254 No. Broadway Unit 104 Salem, NH 03079 | T. 603-893-1212 | E. Billing@MyCabinetOutlet.com

3020 Lafayette Road VARIANCE FOR STAIRS & CONDENSER PLACEMENT

SEPTEMBER 28 2022

Submitted by:

Robert Currao | Cabinet Outlet | Lucia Investments LLC

RE:

Narrative 3020 Lafayette Road

Subject Address:

3020 Lafayette Road Portsmouth NH

To Whom It May Concern:

Lucia Investments LLC purchased the property with address 3020 Lafayette located at corner of Lafayette & Ocean. Cabinet Outlet LLC will be the occupant of the property.

Request is made for Removal of Current Staircase and Relocate staircase to rear of the building which will not be seen from Ocean & Lafayette (Building is bit of an angle and panel on Lafayette Road will be added for esthetics and to hide platform or landing from Entry.

This request for variance is required and made by Lucia Investments LLC (Owner & Applicant) to place steps on rear of the building of 3020 Lafayette Road due to:

- A. Variance is needed due to lot line being 8' 2" from building to Lot Line at back of building
- **B.** Current Entry to 2nd Floor is from Parking lot with a structure that is unsafe and is not conducive to the neighborhood and does not meet code
- C. Remove the current Structure and Staircase to 2nd Floor
- D. Add Staircase to 2nd Floor from Rear of Building to 2nd Floor
- **E.** Please note there is currently there is a White Vinyl Fence at the Back of Building and Around the Parking Lot, separating the building with neighbor in rear which are rows of Town Houses
- F. 3020 Lafayette has Lafayette on Side, Ocean Road at Front of Entrance, Parking Lot & Road at Side, and only neighbors are townhouses built behind building which is separated by Tall White Vinyl Fence.
- 1. STAIR CASE CONSTRUCTION (SEE DIAGRAMS)
 - A. Rear of Building once had entrance to 2nd Floor
 Deck Ledging still exists
 - B. Replace Window that was once a door with a New 36" W Fire Rated Door

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- C. Stairs will be 48" Wide and height from Ground to Platform will be 12' 9"
- D. Landing from Entry Door will be 4' x 6' and not a deck where anyone could sit
- E. Steps down will have 5.5 to 7" Rise with 18" Tread to NEXT LANDING
- F. After NEXT LANDING, Steps down will have another 5.5 to 7" Rise with 18" Tread to Ground Level
- G. GROUND LEVEL will have Cement Pad for Steps to End to Walk Way
- H. Walk Way will be 4' wide and go to edge of the Parking Lot

2. VARIANCE FOR CONDENSER REPLACEMENT

- A. Currently Condenser does NOT work and is not operating
- B. Remove Current Condenser with New Condenser
- C. Variance needed as Lot Line is 8' 2" and 10' needed
- D. Replace Existing Condenser with a ALPINE GSX130361 Condenser (See Spec Sheet)

AS IT RELATES TO THE STAIRCASE

3. 10.233 Variances & ADDRESSING CRITERIA

- I. 10.233.10 The Board may authorize upon appeal in specific cases a variance from the terms of this Ordinance.
 - A. Applicant & Owner appreciate the opportunity in advance to gain approval to relocate current structure to the new location.
 - B. Owner & Applicant requests a variance for stair case placement for entrance of the 2^{nd} floor and replacement of the condenser leaving condenser location
- II. 10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:
 - A. Applicant & Owner will demonstrate that objectively that the new structure wil
 - B. Add Value to the Area and Public's interest is best served with relocating the staircase
 - C. Create a Safer Option for Entry to 2^{nd} Floor of Building

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- D. Remove Current Structure which is on side of building that is seen by the public and not consistent with public or neighborhood
- E. Will not be contrary to Public Interest
- F. Relocate staircase to the back of the building
- III. 10.233.21 The variance will not be contrary to the public interest;
 - A. Adding the Staircase on the Rear of the building will not be contrary to public interest because it is consistent with the neighborhood and enhances the lot, surrounding area
 - B. Objective and supporting this is that the current structure is not safe but to the public it is not appealing to look at and is a large structure that has old lattice and would be removed.
 - C. Currently the building has been in disparate need for improvement for a period of time but the structure is on the parking lot side and can be seen from all angles and is something that needs to be removed either way as it is not safe.
 - D. Aside from being unsafe, the public is looking at a deck, a 5 foot bridge, 2 landing that, lattice and rotted wood, and structure is being supported and maintained by 3 compromised posts and 2 posts are not even resting on the ground. Current structure needs to be removed but after removal it is unsafe to have in the parking lot without Cement barriers to protect it from being hit by vehicle
 - E. The safest, most esthetically pleasing, easier, and best solution for stair case and entry is where it was located at one time, evident by photos.
- 10.233.22 The spirit of the Ordinance will be observed;
 - A. The spirit will be observed because it will not threaten the health, safety, or health of the general public
 - B. On the contrary is will only enhance the safety and ensure that the public's best interest is observed
 - C. Enhance esthetics of the property and allow for safer access to the 2nd floor while increasing value
 - D. The Current Structure turns and has multiple directions, landings, small extension and no support
 - E. New Stairs will be Landing from Entry Door, Down Stairs to 1 Landing, and then Down Stairs to Ground
- V. 10.233.23 Substantial justice will be done;
 - A. There is no gain to the public to deny the variance.
 - B. There would create hardship to the applicant if denied placement of steps because access is needed to 2nd floor

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- C. Current location is unsafe, esthetically not pleasing
- VI. 10.233.24 The values of surrounding properties will not be diminished; and
 - A. Values will not diminish rather will increase due to consistent with neighborhood esthetics
 - B. Esthetics will be enhanced and improvements will be made to entire building, including steps
- VII. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.

