

29 Spring Street

Map Lot 130-21

To permit the following:

- The installation of one heat pump outdoor mechanical unit with a 4-foot left side yard setback where 10 feet is required.

The property owner declares that:

- The house is positioned on this lot with a left side setback of approximately 6 feet with a solid fence at the property line. Positioning the outdoor heat pump unit on the right rear of the property would result in it being adjacent to the patio and near the fence gate. The desired location shown is below the fence line. The proposed location is screened from public view by the fence.
- We received approval to install this unit at the rear of the property and within the side setback but could not locate unit there for technical reasons (refrigerant line run too long).
- Placement of mechanical unit was reviewed with left side abutters, the Philps, and they have no issue.

Criteria for the Variance:

1. 10.233.21 - The Variance is not contrary to the public interest in that this location will have limited public view of the heat pump unit, screened by a 4 foot fence.
2. 10.233.22 - The Variance is consistent with the spirit of the ordinance as noted in Item 1.
3. 10.233.23 - Substantial justice will be done, as this work will allow the upgrade of the existing mechanical system without impacting the neighborhood.
4. 10.233.24 - This Variance will not diminish the value of surrounding properties as the unit is mostly screened by the fence.
5. 10.233.25 - The special condition of this property is the existing non-conforming side setback (structure near property lines), and location of unit on right side would be adjacent to patio and visible to abutters and from street.

6/26/23, Tom and Dani Rooney



Site plan for 29 Spring Street.



Side of property showing approximate location of heat pump unit, below fence line.



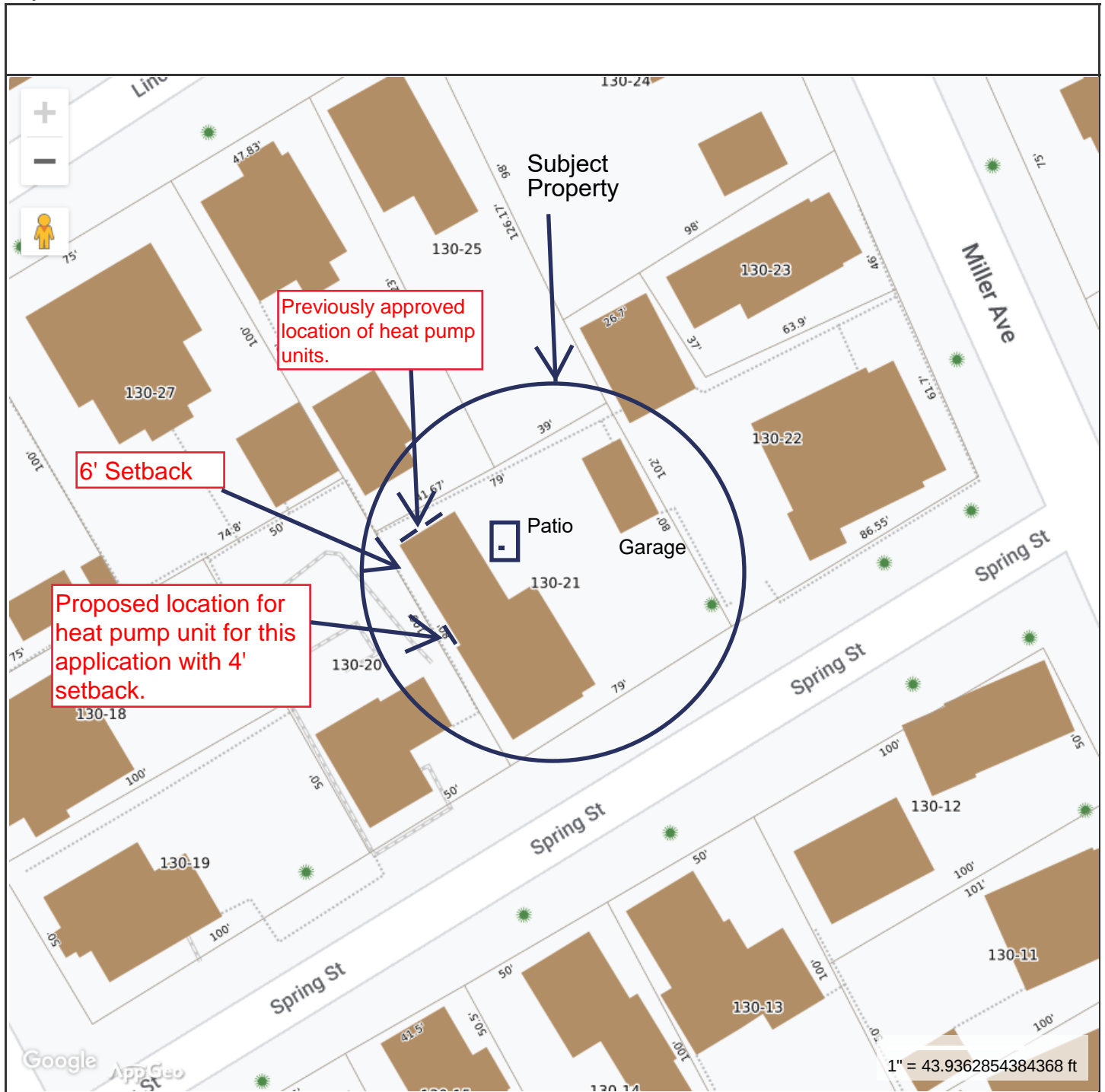
Example heat pump outdoor unit, 22" high with 24" inch stand. Total height 46" or 3' 10".



Side view of property indicating that alternate location for heat pump unit would be adjacent to patio and near fence gate.



View from side abutter's property, indicating that heat pump unit will be below fence line.



**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

City of Portsmouth, NH makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 09/21/2022
Data updated 3/9/2022

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

29 Spring Street

Map Lot 130-21

Additional specifications of the heat pump outdoor mechanical unit.

Mitsubishi 6,000 BTU H2i Outdoor Ductless Heat Pump Condenser

Model: MUZ-FS06NA-U1 Item Number: 110933



Not For Individual Sale

Specification Highlights

Condition	New ⓘ
Weight	82 Pounds ⓘ
Type	Outdoor Condenser
Product Line	M-Series

[View More](#)



Dimensions

Maximum Line Length	65 Feet
Gas Connection Size	3/8 Inch
Liquid Connection Size	1/4 Inch
Product Height	21 5/8 Inches
Product Width	31 1/2 Inches
Product Depth	11 1/4 Inches
Product Weight	82 Pounds
Shipping Weight	89 Pounds