

JUL 17 2019

To: City of Portsmouth Board of Adjustment
 From: Russell Serbagi, Owner 306 Marcy Street Unit #3
 Subject: Section 10.233.20 for proposed Variance of location for A/C Mini Split Ductless System Installation
 Date: 6/25/2019

BY: _____

The variance will not be contrary to the public interest - the A/C system will replace the current use of 3 window A/C units, which are noisy and unsightly. This type of A/C system is more efficient using less power and has far less noise levels. This type of A/C system will also enhance the value of the property and as a result, the surrounding area.

The spirit of the Ordinance will be observed - the reduction in noise levels and the non-use of obtrusive and unsightly window A/C units helps promote the health, safety and general welfare of the community.

Substantial justice will be done - the beautiful historic structures in the South End of Portsmouth have limited options to control the climate (cooling) in these properties, typically A/C window mounted units or mini-split ductless systems. The best location puts the A/C Condensor unit and stand inside the 10' side setback. Allowing the dimensional variance will enable the mini split ductless A/C system to be installed and the windows A/C units to be removed (application for permit has been filed with the City of Portsmouth), and as result, substantial justice will be done.

The values of surrounding properties will not be diminished - the installation of an A/C system with significantly less noise levels and less obtrusive approach to window A/C units enhances the value of 306 Marcy Street and surrounding properties.

Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship - the property site is small in size and potential locations of the A/C Condensor unit are very limited. The location selected is the least impactful to the other unit owners at 306 Marcy Street and to the surrounding neighbors. The side of the property of the proposed location is already used for other utilities servicing the building including gas and electric. The ten foot side setback at this location is unattainable creating a hardship.

[illegible]

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| | |
|--|-----------------|
| INSPECTED AND SURVEYED <i>Hubert Hall</i> | DATE 8-22-56 |
|--|-----------------|

NOTES:

- 1) THIS PARCEL IS SHOWN ON ASSESSORS MAP U-2, AS PARCEL #75
- 2) THIS PARCEL IS NOT LOCATED IN A FLOOD HAZARDOUS ZONE.
- 3) THE CURRENT OWNER OF RECORD IS EQUIMAC DEVELOPMENT INC. ROAD 2577-2028
- 4) THIS PARCEL IS SERVED BY MUNICIPAL SEWER AND WATER.
- 5) BUILDING OFFSETS ARE PERPENDICULAR TO PROPERTY LINES.

CONDOMINIUM SITE PLAN
or
HART HOUSE CONDOMINIUMS
#308--#308 MARCY STREET
COUNTY OF ROCKINGHAM
PORTSMOUTH, N.H.
SOLD 1-10-77
REEL 82-2/15
DATE MAY 25, 1988
RICHARD P. MILLETTE AND ASSOCIATES
500 MARKET STREET, PORTSMOUTH, N.H.
TELEPHONE: (603) 341-2222

9098#



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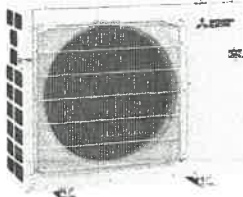
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M-SERIES

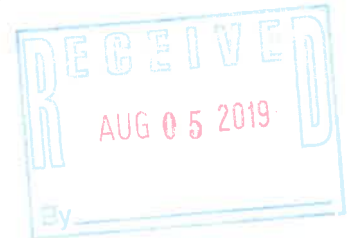
SUBMITTAL DATA: MXZ-4C36NA2 MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM



| | |
|-------------------|-------|
| Job Name: | Date: |
| System Reference: | |



Outdoor Unit: MXZ-4C36NA2



ACCESSORIES

- ☐ 3/8" x 1/2" Port Adapter (MAC-A454JP)
- ☐ 1/2" x 3/8" Port Adapter (MAC-A455JP)
- ☐ 1/2" x 5/8" Port Adapter (MAC-A456JP)
- ☐ 1/4" x 3/8" Port Adapter (PAC-493PI)
- ☐ 3/8" x 5/8" Port Adapter (PAC-SG76RJ)
- ☐ M-NET Adapter (PAC-IF01MNT-E)
- ☐ Base Heater (PAC-645BH-E)

