

21012 HILLIARD BLVD.

ROCKY RIVER, OHIO 44116

(440) 331-0600

NOTICE OF PUBLIC HEARING

BOARD OF ZONING AND BUILDING APPEALS
ON
MAY 9, 2024

TO WHOM IT MAY CONCERN:

THE BOARD OF ZONING AND BUILDING APPEALS WILL HOLD A PUBLIC HEARING ON THURSDAY, MAY 9, 2024 AT 7:00 PM FOR THE FOLLOWING VARIANCE:

MICHAEL LISMAN
21230 Avalon Dr.

PUBLIC HEARING

Variance: To locate a generator in the side yard with a 5' side yard setback vs. 10' side yard setback required
Section: 1153.15(k)

BEFORE REACHING A DECISION, THE BOARD WILL GIVE THOSE IN ATTENDANCE AN OPPORTUNITY TO BE HEARD.

PLANS SHOWING THE PROPOSED LOCATION ARE ON FILE IN THE BUILDING DIVISION OFFICE AND ARE AVAILABLE VIA E-MAIL OR TO VIEW IN PERSON AT ROCKY RIVER CITY HALL, 21012 HILLIARD BOULEVARD. YOU MAY ALSO VIEW THE PLANS BY VISITING THE CALENDAR ON THE HOME PAGE OF THE CITY WEBSITE (www.rrcity.com) AND CLICKING ON THE MEETING LISTED FOR THIS DATE. PLEASE CONTACT KATE STRAUB, PLANNING & ZONING COORDINATOR AT kstraub@rrcity.com OR BY CALLING 440-331-0600 EXT. 2037 FOR MORE INFORMATION.

Notices sent to:
See attached list

PARCEL PIN	Name	Address	City	State	Zip
30211012	MCKAKEN, AMELIA-TRUSTEE	21330 AVALON DR	ROCKY RIVER	OH	44116
30211017	DANIEL ROONEY	235 ELMWOOD RD	ROCKY RIVER	OH	44116
30211006	DENKO, JOANNE D - TRUSTEE	P O BOX 161175	ROCKY RIVER	OH	44116
30211018	FRICANO, STEVEN R. AND FRICANO, KELLY A.	223 ELMWOOD DR	ROCKY RIVER	OH	44116
30211019	BOBST, PAMELA E.	21285 AVALON DR	ROCKY RIVER	OH	44116
30211041	Strang, Jennifer J. Trustee	21253 AVALON DR	Rocky River	OH	44116
30211007	Larue, Cindy L.	21186 AVALON DR	Rocky River	OH	44116
30211013	CATHERINE HYLAND	21379 AVALON DR	ROCKY RIVER	OH	44116
30211009	BLUE LAKE PROJECT LLC	10 WREN CT	ROCKY RIVER	OH	44116
30211010	CLARK, MICHAEL D - TRUSTEE	571 TURNBERRY CT	AVON LAKE	OH	44012-3338
30211011	BISHOP, SHELLY L	21300 AVALON DR	ROCKY RIVER	OH	44116
30211008	RUTH A. FORTNEY	21228 AVALON DR	ROCKY RIVER	OH	44116
30211042	COYNE, ANN L	21215 AVALON DR	ROCKY RIVER	OH	44116



Date Created: 5/1/2024

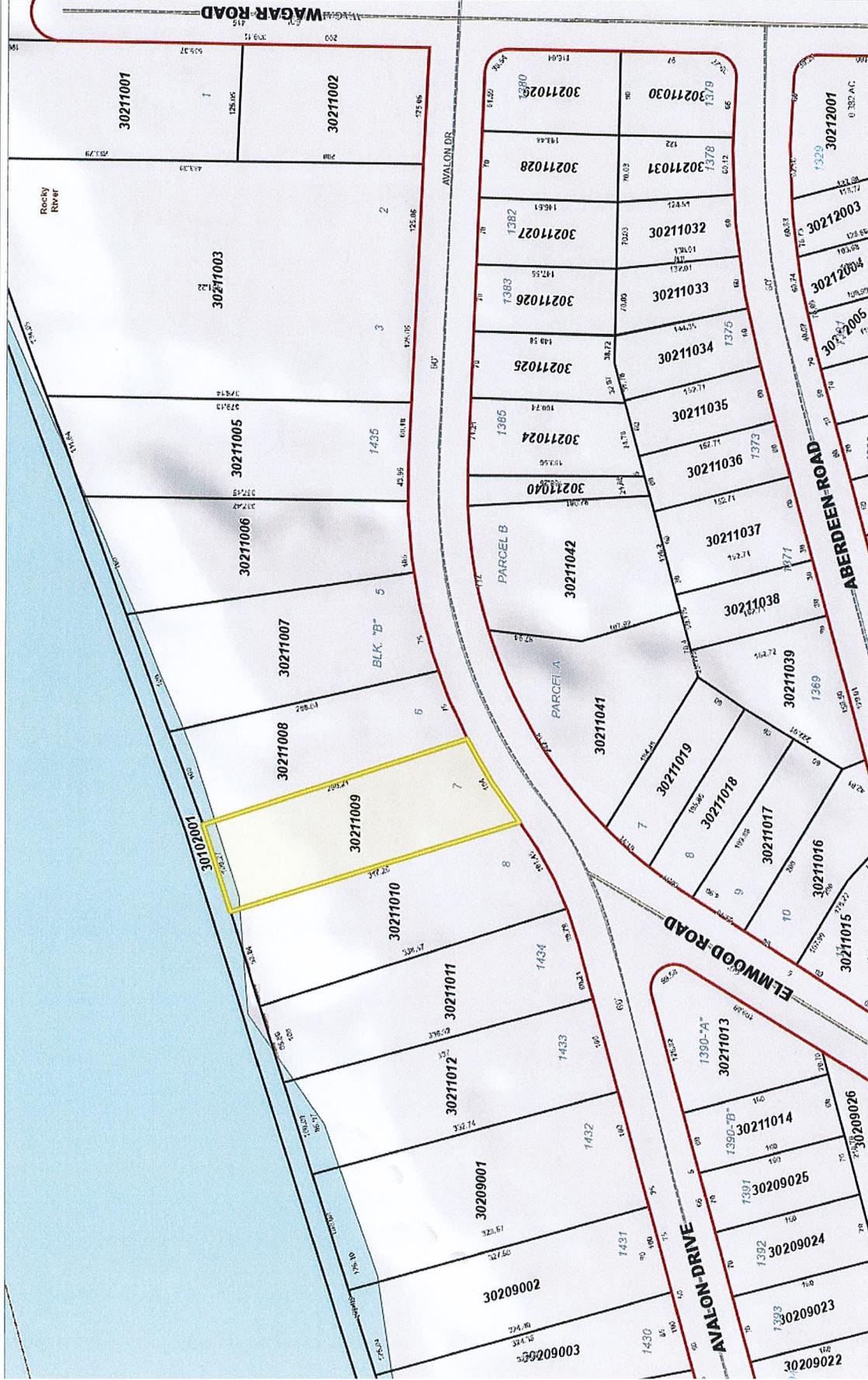
Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel

1:1,200



Cuyahoga County
Enterprise GIS
 PUTTING CUYAHOGA COUNTY ON THE MAP



This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
 THIS MAP IS NOT TO BE USED FOR NAVIGATION

Projection: WGS_1984_Web_Mercator_Auxiliary_Sphere

D. Privacy Fence Adjacent to Other Districts. Privacy fences shall be permitted to a height of (6) feet along the side and rear lot lines of lots in the R-1 District which abut a zoning district other than R-1, provided that such privacy fences shall not extend closer to any public right-of-way than the front wall of the main building.

(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.

(l) Additional Regulations for Vehicles.

(1) The repainting, rebuilding, overhauling, or dismantling of a vehicle or the storage of tires, motor, body or other parts in an open yard is prohibited on a residential lot.

(2) The overnight parking or the outdoor storage of commercial motor vehicles and commercial trailers is prohibited.

(3) The parking or storing of vehicles shall not be permitted in the established lawn areas of residential lots.

(4) Accessory off-street parking spaces located in the front yard shall adjoin the driveway between the driveway and the nearest side lot line, provided parking spaces shall not be located directly in front of the dwelling.

A. Parking areas, including driveways, for single family detached and two family dwellings shall be located not less than three (3) feet from adjoining property lines as provided in Section 1111.09(c)

B. An accessory parking space meeting the standards above shall be no wider than eight (8) feet and no longer than eighteen (18) feet long with a return to the driveway within thirty (30) feet measured from the front of the garage. Accessory parking spaces are prohibited in cases of the setback being thirty five (35) feet or less or where a three (3) car garage is proposed or exists. Refer to drawing 1153.15(l)(4)D. for clarity.

C. Accessory parking spaces in R-1 & R-2 districts will be screened between the property line and parking spaces with evergreen plant material in a manner that so that within four (4) years the vehicle is completely obscured from view.

D. Driveways shall not be less than eight (8) feet or greater than twenty (20) feet in width in R-1 and R-2 Districts except where a three (3)-car garage exists or is proposed the driveway shall not exceed thirty (32) feet in width. Where the building setback is 35' or less a full width driveway is permitted in order to service two (2) and three (3) car garages. In R-1 and R-2 Districts, only one curb cut shall be permitted for any lot, except that two curb cuts shall be permitted for any lot that meets all of the following conditions:



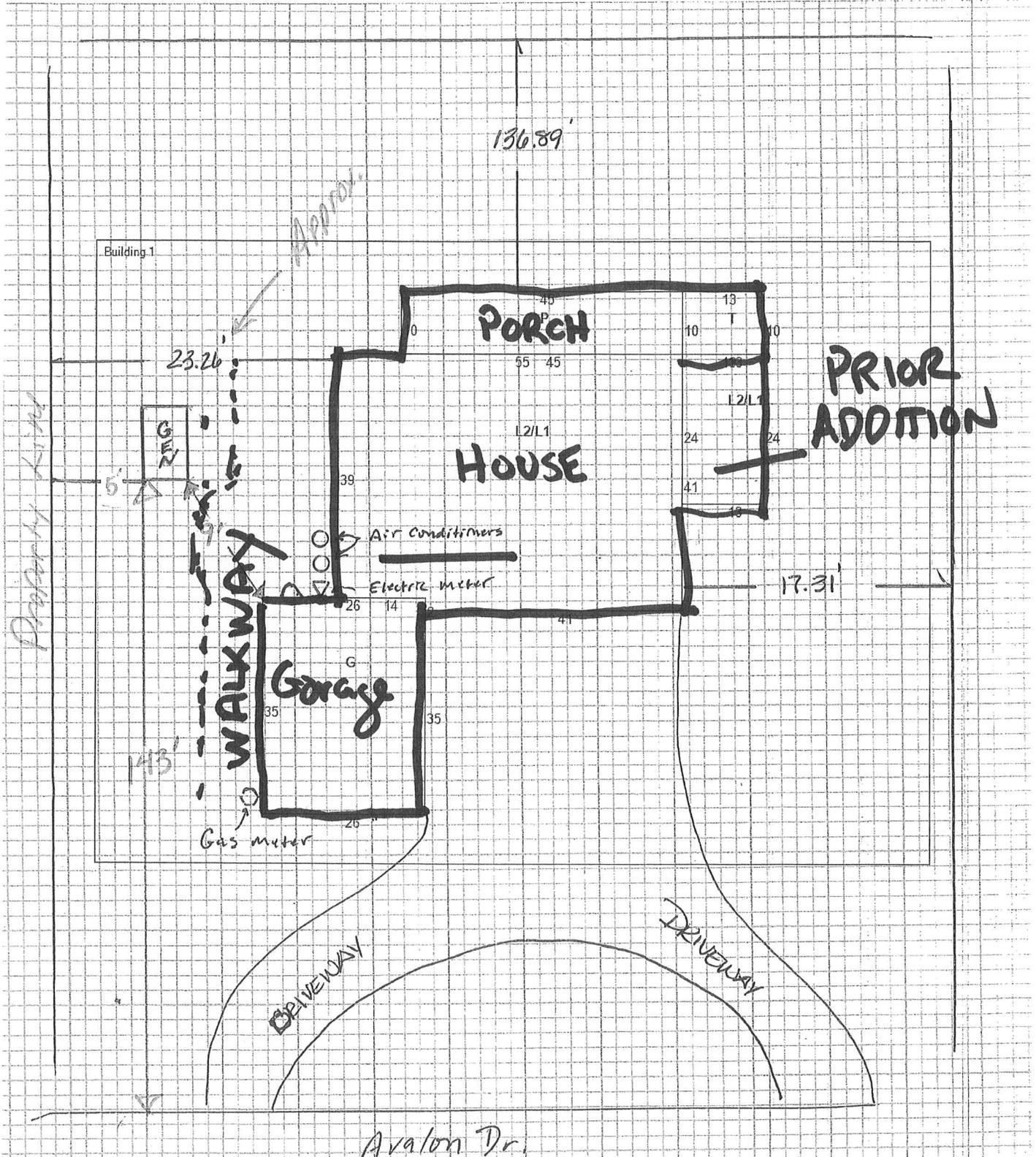
216-465-1178

Customer M. LISMAN

Job Address 21230 Avalon Dr.

Generator size 48 kW ATS _____ amps Fuel Type: LP **(NG)**

Generator Dim. 91" L x 39.4" W x 41" H



ROCKY RIVER BOARD OF ZONING & BUILDING APPEALS

INSTRUCTIONS TO APPLICANTS

MEETINGS: 2nd Thursday of each month at 7:00 P.M. in Council Chambers of Rocky River City Hall.

DUE DATE FOR SUBMITTALS: 2 weeks (14 days) prior to the scheduled BZA meeting. Late or incomplete submittals will not be forwarded to the Board for inclusion on the upcoming agenda.

WHO MUST ATTEND: A representative, including the property owner, must be present at the BZA meeting for all variance requests.

APPLICATION FEE: Residential Variance - \$100.00 first variance + \$35.00 each additional variance
Commercial Variance - \$150.00 first variance + \$35.00 each additional variance request.

SUBMISSION REQUIREMENTS: Please provide **11 stapled sets** of the following:

- 1) **Appropriate Building Permit Application** for your project. (i.e., Building Permit Application, Fence Permit Application, Accessory Permit Application, etc.); **Check representing Application Fee.**
- 2) **Fully completed Variance Application.** Begin with a written narrative describing exactly what project you would like to do and why it is necessary to do so. Please refer to the Typical Variance Sheet for guidance on which standard (Practical Difficulty **OR** Unnecessary Hardship) applies to your request – only complete questions under the appropriate heading.
- 3) **Detailed site drawing** – see attached example, showing all existing structures on the subject property, as well as structures on properties directly adjacent to the location of the subject of your variance request (i.e., line of neighbor’s house, driveway and garage closest to the addition you are proposing). Proposed structures must also be shown on the site drawing, with dimensions and distances from property lines clearly labeled. PLEASE STAKE THE PROPERTY TO SHOW FOOTPRINT OF ADDITIONS, SHEDS OR LOCATIONS OF A/C CONDENSERS, etc. Site plan should show lot coverage by building calculation (existing and proposed).
- 4) **Elevation drawings** (for pergola, garage, addition or any exterior alteration). Show what all sides of the finished project will look like. Submit a photo example of proposed fences and sheds. Show height of structure on the elevations. *Additions will require existing and proposed interior floor plans for the floors that are affected.*
- 5) **Photographs** of your property and adjacent properties. Label each photo for clarity.
- 6) **Support letters** from surrounding property owners, if available.
- 7) **Any other information as may be requested** by the Building Department or Board Members.

