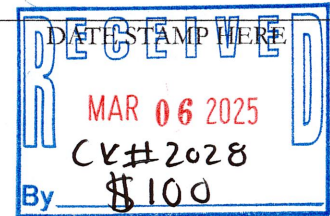




# Newport Zoning Application

ZBR 2025 - APR - 000

*(This box for staff use only)*



Date: 3/6/25

## Board members:

The undersigned hereby petitions the Zoning Board of Review for a special use permit or a variance in the application of the provisions or regulations of the Zoning Ordinance affecting the following described premises in the manner and on the grounds hereinafter set forth.

## Location of Premises

Street & No: 33 Farewell Street

Tax Assessor's Plat: 17 Lot: 90 Zoning District: R-10

☐ Special Use Permit (Non-Conforming Alteration) ☒ Regulatory (Dimensional) Variance

☐ Special Use Permit (New Use) ☐ Use Variance ☐ Modification

Property Owner: Rebecca McSweeney

Mailing Address: 33 Farewell Street, Newport, RI 02840

Email Address: rcmcs@gmail.com

Phone Number: (401) 662-0263

How long have you been the owner of the above premise? 16 years

Legally Authorized Representative \*if applicable: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_

Lessee: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone Number: \_\_\_\_\_



# Newport Zoning Application

## Property Characteristics

Dimensions of lot-frontage: 39.5 ft. Lot Area: 3,223 sq. ft.

Are there buildings on the premises at present? Yes

Total square footage of the footprint of existing buildings: 952 sq. ft.

Total square footage of the footprint of proposed buildings: No change sq. ft.

## Zoning Characteristics Matrix

	Existing	Required/Allowed	Proposed
Lot Size (sq. ft.)	3,223 sq. ft.	10,000 sq. ft.	3,223 sq. ft.
Coverage Area (sq. ft.)	970 sq. ft.		<b>972 sq. ft.</b>
Lot Coverage (%)	29.5%	45%	30%
Dwelling Units	1	1	1
Parking (# of spaces)	1	1	1
Front Setback (ft.)	0	20'	0
Side Setbacks (ft.)	4'	3'	2'
Rear Setback (ft.)	47.5 ft.	5'	47.5 ft.
Height (ft.)	30'	30'	30'





# Newport Zoning Application

All of the following information and questions must be filled in and answered completely.

Present use of Premise: Single family house

Proposed use of Premise: Single family house

## Summary of Proposed Alterations

This proposal is to install condenser for split unit air conditioners. The unit would fit and be totally unobtrusive between my house and the house next door, 35 Farewell Street. 35 Farewell Street has no windows on the south side, which is where the proposed condenser would be placed. The owners of 35 Farewell Street have no objection to the installation of the condenser.

The proposed location is the only place that will be unobtrusive and will allow for reasonable installation of the air conditioning units. Without this variance, the owner will be deprived of a convenience enjoyed by other similarly situated homeowners.



# Newport Zoning Application

## Applicant Statement

How does your application meet the required standards for variance(s) or special use permit(s)?

*(See page 6 for most common applicable standards)*

The hardship from which the applicant seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area; and is not due to a physical or economic disability of the applicant.

The hardship is not the result of any prior action of the applicant.

The granting of the requested variance will not alter the general character of the surrounding area or impair the intent or purpose of the zoning ordinance or the comprehensive plan.

The hardship suffered by the applicant if the dimensional variance is not granted, would amount to more than a mere inconvenience.

The relief sought is minimal to a reasonable enjoyment of a single family dwelling.





# Newport Zoning Application

Upon submittal of this application, please make sure you have also reviewed our Zoning Application Submittal Requirements packet, and included with your application, a copy of the Submittal Checklist which can also be found here: [Zoning Application Submittal Requirements](#). If an application is missing any submittal requirements and/or necessary application information, your application may be regarded incomplete. Incomplete applications will not be publicly advertised or appear on an agenda until the project is deemed complete.

**By signing below, I hereby attest that the information provided is accurate and truthful. I also attest that I have read through this application thoroughly and understand what is required to submit a completed application.**

Rebecca McSwanley

Applicant Signature

3/6/25

Date

Rebecca McSwanley

Owner Signature

3/6/25

Date





# Newport Zoning Application Submittal Requirements

ZBR 2025 - APR - 066

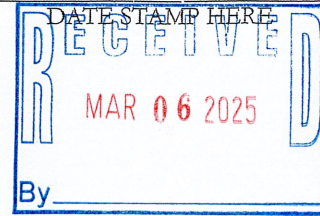
☐ Special Use Permit (new)

☒ Variance

☐ Special Use Permit (modification)

☐ Modification

*(This box for staff use only)*



## SUBMITTAL REQUIREMENTS CHECKLIST

Applications that are missing materials in this checklist will not be accepted for review.

