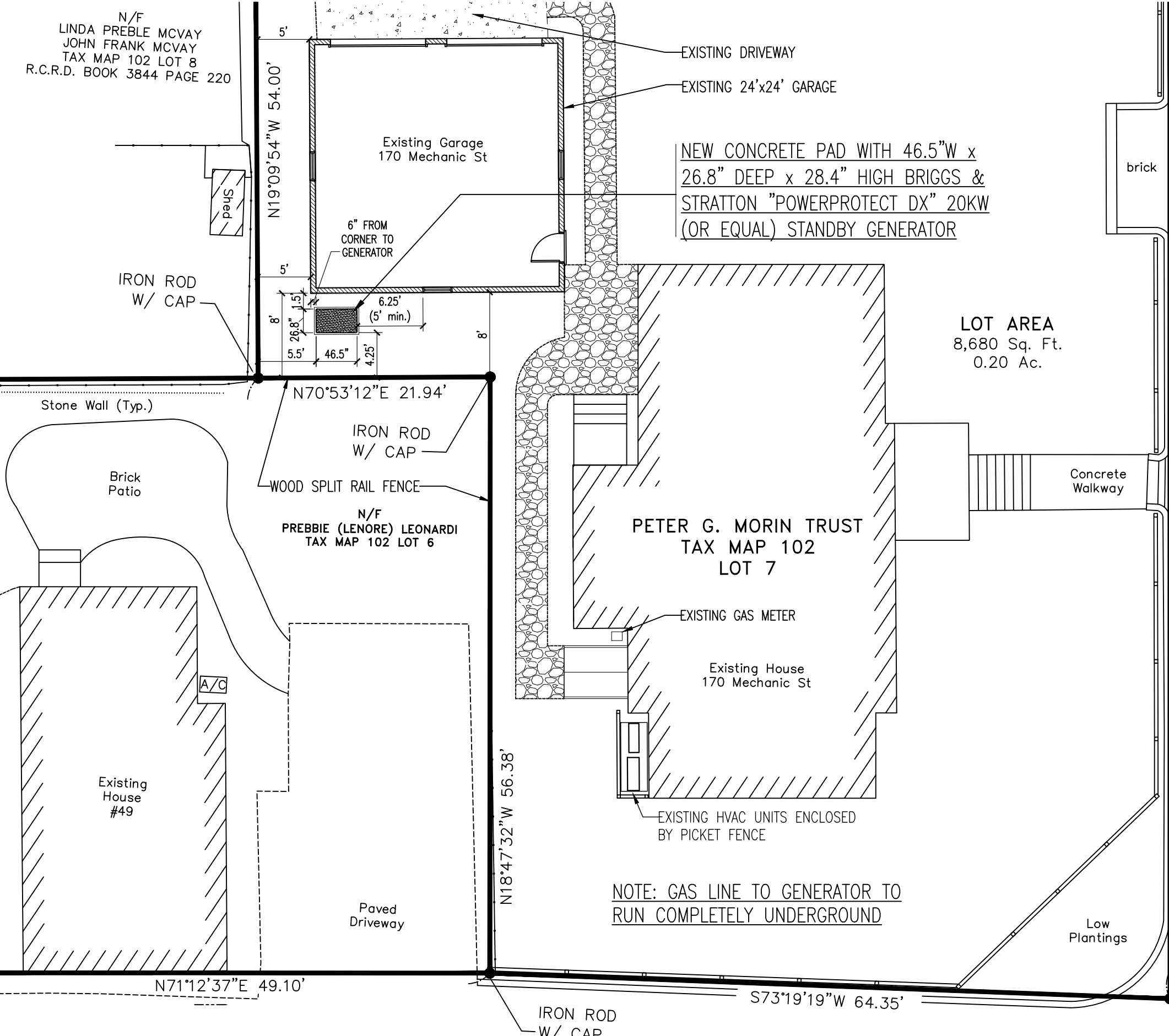
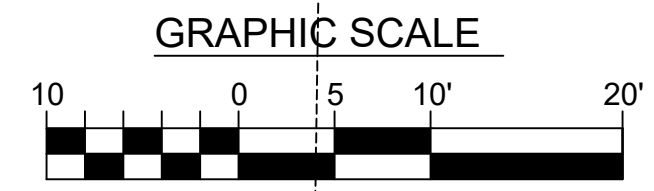


