

February 1, 2023

City of Portsmouth, NH
Planning Department
1 Junkins Ave. 3rd Flr
Portsmouth, NH 03801

To Members of the Board of Adjustment,

I am writing to you as a representative of Matt & Annie Srebnik, owners of 129 Aldrich Road. I am currently working on a new addition/renovation project at their home, which was previously approved by this board. This application is speaking only to a replacement of an existing condenser that sits within the left yard setback area. The new condenser will be smaller than the existing unit as shown on the attached plans. This request complies with the requirements of Article 2, section 10.233.20 of the Zoning Ordinance as outlined below.

10.233.21 The variance will not be contrary to the public interest. – Replacing the existing condenser with a new, smaller one will not affect the neighbors or the public interest.

10.233.22 The spirit of the ordinance will be observed. – The spirit of the ordinance will be observed as the new condenser will not negatively impact the neighbors to the left of the property.

10.233.23 Substantial justice will be done. – In our opinion, substantial justice will be done because we are replacing the old condenser with a smaller unit.

10.233.24 The values of surrounding properties will not be diminished. – The new condenser will not have a negative impact on the values of the surrounding properties. Condensers of this type and size are quite common on the homes in this neighborhood.

10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship. – An unnecessary hardship would be incurred if the Ordinance was literally enforcement because the cost to move it to a new location would be prohibitive.

Thank you for your consideration,

Chris Redmond

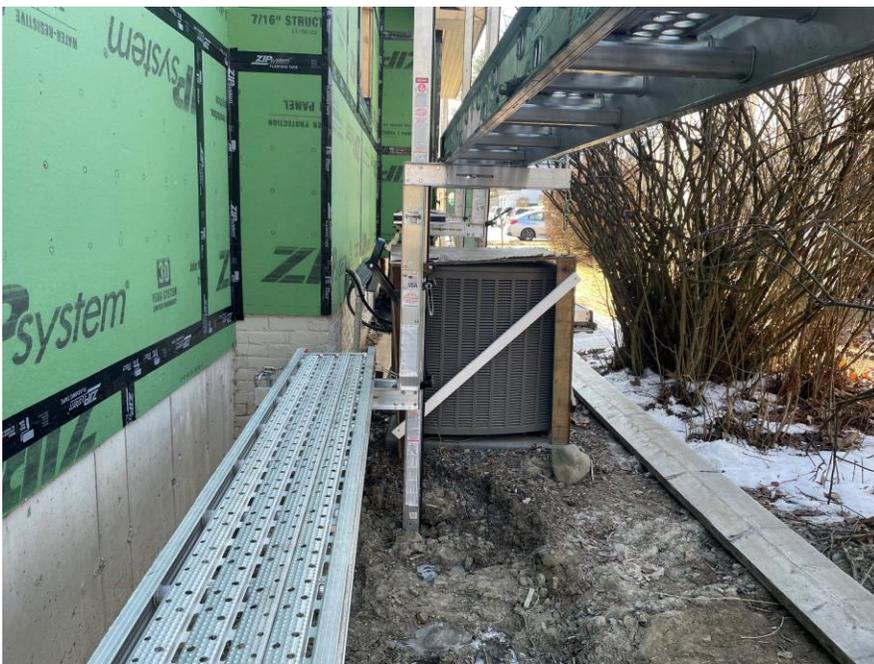
Chris Redmond
Mighty Roots, LLC



View from street



View from left property line



View from rear of property



REVISION TABLE	
NUMBER	DATE

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
 13 ALDEN AVE.
 GREENLAND, NH 03840

SREBNIK RESIDENCE
 129 Aldrich Rd
 Portsmouth, NH 03801

SITE PLAN

DATE:

