

## **21246 Maplewood Avenue**

- **Variance:** To install two air conditioning condensers 4'-6" from the side property line vs the 10' that is permitted. Per Section: 1153.15 (k)(1)
- **Variance:** To screen two air conditioning condensers using a vinyl enclosure vs the evergreen plant material that is permitted. Per Section: 1153.15 (k)(1)

### **1153.15 ACCESSORY USES AND STRUCTURES.**

(k) Air Conditioning, Generators and Heat Pumps. Air conditioner condensers, generators and heat pumps shall comply with the following:

(1) Outdoor condensers and heat pumps may be located in either the rear yard or the side yard, but **shall not be located less than ten (10) feet from the side lot line**. No more than two (2) such units may be located in the side yard. Such units shall be baffled so as not to exceed the noise level of seventy (70) decibels measured from the lot line, and **screened with evergreen plant material so that within two (2) years the equipment is adequately screened from view**.

(2) Permanently installed generators may also be located in either the rear yard or the side yard, but not less than ten (10) feet from the side lot line and shall be baffled and screened according to the provisions in subsection (k)(1) above. Generators shall only be used as an emergency and temporary source of electrical power, and exclusively fueled by natural gas.