THE TOWN OF Highland Park TEXAS
4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

July 9, 2024

BOARD OF ADJUSTMENT MEMBERS

Stacey Furst, Chair
Joan Clark
Alison Hunsicker
Robert McCulloch
Jim Yoder
Louis Morrison, Alternate Member
Nancy Rogers, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, August 14, 2024, and consider a variance from Section 8-501 to construct a generator at 4672 Edmondson Avenue in the required side yard. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "E" is 10% of lot width but not less than 5-feet or more than 8-feet. The subject property on Edmondson is 70 feet in width, therefore resulting in a 7-feet side yard setback. The property owners request to construct the generator approximately 2.3 feet from the side property line.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i.) the application to the Board, (ii.) property survey, (iii.) the plans, (iv.) the public hearing notice map, (v.) a map of the block indicating the location of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Chelsey Gordon
Assistant Director of Development Services
cgordon@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Tobin Maples, Town Administrator, via e-mail
Steve Alexander, Assistant Town Administrator, via e-mail
Susan Thomas, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

THE TOWN OF

Highland Park TEXAS

4700 Drexel Drive, Highland Park, TX 75205
214-521-4161 office 214-559-9335 fax

Department of Building Inspection

RECEIVED
JUL 02 2024
BY: SP

Items required to apply for an appeal to the Board of Adjustment:

- ☐ Pre-Application meeting with Department Staff to review plan submittal requirements;
- ☐ Application for Building Permit and related plans;
- ☐ Application for Board of Adjustment (BOA) completed and signed by *Property Owner*. (For **Jurisdiction:** described the hardship of the property/building site, how it differs from other properties in its zoning district and why it cannot be appropriately developed without such a variance as being requested. If necessary, then please utilize additional page(s) in letter form and address the letter to the attention of the "Members of the Board of Adjustment");
- ☐ BOA Application fee ($200.00);
- ☐ Two (2) copies of plans (11"X17"max);
- ☐ One (1) copy of plans to scale (24"x36"max);
- ☐ Plans to include site plan (w/existing & required setbacks shown), floor plans, exterior elevations all with dimensions;
- ☐ Copy of site survey with R.P.L.S. seal.

All of the above items must be presented to the Building Department at one time to begin the process of appeal.

Should you have any questions please call our office Monday through Friday 7:30AM-4:30PM, (214)521-4161.

Sincerely,

Chelsey Gordon
Assistant Director of Development Services
cgordon@hptx.org

THE TOWN OF
Highland Park
TEXAS
4700 Drexel Drive, Highland Park, TX 75205
214-521-4161 office 214-559-9335 fax
Department of Building Inspection

While nothing can guarantee that your project will be approved, the following tips may help facilitate the Board of Adjustment public hearing process:

- Contact the adjacent neighbors (within a min. 200 ft from your property) during conceptual design to receive feedback, interests, or concerns for the proposed project.
- Prior to the required town notification of the submitted application, invite the adjacent neighbors to comment on the design.
- Provide town contact information to all neighbors so that they may comment publicly about the project.
- Provide clean, detailed and legible plan documents for review.
- Provide an artistic rendering of the proposed structure.

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

(Please Type or Print)

ADDRESS 4672 Edmondson Owner's Name John Togg

LEGAL DESCRIPTION: Lot(s) ~~24~~ 33 Block 154 Addition 8th Installment

Mailing Address 4672 Edmondson Ave Dallas Tx 75205

City Highland Park State TX Zip Code 75205

1. Request:

Install one 26kW Generac Generator on West side yard of property

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

Additional information submitted by applicant email: john@johntogg.com

Fee Paid $200.00 Date 7/2/24 Phone (214) 676-2441

3. Signature of Owner [signature]

(To be completed by Building Inspection Department)

Reason for denial: Section 8-501

Explanation:

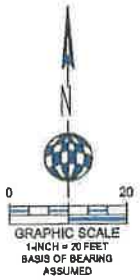
Section 8-501 of the Zoning ordinance determines the side yard setbacks for the "E" zoning district to be 10% of the lot width, but not less than 5 feet or more than 8 feet. In this case the setback is 7 feet. The generator is proposed to be placed at 2.3 feet from the side property line.