Denying the variance for the steps will create undue hardship as the cost to build a new structure where the current structure would require new design, cement barrier around the footing or base of the structure and stairs. This would require increased liability as may cause an unsafe structure.

VARIANCE AS IT RELATES TO CONDENSER

This request for variance is required and made by Lucia Investments LLC (Owner & Applicant) to replace the current, non-working condenser to a new condenser and variance is required due to:

- A. Variance is needed due to lot line being 8' 2" from building to Lot Line at back of building
- B. Currently the condenser is located against or next to building at back of building
- C. Currently condenser cannot be seen from Lafayette, Ocean, and or Parking lot
- D. Variance requested to allow for new condenser to take place of current condenser
- E. Please note there is currently there is a White Vinyl Fence at the Back of Building and Around the Parking Lot, separating the building with neighbor in rear which are rows of Town Houses

1. 10.233 Variances & ADDRESSING CRITERIA

- I. 10.233.10 The Board may authorize upon appeal in specific cases a variance from the terms of this Ordinance.
 - A. Applicant & Owner appreciate the opportunity in advance to gain approval to replace its condenser with a new condenser
 - B. Owner & Applicant requests a variance for stair case placement for entrance of the 2^{nd} floor and replacement of the condenser leaving condenser location
- II. 10.233.20 In order to authorize a variance, the Board must find that the variance meets all of the following criteria:
 - G. Applicant & Owner will demonstrate that objectively
 - H. Add Value to the Area and Public's interest is best served with relocating the staircase

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- I. Create a Safer Option for Entry to 2nd Floor of Building
- J. Remove Current Structure which is on side of building that is seen by the public and not consistent with public or neighborhood
- K. Will not be contrary to Public Interest
- L. Relocate staircase to the back of the building
- III. 10.233.21 The variance will not be contrary to the public interest;
 - A. Replacing the condenser with a new condenser and keeping its location will not be contrary to public interest, rather is better than alternative to move it in the parking lot area or on Lafayette side or in view of the public
 - B Currently the condenser is not in public view and cannot be seen by public
 - C. Condenser is hidden from back neighbor by fence and sits lower than fence and cannot be seen from Ocean Road and Lafayette
 - D The location is the safest, most esthetically pleasing, easier, and best solution
- IV. 10.233.22 The spirit of the Ordinance will be observed;
- A. The spirit will be observed because it will not threaten the health, safety, or health of the general public
- V. 10.233.23 Substantial justice will be done;
 - A There is no gain to the public to deny the variance.
 - B. There would create hardship to the applicant if denied placement of condenser or relocation will requiring moving an entire AC unit internally and have mechanically run different direction and open up walls, etc.
- VI. 10.233.24 The values of surrounding properties will not be diminished; and
 - A. Values will not diminish rather will increase due to consistent with neighborhood esthetics
- VII. 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - A. Denying the variance for the steps will create undue hardship as the cost to build a new structure where the current structure would require new design, cement barrier around the footing or base of the structure and stairs. This would require increased liability as may cause an unsafe structure.

Thank you and you are appreciated

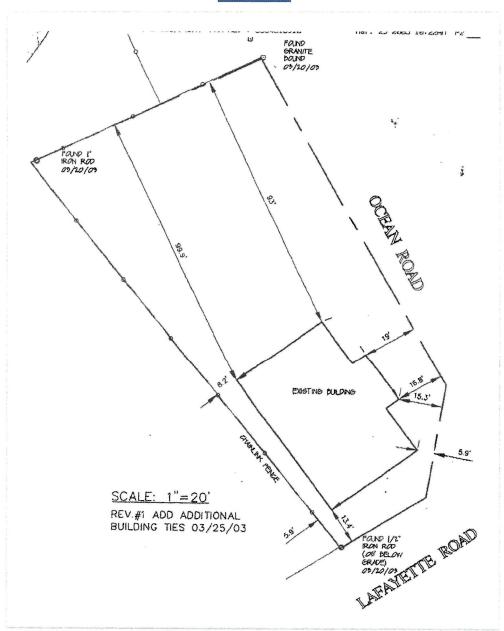
Rob Currao for Lucia Investments & Cabinet Outlet

SITE MAP

Easements: I am not aware of any easements or adverse conditions that would negatively impact the subject property.

Flood Zone: According to the National Flood Insurance Program Map for Rockingham County, Community Panel No. 33015C0270F, effective 1/29/2021, the subject is in Zone X, an area of minimal flood hazard.

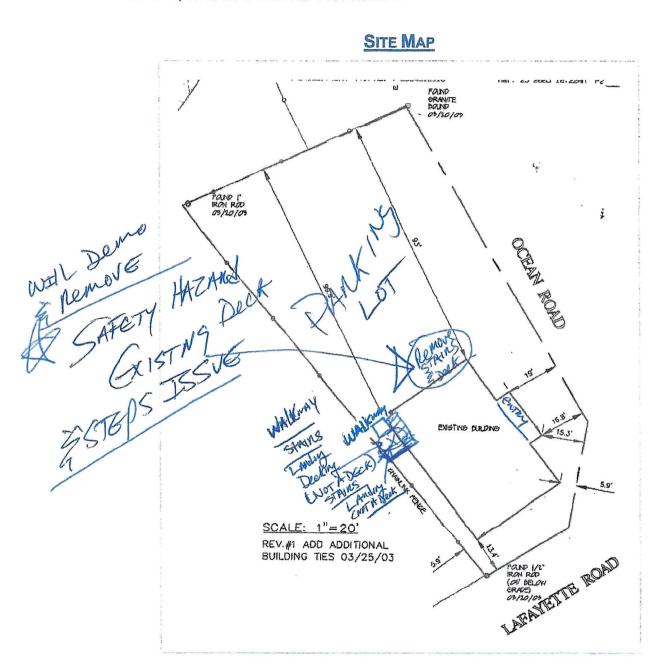
SITE MAP



SITE MAP MARKED WHERE STAIRCASE & CONDENSER WILL BE PLACED

Easements: I am not aware of any easements or adverse conditions that would negatively impact the subject property.

