

May 19, 2021

City of Portsmouth, NH
Attn: Board of Adjustment

This is a request to move our HVAC unit from its current location today to an alternate location that is between our shed and fence. The unit will consist of one Mitsubishi heat pump condenser (40" w x 68" h x 12" d) with a dB(A) 53

A variance is required because the new location is within 10 ft of the property line. The proposed location will place the unit 3'5" from the side property line. The unit will encroach into the setback limits by 6' 7".

We believe 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

The placement of the unit will not be visible from any adjacent property since the fence is taller than the unit and blocks the view from the commercial building that is adjacent to our property. The unit therefore will not diminish the character of the neighborhood. The unit is relatively quiet and will be below a 50 dB noise at 3'5" from the property line. There is a driveway that abuts the fence and the fence faces the side of the commercial building.

10.233.22 The spirit of the Ordinance will be observed

Protect neighbors from unsightly or otherwise intruding structures. It is shorter than a fence. There is a driveway between us and the next building, which is a commercial building. It is the side of the building with no open windows.

10.233.23 Substantial justice will be done

It improves the quality and usefulness of the yard.

10.233.24 The values of surrounding properties will not be diminished

The addition of the unit will not diminish the value to the nearby or adjacent properties. Since the unit will be hidden from view, they will not be a detriment to any property's value / an unsightly view or negatively affect the neighborhood's essential characteristics.

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

Because the current location impedes with the shed and grilling area, the current location on the property makes being around it uncomfortable because there is a lot of airflow.

Thank you,
Rob Tozier
552 State St

Request to approve variance at 552 State St for Mitsubishi heat pump.



Current location of Mitsubishi heat pump condenser– view 1
Unit is not visible from the street



Current location of Mitsubishi heat pump condenser – view 2
Unit is not visible from the street



New location of Mitsubishi heat pump condenser

Request to move HVAC unit to side of property. A Mitsubishi heat pump condenser will be placed between our shed and fence with no view from the street. The side of the commercial building is to the right of the fence, separated by the commercial driveway.

Property Location 552 STATE ST Map ID 0127/0019/0000/1 Bldg Name Sec # 1 of 1 Card # 1 of 1 State Use 1010
 Vision ID 33686 Account # 33686 Bldg # 1 Print Date 2/19/2021 10:25:57 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				2229 PORTSMOUTH, NH VISION								
						Description	Code	Assessed	Assessed									
TOZIER ROBERT B		1 Level	0 All Public	1 Paved		RESIDENTL	1010	478,300	478,300									
TOZIER ALISON M				7/2 CR-ST PKG		RES LAND	1010	283,600	283,600									
552 STATE ST				11		RESIDENTL	1010	500	500									
PORTSMOUTH NH 03801		Alt Prol ID 0127-0019-0000-0000 OLDACN 45080 PHOTO WARD PREC. 1/2 HSE GIS ID 33686				CONDO C INLAW Y/ LOT SPLIT 2015 Reva JM Ex/Cr Appl Assoc Pld#												
						Total				762,400	762,400							
RECORD OF OWNERSHIP		BK	YOL	PAGE	SALE DATE	BUY	SELL	SALE PRICE	LYC	PREVIOUS ASSESSMENTS HISTORY								
TOZIER ROBERT B		5743	2782		06-17-2016	Q	I	685,000	00	Year	Code	Assessed	Year	Code	Assessed			
INNIS DANIEL E		4818	2739		07-03-2007	U	I	412,000	22	2020	1010	478,300	2019	1010	475,200			
										1010	283,600	2019	1010	283,600	481,500			
										1010	500	2019	1010	500	283,600			
						Total				762,400	Total	759,300	Total	762,400				
EXEMPTIONS		OTHER ASSESSMENTS		This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														
ASSESSING NEIGHBORHOOD																		
Nbhd	Nbhd Name	B	Tracing	Batch														
105																		
NOTES																		
PATIO-NV 06/13- OLDER WINDOWS 1/14 BP- NEW CLAPBOARDS INST 10/19-EST COMP INST HEAT PUMP FENCE/GATE CONFIRM FPL COUNT																		
BUILDING PERMIT RECORD																		
Permit ID	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result				
ER-19-230	07-12-2019	EL		1,100	10-21-2019	100		WIRE CONDENSER FOR MI	10-21-2019	BH	02	0	50	Building Permit				
PMGR-19-4	07-01-2019	PL	Plumbing	18,937	10-21-2019	100		INSTALLATION MITSUBISHI	07-23-2019	SS	03	1	41	Hearing Change				
13-0549	07-09-2013	BP		25,000	01-15-2014	100		STRIP WOOD SIDING & APP	09-13-2018	RK			41	Hearing Change				
07-365	05-22-2007			5,460		100		REROOF STRUCTUR	07-20-2017	PM			FR	Field Review Stat Update				
05-362	05-31-2005			6,000		100		REPR FOUNDN/WI	05-22-2017	JP			SR	Sales Review				
11103	05-23-2002			500		100		SHED EXPANSION	10-31-2016	VS			SR	Sales Review				
5514	07-01-1993			200		100		MN	04-23-2015	BT			FR	Field Review Stat Update				
LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Frontage	Depth	Land Units	Unit Price	Size Adj	Site	Cond.	ST Idx	ST Adj	Notes- Adj	Special Pricing	Adj Unit P	Land Value		
1	1010	SINGLE FAM M	MR			5,005	SF	28.34	1.0000	1	1.00	105	2.000	0	1.0000	56.67	283,600	
Total Card Land Units						0.115	AC	Parcel Total Land Area						0.1149	Total Land Value			283,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	63	Antique			
Model	01	Residential			
Grade:	A-	A-			
Stories:	3				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	03	Asph/F Gls/Cmp			
Interior Wall 1	03	Plastered			
Interior Wall 2	05	Drywall/Sheet			
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	03	Gas			
Heat Type:	04	Hot Water			
AC Type:	02	Heat Pump			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2				
Total Half Baths:	1				
Total Xtra Fixtrs	0				
Total Rooms:	9				
Bath Style:	1	Avg Quality			
Kitchen Style:	1	Avg Quality			
Kitchen Gr					
WB Fireplaces	1				
Extra Openings	0				
Metal Fireplace	0				
Extra Openings	0				
Bsmt Garage	0				

