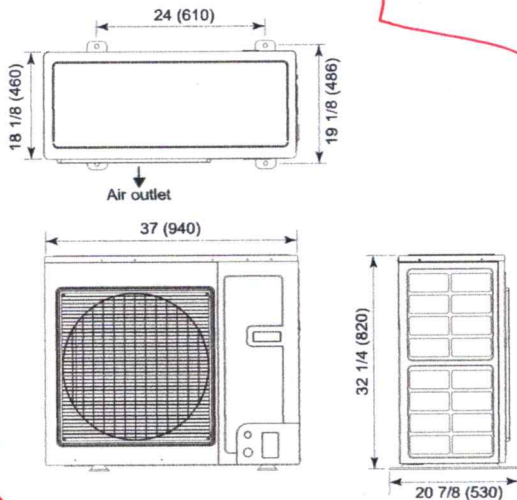
Operating Range (°F):



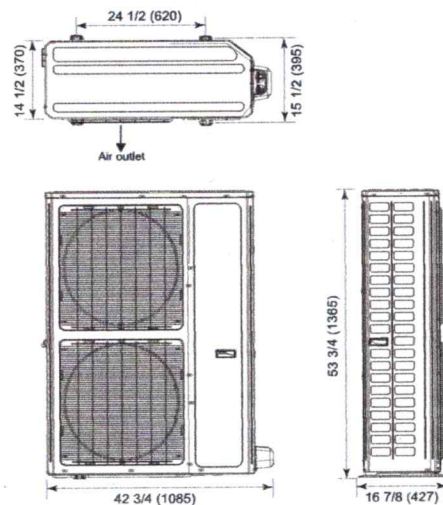
Outdoor Unit		AUH2436ZGDA		AUH4860ZGDA	
Indoor Unit		UUY24ZGDAA	UUY36ZGDAA	UUY48ZGDAA	UUY60ZGDAA
Capacity Selection		24K	36K	48K	60K
Cooling	Cooling Capacity Btu/hr.	24,000	36,000	48,000	54,000
	SEER	20	18	18	17
	EER	12.5	11	11	10.5
Heating	Heating Capacity Btu/hr.	24,000	36,000	48,000	54,000
	HSPF	10.5	10	10.5	10
	Electric Backup Heat Kit	UAZEHO8A (8kW Heater with 45A Breaker)		UAZEH15A (15kW Heater with 30A & 60A Breakers)	
Outdoor Unit	MCA	25		35	
	MOP	37		45	
	Outdoor Noise Level dB	59		58	
	Dimension: H x W x D in. (mm)	32 1/4 x 37 x 18 1/8 (820 x 940 x 460)		53 3/4 x 42 3/4 x 14 5/8 (1365 x 1085 x 370)	
	Carton Dimension: H x W x D in. (mm)	38 1/4 x 42 3/4 x 22 1/2 (972 x 1086 x 572)		59 1/4 x 45 3/8 x 19 3/8 (1505 x 1153 x 493)	