All documentation or other information shall be delivered to:

Rocky River Board of Zoning & Building Appeals, City of Rocky River Building Department, 21012 Hilliard Blvd., Rocky River, Ohio 44116. Call 440-331-0600 ext. 2037 with questions.

(Applicants may not communicate with or present information relating to their variance request to any Board member directly. Communications must be submitted to the Building Department for delivery to the Board.)

I, (the owner/applicant) understand that upon the granting of my variance request from the BZA, a separate Permit Application fee will be due prior to the issuance of the Building Permit. I will not begin construction until the Building Permit has been issued.

	<u>April 24, 2024</u>		April 23, 2024
Property Owner	Date	Applicant/Representative	Date

BZA Application Fee: _____

Date Paid: _____

CITY OF ROCKY RIVER
21012 Hilliard Blvd., Rocky River, Ohio 44116
Telephone (440) 331-0600 — Fax (440) 895-2628

APPLICATION FOR BOARD OF ZONING & BUILDING APPEALS
(Please Print or Type)

Application Filing Date: 4/23/24 Hearing Date: 5/9/24
Zoning of Property Residential Permanent Parcel No. 302-11-099

NOTICE OF REQUEST OF A HEARING BEFORE THE BOARD OF ZONING & BUILDING APPEALS

Address of property seeking variance: 21230 Avalon Drive

Michael J. Lisman Jeffery A Weber
Name of Property Owner Name of Applicant / Representative

21230 Avalon Drive 1095 Homewood Drive, Lakewood OH 44107
Address Address

N/A 312-636-4189 N/A 216-256-6176
Telephone No. Cell Phone No. Telephone No. Cell Phone No.

E-MAIL: mjlisman@gmail.com E-MAIL: kwdesign@cox.net

Description of what is intended to be done:

Install a 48kW Briggs and Stratton Standby Generator. The generator will be baffled so as not to exceed the noise level of seventy (70) decibels measured from the lot line, and will be screened with evergreens to assure the equipment is adequately hidden from view. The generator will only be used in emergencies as an alternate source of electric power.

Sections of the Code from which variance is being requested:

10-foot Property Line Set-back --Section: 1153.15 Paragraph (k), (1) and (2)

List variances requested:

We are requesting a 5-foot variance

[Signature]
Property Owner's Signature

[Signature]
Applicant/Representative's Signature

★ Please note that the Board members visit the subject property prior to each BZA meeting. Please indicate whether or not you have a dog(s) that may be outside at the time of their visits.

Yes No

TYPICAL VARIANCE SHEET

Please check appropriate box and answer questions as directed.

	Check as Applicable	VARIANCE STANDARD
<ul style="list-style-type: none"> • Any functional, land or building USE not specifically permitted in either a particular zoning district, or otherwise not permitted by the Development Code 	<input type="checkbox"/>	(Use) Unnecessary Hardship
ADDITIONS & BUILDINGS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> • Rear, side & front setbacks 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Coverage (>28%) 	<input type="checkbox"/>	(Area) Practical Difficulties
DRIVEWAYS: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> • Width 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Distance from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Circular if lot width is <90' 	<input type="checkbox"/>	(Area) Practical Difficulties
SIGNS: <i>(Complete Sign Permit Application)</i>		
<ul style="list-style-type: none"> • Area allowed (maximum sq. ft.) 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Front setback 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Lot width <100' 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Number of items of information 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • On side of building 	<input type="checkbox"/>	(Area) Practical Difficulties
FENCES: <i>(Complete Fence Permit Application)</i>		
<ul style="list-style-type: none"> • Height or Openness 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Front Yard (in setback) 	<input type="checkbox"/>	(Area) Practical Difficulties
ACCESSORY BUILDINGS (Play Structures, Storage Sheds: <i>(Complete Accessory Structure Permit Application); Detached Garages:</i> <i>(Complete Building Permit Application)</i> <i>Note: Total square footage of all accessory buildings, including detached garages, is not to exceed 600 square feet.)</i>		
<ul style="list-style-type: none"> • Height 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Square footage 	<input type="checkbox"/>	(Area) Practical Difficulties
Air Conditioners and Generators: <i>(Complete HVAC Permit for A/C or Electrical Permit for Generators)</i>		
<ul style="list-style-type: none"> • In side or rear yard <10' from property line or in front yard 	<input checked="" type="checkbox"/>	(Area) Practical Difficulties
Parking: <i>(Complete Building Permit Application)</i>		
<ul style="list-style-type: none"> • < the number of spaces required 	<input type="checkbox"/>	(Area) Practical Difficulties
<ul style="list-style-type: none"> • Setback from property line 	<input type="checkbox"/>	(Area) Practical Difficulties

PRACTICAL DIFFICULTIES

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

R.R.C.O. 1133.17(c)(1). In order to grant an area variance, the following factors shall be considered and weighted by the Board of Appeals to determine practical difficulty:

A.) Describe what special conditions and circumstances exist which are peculiar to the land or structure involved and which are not applicable generally to other land or structures in the same zoning district (i.e., exceptional irregularity, narrowness, shallowness or steepness of the lot; or proximity to non-conforming and inharmonious uses, structures or conditions).