2/1/2023

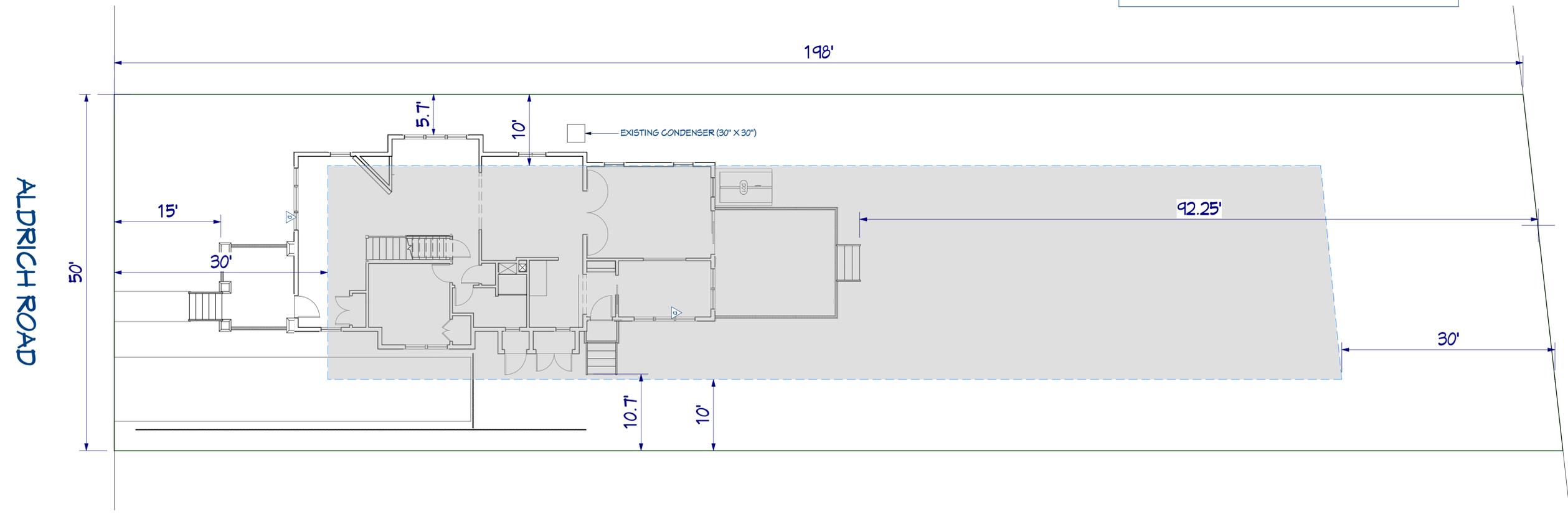
SCALE:

AS NOTED

SHEET:

S-1

SITE INFO:
 Map - 153 Lot - 0035
 Zone: SRB
Dimensional Requirements
 Front Setback - 30'
 Rear Setback - 30'
 Side Setbacks - 10'
 Bldg Coverage - 20%
 Min. Open Space - 40%
Actual Dimensions
 Front Setback - 15.0'
 Rear Setback - 92.25'
 Right Side Setback - 10.7'
 Left Side Setback - 5.7'
 Bldg Coverage - 19.7%
 Lot Area - 10,018 sf
 Lot Coverage - 2,564 sf
 Open Space - 25.5%



SITE PLAN

Scale: 1/8" = 1'-0" (1/16" = 1'-0" on 11x17 paper)



NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
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 13 ALDEN AVE.
 GREENLAND, NH 03840