Flood Zone: According to the National Flood Insurance Program Map for Rockingham County, Community Panel No. 33015C0270F, effective 1/29/2021, the subject is in Zone X, an area of minimal flood hazard.

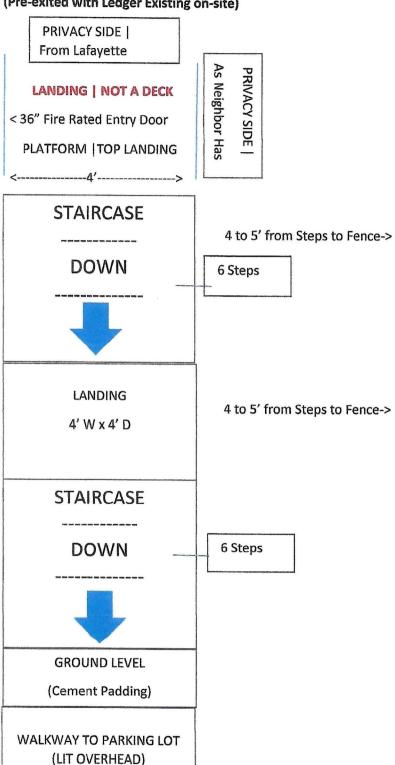


STAIRCASE

- 1. NOTES OF LAYOUT OF STEPS
- 2. No Deck at All.
- 3.4' x 6' Landing or Platform at Top | Entry Door to 2nd Floor
- 4. Top Landing Down Steps to 2nd Landing, Down Steps to Ground
- 5. STEPS AGAINST BUILDING ON 1 SIDE WITH RAILING
- 6. OPPOSITE WILL HAVE RAILING
- 7 Multiple Posts with Cement Footings for Support
- 8. Cement Padding at Ground level to allow for Proper footing rather than using the earth at ground level
- 9. Walk Way from Cement Pad to Parking Lot

8' 6" to Fence Tapers

ENTRY TO 2nd FLOOR (36" Fire Rated Door) (Pre-exited with Ledger Existing on-site)



- 1. WHITE VINYL FENCE
- 2. 8' TALL VINYL FENCE
- 3. Fence Wraps
 Along Entire
 Property &
 Around
 Parking Lot &
 To Lafayette &
 To Ocean Ave
- 4. Tapers to 9'8" at end of steps

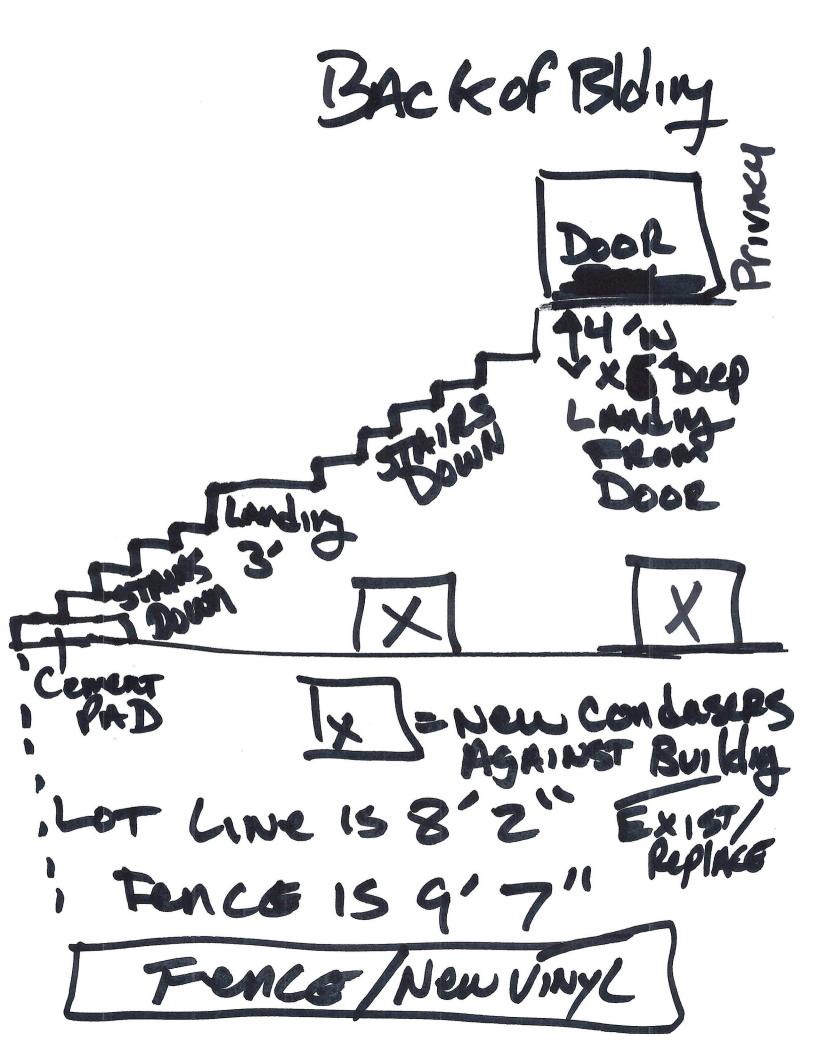
9' 9" from End of Building From Corner to Fence