### Section 1 – Application Forms – Page 3 of the Guide Required for All Projects

- A. ☒ Completed Zoning Project Application Packet comprised of the following individual sections:
1. ☒ Zoning Project Application Form
  2. ☒ Completed copy of this Zoning Application Submittal Requirements Checklist (Page 2)
- B. ☐ Request to Waive any Submittal Requirements (*if applicable*)
- C. ☒ Application Fee (Please Refer to Current Fee Schedule)

### Section 2 – Plan Package – Pages 4-7 of the Guide Required for All Development Projects (Involving New Structures, Additions, Exterior Alterations, etc.) Individual requirements of the Plan Package (listed below) may differ depending on the project

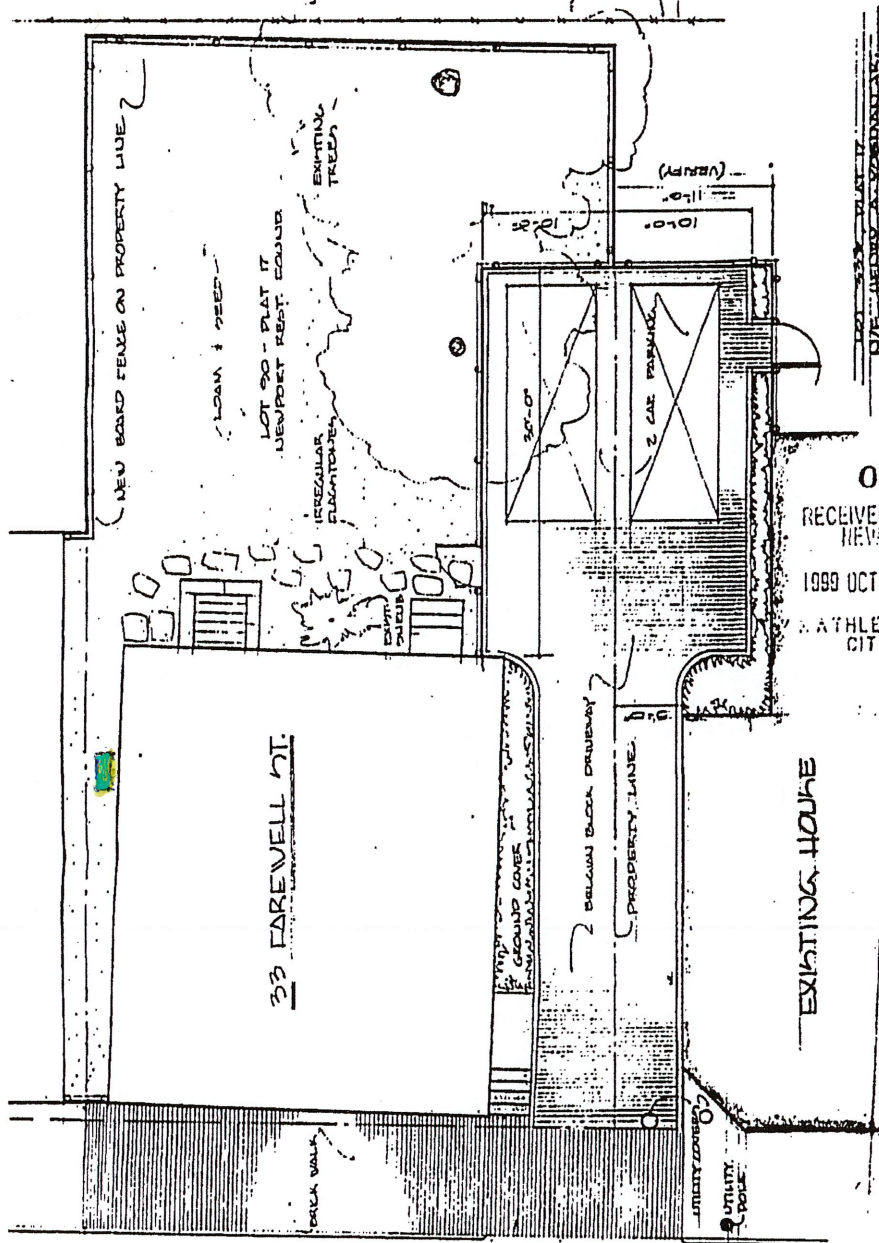
- |   |  |
|---|--|
| A. <input type="checkbox"/> Class I Site Survey           | E. <input type="checkbox"/> Stormwater Management Plan |
| B. <input checked="" type="checkbox"/> Proposed Site Plan | F. <input type="checkbox"/> Landscape Plan             |
| C. <input type="checkbox"/> Lot Coverage Diagram          | G. <input type="checkbox"/> Building Elevations        |
| D. <input type="checkbox"/> Floor Plans                   | H. <input type="checkbox"/> Change of Use              |