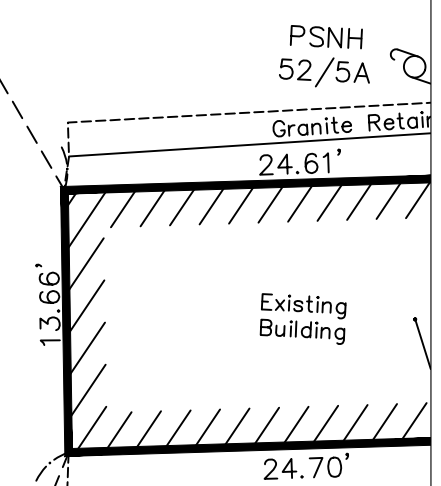
N/F  
LINDA PREBLE MCVAY  
JOHN FRANK MCVAY  
TAX MAP 102 LOT 8  
R.C.R.D. BOOK 3844 PAGE 220



MECHANIC STREET



Catch Basin (Typ.)



PETER MORIN  
170 MECHANIC STREET  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

Revisions:

BOA Meeting April 18, 2023  
New Generator & Pad  
Detail - Site Plan

date: 3-16-2023

scale: 1" = 10'-0"

S1



VIEW FROM REAR DECK OF HOME



VIEW FROM REAR CORNER OF HOME



VIEW FROM PICKERING STREET

BOA Meeting April 18, 2023

PETER MORIN  
Generator & Pad - 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
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9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

New Generator & Pad  
Site Photographs

date: 3-16-2023

NO SCALE

A1

**Zoning Ordinance Criteria to be met, as per City Ordinance 10.233.20:**

**10.233.21 The Variance will not be contrary to the public interest:**

The proposed generator is placed behind the Garage to be the least visible and bothersome to the neighbors and the neighborhood in general. All immediate abutters have signed a letter of support for this variance request. (The property owner will bring a copy of this letter to the meeting and file a paper copy with the City.) Therefore, the variance will not be contrary to the public interest.

**10.233.22 The spirit of the Ordinance will be observed:**

The property at 170 Mechanic Street is very unusual. It has 3 spacious Front Yard areas, no designated Right Side Yard, and very little space in its Rear Yard area. If a variance is granted to accommodate for this unusual situation and with respect for the abutters the spirit of the Ordinance will be observed.

**10.233.23 Substantial justice will be done:**

The property owners want to place their generator behind the garage and behind a fence where it will disrupt their neighbors and the general neighborhood as little as possible on this unusual lot, with abutter approval. Substantial justice will be done for the owners and the neighborhood if this variance is granted.

**10.233.24 The values of surrounding properties will not be diminished:**

Because the proposed generator is well hidden it will not diminish the surrounding property values.

**10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship:**

The proposed generator constitutes a reasonable addition to this Single Family home. Power outages in the winter are not uncommon and present a risk for pipes to freeze and other loss of property. This home has all of its available yard space on it's 3 Fronts, but those areas are no place for a generator. If it were placed in the middle of the Right Side Yard where plenty of space is available out of the setbacks it would be unsightly. So, a literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship to the neighborhood, surrounding businesses that welcome tourists, and the property owners.

BOA Meeting April 18, 2023

PETER MORIN  
Generator & Pad at 170 MECHANIC ST  
PORTSMOUTH, NH 03801

ARILDA DESIGN  
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9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

New Generator & Pad  
Variance Criteria

date: 3-16-2023

NO SCALE

A2

To whom it may concern,

I, Peter Morin property owner of 170 Mechanic Street Portsmouth, NH hereby give permission for Arilda Densch of Arilda Design to be the primary point of contact for the application and the project at 170 Mechanic St.



Sincerely,  
Peter Morin  
170 Mechanic Street  
Portsmouth, NH 03801

BOA Meeting April 18, 2023

date: 3-16-2023

NO SCALE

**A3**

ARILDA DESIGN  
densch@comcast.net / www.arilda.com  
9 Adams Lane, Unit 2  
Kittery, Maine 03904  
207-604-6848

**New Generator & Pad  
Letter of Authorization**

**PETER MORIN**  
Generator & Pad at 170 MECHANIC ST  
PORTSMOUTH, NH 03801