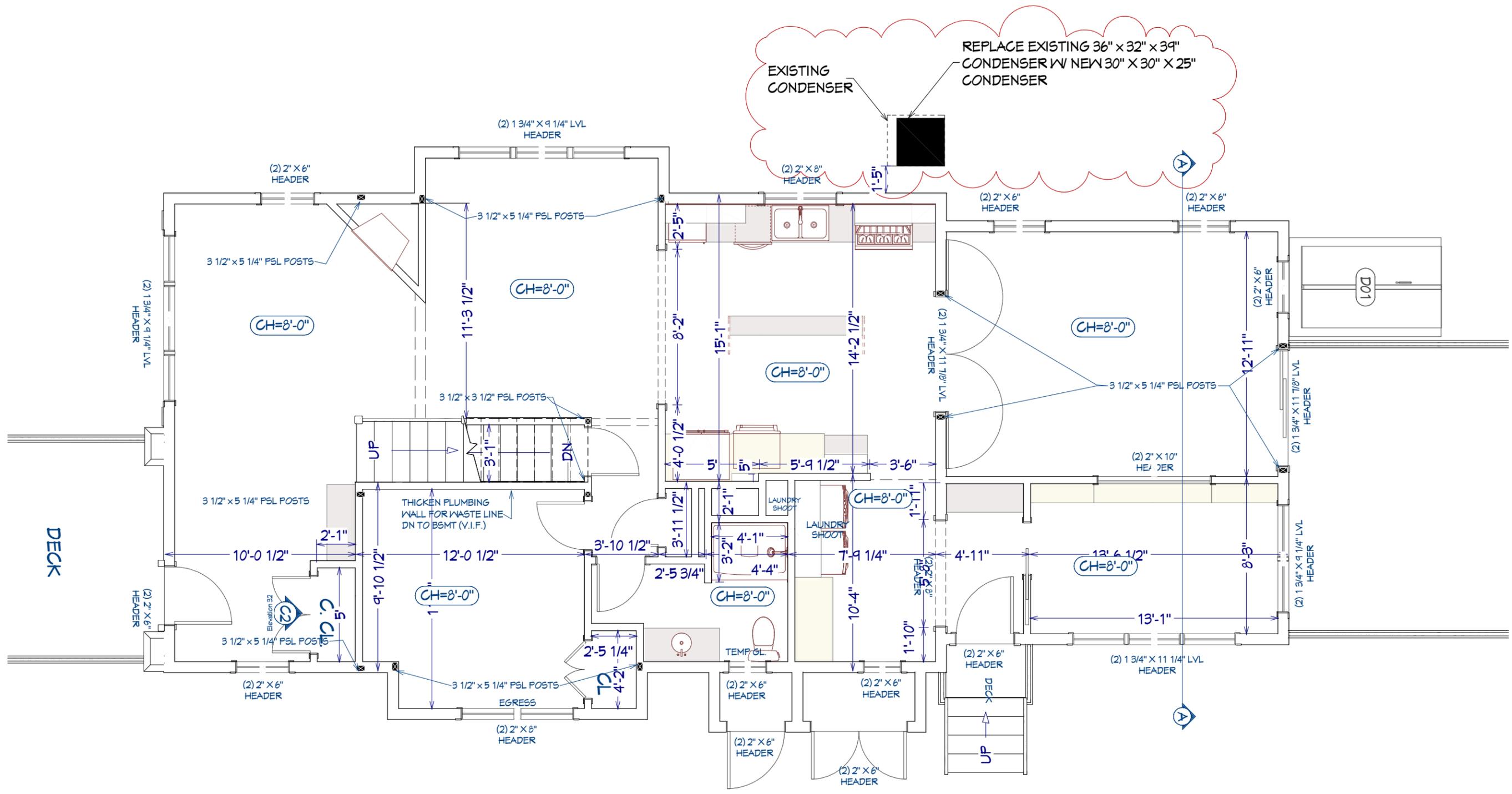
**FIRST FLOOR
 HEADER PLAN**

CLIENT:
SREBNIK RESIDENCE
 129 ALDRICH ROAD
 PORTSMOUTH, NH

DATE:
 2/1/2023

SCALE:
 3/8" = 1'-0"

SHEET:
S-3



FIRST FLOOR HEADER PLAN



REVISION TABLE	NUMBER	DATE	REVISION BY	DESCRIPTION

DRAWINGS PROVIDED BY:
MIGHTY ROOTS
 13 ALDEN AVE.
 GREENLAND, NH 03840

ELEVATION FOR WINDOWS

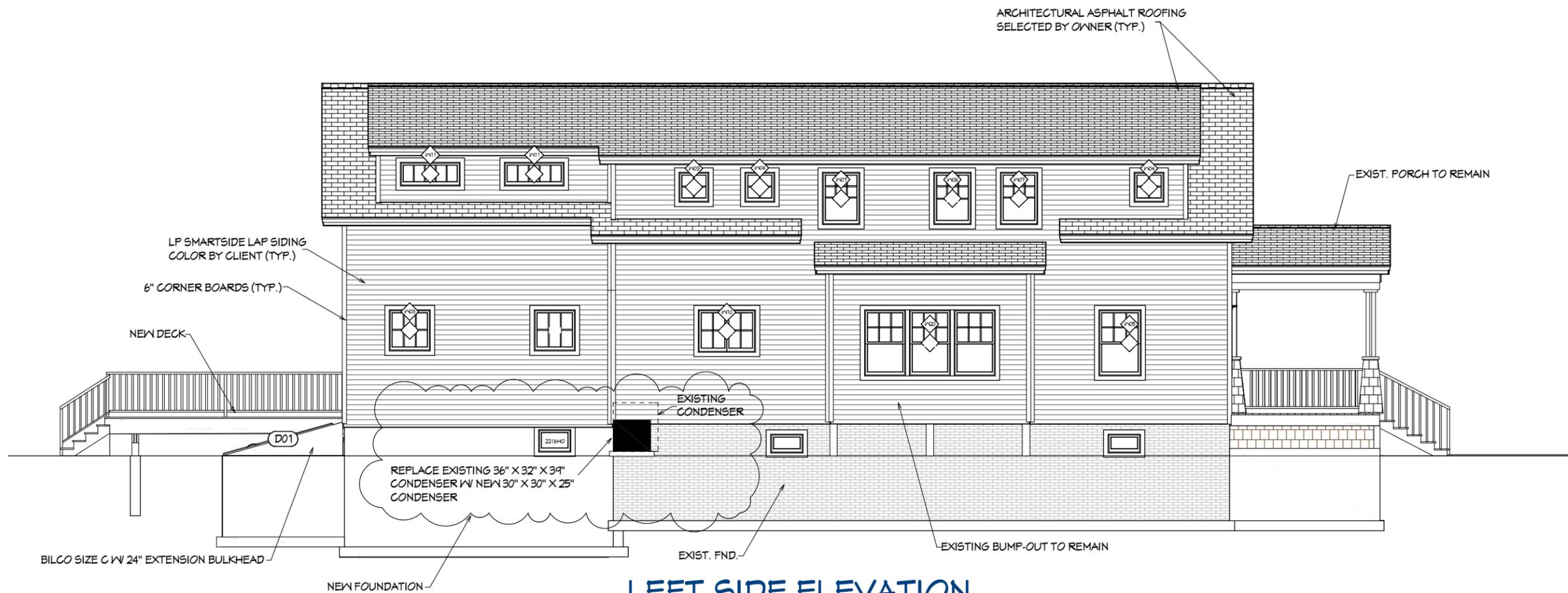
CLIENT:
SREBNIK RESIDENCE
 129 ALDRICH ROAD
 PORTSMOUTH, NH