### Section 3 – Supporting Documents, Studies, Graphics, and Depictions – Page 8 of the Guide May be required for certain Development Projects

- |   |   |
|---|---|
| A. <input type="checkbox"/> Site Photographs      | D. <input type="checkbox"/> Parking Survey          |
| B. <input type="checkbox"/> Photo Simulations     | E. <input type="checkbox"/> Traffic Impact Analysis |
| C. <input type="checkbox"/> Structural Evaluation |   |



BK 893 PG 330



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RECEIVED FOR RECORD  
NEWPORT, R.I.

1999 OCT 14 PM 3:12

KATHLEEN H. SILVER  
CITY CLERK

EXHIBIT A

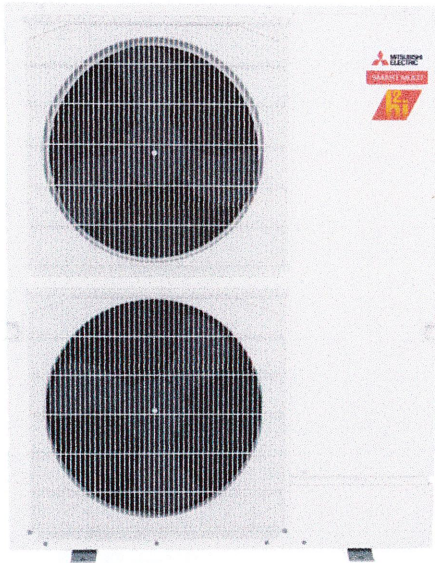
# MXZ-SM48NAMHZ2 4-TON MULTI-ZONE INVERTER HEAT-PUMP SYSTEM



Job Name:

System Reference:

Date:



## FEATURES

- Compatible with M- and P-Series and CITY MULTI® indoor units. Branch box required for connection with M- and P-Series
- Variable speed INVERTER-driven compressor
- Seacoast protection on heat exchanger and base panel (rated for 2,000 hrs in accordance with ASTM B117 testing)
- Thermal Differential 1°F (with PAC-MKA32/52BC only)
- Built-in base pan heater
- Quiet outdoor unit operation, rated sound pressure as low as 51 dB(A)
- High pressure protection
- Compressor thermal protection
- Compressor overcurrent detection
- Fan motor overheating/voltage protection
- Hyper-heating performance offers 100% heating capacity at 5°F and 75% heating capacity at -13°F

ENERGY STAR products are third-party certified by an EPA-recognized Certification Body.

Specifications are subject to change without notice.

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# SPECIFICATIONS: MXZ-SM48NAMHZ2