Stairs & Condenser

STAIRS Height: 12/9 Width: 48'Wide Eonstruction JAGAINST BUILDE 12/91 VAIKWAY CEMENT	Building 3' Deep Transform Anding Cemen		Conjerson Conjerson Conjerson Conjerson Landry ement	JWAS DOOR JWAS DOOR WHO IN YOU 2) WINDOW 3) INSTALL TIME RATED TOOR CONDENSER REPIACE CONDENSER CONDENSER CONDENSER CONDENSER
Ponki	ng lot	ys.	ement! Tootings!	Replace Existing Condensed FAC Edge of Building to
1 LOT 1= 1) FROW 2) Edg	NE 8'2" Edge of B	unding to	Lotline	8'2"
		A Marie		

EXISTING VINYL FENCE

36" EXTERIOR ENTRY TRONT VIEW Steps LANding 4'W STEP Step STEP Braced Guida CALKINS LO 8 2 LOT LINE

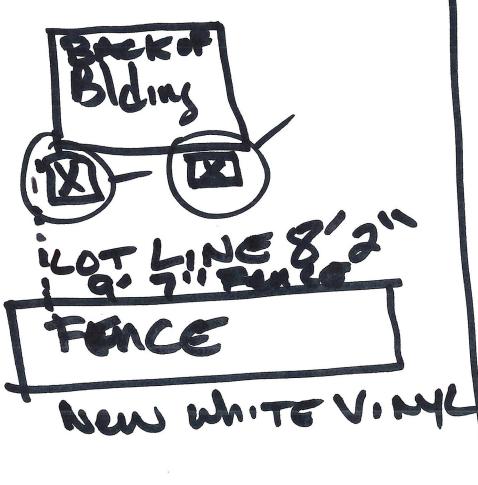


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BASIC DESIGN OR BASIC BLUEPRINT

- 1. 4' Wide Platform or Landing from Entry and or to Exit Exterior Door
- 2. 4' Wide From Building to Side of Stairs
- 3. Stairs will have Railing(s) all Along from Top of Platform or Landing to Bottom of Stairs
- 4. Top Landing will be Covered by Shed Roof (Optional. Can Leave Exposed)
 - A. Shed Roof Start from Existing room minimum 3' Up Existing Roof
 - B. Will Cover the Landing and Securely Constructed on Posts
 - C. Height at Platform will be 7' 4" to 8' depending on proper pitch and to properly distribute water
 - & avoid issues
 - D. Shed Roof will be 96" Deep to cover Landing and Most of 1st set of Steps

Conden ser scriptice)



EXISTING Condenser SAML LOCATION NOT MOVING Conden sept THY IN PIKE DCATION AS AINST Bldy

CONDENSER

- 1. REPLACE CURRENT CONDENSER WITH NEW, QUITE CONDENSER
- 2. GOODMAN GSX130361 (See Specs Attached)
- **3.** 9' 7" to Fence. Lot Line 8' 2"
- 4. Sits well below the fence
- 5. Out of Site from Ocean Road & Lafayette
- 6. Will sit by Building and will not be seen
- 7. IF RELOCATE YOU WILL SEE AND NOT BE IN PUBLICS INTEREST

CONDENSER

Goodman GSX130361





Features Goodman GSX130361

Overview for Goodman GSX130361 Air Conditioner Condenser

The Goodman brand is one of the biggest names in home cooling and energy-efficient home comfort. That's because Goodman air conditioner condensers live up to its name in a big way, with time-tested energy-efficient technology, highly-durable materials and spot-on manufacturing. So, no matter where you live or whether your home is small or large, Goodman probably has a solution to help keep your home comfortable.

PLEASE NOTE The US Department of Energy (DOE) regulates minimum efficiency standards for central air conditioners and heat pumps based on geographic regions for the United States. We are required to abide by these regulations when selling these types of products, and take this responsibility seriously. The standards depend on the rated efficiency of the entire system, not the nominal efficiencies of individual components. If you live in any of the following states - AL, AR, DC, DE, FL, GA, KY, LA, MD, MS, NC, OK, SC, TN, TX or VA and are planning to have the product shipped to those states it is strongly recommend you call us or email us before you place your order so we can offer an alternate product. We unfortunately will not ship equipment that falls under the minimum DOE requirements to those states.

The Goodman GSX130361 Air Conditioner Condenser with a SEER rating up to 14 SEER will keep you as cool as a cucumber

Known as the best air conditioner the Goodman GSX130361 air conditioner condenser is the kind you don't have to think or worry about. It comes on the moment you need it and then runs quietly and efficiently all year long as needed. The Goodman GSX13 GSX130361 air conditioner condenser is loaded with features designed to provide outstanding performance for years to come. The Goodman company use's advanced techniques and materials so you know the cozy, even temperature you feel in every corner of your home is an energy-efficient trend that's designed to stay for many years.

Goodman brand air conditioners such as the GSX130361 take pride in its company heritage.

Goodman brand air conditioners offer a complete line of HVAC products that are priced to help add comfort to your budget. Goodman air conditioners were designed to add a smile every time you open your utility bill. The Goodman GSX130361 air conditioner condensers ultimately adhere to some old-fashioned values, too. Goodman believes in the integrity of the American worker. That's why Goodman brand cooling systems are designed, engineered and assembled in the United States.

When you think of the Goodman GSX130361 air conditioner condenser, consider it as the art of precision Energy-Efficient Scroll Compressor - Inside of the Goodman GSX130361 air conditioner condensers you will find compressors designed to provide years of reliable cooling comfort, it provides 14 SEER cooling performance for lower energy bills compared to lower SEER units.

Single-Speed Condenser Fan Motor - With advanced fan design, it provides dependable, quiet airflow across the condensing coil. The Goodman GSX130361 air conditioner condenser simply work the way they're supposed to,

making each one a thing of beauty.

Efficient Cooling Capacity - Five millimeter, refrigeration-grade premium copper tubing and aluminum fin condenser coil configuration deliver outstanding heat transfer properties with R-410A, chlorine-free, refrigerant.