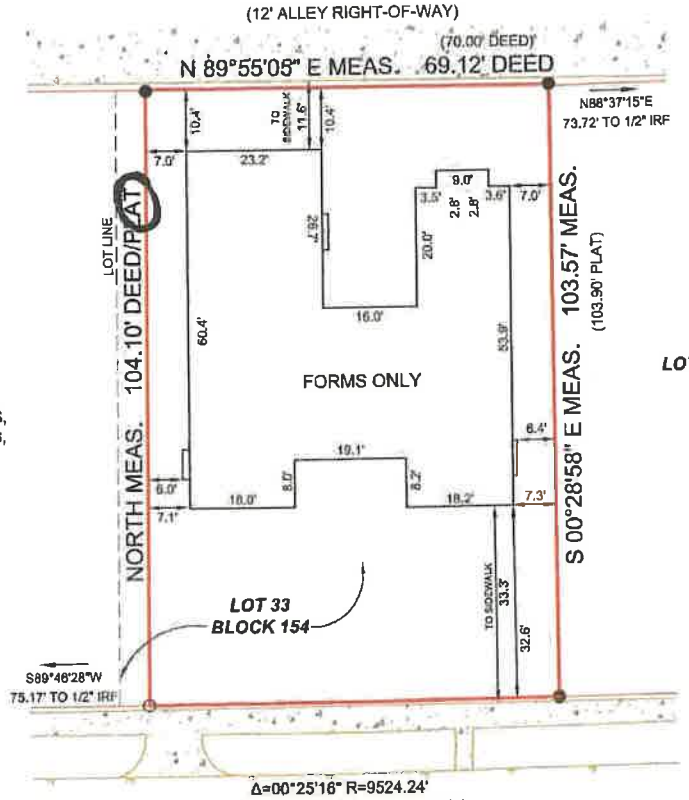
Chelsey Gordon 8/9/24

Building Inspector Date

FORM BOARD SURVEY: 4672 EDMONDSON AVENUE

Being the East 70 feet of Lot 33, Block 154, of HIGHLAND PARK WEST, NINTH INSTALLMENT, an Addition to the Town of HIGHLAND PARK, DALLAS County, Texas, according to the Map thereof, recorded in Volume 5, Page 304, Map Records, Dallas County, Texas.





Δ=00°25'16" R=9524.24'
L=70.00'(DEED) CB=S89°29'49"W
CD=70.00'

EDMONDSON AVENUE

(50' RIGHT-OF-WAY)

NOTES
1)This survey was performed without the benefit of an abstractor, therefore, no search of record easements was performed on subject property. 2) The purpose of this survey is to locate the existing forms. Other improvements not shown.

NOTE: All 1/2 IRS are 1/2-inch iron rods with yellow plastic caps stamped "RPLS 5310".

LEGEND

1/2" IR FOUND	X-FOUND	TELE. BOX	BOLLARD POST	UTILITY POLE	OHU — OVERHEAD UTILITY LINE	COVERED AREA	CONCRETE
1/2" IR SET	X-SET	CABLE BOX	SEPTIC COVER	WATER METER	BOX WIRE ANCHOR	ASPHALT	GRAVEL
5/8" IR FOUND	1" IR FOUND	ELECTRIC BOX	SAN. SEW. MH	GAS METER	BARBED WIRE FENCE	FIRE LANE STRIPE	BRICK
5/8" IR FOUND	1" IP FOUND	BRICK COLUMN	IRRIGATION VALVE	A.C. PAD	IRON FENCE	BRICK RET. WALL	STONE
60D NAIL FOUND	POINT FOR CORNER	STONE COLUMN	WATER VALVE	TRANS. BOX	CHAINLINK FENCE	STONE RET. WALL	WOOD DECK
PK NAIL SET	CON. MONUMENT	STORM DRAIN MH	FIRE HYDRANT	P.E. POOL EQUIP.	WOOD FENCE	CON. RET. WALL	BUILDING WALL
1/2" IP FOUND	5/8" IP FOUND	SAN. SEW. CO.	LIGHT POLE		PIPE RAIL FENCE	STUC. RET. WALL	TILE

