

March 14, 2020

City of Portsmouth
Portsmouth NH 03801
Attn: Board of Adjustment

We are writing to request the approval for the installation of a ductless Mitsubishi M-Series multi-zone outdoor heat pump unit. One condenser will be outside along the West side of the house towards the backyard.

The dimensions of the heat pump are:

Product Height: 31 17/48 Inches

Product Width: 37 5/12 Inches

Product Depth: 13 Inches

Please see attached tax diagrams and photos.

Our house to the neighbors (structure to structure) is 8.5'.

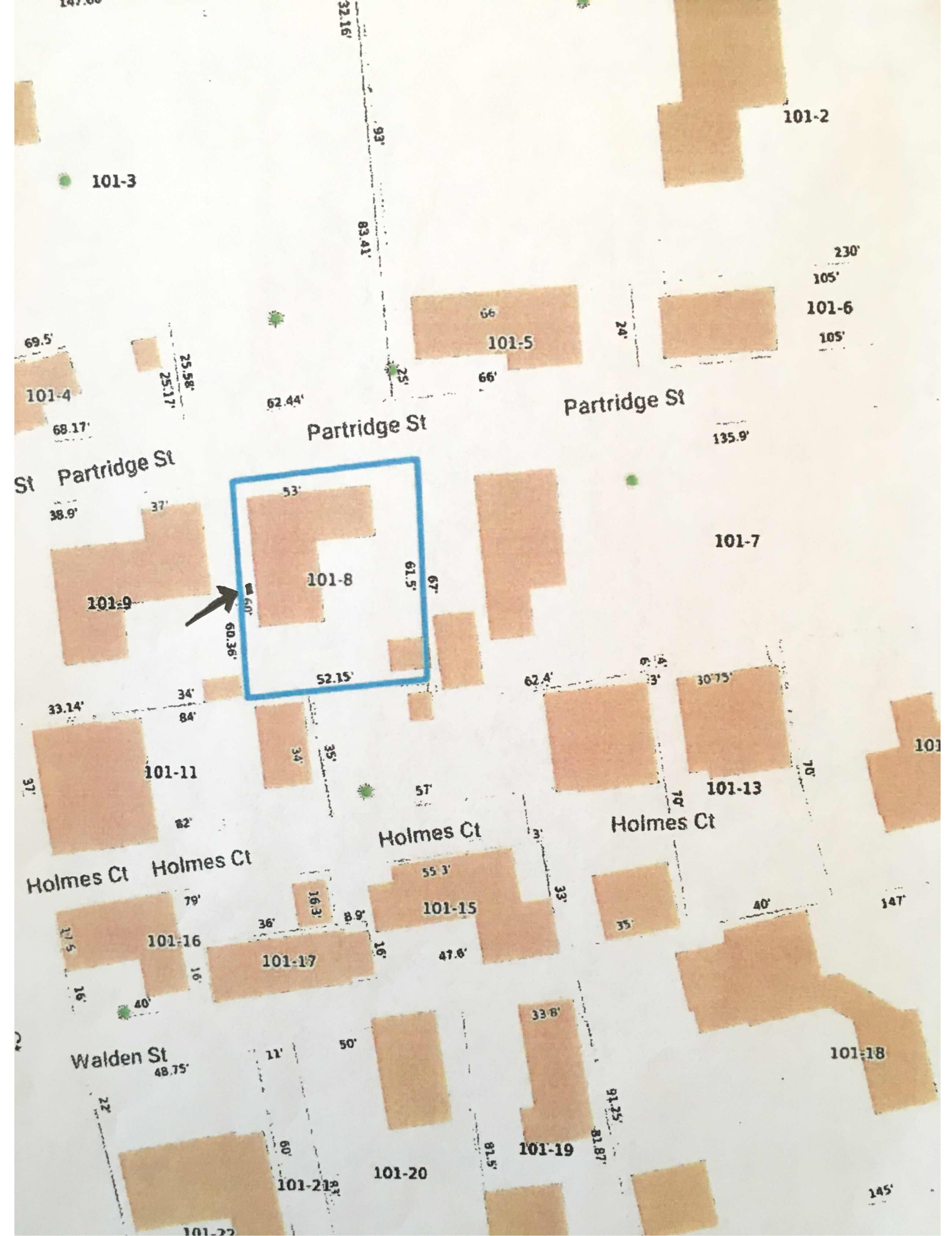
Our house to the property line (brick pathway) is 7'.

We asked our neighbors if they have any issues with this and they said they do not.

