RE: Application of Michael Brandzel and Helen Long

## Applicant's Memorandum



### I. The Property

The property is located at 39 Dearborn Lane and consists of an 11,236 square foot lot with an existing 25' x 32', 1.5 story historic Cape style single family residence. The property is located in the GRA District with frontage on the North Mill Pond. With one exception, all surrounding properties are residential in nature. The one commercial building is the direct abutter. A six-foot fence separates the properties.

#### II. Criteria

	The variance is not contrary to the public interest  The spirit of the ordinance is observed	The Applicants are proposing to install one, wall-mounted compressor on the east side of the residence, 18" off the ground, centered between the edge of the house and the window. The compressor is 38" wide, 28" high, and 18" deep, with a 4"wide and 6'long plastic line-set channel. Compressor will be located in the 4' set back area whereas a 10' setback is required, leaving 2'-5" of clearance to the lot line.
3.	Substantial justice is done	The installation of a compressor would not pose any hardship or harm to the general public or to other individuals.
4.	The values of surrounding properties are not diminished	Approving the requested variance would not result in a diminution in value of surrounding properties or a change to the characteristics of the neighborhood. As can be seen from photographs of the residence, the proposed location of the outdoor compressor (Exhibits 1 and 6) is in the least visible location on the entire property and is more than 50' away from the closest neighboring property.
-	Literal enforcement of the ordinance would result in unnecessary hardship	The purpose of the proposed variance is to make the residence more livable while maintaining historic appeal.

The Applicants believe the relief being sought is minimal and respectfully request the Board grant the requested variance as presented.

Respectfully submitted,

Michael Brandzel

Helen Long





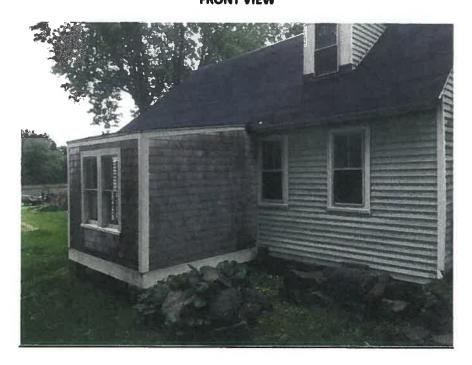
**SIDE VIEW** 

- 1) Wall mounted outdoor A/C compressor centered between edge of house and window.
- 2) Unit: Daikin 2MXS18: 38" Wide x 28" High x 18" Deep; 18" Off ground; 4" Line-set plastic channel 6' long





**FRONT VIEW** 



**FRONT VIEW** 





SIDE VIEW



**REAR VIEW** 



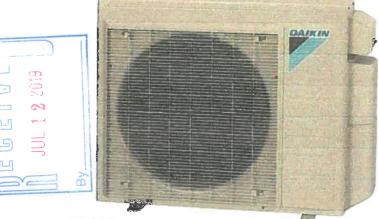
Job Name: Tag#



# **Submittal Data Sheet**

# 2MXS18NMVJU

2 Port, 1.5-Ton Outdoor Heat Pump



	Eff	iciency	
	SEER	EER	HSPF
Non-Ducted	18.9	12.5	10.7
Ducted	14	9.5	8.2
Mixed	16.45	11	9.45

*	
12 VEAR	
DIADITE	
FAMIS	
LIMITED	
WARRANTY	
Manager	

Pert	ormance
Cooli	ng (Btu/hr)
Rated	18,000
Operating Range	14°F - 115°F
ited Cooling Conditions: Indoor: 80°F DB/67°F W Outdoor: 95°F DB/75°F	
Heati	ng (Btu/hr)
Rated	18,900
Operating Range	5°F-60°F

indoor: 70°F DB/60°F WB Outdoor: 47°F DB/43°F WB

**Rated Heating Conditions:** 

Complete warranty details available from your local dealer or at www.daikincomfort.com. To receive the 12-Year Parts Limited Warranty, online registration must be completed within 60 days of installation. Online registration is not required in California or Quebec. If product is installed in a commercial application, limited warranty period is 5 years.

	208/60/1	230/60/1
System MCA	15.8	15.8
System MFA	20	20
Compressor RLA	14.0	14.0
Outdoor fan motor FLA	.37	.37
Outdoor fan motor W	56	56

