

**114 Maplewood Ave.
Map 124 Lot 4**

To permit the following:

1. AC Condenser with a Rear Setback of +/- 2.25 feet where 10' is required.

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

1. This new building replaces the existing that was built on the rear property line. The new building is still non-conforming but, set back from that rear line. The abutting property that shares the rear yard, has several AC Units in this area & seemed the best location for the proposed unit, that will be screened with fencing.

Criteria for the Variance:

1. The Variances are not contrary to the public interest in that this location will have no the public view & will be fenced from the Abutter's rear yard.
2. The Variances are consistent with the spirit of the ordinance as noted in Item 1.
3. Substantial justice will be done, as this location has several unscreened AC Units at the rear of the Abutters Building.
4. This Variances will not diminish the value of surrounding properties.
5. The special condition of this property is the existing non-conforming Rear & Left Side Setback & the small Right Side Yard.,

ADDITIONAL PERVIOUS PAVERS
PERMANENT IMPACT=59 S.F.

PROPOSED LIMITS
OF DISTURBANCE
TEMPORARY
IMPACT=
154 S.F.

PROPOSED INTERLOCKING
CONCRETE BLOCK
RETAINING WALL 54 L.F.
(DESIGNED BY OTHERS)
PERMANENT IMPACT=
54 S.F.

PROPOSED
SILT FENCE

EXISTING
FENCE TO BE
REMOVED

EXISTING YARD
TO REMAIN

NEW HOUSE BEYOND
EXISTING FOUNDATION
PERMANENT
IMPACT=224 S.F.

EXISTING CONCRETE
RETAINING WALL WITH
FENCE TO BE
REMOVED

EXISTING
FOUNDATION

PROPOSED 2 1/2
STORY HOUSE
(FOOTPRINT=900 S.F.)

AREA TO BE
LOAM & SEEDED

EXISTING PAVEMENT
TO REMAIN
(1,429 S.F.)

EXISTING PAVEMENT
TO BE REMOVED
TEMPORARY
IMPACT=6 S.F.

PROPOSED
OVERHANG

EXISTING STEPS
TO BE REMOVED
AFTER-THE-FACT
IMPACT=2 S.F.

PROPOSED
OVERHANG

PREVIOUS BUILDING
DEMOLITION
AFTER-THE-FACT
IMPACT=768 S.F.

TAX MAP 124 LOT 4
5,057 S.F.
(0.1161 ACRES)

"NORTH (

MAP 12

N
CITY OF PC
P.O. B
PORTSMOUT
RCRD BK.#

EXIST.
UNSCREENED
AC 4H-pump,

N51°04'27"W
50.00'