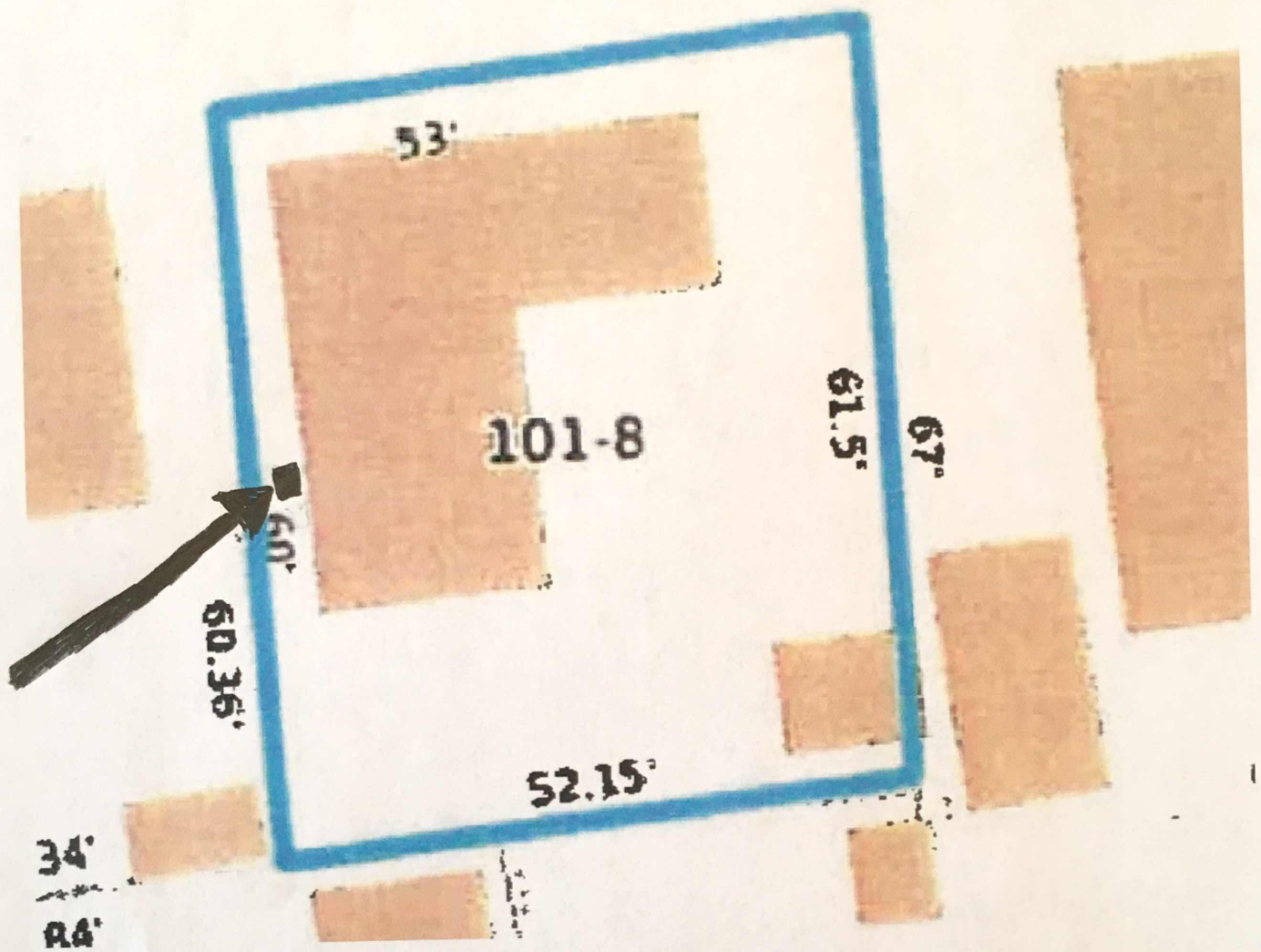
We understand that this request complies with the requirements of the Zoning Ordinance as provided in Article 2 (Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).