MIXED USE

Code	Description	Percentage
1010	SINGLE FAM MDL-01	100
		0
		0

COST / MARKET VALUATION

Adj. Base Rate	210.98
Building Value New	605,500
Year Built	1812
Effective Year Built	1998
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	79
RCNLD	478,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Bld	Cond. Cd	% Gd	Grade	Grade Adj	Appr. Value
SHD1	SHED FRAME	L	80	13.00	1990	A	50	D	0.90	500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,054	1,054	1,054	210.98	222,368
CTH	Cathedral Ceiling	0	70	0	0.00	0
FUS	Upper Story, Finished	1,596	1,596	1,596	210.98	336,717
UBM	Basement, Unfinished	0	1,054	211	42.24	44,516
WDC	Deck, Wood	0	90	9	21.10	1,899
Ttl Gross Liv / Lease Area		2,650	3,864	2,870		605,500



Site Plan

Heat pump condenser location:
3'5" from right side yard



Spec Sheet

M-Series

SUBMITTAL DATA: MXZ-4C36NAHZ MULTI-INDOOR INVERTER HEAT-PUMP SYSTEM



Job Name:	
System Reference:	Date:



Outdoor Unit: MXZ-4C36NAHZ

ACCESSORIES

The outdoor unit is delivered with the base pan heater factory installed.

- Airflow Guide (PAC-SH96SG-E)
- Three-port Branch Box (PAC-MKA30BC)
- Five-port Branch Box (PAC-MKA50BC)
- Distribution Pipe for Flare Connection
 - (MSDD-50AR; necessary for installing two branch boxes)
- Distribution Pipe for Brazed Connection
 - (MSDD-50BR; necessary for installing two branch boxes)
- 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)

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

Specifications			Model Name
Unit Type			MXZ-4C36NAHZ
Cooling* (Non-ducted / Ducted)	Rated Capacity	Btu/h	36,000 / 36,000
	Capacity Range	Btu/h	15,500 - 36,000
	Rated Total Input	W	2,570 / 3,180
Heating at 47°F* (Non-ducted / Ducted)	Rated Capacity	Btu/h	45,000 / 45,000
	Capacity Range	Btu/h	22,500 - 45,000
	Rated Total Input	W	3,340 / 4,250
Heating at 17°F* (Non-ducted/Ducted)	Rated Capacity	Btu/h	34,000 / 36,000
	Maximum Capacity	Btu/h	45,000 / 45,000
	Rated Total Input	W	3,500 / 4,590
Heating at 5°F*	Maximum Capacity	Btu/h	45,000
Connectable Capacity		Btu/h	12,000 - 46,800
Electrical Requirements	Power Supply	Voltage, Phase, Hertz	208 / 230V, 1-Phase, 60 Hz
	Recommended Fuse/Breaker Size	A	50
	MCA	A	42
Voltage	Indoor - Outdoor S1-S2	V	AC 208 / 230
	Indoor - Outdoor S2-S3	V	DC ±24
Compressor			Hermetic
Fan Motor (ECM)		F.L.A.	0.4+0.4
Sound Pressure Level	Cooling	dB(A)	49
	Heating	dB(A)	53
External Dimensions (H x W x D)		In mm	52-11/16 x 41-11/32 x 13+1 1338 x 1050 x 330+25
Net Weight		Lbs / kg	276 / 125
External Finish			Munsell No. 3Y 7.8/11
Refrigerant Pipe Size O.D.	Liquid (High Pressure)	In / mm	3/8 / 9.52
	Gas (Low Pressure)	In / mm	5/8 / 15.88
Max. Refrigerant Line Length		Ft / m	492 (150)
Max. Piping Length between outdoor unit and branch boxes		Ft / m	180 (55)
Max. Piping Length after branch box		Ft / m	82 (25)
Max. Total Piping Length between branch boxes and indoor units		Ft / m	311 (95)
Max. Refrigerant Pipe Height Difference	If IDU is Above ODU	Ft / m	131 (40)
	If IDU is Below ODU	Ft / m	164 (50)
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 / 75°F (24°C) WB

Heating at 47°F | Indoor: 70°F (21°C) DB
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 are subject to change without notice.

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