DATE:
 2/1/2023

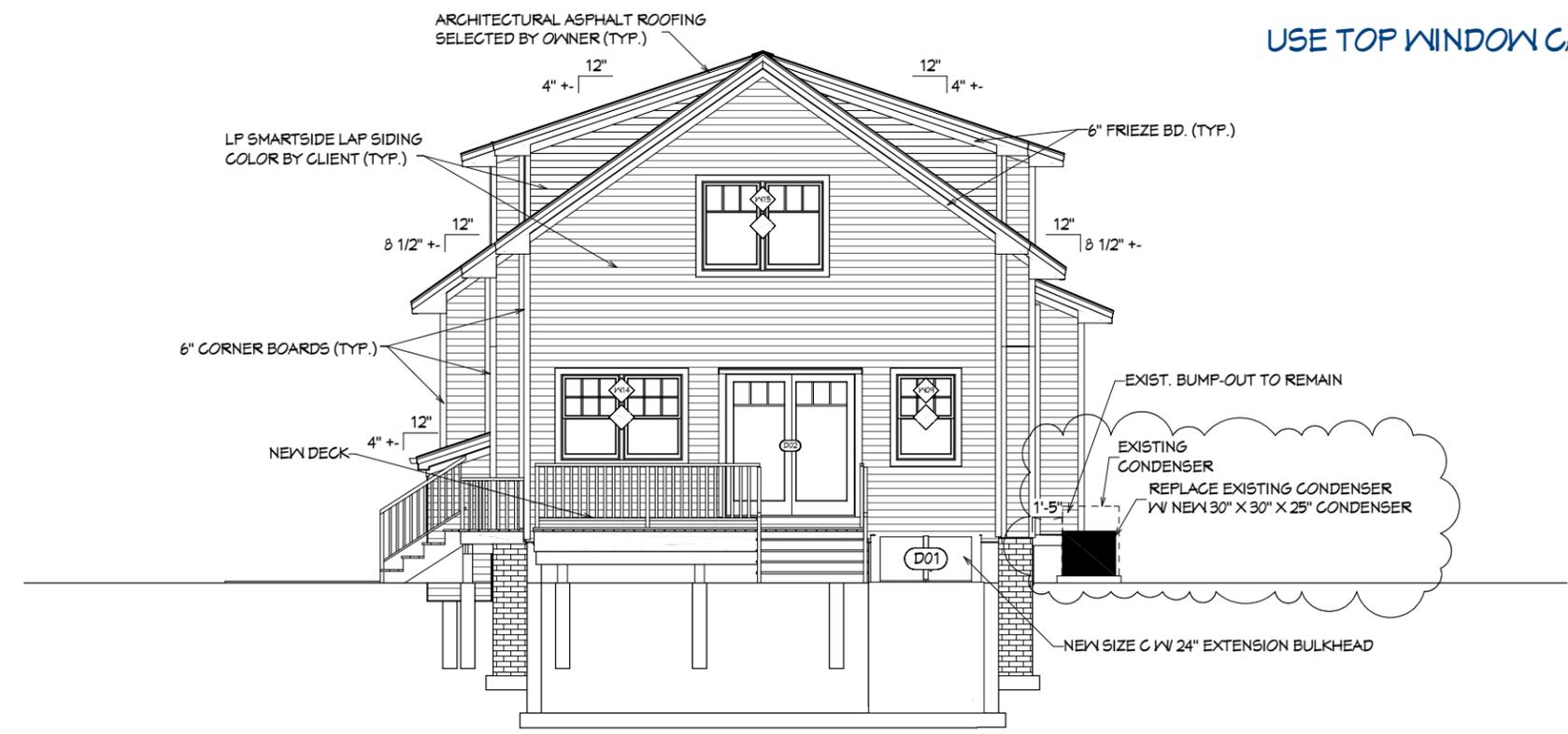
SCALE:

SHEET:

S-13



LEFT-SIDE ELEVATION



REAR ELEVATION

USE TOP WINDOW CALL OUTS

ELEVATIONS FOR WINDOWS