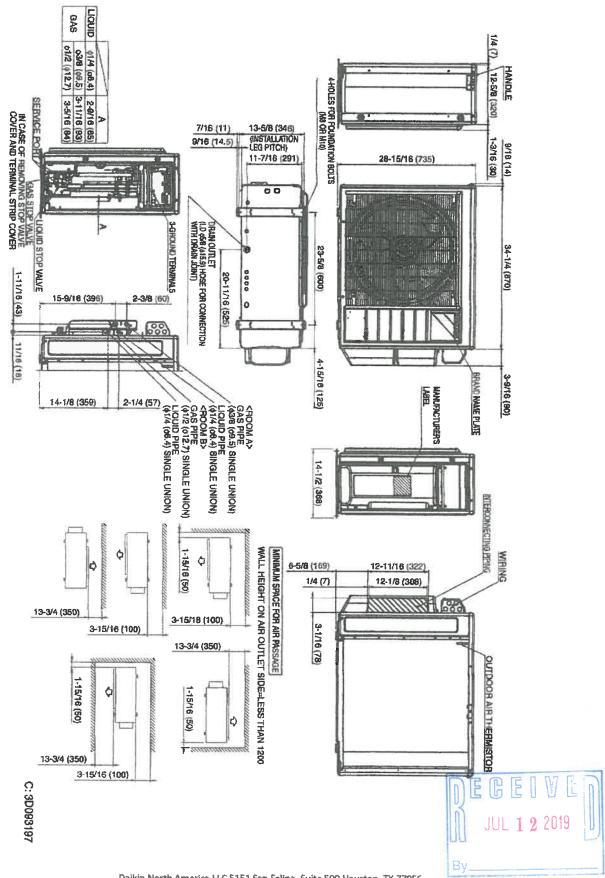
Compressor  Refrigerant  Refrigerant Oil		Hermetically Sealed Swing Type  R-410A  PVE (FVC50K)								
						Airflow Rate (cfm)	Cooling		Heating	
							н	2,150	н	2,150
Altiow Rate (City)	IM	2,150	M	2,150						
	1	1,953	L	1,953						
Sound Power Level (dB/	A)	5	0/51							
Dimensions ( $H \times W \times D$ )	(in)	28-15/16 ×	34-1/4 ×	12-5/8						
Weight (Lbs)		123								

MFA: Max. fuse amps MCA: Min. circuit amps (A) FLA: Full load amps (A)
RLA: Rated load amps (A) W: Fan motor rated output (W)

Piping	
Liquid (in)	14 x 2
Gas (in)	3/8 x 1, % x 1
Drain (in)	11/16
Max. Interunit Piping Length (ft)	164
Max. Interunit Height Difference (ft)	49.25
Chargeless (ft)	98.4
Additional Charge of Refrigerant (oz/ft)	.21

# 2MXS18NMVJU Dimensional Data

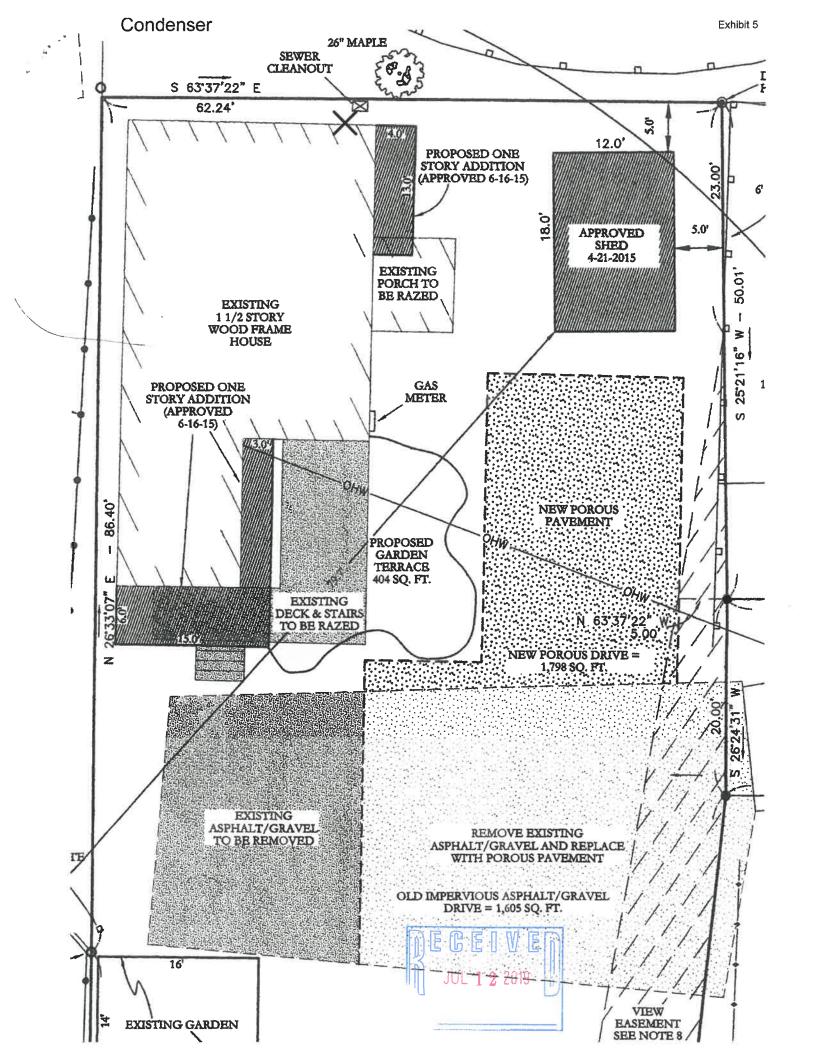




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(Daikin's products are subject to continuous improvements. Daikin reserves the right to modify product design, specifications and information in this data sheet without notice and without incurring any obligations)

Submittal Creation Date: June 2017





#### MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

City of Portsmouth. NH makes no claims and no warrantes, expressed or implied, concerning the valuity or accuracy of the GIS date presented on this map.

Geometry updated 4/1/2019 Data updated 7/17/2019

