

**150 Daniel St., Warner House Association
Map 106 Lot 58**

To permit the following:

1. Heat Pump with a Left Side Setback of 3 feet where 10 feet is required.

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

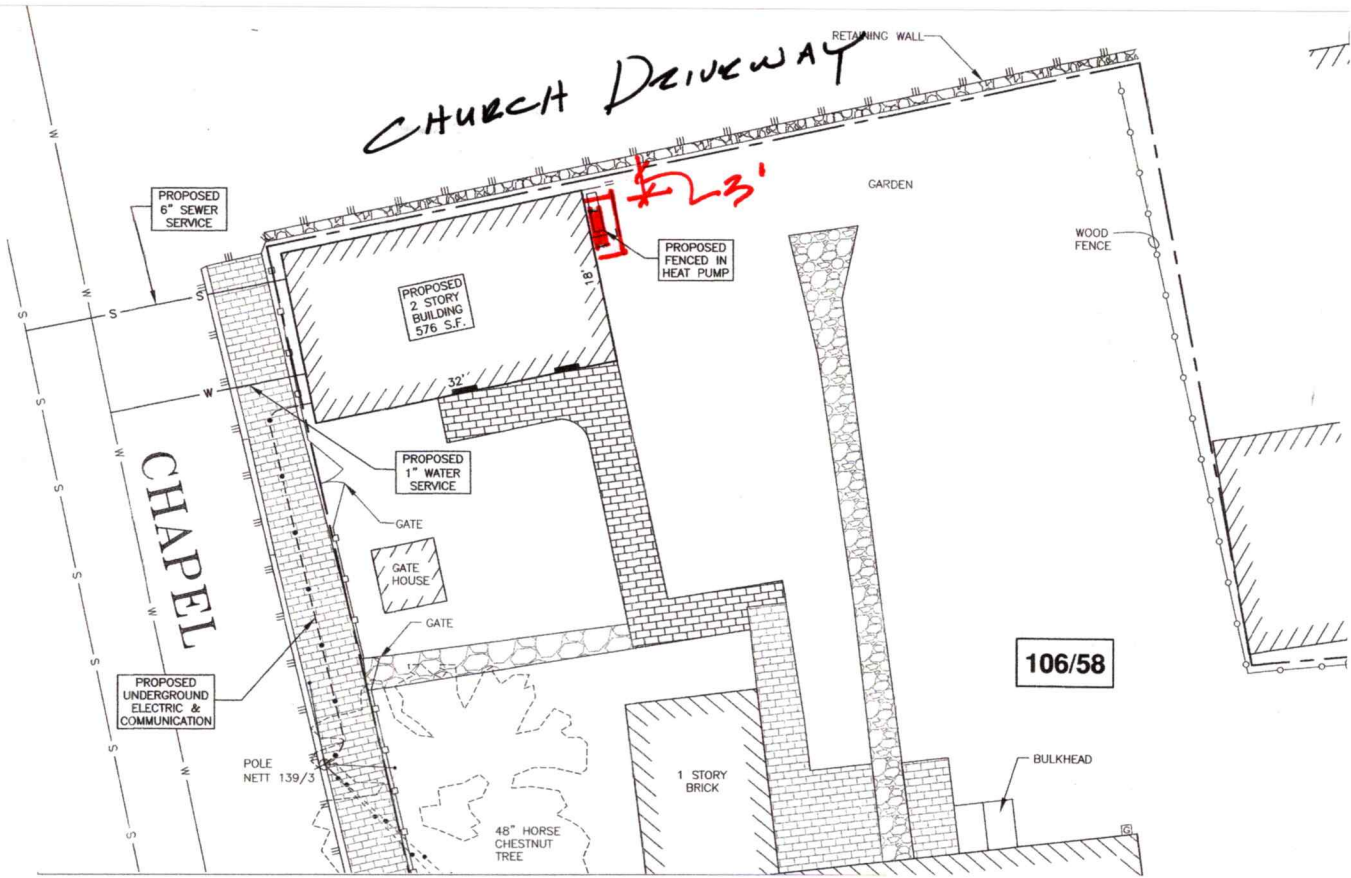
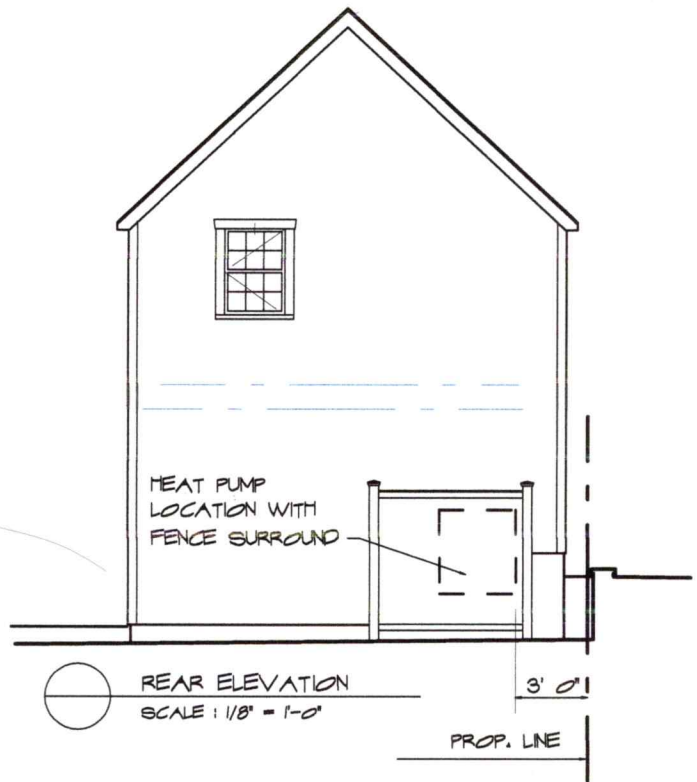
1. The Heat Pump will be placed at the rear of the Proposed Carriage House, 3 feet from the property line. This Left Side Line abuts the Church parking lot and retaining wall, and is 3 feet lower than the Church driveway. It is located to have the least impact on the Museum Gardens and will be enclosed by solid fencing.

Criteria for the Variance:

1. The Variance is not contrary to the public interest in that this location will minimize the public view of the Heat Pump.
2. The Variances are consistent with the spirit of the ordinance in that this is the least visible location on the site.
3. Substantial justice will be done, as this screened heatpump will provide the most energy efficient system for this new museum building.
4. This Variance will not diminish the value of surrounding properties.
5. The special condition of this property is the recreated New Carriage House is located on the original site that was tight to the Chapel St & Church property lines.



VIEW OF CARRIAGE HOUSE SITE LOOKING WEST



HEAT PUMP LOCATION

WARNER, CARRIAGE HOUSE
150 DANIEL STREET PORTSMOUTH, NH

9 Sheafe Street
Portsmouth
NH 03801
603-427-2832



ANNE WHITNEY ARCHITECT

Project:	Date:	
• 2102	5/20/21	