JOHN S. TURNER RPLS 5310

A&W SURVEYORS, INC.
Professional Land Surveyors
TEXAS REGISTRATION NO. 100174-00
P.O. BOX 870029, MESQUITE, TX 75187
PHONE: (972) 681-4975 FAX: (972) 681-4954
WWW.AWSURVEY.COM

JOB# 15-0153FB DRAWN BY: JM
DATE: 04-10-2015
CERTIFY TO: NELSON DEVEGA HOMES
"A professional company operating at your best interest"

Generator Placement
28" from the side PL
30" from the home
3' from the pool equipment pad

Pool Equipment

Proposed Generator Location

LOT LINE

0.3' (OUT)

0.2' (OUT)

NORTH MEAS. 104.10' DEED

LOT 34

MAX. BUILDING REAR LOT COVERAGE 50%
CURRENTLY 49.93% COVERAGE

10' BACK SETBACK

ADJACENT OVERHEAD POWER

SEWER LOCATION

SIDE SETBACK
10% OF LOT WIDTH (7')

MAX. BUILDING LOT COVERAGE 40%
CURRENTLY @ 37.54%

NEW ELEC. SERVICE

APPROXIMATE LOCATION OF EXISTING TREES

LOT 33

GAS METER LOCATION

POSITIVE DRAINAGE AWAY FROM RESIDENCE TOWARDS ALLEY

APPROXIMATE LOCATION OF *EXISTING* TREE

FRONT SETBACK 32.7'

POSITIVE DRAINAGE AWAY FROM RESIDENCE TOWARDS STREET

SIDE SETBACK 10% OF LOT WIDTH (7')

WATER METER LOCATION

10' BACK SETBACK
40' BACK SETBACK 12'-6 PLATE AND OVERALL 25' HEIGHT

S 00°28'58" E 103.57' MEAS.
(103.90' PLAT)

N

N 89°55'05" E MEAS. 69.12' DEED (70.00' DEED)

70.01' (MEAS.) EAST 15' ALLEY RIGHT OF WAY

(15' ALLEY RIGHT-OF-WAY)

EDMONDSON AVENUE
(50' R.O.W.)

Δ=00°25'16" R=9524.24'
L=70.00'(DEED) CB=N89°29'49"E
CD=70.00'

1 SITE PLAN

Jerry L. Coleman Designs, LLC
845 Clearwater Drive
Midlothian, Texas 76065
214-437-8903

Contractor is responsible for dimensions to be confirmed and correlated at the jobsite; information that pertains solely to the fabrication processes, erection means, methods, techniques, sequences and procedures of construction; coordination of the Work of all trades; and for performing all work in a safe and satisfactory manner.