Heavy-Gauge, Galvanized Steel Enclosure Cabinet - A louvered cabinet protects the coil, while its appliance-quality, post-paint, baked enamel finish protects your system from outdoor elements.

Factory-Installed In-Line Filter Drier - Protects the refrigerant system from dirt and moisture for longer service life compared to units without filter driers.

- Product Feature
- Energy-efficient compressor
- Factory-installed filter dryer
- Copper tube/enhanced aluminum fin coil
- Service valves with sweat connections and easy-access gauge ports
- Contactor with lug connection
- Ground lug connection
- AHRI Certified; ETL Listed
- Goodman brand louvered sound control top design
- Steel louver coil guard
- Heavy-gauge galvanized-steel cabinet
- Baked-on powder-paint finish with 500-hour salt-spray approval
- Top and side maintenance access
- Single-panel access to controls with space provided for field-installed accessories
- When properly anchored, meets the 2010 Florida Building Code unit integrity requirements for hurricane-type winds (Anchor bracket kits available.)
- Our SKU number(s): Goodman GSX130361
- The manufacturer model number(s): Goodman GSX130361

Product Note

The recommended line set size for this unit will vary based on the length of line set you require for installation. Compatible line sets can be found under the "Accessories" tab. | The US Department of Energy regulates minimum efficiency standards for central air conditioners and heat pumps based on geographic regions. We are required to abide by these regulations when selling products, and take this responsibility seriously. The standards depend on the rated efficiency of the entire system, not the nominal efficiencies of individual components. If you are unsure if your system will be compliant, please call or email us for help.