(For data on specific indoor units, see the MXZ-C Technical and Service Manual.)

| Specifications | | | Model Name |
|---|-------------------------------|-----------------------|---|
| Unit Type | | | MXZ-4C36NA2 |
| Cooling* (Non-ducted / Ducted) | Rated Capacity | Btu/h | 35,400 / 34,400 |
| | Capacity Range | Btu/h | 12,600-36,400 / 12,600-34,800 |
| | Rated Total Input | W | 3,760 / 3,940 |
| Heating at 47°F* (Non-ducted / Ducted) | Rated Capacity | Btu/h | 36,000 / 34,400 |
| | Capacity Range | Btu/h | 11,400-43,000 / 11,400-41,400 |
| | Rated Total Input | W | 3,020 / 3,100 |
| Heating at 17°F* (Non-ducted/Ducted) | Rated Capacity | Btu/h | 22,200 / 20,300 |
| | Rated Total Input | W | 3,340 / 3,450 |
| Electrical Requirements | Power Supply | Voltage, Phase, Hertz | 208 / 230V, 1-Phase, 60 Hz |
| | Recommended Fuse/Breaker Size | A | 25 |
| | MCA | A | 22.1 |
| Voltage | Indoor - Outdoor S1-S2 | V | AC 208 / 230 |
| | Indoor - Outdoor S2-S3 | V | DC ±24 |
| Compressor | | | INVERTER-driven Scroll Hermetic |
| Fan Motor (ECM) | | F.L.A. | 2.43 |
| Sound Pressure Level | Cooling | dB(A) | 54 |
| | Heating | dB(A) | 56 |
| External Dimensions (H x W x D) | | In (mm) | 31-11/32 x 37-13/32 x 13 (796 x 950 x 330) |
| Net Weight | | Lbs (kg) | 139 (63) |
| External Finish | | | Munsell 3.0Y 7.8/1.1 |
| Refrigerant Pipe Size O.D. | Liquid (High Pressure) | In (mm) | 1/4 (12.7) |
| | Gas (Low Pressure) | In (mm) | A: 1/2 (6.35) ; B,C,D: 3/8 (9.52) |
| Max. Refrigerant Line Length | | Ft (m) | 230 (70) |
| Max. Piping Length for Each Indoor Unit | | Ft (m) | 82 (25) |
| Max. Refrigerant Pipe Height Difference | If IDU is Above ODU | Ft (m) | 49 (15) |
| | If IDU is Below ODU | Ft (m) | 49 (15) |
| Connection Method | | | Flared/Flared |
| Refrigerant | | | R410A |

* Rating Conditions per AHRI Standard:

Cooling | Indoor: 80° F (27° C) DB / 67° F (19° C) WB
Cooling | Outdoor: 95° F (35° C) DB / 23.9° C (75° F) WB

Heating at 47°F | Indoor: 70° F (21° C) DB / 60° F (16° C) WB
Heating at 47°F | Outdoor: 47° F (8° C) DB / 43° F (6° C) WB

Heating at 17° F | Indoor: 70° F (21° C) DB
Heating at 17° F | Outdoor: 17° F (-8° C) DB / 15° F (-9° C) WB

SPECIFICATIONS: MXZ-4C36NA2, contd.

OPERATING RANGE:

| | Outdoor |
|---------|--------------------------------|
| Cooling | 14 to 115° F (-10 to 46° C) DB |
| Heating | 5 to 65° F (-15 to 18° C) WB |

ENERGY EFFICIENCIES:

| Indoor Unit Type | SEER | EER | HSPF | COP @ 47°F | COP @ 17°F |
|--------------------------|------|------|------|---------------|---------------|
| Non-ducted | 19.2 | 9.4 | 11.0 | 3.50 | 2.67 |
| Ducted and Non-ducted | 17.6 | 9.05 | 10.4 | 3.38 | 2.61 |
| Ducted | 16.0 | 8.7 | 9.8 | 3.25 | 2.54 |

NOTES:

- Minimum of two Indoor Units must be connected to the MXZ-4C36NA2.
- Minimum installed capacity cannot be less than 12,000 Btu/h.
- Total connected capacity must not exceed 130% of outdoor unit capacity.
- System can operate with only one Indoor Unit turned on.
- Information provided at 208/230V.
- For Reference:
 - MXZ-C Technical & Service Manual for detailed specifications and additional information per Indoor Unit Combination.
 - MXZ Series Multi-Zone Indoor/Outdoor Combination Table for allowed unit combinations.