ZOGG RESIDENCE

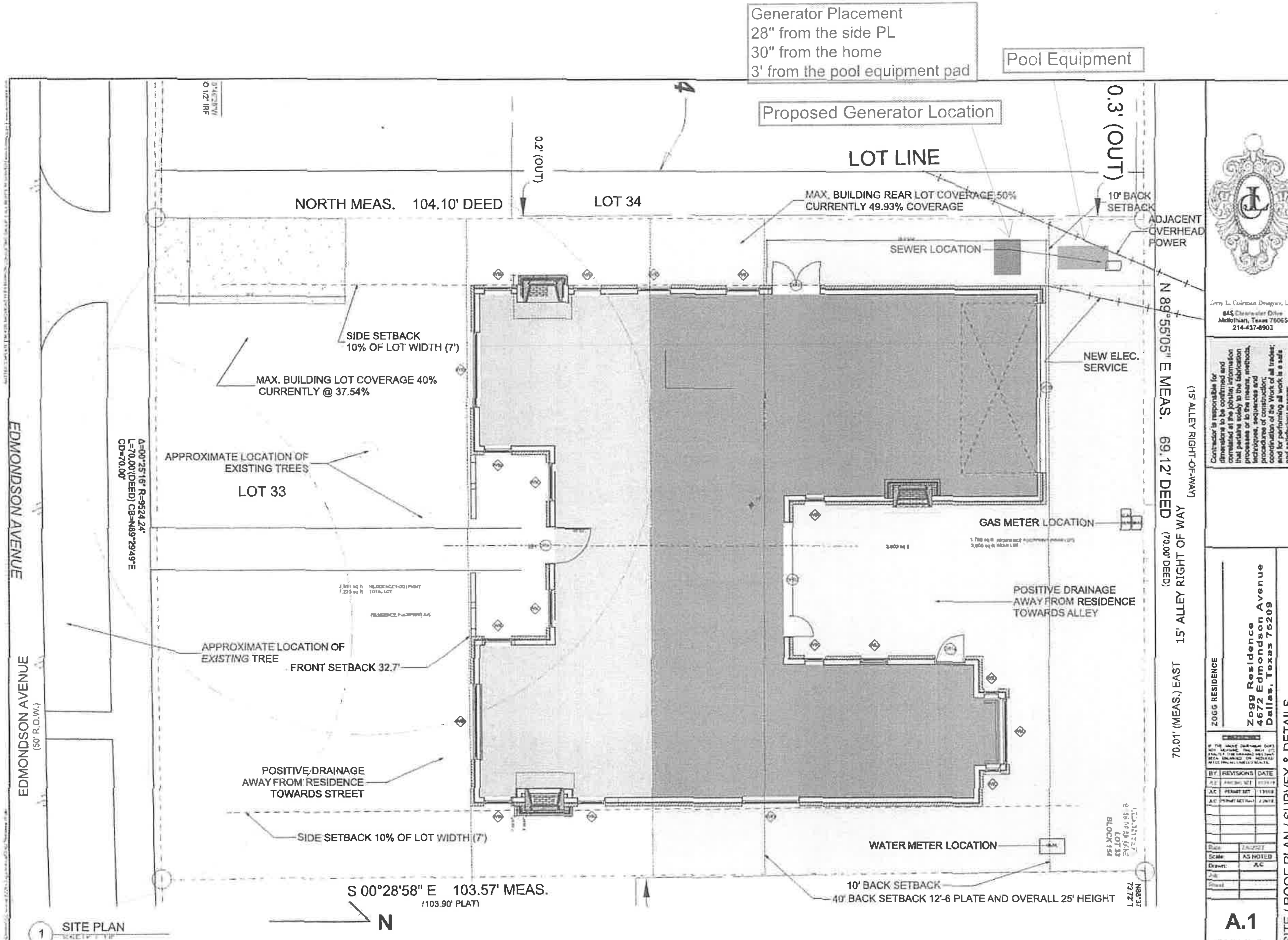
Zogg Residence
4672 Edmondson Avenue
Dallas, Texas 75209

BY	REVISIONS	DATE
JLC	PERMIT SET	7/19/18
JLC	PERMIT SET Rev1	7/26/18

Date 7/6/2018
Scale AS NOTED
Drawn JLC
Job
Sheet

A.1

SITE / ROOF PLAN / SURVEY & DETAILS



Generator Placement
28" from the side PL
30" from the home
3' from the pool equipment pad
Pool Equipment
Proposed Generator Location
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0.3' (OUT)
0.2' (OUT)
NORTH MEAS. 104.10' DEED
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CURRENTLY 49.93% COVERAGE
10' BACK SETBACK
ADJACENT OVERHEAD POWER
SEWER LOCATION
SIDE SETBACK 10% OF LOT WIDTH (7')
MAX. BUILDING LOT COVERAGE 40%
CURRENTLY @ 37.54%
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LOT 33
GAS METER LOCATION
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(70.00' DEED)
APPROXIMATE LOCATION OF EXISTING TREE
FRONT SETBACK 32.7'
70.01' (MEAS.) EAST
EDMONDSON AVENUE
(50' R.O.W.)
POSITIVE DRAINAGE AWAY FROM RESIDENCE TOWARDS STREET
SIDE SETBACK 10% OF LOT WIDTH (7')
WATER METER LOCATION
10' BACK SETBACK
S 00°28'58" E 103.57' MEAS.
(103.90' PLAT)
40' BACK SETBACK 12'-6 PLATE AND OVERALL 25' HEIGHT
N
1 SITE PLAN
ZOGG RESIDENCE
Zogg Residence
4672 Edmondson Avenue
Dallas, Texas 75209
SITE / ROOF PLAN / SURVEY & DETAILS
A.1