Specifications

Overview Product Category Air Conditioning Condensers

UPC 663051616608

General Information Type Condenser

Product Line GSX13

Product Category Air Conditioning Condensers

Operating Mode Cooling

Refrigerant Type R-410A

Installation Location Outdoor

Compressor Stages Single Stage

DOE Regional Compliance North

Performance

Capacity 3.0 Tons

Cooling BTU 36000

Cooling Capacity 36000 BTU

SEER 13.0

EER 11.0

Maximum Sound Level 74 dB

Electrical Data

Voltage 208/230 Volts

Phase 1

Frequency 60 Hz

Minimum Circuit Ampacity 19 Amps

Recommended Breaker Size 30 Amps

Dimensions

Suction Connection Size 7/8 Inch

Liquid Connection Size 3/8 Inch

Product Height 27 1/2 Inches

Product Width 26 Inches

Product Depth 26 Inches

Product Weight 139 Pounds

Shipping Weight 157 Pounds

Certifications Country of Origin United States

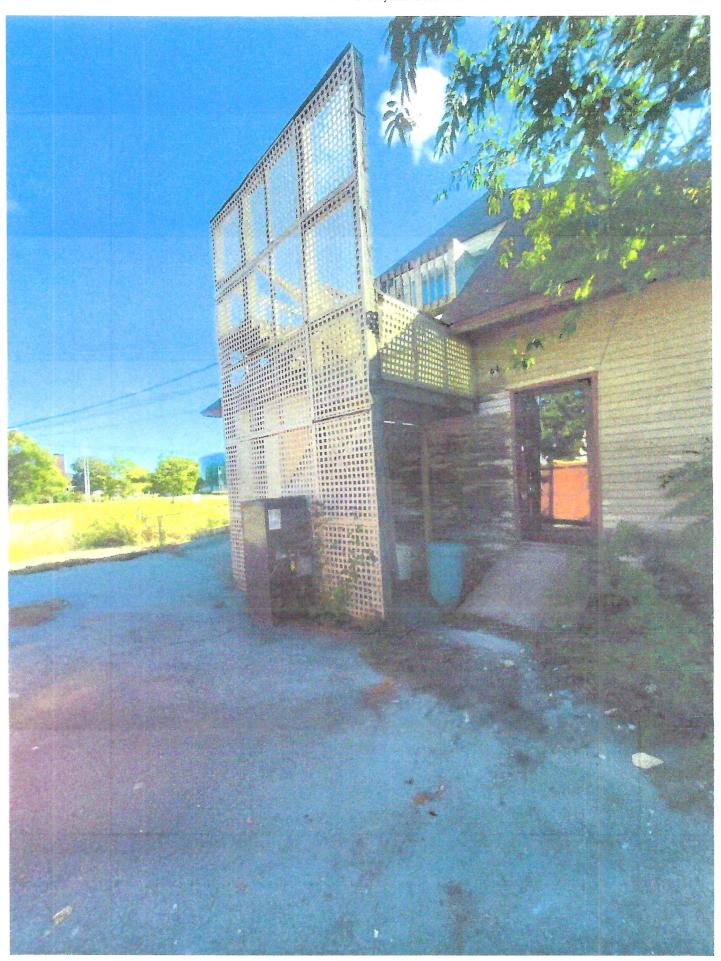
ISO Certified Yes

Warranty Information

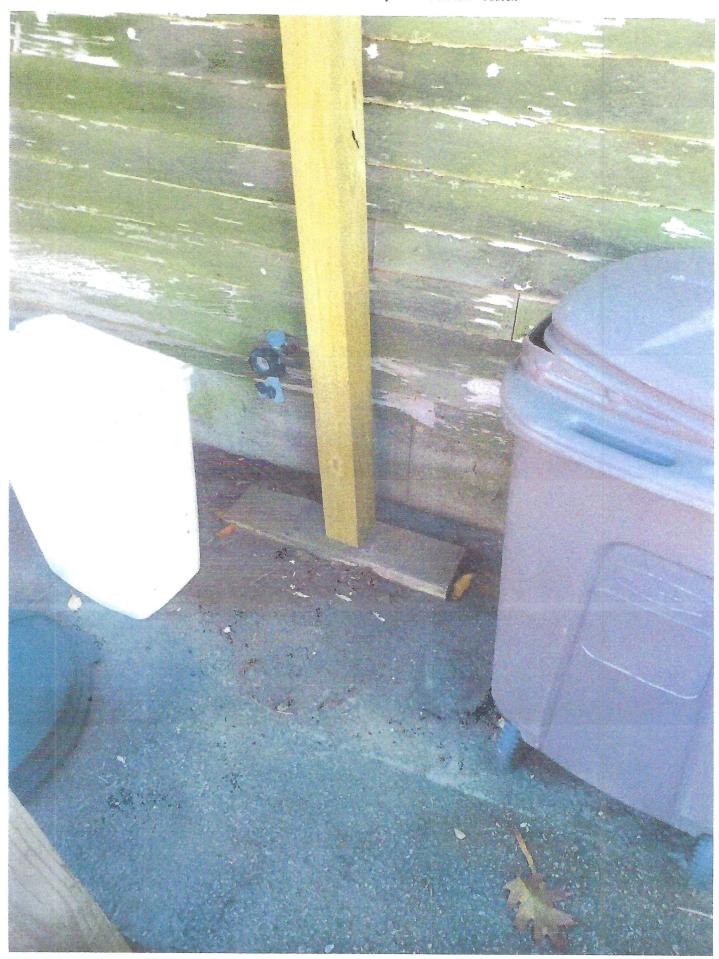
Parts Warranty Limited* 10 Years Years

PHOTOS

- 1. CURRENT STAIRS & STRUCTURE VIEW
- 2. VIEW OF POST THAT DOES NOT MEET GROUND WITH WOOD UNDER POST THAT IS LOOSE
- 3. VIEW FROM OCEAN ROAD OF CURRENT STRUCTURE
- 4. VIEW FROM LAFAYETTE TO BACK OF BUILDING
- 5. VIEW FROM BACK END OF PARKING LOT TO BACK OF BUILDING
- 6. VIEW OF CURRENT WINDOW & SHOWS SIGNS OF FORMER ENTRY OF A DOOR
- 7. VIEW FROM GROUND OF PROPOSED STAIRS TO SIDE OF BUILDING BEHIND BUILDING
 - *There is a Driveway at the other side of that Vinyl Fence
- 8. MEASUREMENT 9' 7" FROM Building to Vinyl Fence
- 9. LONG VIEW FROM PARKING LOT DOWN BACK