Cooling <sup>1</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Maximum Capacity	BTU/H	48,000 // 48,000 // 48,000   48,000 // 48,000
	Rated Capacity	BTU/H	48,000 // 48,000 // 48,000   48,000 // 48,000
	Minimum Capacity	BTU/H	16,000 // 16,000 // 16,000   15,500 // 15,000
	Maximum Power Input	W	3,665 // 4,120 // 4,575   4,140 // 4,615
	Rated Power Input	W	3,665 // 4,120 // 4,575   4,140 // 4,615
Heating at 47°F <sup>2</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5   98.5, 98.5 // 98.5, 98.5
	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Rated Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Minimum Capacity	BTU/H	27,000 // 27,000 // 27,000   21,150 // 15,300
	Maximum Power Input	W	3,960 // 4,455 // 4,950   4,455 // 4,950
Heating at 17°F <sup>3</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Rated Power Input	W	3,960 // 4,455 // 4,950   4,455 // 4,950
	Power Factor (208V, 230V)	%	98.5, 98.5 // 98.5, 98.5 // 98.5, 98.5   98.5, 98.5 // 98.5, 98.5
	Maximum Capacity	BTU/H	54,000 // 54,000 // 54,000   54,000 // 54,000
	Rated Capacity	BTU/H	39,000 // 40,000 // 41,000   40,000 // 41,000
	Maximum Power Input	W	6,595 // 7,335 // 8,075   7,255 // 7,915
Heating at 5°F <sup>4</sup> (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	Rated Power Input	W	4,235 // 4,850 // 5,465   4,850 // 5,465
	Maximum Capacity	BTU/H	47,000 // 47,000 // 47,000   47,000 // 47,000
	Maximum Power Input	W	6,890 // 7,273 // 7,655   7,273 // 7,655
	SEER2		23.0 // 19.5 // 16.0   18.85 // 14.7
	EER2 <sup>1</sup>		13.1 // 11.8 // 10.5   11.75 // 10.4
Efficiency (Non-Ducted // Mix (Mid-static) // Ducted (Mid-static)   Mix (High-static) // Ducted (High-static))	HSPF2 (IV)		11.5 // 10.5 // 9.5   10.15 // 8.8
	COP at 47°F <sup>2</sup>		4.0 // 3.6 // 3.2   3.6 // 3.2
	COP at 17°F at Maximum Capacity <sup>3</sup>		2.4 // 2.18 // 1.96   2.2 // 2.0
	COP at 5°F at Maximum Capacity <sup>4</sup>		2.3 // 2.2 // 2.1   2.05 // 1.8
	ENERGY STAR <sup>®</sup> Certified		Yes // Yes // No   Yes // No
Electrical	Electrical Power Requirements	Voltage, Phase, Frequency	208/230, 1, 60
	Guaranteed Voltage Range	V AC	187-253
	Voltage: Indoor - Outdoor, S1-S2	V AC	208/230
	Voltage: Indoor - Outdoor, S2-S3	V DC	24
	Short-circuit Current Rating (SCCR)	kA	5
	Recommended Fuse/Breaker Size if Branch Box Powered by Outdoor Unit	A	45
	Recommended Fuse/Breaker Size without Branch Box or Branch Box Powered Separate	A	40
	Recommended Wire Size (Indoor - Outdoor) if Branch Box Powered by Outdoor Unit	AWG	6
	Recommended Wire Size (Indoor - Outdoor) without Branch Box or Branch Box Powered Separate	AWG	8
	MCA if Branch Box Powered by Outdoor Unit	A	51.0
	MOCP if Branch Box Powered by Outdoor Unit	A	86
	MCA without Branch Box or Branch Box Powered Separate	A	45
	MOCP without Branch Box or Branch Box Powered Separate	A	80
	Fan Motor Full Load Amperage	A	0.6+0.6

## NOTES:

AHRI Rated Conditions    <sup>1</sup>Cooling (Indoor // Outdoor)    °F    80 DB, 67 WB // 95 DB, 75 WB  
(Rated data is determined at a fixed compressor speed)    <sup>2</sup>Heating at 47°F (Indoor // Outdoor)    °F    70 DB, 60 WB // 47 DB, 43 WB  
<sup>3</sup>Heating at 17°F (Indoor // Outdoor)    °F    70 DB, 60 WB // 17 DB, 15 WB

Conditions    <sup>4</sup>Heating at 5°F (Indoor // Outdoor)    °F    70 DB, 60 WB // 5 DB, 4 WB

<sup>1</sup>Applications should be restricted to comfort cooling only; equipment cooling applications are not recommended for low ambient temperature conditions.

<sup>2</sup>A when 1 or more PLA-A-EA7 connected

<sup>3</sup>Branch box should be placed within the level between the outdoor unit and indoor units

<sup>4</sup>5°F DB - 115°F DB when optional wind baffles are installed

For actual capacity performance based on indoor unit type and number of indoor units connected, please refer to MXZ Operational Performance.

Although the maximum connectable capacity is 130%, the outdoor unit cannot provide more than 100% of the rated capacity. Please utilize this over capacity capability for load shedding or applications where it is known that all connected units will NOT be operating at the same time.

Mid and high external static pressure tests conducted at 0.3 and 0.5 in.w.g. respectively, according to AHRI 210/240. The external static pressures utilized have no bearing on the capabilities of the indoor unit; please refer to the indoor unit manual to select the correct external static pressure setting for the application.