July 17,2024

Town of Highland Park Board of Adjustment

Dear Board,

I am attempting to add a generator to 4672 Edmondson Ave. Unfortunately, it appears my neighborhood is on a bad grid. Almost any major storm or event and we are out. Sometimes for days. My home was built out maxed to code lines given size of lot. There is room for the generator on my side year next to existing pool equipment and gas and electric connections. My neighbor directly across alley has a generator very close to this location. The sound of mine should not equal the sound of hers. I assume the new ones are quieter. I am also aware of another Livingston neighbor either coming for generator variance or already been before you. Please let me know if any questions or concerns. I attach emails of neighbor support and pictures of location. Thank you!!

John L Zogg

4672 Edmondson Ave

From:	Zogg, John
To:	Chelsey Gordon
Subject:	Fwd: Support for your generator
Date:	Tuesday, July 16, 2024 8:14:28 PM
Attachments:	image001.png

Get Outlook for iOS

From: James Bloomingdale <jbloomingdale@fpmpartners.com>
Sent: Tuesday, July 16, 2024 6:35:10 PM
To: Zogg, John <john@johnzogg.com>
Subject: Support for your generator

John,

As your neighbor directly across the street, I wanted to send you an email confirming that Natalie and I both support your new generator project.

We are excited for you to add one so that during the next storm we can come over and enjoy your AC…or heat…or refrigerator. Let me know if I can do anything else to affirm my support for your new generator.

Thanks,

James

James A. Bloomingdale
Co-Founder & Principal

FPM PARTNERS
C: 310-617-6663
jbloomingdale@fpmpartners.com

From: Zogg, John
To: Chelsey Gordon
Subject: Fwd: Back-up generator
Date: Tuesday, July 16, 2024 8:14:14 PM

Get Outlook for iOS

From: Melinda Jones <melinda@readbetweenthelines.com>
Sent: Tuesday, July 16, 2024 6:38 PM
To: Zogg, John <john@johnzogg.com>
Subject: Back-up generator

Hi, John -

As your West Highland Park neighbor, residing one street north and one lot west of your home, I fully support your desire to add a back-up generator to your property.

Electric power to our area is unpredictable, unfortunately, and outages frequent - no matter the weather.

The peace of mind afforded by a generator re: safety of loved ones and protection of property is meaningful and important.

Best regards,

- Melinda

Melinda Jones
4669 Livingston Avenue
Dallas, Texas 75209

214.914.4361
melinda.jones@me.com

From: Zogg, John
To: Chelsey Gordon
Subject: Fwd: Generator
Date: Wednesday, July 17, 2024 10:42:05 AM

Neighbor next to generator placement

Get Outlook for iOS

From: Todd Raines <raines001@mac.com>
Sent: Wednesday, July 17, 2024 9:59 AM
To: Zogg, John <john@johnzogg.com>
Subject: Generator

Good Morning John,

In reference to your request for an email from us to give you our approval of you putting in a generator, we fully approve of your request. Please let me know if you have any issues with your plans to move forward.