AC CONDENSOR LOCATION

$1'' = 10'$ 1/3/23

1 OF 3



REAR ELEVATION AT AC UNIT



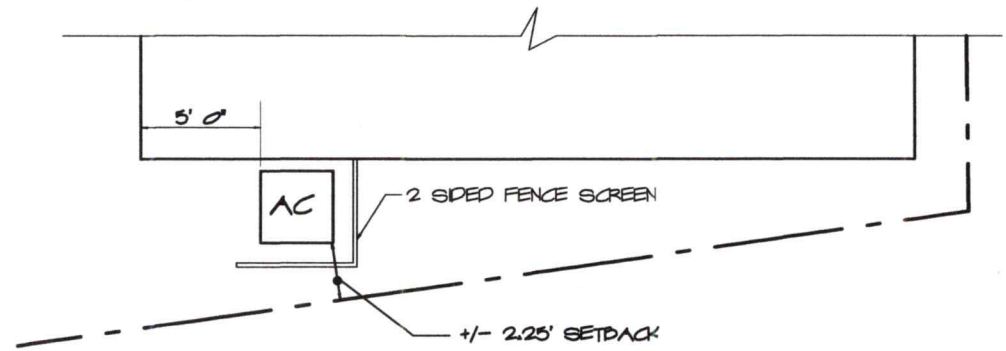
ADJACENT ADUTTER AC & HEAT PUMP UNITS

AC CONDENSOR
LOCATION WITH
WOOD FENCE
SURROUND



REAR ELEVATION & PLAN

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



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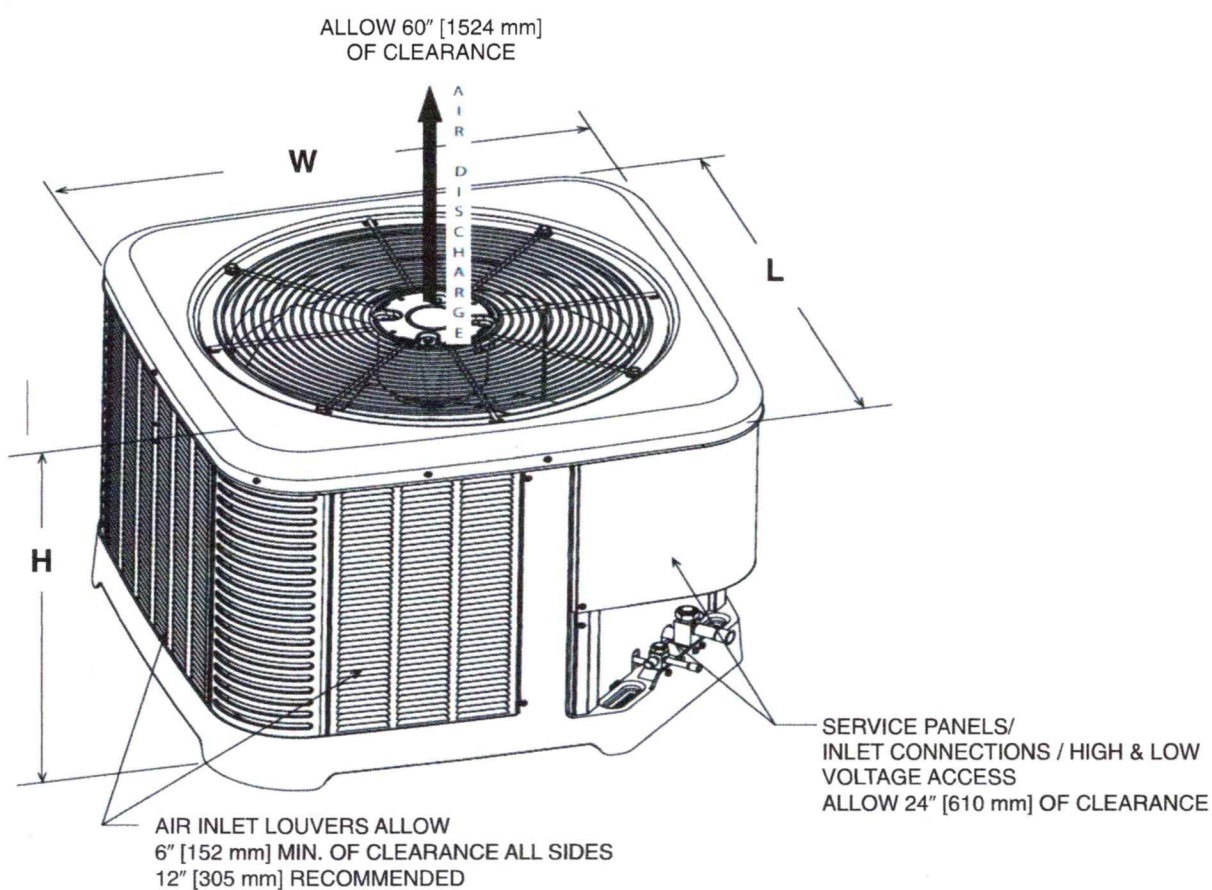