Locating the generator on the west side lot of the property puts it near utility (electric and gas) hook-ups and adjacent existing AC Condensers. The east side of the property does not provide sufficient setback to comply with the ordinance, nor is there sufficient space for a variance on this side of the property. An ealier addition shortened the East side lot.

B.) Explain whether the property in question will yield a reasonable return or whether there can be any beneficial use of the property without the variance (discuss use limitations without the variance).

Not Applicable

C.) Explain whether the variance is substantial and is the minimum necessary to make possible the reasonable use of the land or structures (demonstrate how much the variance request deviates from Code requirements, i.e., coverage is 1 or 2% above Code, or setback is 1 or 2 feet less than Code requirement).

Setback is 5 feet less than code

D.) Explain whether the essential character of the neighborhood would be substantially altered and whether adjoining properties would suffer substantial detriment as a result of the variance (discuss the increase of value, use, and aesthetic appeal for both your property and adjoining properties, together with any negative impact to adjoining properties).

Sourrounding properties would not be adversely affected if the variance is granted. And neighborhood would not be substantially altered.

E.) Explain whether the variance would adversely affect the delivery of governmental services, such as water, sewer, or trash pickup.

Variance would not adversely affect the delivery of governmental services

F.) Explain whether the property owner purchased the property with knowledge of the zoning restrictions.

Property owner was unaware of the 10-foot setback.

G.) Explain whether special conditions or circumstances exist as a result of actions of the owner.

The property owner took no action that created a special condition.

H.) Explain whether the property owner's predicament feasibly can be obviated through some method other than a variance (why other means and methods of property improvements or enhancements would not suffice).

The generator can only be located on the west side of the property where existing gas and electric hook-ups are readily available and relatively accessible.

I.) Explain whether the spirit and intent behind the zoning requirement would be observed and substantial justice done by granting a variance (discuss the positive impact of your improvement on your property and on the surrounding neighborhood).

If the 10-foot setback were to be observed the generator would block the only access to the back yard for lawn and maintenance equipment.

J.) Explain whether the granting of the variance requested will confer on the applicant any special privilege that is denied by this regulation to other lands, structures, or buildings in the same district.

We don't believe granting the variance confers any special consideration which may have already been conferred with other homeowners who have similar circumstances.

K.) Explain whether a literal interpretation of the provisions of this Code would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of this Code.

We believe setbacks of this type have sometimes been granted due to the home density and close proximity of homes to property lines.

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

UNNECESSARY HARDSHIP STANDARD

ONLY ANSWER THESE QUESTIONS IF YOU ARE REQUESTING A VARIANCE FOR ANY FUNCTIONAL, LAND OR BUILDING USE NOT SPECIFICALLY PERMITTED IN EITHER A PARTICULAR ZONING DISTRICT, OR OTHERWISE NOT PERMITTED BY THE DEVELOPMENT CODE. (See Typical Variance Sheet for guidance.)

ALL QUESTIONS REQUIRE A COMPLETE RESPONSE

In order to grant a use variance, the Board of Appeals shall determine that strict compliance with the terms of this Code will result in unnecessary hardship to the applicant. **THE APPLICANT MUST DEMONSTRATE SUCH HARDSHIP BY CLEAR AND CONVINCING EVIDENCE** that the criteria in Rocky River Codified Ordinances, sub-section 1133.17(c)(2) is satisfied.

R.R.C.O. Chapter 1133.17(c)(2)A. Please demonstrate hardship with the following:

- i.) Explain how the variance requested stems from a condition that is **UNIQUE TO THE PROPERTY AT ISSUE** and not ordinarily found in the same zone or district. (i.e., topographical or geological limitations; unique structure of original building, etc.)

We are requesting a setback variance due to a practical difficulty. Existing locations of the Garage and AC Condensers prohibit locating the Generator 10-feet off the property line; doing so would prevent access to the back yard for lawn equipment. (Pictures included)

- ii.) Explain how the granting of the variance will not have any material adverse effect on the rights of adjacent property owners or residents.

We don't believe granting the vaiance will have any material or adverse effect on the rights of the adjacent property owner. The Generator will be baffled to assure noise does not exceed the maximum 70 decilbles measured from the lot line.

- iii.) Explain how the granting of the variance will not have any material adverse effect on the public health, safety or general welfare of the City of Rocky River.

Granting the vaiance will not have any adverse effect on the public health, safety or general welfare of the City of Rocky River.

iv.) Explain how the variance will be consistent with the general spirit and intent of the Code.

If the variance is granted; appropriate sound and aesthetic baffling will be installed
and maintained to comply with the spirit and intent of the Code.

v.) Explain how the variance sought is the minimum that will afford relief to the applicant.

As the attached pictures show. We have located the generator as far off the property
line to still maintain an access path to the back yard for lawn and landscape equipment.

R.R.C.O. Chapter 1133.17(c)(2)B. If applicable, explain what further evidence you would like the Board of Appeals to consider, as follows:

i.) Whether the property cannot be put to any economically viable use under any of the permitted uses in the zoning district in which the property is located.

N/A

ii.) Whether, and to the extent to which (if applicable), the hardship condition is not created by actions of the applicant.