Regards,

Todd Raines
4678 Edmondson Ave
Phone 214-208-0544

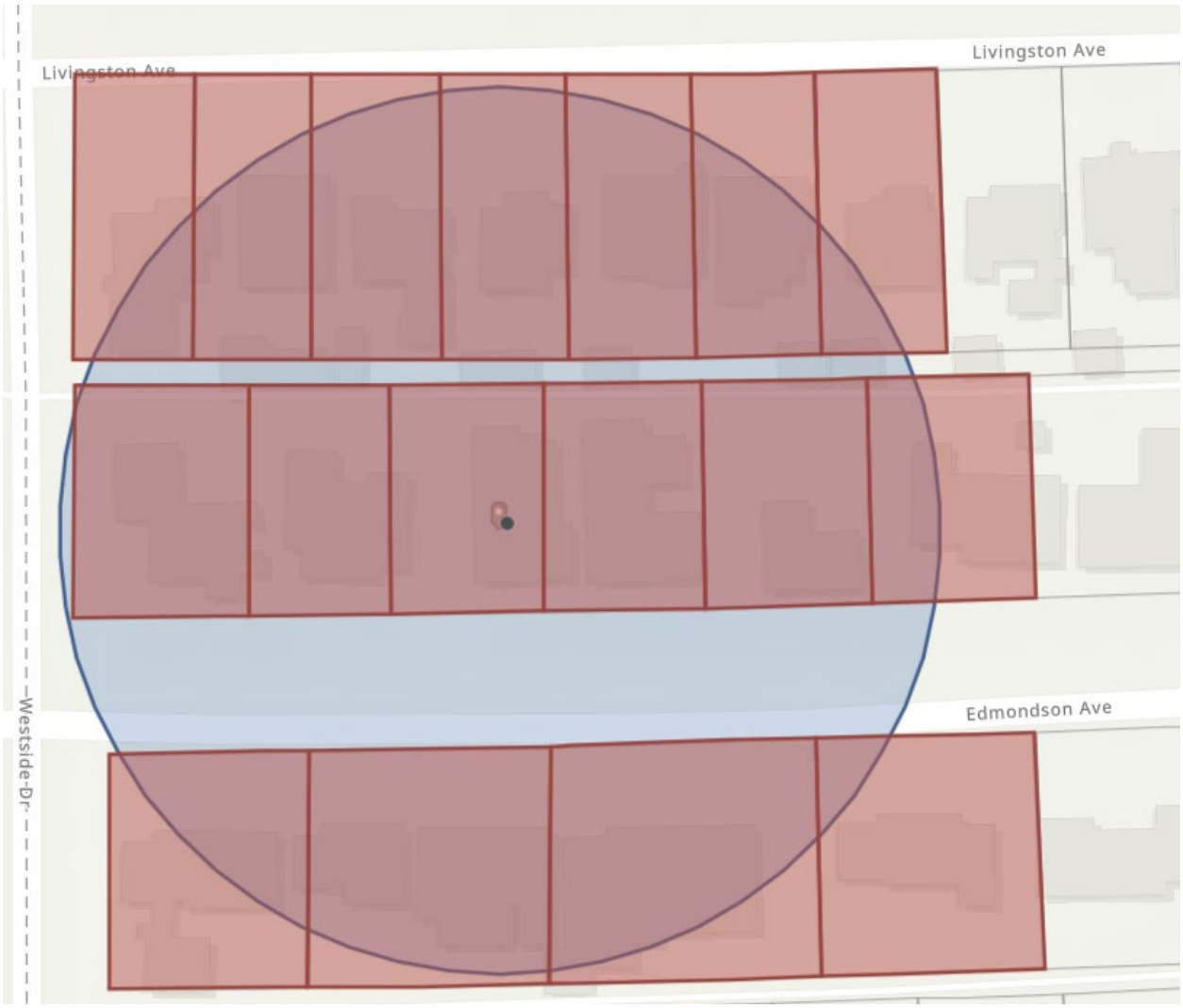
From: Zogg, John
To: Chelsey Gordon
Subject: Fwd: Generator for your house
Date: Wednesday, July 17, 2024 10:43:11 PM