ANNE WHITNEY ARCHITECT

Project:	Date:	
• 1904	1/3/23	20F3

Unit Dimensions

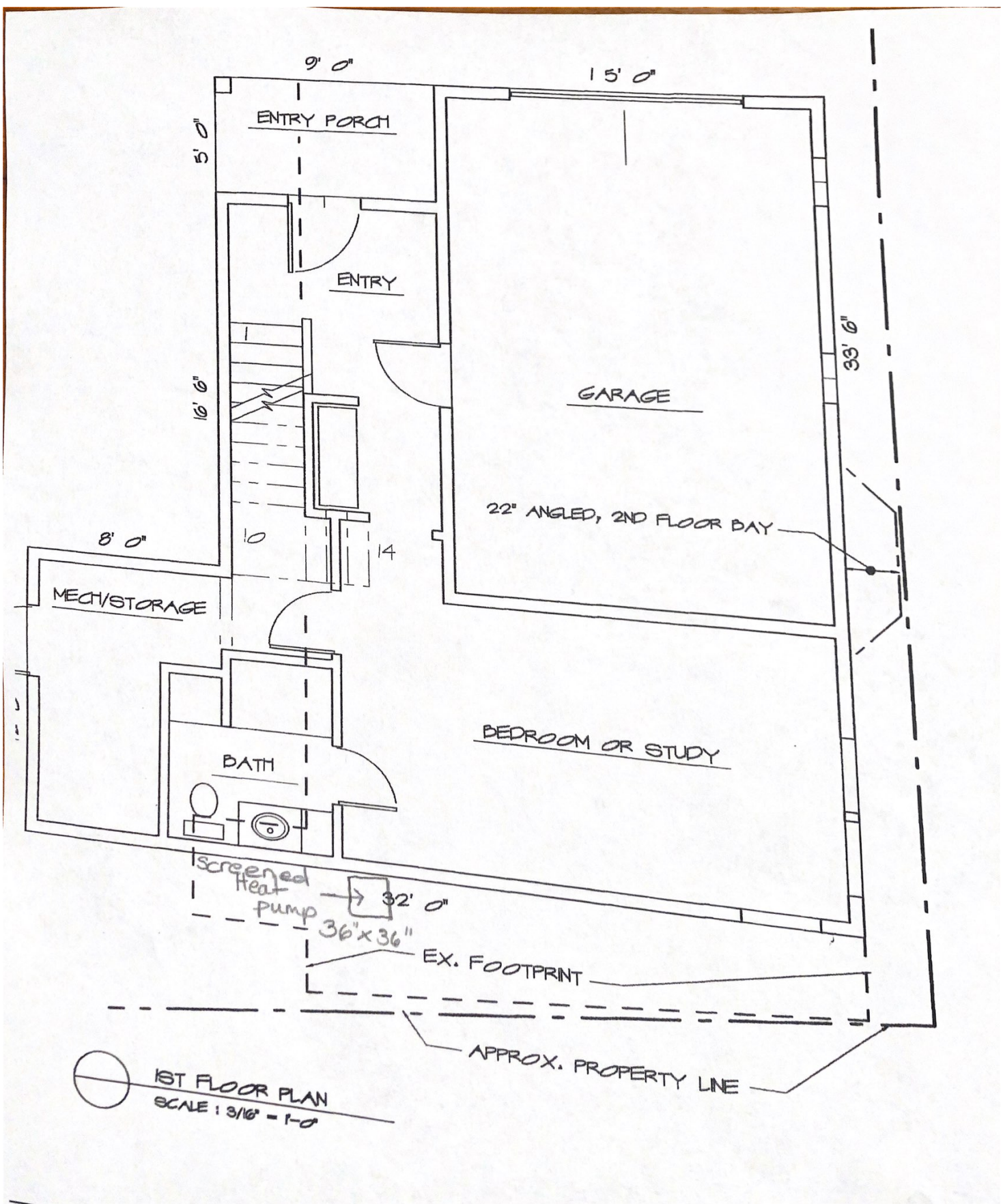
MODEL NO.	OPERATING						SHIPPING					
	H (Height)		L (Length)		W (Width)		H (Height)		L (Length)		W (Width)	
	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm	INCHES	mm
RA1318	27	685	29.75	755	29.75	755	28.75	730	32.38	822	32.38	822
RA1324	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RA1330	25	635	29.75	755	29.75	755	26.75	679	32.38	822	32.38	822
RA1336	27	685	29.75	755	29.75	755	28.75	730	32.38	822	32.38	822
RA1342	31	787	29.75	755	29.75	755	32.75	831	32.38	822	32.38	822
RA1348	27	685	33.75	857	33.75	857	28.75	730	36.38	924	36.38	924
RA1360	31	787	35.75	908	35.75	908	32.75	831	38.38	974	38.38	974



[] Designates Metric Conversions

ST-A1226-02-00

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1ST FLOOR PLAN
SCALE: 3/16" = 1'-0"