Thank you,

Rob & Joyce Morin
20 Partridge St.
Portsmouth, NH 03801



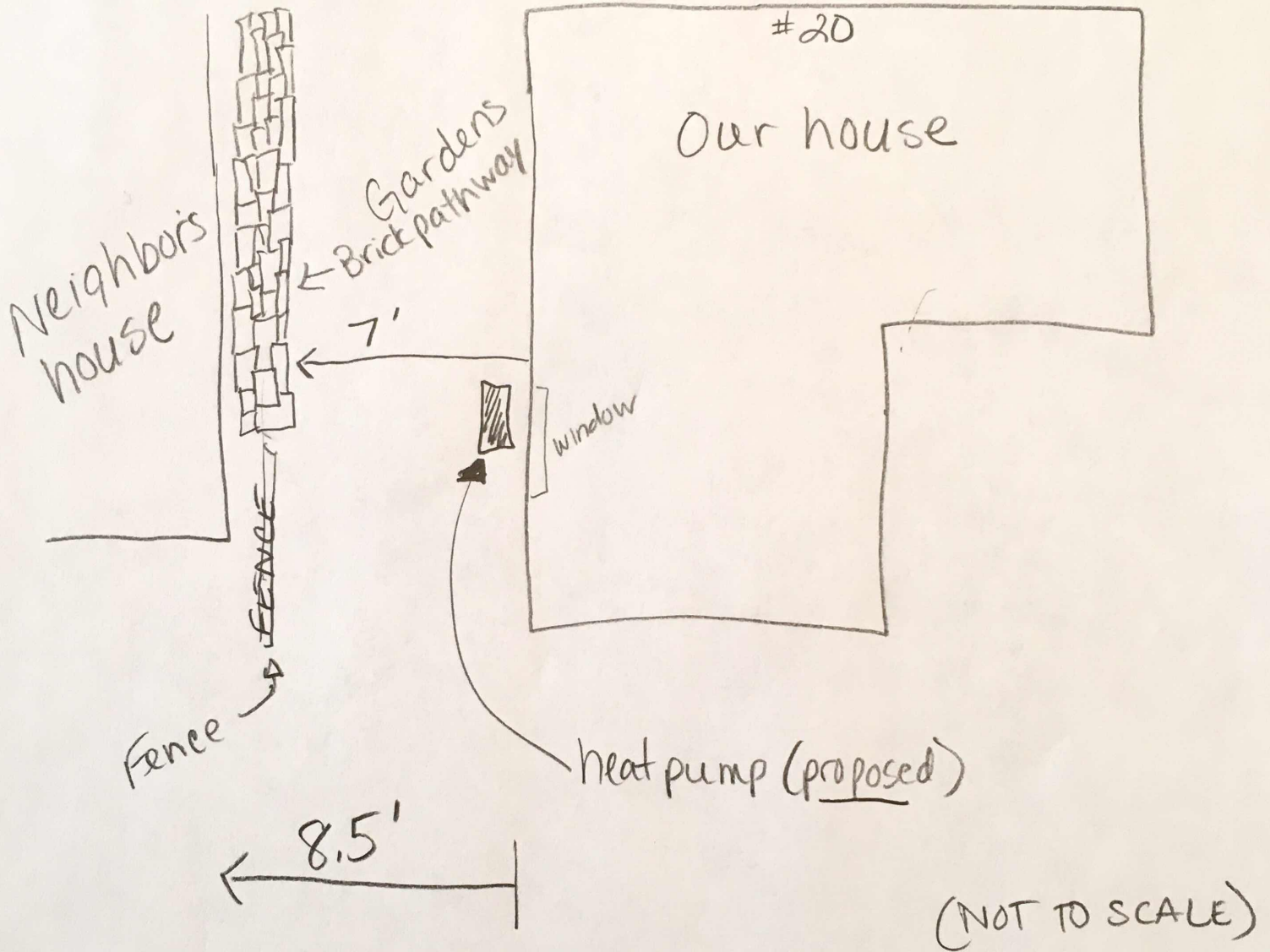
Partridge St







PARTRIDGE ST



Between our house and the neighbors, there is 8.5' (structure to structure). From our house to their property line (brick pathway) is 7'.

March 19, 2020

City of Portsmouth
Portsmouth NH 03801
Attn: Board of Adjustment

We'd like to add air conditioning to our home. Last summer we tried the window units but they could not cool our house. We are getting older, spending more time at home and are noticing hotter summers than normal.

We are writing to request the approval for the installation of a ductless Mitsubishi M-Series multi-zone outdoor heat pump unit. One condenser will be outside along the West side of the house towards the backyard.

The dimensions of the heat pump are:

Product Height: 31 17/48 Inches

Product Width: 37 5/12 Inches

Product Depth: 13 Inches

Please see attached tax diagrams and photos.

Our house to the neighbors (structure to structure) is 8 ft 6 inches.

Our house to the property line (brick pathway) is 7 ft.

The pump needs to be 12 inches from our house according to the supplier.

The pump to the neighbor's property line is 4 ft 11 inches.

We asked our neighbors if they have any issues with this and they said they do not. The surrounding area and property will not be diminished in any way and the pump most likely will go unnoticed. This is the best position for this pump as it is an unused piece of space, out of the way, and conducive to the installation of the inside control units. There is no foot traffic in the area where the pump will be located.

We understand that this request complies with the requirements of the Zoning Ordinance as provided in Article 2 (Section 10.233.20):

10.233.21 The variance will not be contrary to the public interest and 10.233.22 The spirit of the Ordinance will be observed:

The condenser will not alter the character of the neighborhood, nor will it threaten public health safety or welfare. It will be used specifically as intended and will not conflict with the ordinance.

10.233.23 Substantial justice will be done:

The benefit offered to us (air conditioning) will not harm the general public, or any individuals and will only be used as intended, and during the hottest time of the year. For the most part, the condenser will go unnoticed.

10.233.24 The values of surrounding properties will not be diminished:

We asked our neighbors if they have any issues with this and they said they do not. The surrounding area and property will not be diminished in any way . Our proposed location of the condenser will be in a space that is an unused piece of land, out of the way, and conducive to the installation of the inside control units. There is no foot traffic in the area where the pump will be located.

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

The location proposed for the condenser is the only option for the installation for the entire system to work properly. Because of the special conditions of our property – and the proximity of our property to that of our neighbor's, the literal enforcement of a 10 foot setback creates a hardship for us. Because of this hardship, we are asking for the approval for the condenser to be located in the proposed location.

Please let us know if you need additional information.

Thank you,

Rob & Joyce Morin
20 Partridge St.
Portsmouth, NH 03801