# SPECIFICATIONS: MXZ-SM48NAMHZ2

Outdoor unit	Airflow Rate (Cooling / Heating)	CFM	3,885 / 3,885
	Refrigerant Control		LEV
	Defrost Method		Reverse Cycle
	Heat Exchanger Type		Plate fin coil
	Heat Exchanger Coating		Blue Fin Coating
	Sound Pressure Level, Cooling <sup>1</sup>	dB(A)	51
	Sound Pressure Level, Heating <sup>2</sup>	dB(A)	54
	Compressor Type		Hermetic
	Compressor Model		ANB33FJSMT
	Compressor Motor Output	kW	3.4
	Compressor Rated Load Amps	A	19
	Compressor Locked Rotor Amps	A	22.0
	Compressor Oil Type // Charge	oz.	FV50S // 73
	Base Pan Heater		Built-In
	Unit Dimensions	W: In. [mm]	41-11/32 [1,050]
		D: In. [mm]	13 [330]
		H: In. [mm]	52-11/16 [1,338]
Outdoor unit operating temperature range	Package Dimensions	W: In. [mm]	43 [1,090]
		D: In. [mm]	18 [450]
		H: In. [mm]	57 [1,430]
	Unit Weight	Lbs.[kg]	278 [126]
	Package Weight	Lbs.[kg]	302 [137]
	Cooling Intake Air Temp (Maximum / Minimum) <sup>3</sup>	°F/DB	115 / 5°C
	Cooling Thermal Lock-out / Re-start Temperatures	°F/DB	N/A / N/A
	Heating Intake Air Temp (Maximum / Minimum)	°F/DB	59 / -13
	Heating Thermal Lock-out / Re-start Temperatures	°F/DB	-24 / -14
	Pre-Charged Refrigerant Amount	Lbs, oz	10.0, 9.0
Refrigerant	Maximum Number of Connected IDU with Branch Box		8 (6) <sup>A</sup>
	Maximum Number of Connected IDU without Branch Box		12
	Minimum Connected Capacity with Branch Box		12,000
	Minimum Connected Capacity without Branch Box		24,000
	Maximum connected capacity		62,000
Indoor unit connection	Liquid Pipe Size O.D. (Flared)	In.[mm]	3/8 [9.52]
	Gas Pipe Size O.D. (Flared)	In.[mm]	5/8 [15.88]
	Total Piping Length when using Branch Box	Ft. [m]	492 [150]
	Total Piping Length without Branch Box	Ft. [m]	984 [300]
	Maximum Height Difference <sup>B</sup> , ODU above IDU	Ft. [m]	164 [50]
	Maximum Height Difference <sup>B</sup> , ODU below IDU	Ft. [m]	131 [40]
	Maximum Height Difference <sup>B</sup> , between branch boxes	Ft. [m]	49 [15]
	Maximum Height Difference between IDU and IDU without branch box	Ft. [m]	49 [15]
	Maximum Piping Length between ODU and Branch Box	Ft. [m]	180 [55]
	Farthest Piping Length from ODU to IDU with Branch Box	Ft. [m]	262 [80]
	Farthest Piping Length from ODU to IDU without Branch Box	Ft. [m]	492 [150]
	Farthest Piping Length after Branch Box	Ft. [m]	82 [25]
	Total Piping Length between Branch Boxes and IDU	Ft. [m]	311 [95]
	Maximum Number of Bends for IDU		15
Piping			

## NOTES:

AHRI Rated Conditions    <sup>1</sup>Cooling (Indoor // Outdoor)    °F    80 DB, 67 WB // 95 DB, 75 WB  
(Rated data is determined at a fixed compressor speed)    <sup>2</sup>Heating at 47°F (Indoor // Outdoor)    °F    70 DB, 60 WB // 47 DB, 43 WB  
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Conditions    <sup>4</sup>Heating at 5°F (Indoor // Outdoor)    °F    70 DB, 60 WB // 5 DB, 4 WB

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<sup>A</sup> when 1 or more PLA-A-EA7 connected

<sup>B</sup> Branch box should be placed within the level between the outdoor unit and indoor units

