

Narrative for application of Colleen Cook, 40 Winter street, Portsmouth NH

This proposal is for a mini split system to be placed on the homeowners property in a location that lacks sufficient side yard setbacks. Required side set back is 10 ft and actual set back space would only be 3'4". It should be noted that the location requested for the main unit is hidden behind a fence and will not be able to be seen or detected either by neighbors or the public at large, making it an ideal location. The fence will also limit any noise, as the unit is projected to be 30 decibels of noise which is the estimated noise of a whisper, which the fence should mute to nothing.

Criteria 1

The variance will not be contrary to public interests as the location is hidden on the side of the house where it will not be seen. Other locations will impede use of the house in significant ways for parking and use of the yard.

Criteria 2

The spirit of the ordinance will be observed in that the view is undetectable to neighboring properties and to the public making this an optimal location. The spirit is also consistent with section 10.122 which speaks to the commitment to sustainability and environmental issues as this will provide a substantially more energy efficient and environmentally friendly means of heat and cooling than is currently present.

Criteria 3

Substantial justice will be done in that this space will be the least intrusive location and will hide main unit from public view and the view of neighbors and will not diminish views of any surrounding properties

Criteria 4

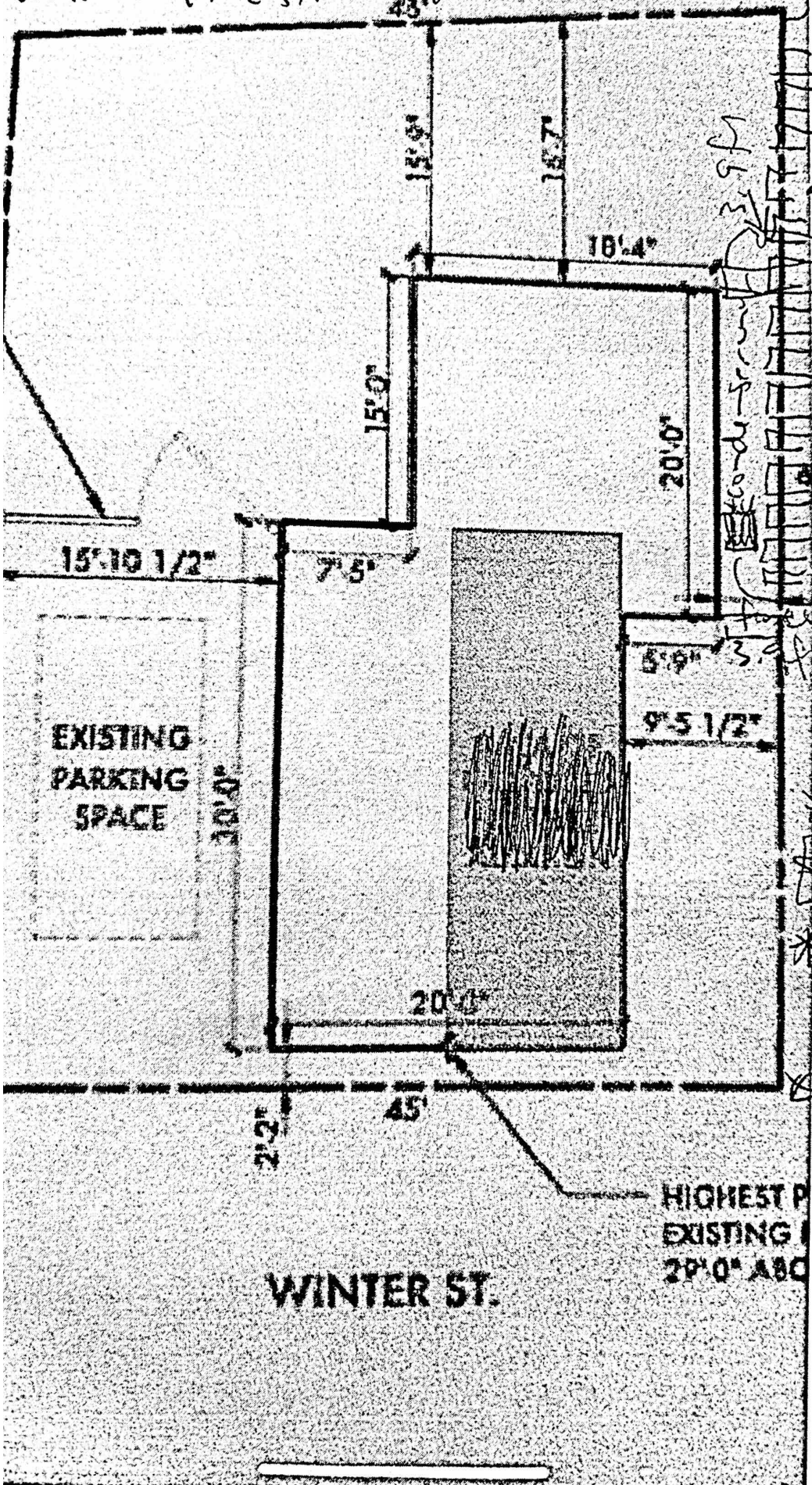
Views of surrounding properties will not be diminished as the main unit site is hidden behind a fence and undetectable to the view of the public and or neighboring properties.