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Google Maps



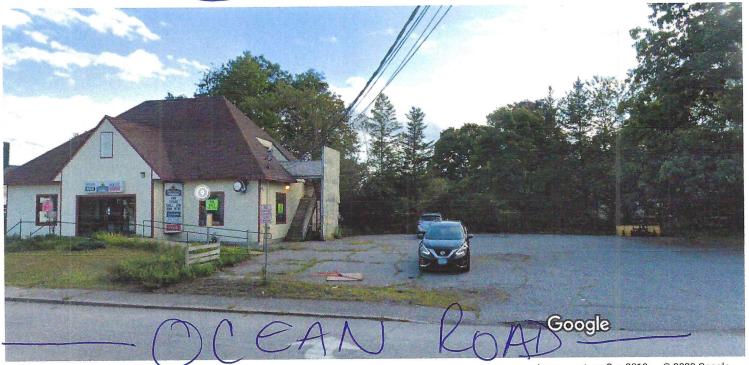


Image capture: Sep 2019 © 2022 Google

3020 Lafayette Rd

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Street View & 360°

Portsmouth, New Hampshire Google

Street View - Sep 2019

Google Maps 3131 US-1

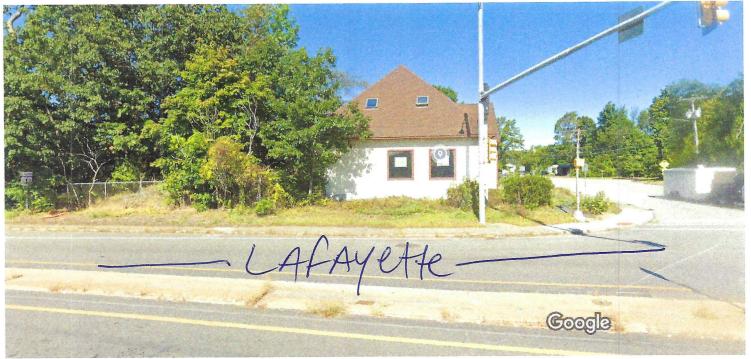


Image capture: Sep 2019 © 2022 Google

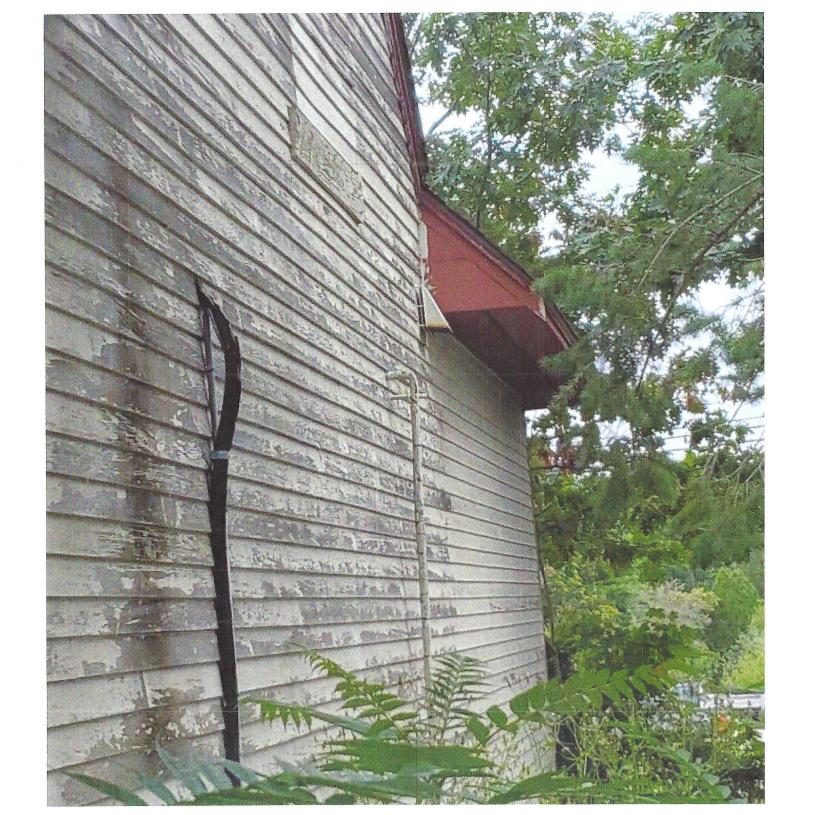
3020 Lafayette Rd

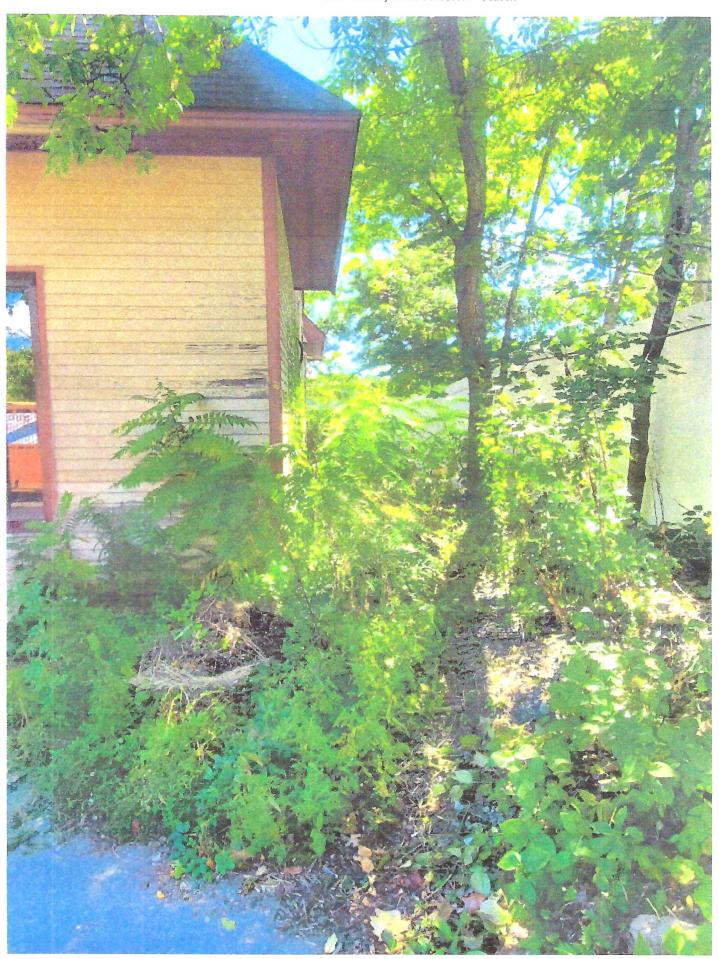
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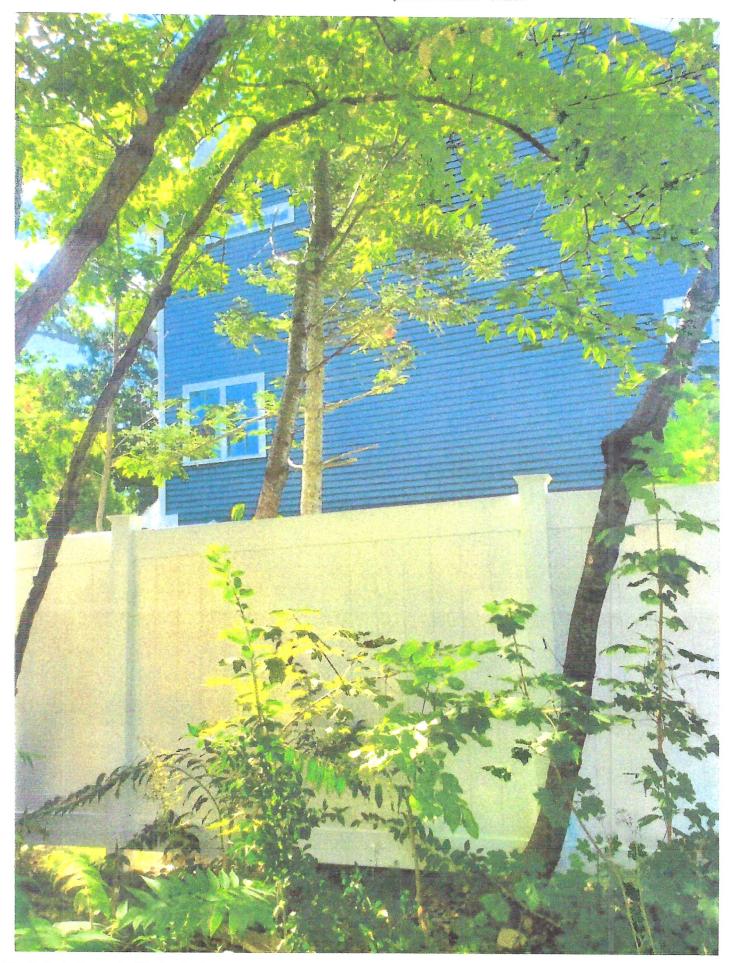
Street View & 360°