<sup>C</sup> 5°F DB - 115°F DB when optional wind baffles are installed

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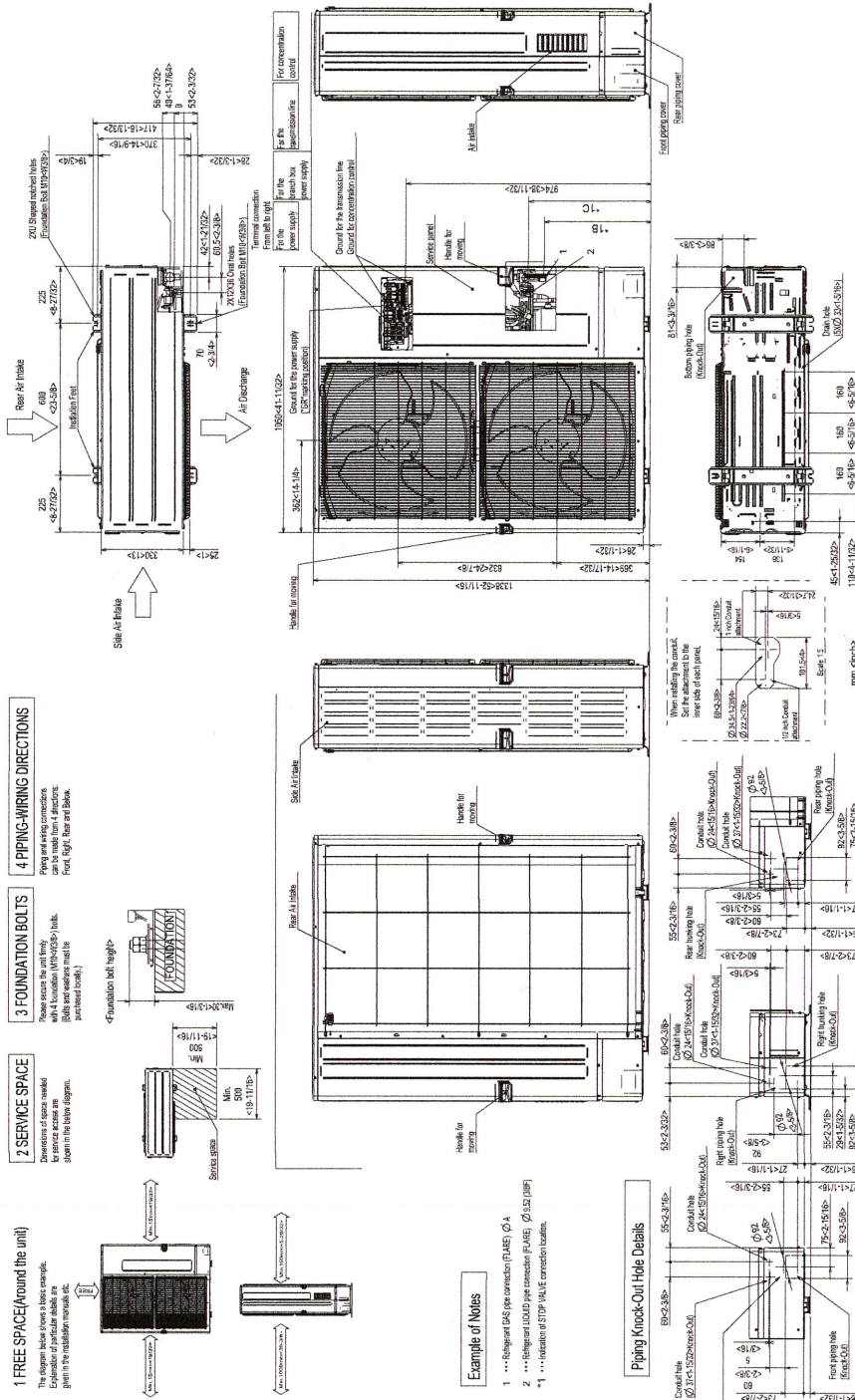