N/A

PLEASE NOTE: A separate Permit Application and fee will be due prior to issuance of the Building Permit. NO CONSTRUCTION IS TO BEGIN until the Building Permit has been issued.

48kW¹ Standby Generator



Briggs & Stratton® The Smart Choice

Durable back-up power for businesses and luxury homes. Guard against losses due to power outages with a Briggs & Stratton Standby Generator.



Corrosion Resistant Aluminum Enclosure

- Durable enclosures are built to last, protecting against extreme weather conditions and corrosion

Easy to Service

- Convenient internal swing open doors allow easy access to the engine; no more taking apart the bolted finger guards, saving time and the hassle of disassembly

Block Heater

- Ships with pre-installed block heater ensuring smooth start-ups any time an outage occurs when the temperatures dip below freezing

Quality Clean Power

- Ensures that electronics are safely powered

Durable Industrial Engine

- Found in industrial applications, the premium industrial 1,800 RPM engine provides strong, reliable power without giving up quiet operation or durability

NFPA-110

- May be used in NFPA-110, Level 2, applications with appropriate accessories⁴

Generator Set Rating

Model	Voltage	Power Factor	Phase ²	Hz	Circuit Breaker Amps	Liquid Propane Vapor		Natural Gas		Controller	Limited Warranty ³
						kW / kVA	Amps	kW / kVA	Amps		Parts, Labor, Travel
076350	120 / 240	1.0	1	60	200	48 / 48	200	45 / 45	187	IntelliLite	5 Year
076150	120 / 240	1.0	1	60	200	48 / 48	200	45 / 45	187	Briggs & Stratton®	5 Year
076151	120 / 208	0.8	3	60	175	48 / 60	166	45 / 56.3	156	IntelliNano	5 Year
076153	120 / 240	0.8	3	60	150	48 / 60	144	45 / 56.3	135	IntelliNano	5 Year
076155	277 / 480	0.8	3	60	80	48 / 60	72	45 / 56.3	67	IntelliNano	5 Year
076351	120 / 208	0.8	3	60	175	48 / 60	166	45 / 56.3	156	IntelliLite	5 Year
076353	120 / 240	0.8	3	60	150	48 / 60	144	45 / 56.3	135	IntelliLite	5 Year
076355	277 / 480	0.8	3	60	80	48 / 60	72	45 / 56.3	67	IntelliLite	5 Year

¹ This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motors and generators).

² Single phase units are rated at 1.0 power factor and three phase units are rated 0.8 power factor.

³ See operator's manual or BRIGGSandSTRATTON.com for complete warranty details.

⁴ This unit must be installed, by licensed contractor, in accordance with requirements of NFPA-110 codes and standards as defined in NEC Article 701, in addition to local AHJ requirements. This generator set is not authorized by Briggs & Stratton for use in NFPA-110, Level 1 applications.



Engine Specifications

Engine	
Manufacturer	PSI
Type	4.3L Industrial Powertrain 4 Cycle, Naturally Aspirated
Speed (RPM)	1800
Cylinder Arrangement	V6
Displacement (L)	4.3
Bore & Stroke (in / mm)	4 x 3.48 / 101.6 x 88
Compression Ratio	9.8:1
Governor Type	Electronic
Frequency Regulation Steady State	+/- 0.5%
Frequency Regulation No-load to Full-load	Isochronous
Air Filter Type	Dry
Limited Warranty³	3 Years Parts, Labor and Travel
Lubrication System	
Type	Full Pressure
Oil Capacity (qt / L)	4.5 / 4.3
Oil Filter (Quantity / Type)	1 / Spin-On
Cooling System	
Heat Rejected to Cooling Water at Rated Load (BTU/min / kcal/sec)	2300 / 9.7
Water Pump Type	Centrifugal
Sound Rating at 7 Meters, Lowest Side	
No Load	67 dB(A) ²
Air Induction System	
Combustion Air (cfm / m³/min)	112 / 3.2

Electrical System	
Ignition System	HVS Distributor
Battery Quantity	2
Battery Voltage (VDC)	12
Battery CCA (A)	775
Battery Charging Alternator	
Ground (Negative/Positive)	Negative
Voltage (VDC)	12
Amperage (A)	70
Starter Motor Voltage (VDC)	12

Exhaust System	
Exhaust Manifold Type	Dry
Exhaust Flow at Rated Load (cfm / m³/min)	362 / 10.3
Exhaust Temperature at Rated Load (°F / °C)	1350 / 732
Maximum Allowable Back Pressure (in Hg / kPa)	3 / 10.2

Fuel System	
Fuel Type	LPV or NG
Fuel Supply Line Inlet	1 NPT
Recommended Fuel, Lower Heating Value Minimum (BTU/ft³ / MJ/m³)	NG - 904 / 34.3 LP - 2338 / 87.1
Fuel Supply Pressure (in H₂O / mbar)	7-11 / 17-28

Fuel Consumption ⁴			
	Full Load	1/2 Load	No Load
BTU/hr	NG - 471,000 LP - 505,670	NG - 298,000 LP - 312,177	NG - 152,000 LP - 135,654
ft³/hr	NG - 471 LP - 202	NG - 298 LP - 125	NG - 152 LP - 54
m³/hr	NG - 13.3 LP - 5.7	NG - 8.4 LP - 3.5	NG - 4.3 LP - 1.5

Engine Output Deratings	
Rated Temperature (°F / °C)	77 / 25
Rated Altitude	1200 ft (366 m) Above Sea Level
Temperature Derate	1.5% for Each 10°F (5.6°C) Above Rated Temperature
Altitude Derate	2.5% for Each 1000 ft (305 m) Above Rated Altitude

¹ This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motors and generators).