Portsmouth, New Hampshire Google

Street View - Sep 2019



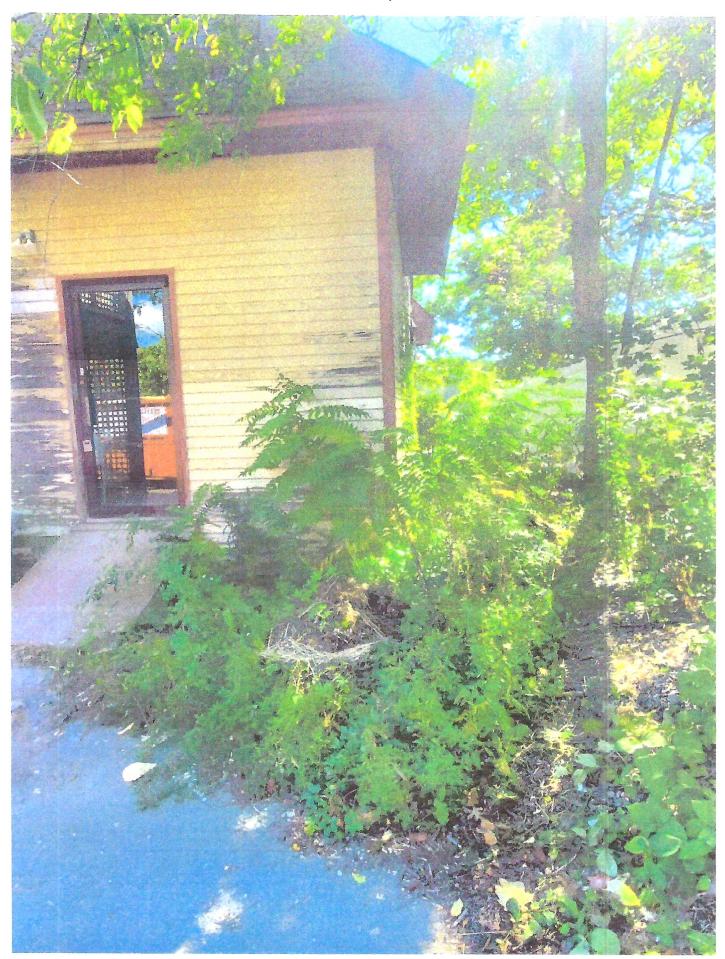




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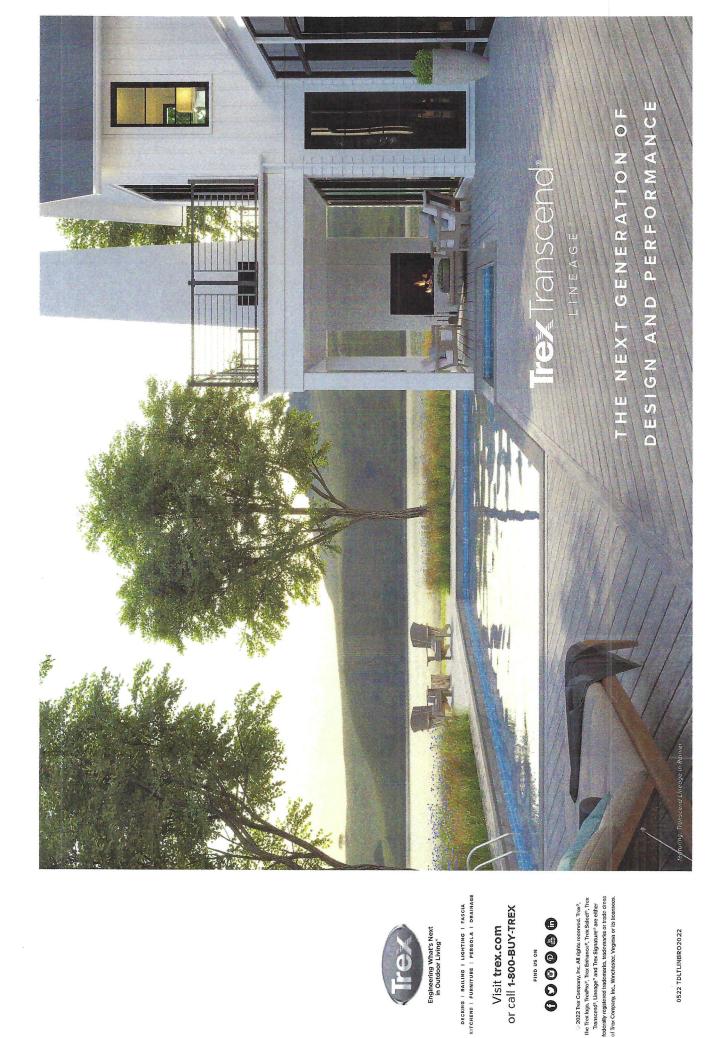
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STAIRCASE MATERIAL

COMPOSITE DECKING MATERIAL

TREX OR LIKE TREX PRODUCT



0522 TDLTLINBRO2022







Learn more about the line at LINEAGE.TREX.COM



RAINIER

An airy, mountain grey



A light, coastal brown





COOLER UNDER THE SUN

Reflects the sun and your sense of style. Transcend Lineage is engineered to keep your deck cooler, even on the hottest days.



PEACE OF MIND

Our 25-Year Limited
Residential and Fade & Stain
warranties mean you're
covered (and confident)
for decades to come.



SUPERIOR DURABILITY

Transcend decking maintains its color and finish—come sunshine or red-wine spill—thanks to its unyielding shell protection.

Mithough Trex Transcend Lineage is designed to be cooler than most other composite decking products of a similar color, on a hot sunny day, it will get hot. On hot days, care should be taken to avoid extended contact between exposed skin and the deck surface, especially with young children and those with special needs.