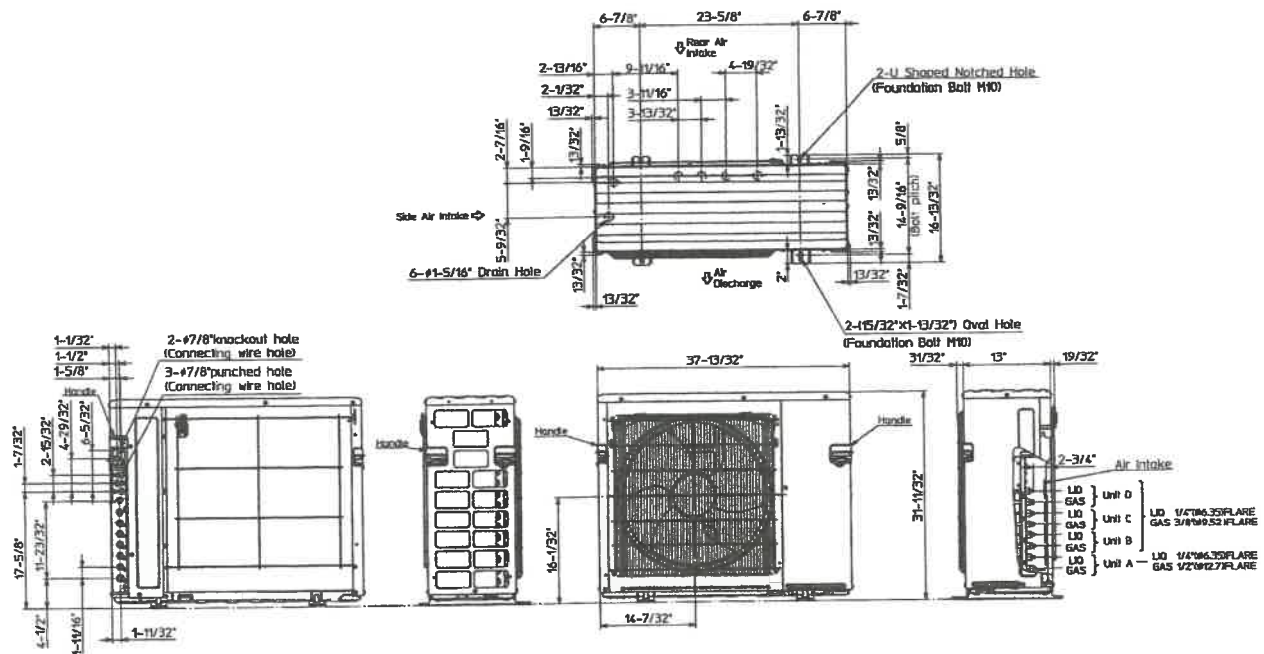
MVZ CONNECTION RULES:

- Only 1 MVZ may be used on any system.
- When an MVZ is connected, total connected capacity must be 100% or less.
- When an MVZ is connected, no P-Series indoor units can be used (PCA, PLA, or PEAD).

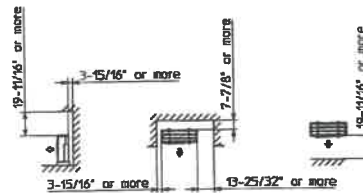
Notes:



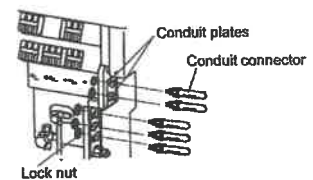
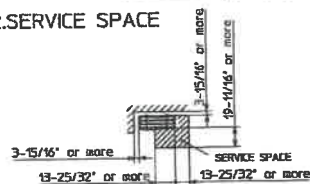
Unit: inch (mm)



1.FREE SPACE



2.SERVICE SPACE



1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



FORM# MXZ-4C36NA2 for Multiple Indoor Unit Styles - 201611

Specifications are subject to change without notice.

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