² Lowest measurement of 12 microphones around generator. Sound level measurement at other locations around generator may be different depending upon installation configuration.

³ See operator's manual or BRIGGSandSTRATTON.com for complete warranty details.

⁴ Fuel consumption rates are estimated based on normal operating conditions at ½ load. Generator operation may be greatly affected by elevation and the cycling operation of multiple electrical appliances – fuel flow rates may vary depending on these factors.



Additional Standard Features

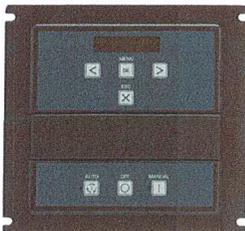
Weight & Dimensions

Assembled Weight (lbs / kg)	1634 / 741
Overall Dimensions (in / mm)	91 x 39.4 x 41 / 2311 x 1001 x 1041
Packaged Weight (lbs / kg)	2033 / 922
Packaged Dimensions (in / mm)	103.9 x 48 x 50.4 / 2639 x 1219 x 1280

Available Accessories

6343	Battery Warmer
6517	InfoHub™
6144	Remote LED Kit
6471	Retrofit Module
6491	Local Emergency Stop Switch

Standard Controllers



Briggs & Stratton® AMF Controller for Single-Phase

- User-friendly control panel for troubleshooting
- Conveniently monitors diagnostic conditions, displays system fault codes and sets weekly exercise cycle
- Easy-to-read alpha-numeric scrolling display
- Single-Phase generator application only
- UL recognized



InteliNano (NT) Controller for 3-Phase

- 3-Phase generator application only
- Large graphical display
- 3-Phase voltage sensing
- "Zero" power consumption mode
- Easy installation and user-friendly operation
- 10 event history log
- USB communication interface
- Six binary inputs, three analog inputs
- Two low-current and two high-current binary outputs
- UL recognized

Optional Controller

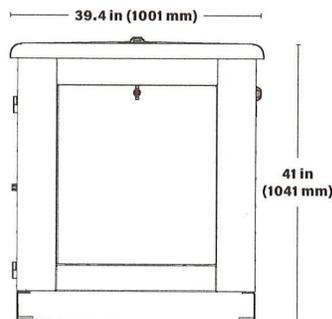
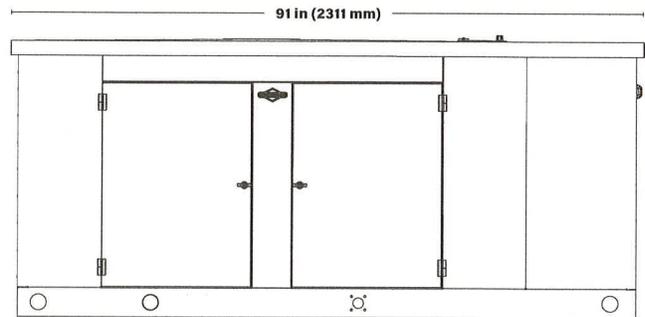


InteliLite (NT) Controller

- 3-Phase and Single-Phase generator applications
- 3-Phase voltage sensing
- Current sensing
- Seven binary inputs, three analog inputs
- Seven binary outputs
- Additional input/output accessories available
- Various communication modules available
- Remote control and monitoring capabilities
- UL recognized

Other Features

- Battery rack and cables
- Electronic, isochronous governor
- Gas fuel system (includes fuel mixer, electronic secondary gas regulator, gas solenoid valve, and flexible fuel line between the engine and theskid-mounted fuel system components)
- Integral vibration isolation
- Oil drain extension
- Operation and installation literature²



¹This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motor and generators).

²The installation manual contains specific instructions related to generator placement in addition to NFPA 37, including the requirement that carbon monoxide detectors be installed and maintained in your home.



Alternator Specifications

	1 Phase	1 Phase	3 Phase					
Model	076350	076150	076151	076153	076155	076351	076353	076355
Alternator Model	50BSPP-0	50BSPP-0	50TBSPP-2	50TBSPP-2	50TBSPP-2	50TBSPP-2	50TBSPP-2	50TBSPP-2
Manufacturer	Coliseum							
Type	Brushless, 4-Lead	Brushless, 4-Lead	Brushless, 12-Lead					
Frequency (Hz)	60	60	60	60	60	60	60	60
Phase	1	1	3	3	3	3	3	3
Alternator Configuration	-	-	Wye	Delta	Wye	Wye	Delta	Wye
Exciter Type	Self-Excited							
Number of Poles	4	4	4	4	4	4	4	4
Voltage Regulator	Analog, 1-Phase Sensing							
Insulation Rating	Class H							
Designed Temperature Rise Limit	125°C							
Bearing (Quantity / Type)	1 / Sealed							
Coupling	Flexible Disk							
Amortisseur Windings	Full							
Voltage Regulation, NL to FL	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%	+/- 1.0%
One Step Load Acceptance	100% of Rating							
Total Harmonic Distortion (THD), NL to FL	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0	< 5.0

- * Windings are insulated using the latest vacuum pressure impregnation technologies
- * Superior voltage waveform from a two-thirds pitch stator and skewed main stator
- * Manufactured according to the following standards: UL1004, NEMA MG1, IEC 60034-1

Support every step of the way

Need help? Visit BRIGGSandSTRATTON.com

Complete the web form and a local dealer will contact you to answer questions on our generators, transfer switches and accessories.