## OUTDOOR UNIT ACCESSORIES: MXZ-SM48NAMHZ2

Air Deflector	Vertical Air Deflector	<input type="checkbox"/> ADV-1
Air Outlet Guide	Air Outlet Guide (1 Piece)	<input type="checkbox"/> PAC-SH96SG-E (two pieces are required)
Ball Valve	Refrigeration Ball Valve - 1/2"	<input type="checkbox"/> BV12FFSI2
	Refrigeration Ball Valve - 1/4"	<input type="checkbox"/> BV14FFSI2
	Refrigeration Ball Valve - 3/8"	<input type="checkbox"/> BV38FFSI2
	Refrigeration Ball Valve - 5/8"	<input type="checkbox"/> BV58FFSI2
Branch Box	3 Port Branch Box	<input type="checkbox"/> PAC-MKA32BC
	3 Port Branch Box	<input type="checkbox"/> PAC-MKA33BC
	5 Port Branch Box	<input type="checkbox"/> PAC-MKA52BC
	5 Port Branch Box	<input type="checkbox"/> PAC-MKA53BC
	Branch Box Enclosure	<input type="checkbox"/> BBE-1
Centralized Drain Pan	Central Drain Pan	<input type="checkbox"/> PAC-SH97DP-E
Control Wire	M-Net Control Wire, 1,000' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	<input type="checkbox"/> CW162S-1000
	M-Net Control Wire, 250' Roll (16-AWG, Standard, Twisted Pair, Shielded, Jacketed- Plenum rated)	<input type="checkbox"/> CW162S-250
Control/Service Tool	Maintenance Tool Interface	<input type="checkbox"/> PAC-USCMS-MN-1
Distribution pipe	Brazed Connection	<input type="checkbox"/> MSDD-50BR-E
	Flare Connection	<input type="checkbox"/> MSDD-50AR-E
Drain Socket	Drain Socket	<input type="checkbox"/> PAC-SG60DS-E
Hail Guards	Hail Guard	<input type="checkbox"/> HG-A2
Mini-Split Wire	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	<input type="checkbox"/> S144-250
	14 Gauge, 4 wire MiniSplit Cable—250 ft. roll	<input type="checkbox"/> SW144-250
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	<input type="checkbox"/> S144-50
	14 Gauge, 4 wire MiniSplit Cable—50 ft. roll	<input type="checkbox"/> SW144-50
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	<input type="checkbox"/> S164-250
	16 Gauge, 4 wire MiniSplit Cable—250 ft. roll	<input type="checkbox"/> SW164-250
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	<input type="checkbox"/> S164-50
	16 Gauge, 4 wire MiniSplit Cable—50 ft. roll	<input type="checkbox"/> SW164-50
Mounting Pad	Condensing Unit Mounting Pad: 24" x 42" x 3"	<input type="checkbox"/> ULTRILITE2
Port Adaptor	Adaptor: 1/2" x 3/8"	<input type="checkbox"/> MAC-A455JP-E
	Adaptor: 1/2" x 5/8"	<input type="checkbox"/> MAC-A456JP-E
	Adaptor: 1/4" x 3/8"	<input type="checkbox"/> PAC-493PI
	Adaptor: 3/8" x 1/2"	<input type="checkbox"/> MAC-A454JP-E
	Adaptor: 3/8" x 5/8"	<input type="checkbox"/> PAC-SG76RJ-E
Stand	18" Dual Fan Stand	<input type="checkbox"/> QSMS1802M
	24" Dual Fan Stand	<input type="checkbox"/> QSMS2402M
	Condenser Wall Bracket	<input type="checkbox"/> QSWB2000M-1
	Condenser Wall Bracket - Stainless Steel Finish	<input type="checkbox"/> QSWBSS
	Outdoor Unit 3-1/4 inch Mounting Base (Pair) - Plastic	<input type="checkbox"/> DSD-400P
	Outdoor Unit Stand — 12" High	<input type="checkbox"/> QSMS1202M
Wind Baffle	Front Wind Baffle	<input type="checkbox"/> WB-PA3 (two pieces are required)

# OUTDOOR UNIT DIMENSIONS: MXZ-SM48NAMHZ2

Unit: mm  
<inch>



MODEL NAME	DIMENSION A	DIMENSION B	DIMENSION C
MXZ-SM36NAMHZ	15.88 (58F)	426 <16-25/32>	485 <19-3/32>
MXZ-SM42NAMHZ	15.88 (58F)	426 <16-25/32>	485 <19-3/32>
MXZ-SM48NAMHZ	15.88 (58F)	426 <16-25/32>	485 <19-3/32>
MXZ-SM60NAM	19.05 (34F)	393 <15-15/32>	450 <17-23/32>
MXZ-SM66NAM	15.88 (58F)	426 <16-25/32>	485 <19-3/32>
MXZ-SM48NAM	15.88 (58F)	426 <16-25/32>	485 <19-3/32>

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



FORM# MXZ-SM48NAMHZ2 - 202406