Criteria 5

Literal enforcement of the ordinance will result in unnecessary hardship as this is a pre-existing, nonconforming lot leaving essentially no other reasonable options for installing units. Other locations will not only lead to limited usage of small space available to the owner, but will also be more visible to the public and and increase inefficiencies of the operation of the system and unduly increase costs to the homeowner significantly. This is an extremely small pre-existing lot with very limited space and or options.

Condenser unit will be hidden from neighbors + public by existing fence which will also shield noise which is estimated to be sound of a whisper 30 decibels

whisper  
30 decibels



area in front

3.9 ft exists  
4 ft height  
+ side setback

fence

condenser unit location  
6 inches from house +

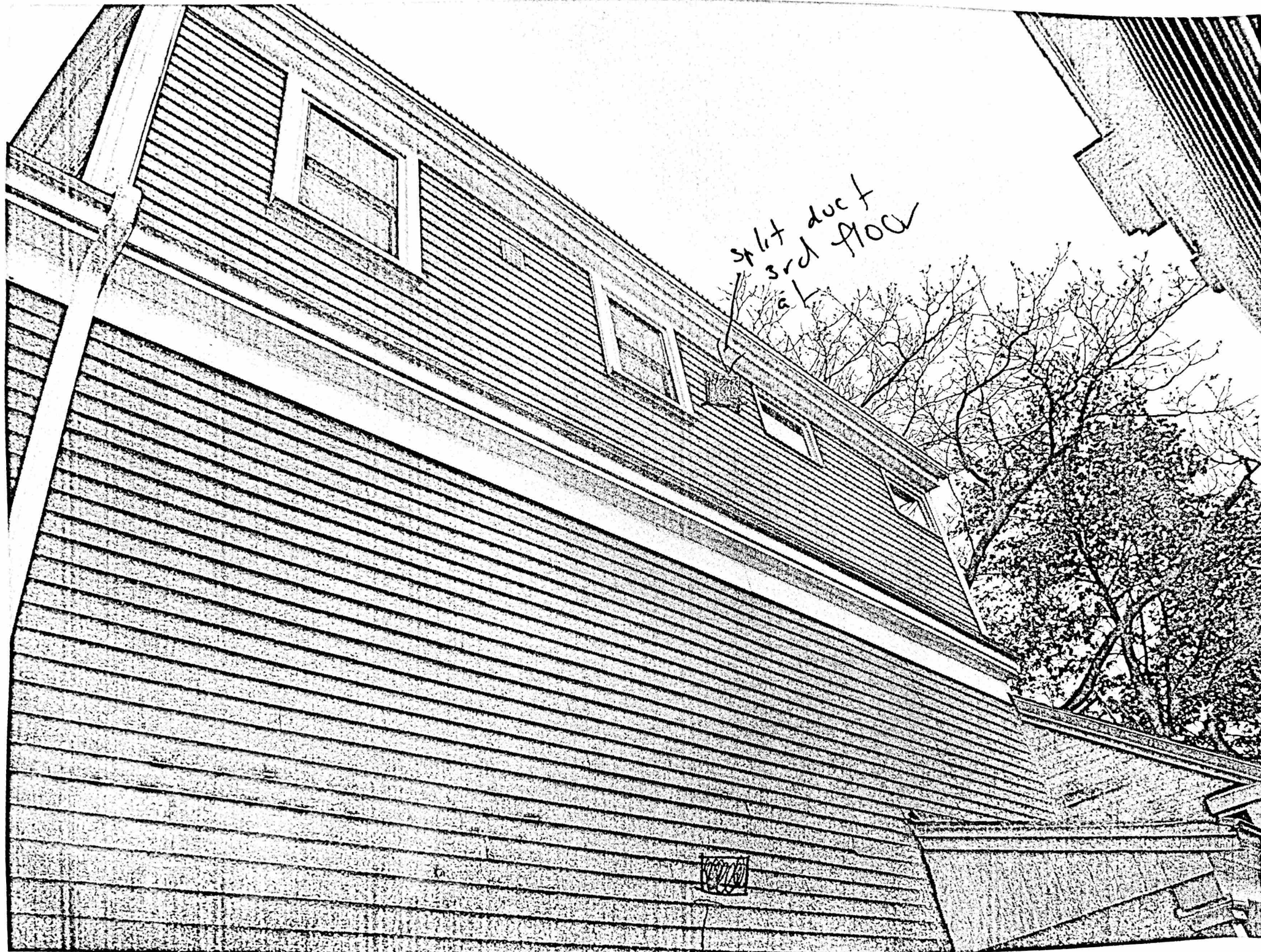
3.3 from side setback

39 ft from rear setback

26 ft from rear setback

HIGHEST EXISTING 29'0" ABC

WINTER ST.



split duct  
3rd floor



100-100-100