Call today for a FREE in-home estimate!

800-743-4115

¹ This generator is rated in accordance with UL (Underwriters Laboratories) 2200 (stationary engine generator assemblies) and CSA (Canadian Standards Association) standard C22.2 No. 100-14 (motor and generators).
 Briggs & Stratton has a policy of continuous product improvement and reserves the right to modify its specifications at any time and without prior notice.
 This standby is Not for Prime Power applications.
 BS1161 - 8/18

BRIGGS & STRATTON CORPORATION
 POST OFFICE BOX 702
 MILWAUKEE, WI 53201 USA



YOU.POWERED.

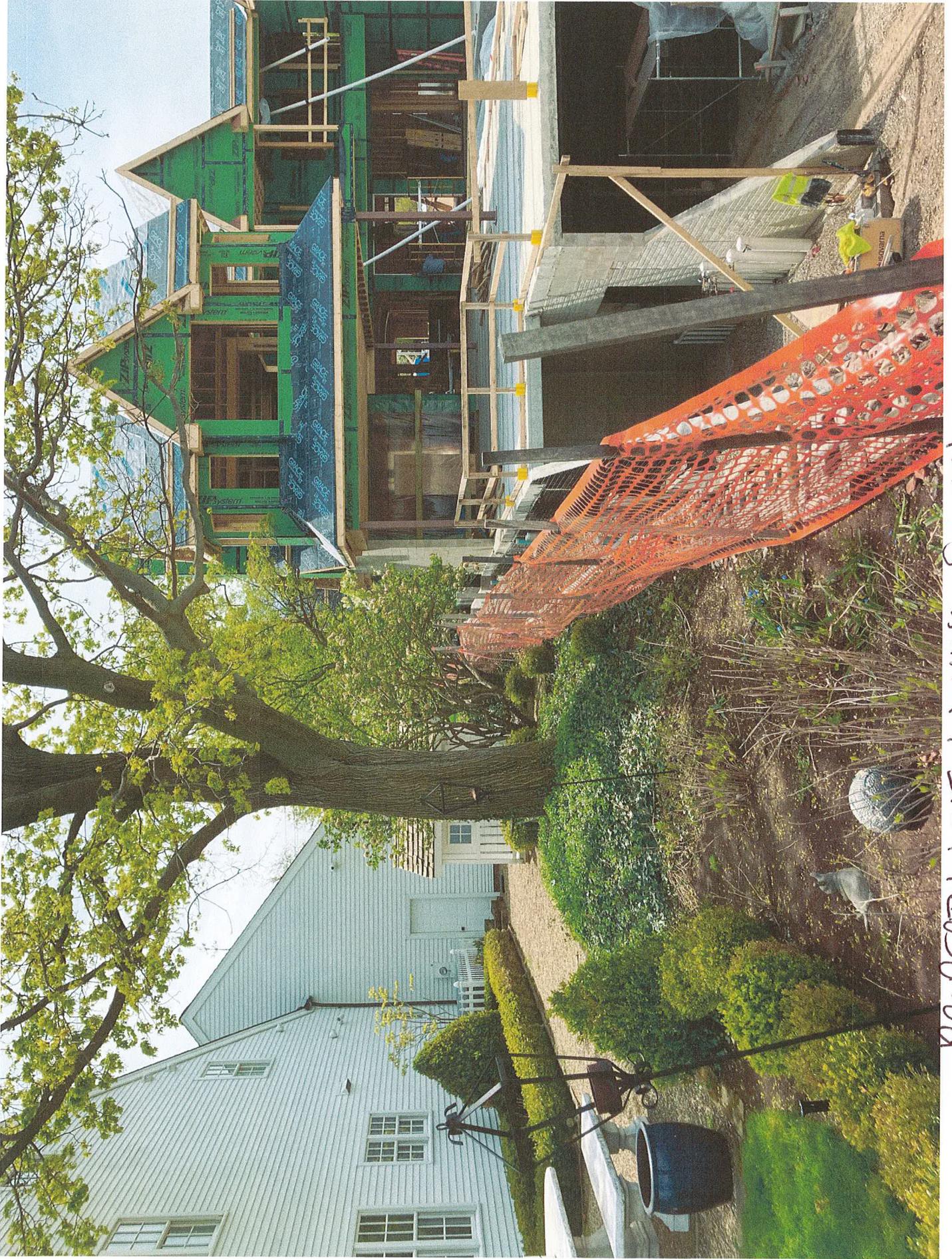
Copyright ©2018. All rights reserved.



LOCATION OF PAD



LOCATION OF PAD 2



PROPERTY LINE LOOKING SOUTH



ACCESS
FOR
LAWN EQUIP.



BACKYARD



BACKYARD



PROPERTY LINE LOOKING NORTH



NEIGHBOR'S PLUMBING ON PROPERTY LINE