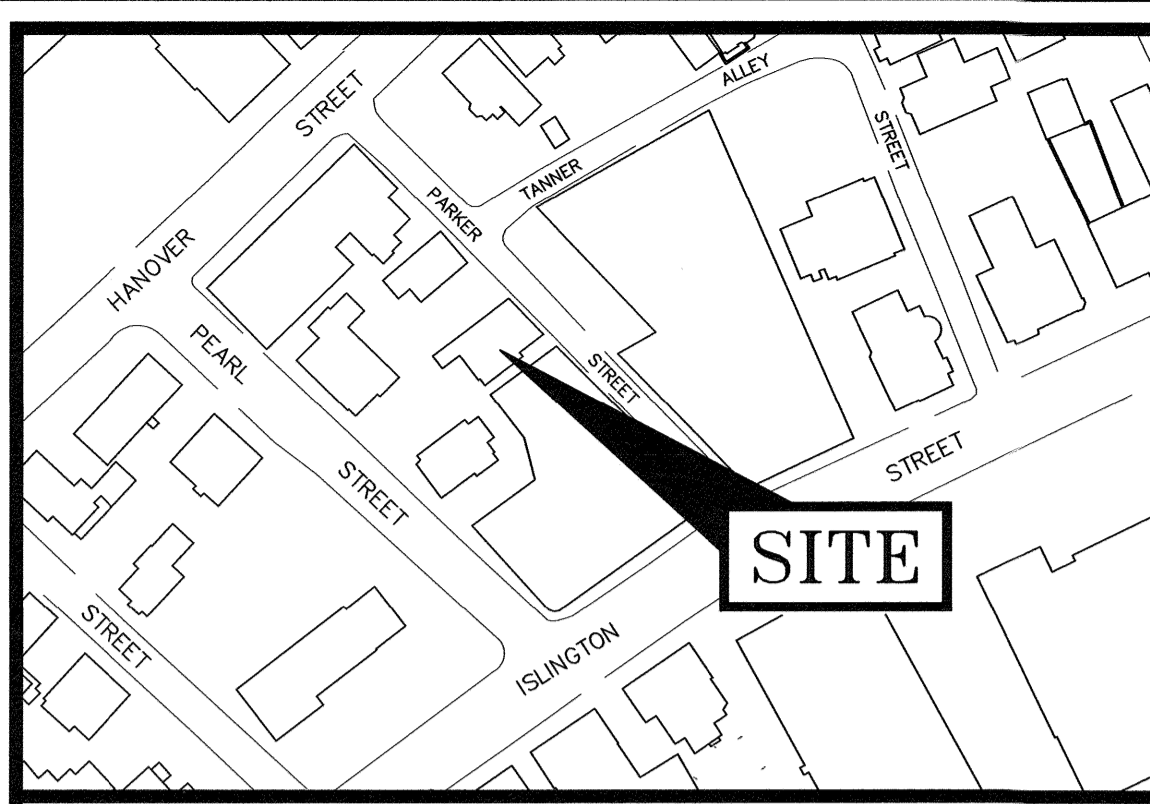
Installation Instructions

AUH2436ZGDA



AUH4860ZGDA





LOCATION MAP SCALE: 1" = 100'

LEGEND:

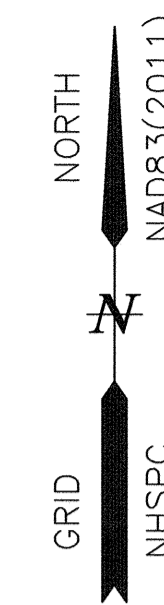
N/F	NOW OR FORMERLY
RP	RECORD OF PROBATE
RCRD	ROCKINGHAM COUNTY REGISTRY OF DEEDS
(11/21)	MAP 11 / LOT 21
---	BOUNDARY
- - -	SETBACK
○	RAILROAD SPIKE FOUND
○	IRON ROD/PIPE FOUND
○	DRILL HOLE FOUND
■	STONE/CONCRETE BOUND FOUND
■	RAILROAD SPIKE SET
●	IRON ROD SET
●	DRILL HOLE SET
■	GRANITE BOUND SET
---	EDGE OF PAVEMENT (EP)
---	WOODS / TREE LINE
○	UTILITY POLE (w/ GUY)
□	METER (GAS, WATER, ELECTRIC)
TYP.	TYPICAL
LSA	LANDSCAPED AREA

PLAN REFERENCES:

- 1) CONDOMINIUM SITE PLAN MAP 126 LOT 32, 19 PEARL STREET CONDOMINIUM FOR GREGORY MAHANNA. PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1"=10', DATED: OCTOBER 2002, RCRD D-30944.
- 2) STANDARD BOUNDARY SURVEY PLAN, 63 ISLINGTON STREET PORTSMOUTH, NH, COUNTY OF ROCKINGHAM, OWNED BY RAP REALTY. PREPARED BY T.F. MORAN, INC. SCALE: 1"=10', DATED JULY 25, 2019. RCRD D-41959
- 3) PROPOSED PROPERTY TRANSFER & ACCESS EASEMENT PLAN, TAX MAP 126 LOT 33, 51 ISLINGTON STREET, LLC TO THE CITY OF PORTSMOUTH. PREPARED BY AMBIT ENGINEERING, INC. SCALE: 1"=10', DATED: JULY 2010, RCRD D-36601.
- 4) LOT CONSOLIDATION PLAN FOR GERTRUDE K BORDEN LIVING TRUST, PARKER, ISLINGTON, TANNER STREETS, & TANNER ALLEY, COUNTY OF ROCKINGHAM, PORTSMOUTH NH. PREPARED BY MILLETET, SPRAGUE, & COLWELL INC. SCALE: 1"=20', DATED: MAY 1, 1998, RCRD D-26280.
- 5) PLAN OF LAND FOR NETTY AND GERALD TAUBE, HANOVER STREET, COUNTY OF ROCKINGHAM, PORTSMOUTH NH. PREPARED BY MILLETTE, SPRAGUE, & COLWELL. SCALE: 1"=40', DATED: AUGUST 20, 2004, RCRD D-32051.

LENGTH TABLE

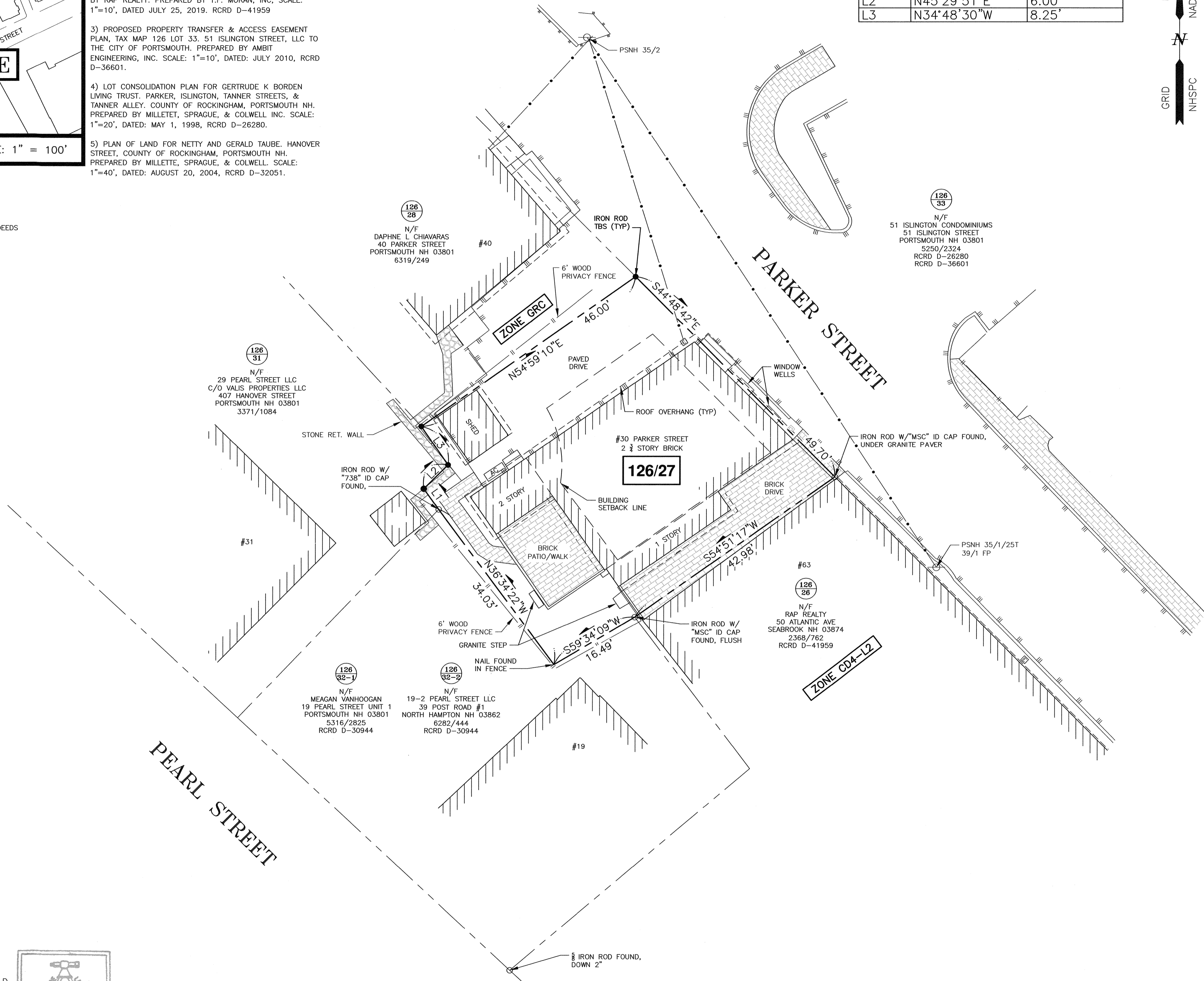
LINE	BEARING	DISTANCE
L1	N35°44'16"W	4.51'
L2	N45°29'51"E	6.00'
L3	N34°48'30"W	8.25'



NOTES:

- 1) PARCEL IS SHOWN ON THE PORTSMOUTH ASSESSOR'S MAP 126 AS LOT 27.
- 2) OWNER OF RECORD:
KATHRYN WALDWICK &
BRYN WALDWICK
30 PARKER STREET
PORTSMOUTH, NH 03801
6263/2897
PARCEL I & PARCEL II
- 3) PARCEL IS NOT IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON FIRM PANEL 33015C0259F. EFFECTIVE JANUARY 29, 2021.
- 4) EXISTING LOT AREA:
2,673 S.F.
0.0614 ACRES
- 5) PARCEL IS LOCATED IN THE GENERAL RESIDENCE C (GRC) ZONING DISTRICT.
- 6) DIMENSIONAL REQUIREMENTS:

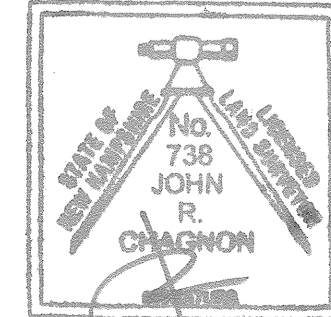
MINIMUM LOT AREA:	3,500 S.F.
FRONTAGE:	70 FEET
SETBACKS: FRONT	5 FEET
SIDE	10 FEET
REAR	20 FEET
MAXIMUM STRUCTURE HEIGHT:	35 FEET
MAXIMUM BUILDING COVERAGE:	35%
MINIMUM OPEN SPACE:	20%
- 7) THE PURPOSE OF THIS PLAN IS TO SHOW THE RESULTS OF A STANDARD BOUNDARY SURVEY OF ASSESSOR'S MAP 126 LOT 27 IN THE CITY OF PORTSMOUTH.



NO.	DESCRIPTION	DATE
0	ISSUED FOR COMMENT	6/20/23

STANDARD BOUNDARY SURVEY
TAX MAP 126 - LOT 27
OWNERS:
**KATHRYN WALDWICK &
BRYN WALDWICK**
30 PARKER STREET
CITY PORTSMOUTH
COUNTY OF ROCKINGHAM
STATE OF NEW HAMPSHIRE

"I CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY DIRECT SUPERVISION, THAT IT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE AND HAS AN ACCURACY OF THE CLOSED TRAVERSE THAT EXCEEDS THE PRECISION OF 1:15,000."



JOHN R. CHAGNON, LLS #738 DATE 6-20-23