Get Outlook for iOS

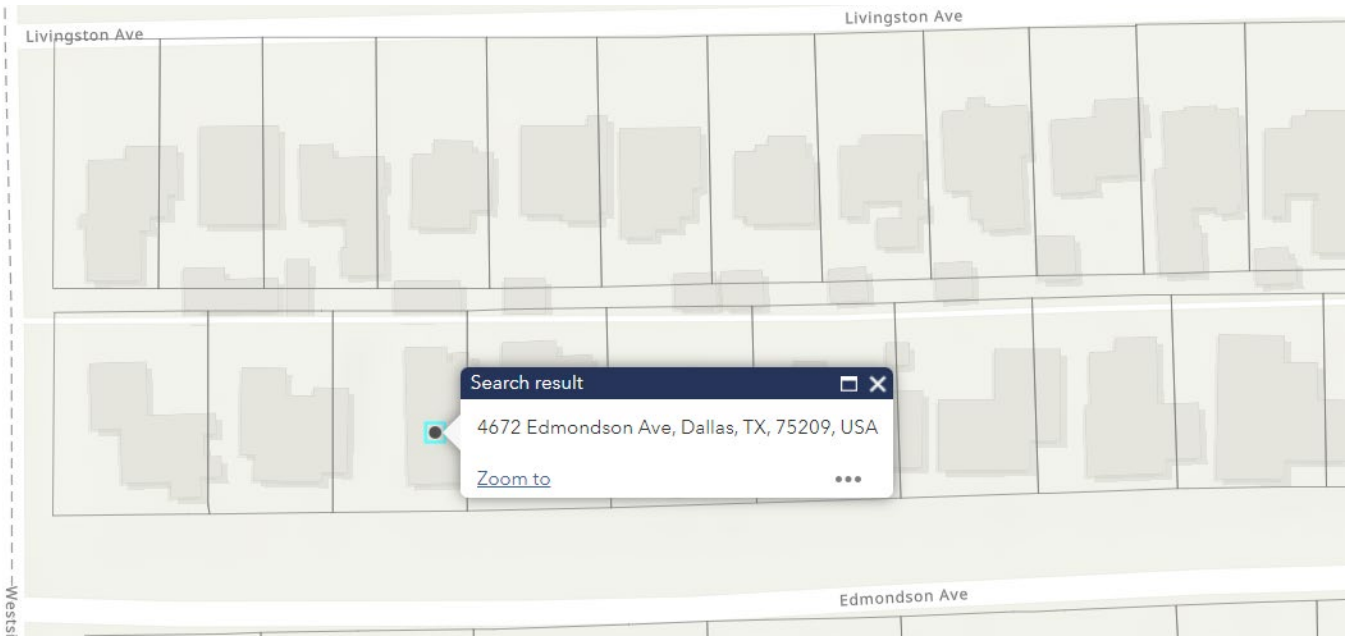
From: Mary Chaffe <marychaffe@gmail.com>
Sent: Wednesday, July 17, 2024 10:42 PM
To: Zogg, John <john@johnzogg.com>
Subject: Generator for your house

William and I support your desire to have a generator installed in your house. Please let us know if you need any thing more from us .
Thank you,
Mary Adams Chaffe
4660 Edmondson

Mary Chaffe
214.676.3511



200’ Notification Map



4672 Edmondson Ave Area Map

THE TOWN OF Highland Park TEXAS
4700 DREXEL DRIVE, HIGHLAND PARK, TEXAS 75205
Telephone 214-521-4161

July 9, 2024

BOARD OF ADJUSTMENT MEMBERS

Stacey Furst, Chair
Joan Clark
Alison Hunsicker
Robert McCulloch
Jim Yoder
Louis Morrison, Alternate Member
Nancy Rogers, Alternate Member

Dear Board Members,

The Board of Adjustment will conduct a public hearing at 8:30 a.m. on Wednesday, August 14, 2024, and consider a variance from Section 8- 501 to construct a generator at 4229 Versailles Avenue in the required side yard. Section 8-501 of the Zoning Ordinance shows that the required side yard setback for properties located in zoning district "D" is 10% of lot width but not less than 5- feet or more than 10-feet. The subject property on Versailles is 75 feet in width, therefore resulting in a 7.5 feet side yard setback. The property owners request to construct the generator approximately 4 feet from the side property line.

The agenda, application, and meeting details are available on the Town's website www.hptx.org by clicking on the "Board of Adjustment" webpage.

Enclosed is a copy of: (i.) the application to the Board, (ii.) property survey, (iii.) the plans, (iv.) the public hearing notice map, (v.) a map of the block indicating the location of the property.

Feel free to contact me at your convenience if you have any questions.

Sincerely,
Chelsey Gordon
Assistant Director of Development Services
cgordon@hptx.org

cc: Will Beecherl, Mayor, via e-mail
Tobin Maples, Town Administrator, via e-mail
Steve Alexander, Assistant Town Administrator, via e-mail
Susan Thomas, Town Attorney, via e-mail
Joanna Mekeal, Town Secretary, via e-mail

APPEAL TO THE BOARD OF ADJUSTMENT
TOWN OF HIGHLAND PARK

RECEIVED
JUL 19 2024
BY: S.P.

(Please Type or Print)

ADDRESS 4229 Versailles Avenue Owner's Name Don Snell

LEGAL DESCRIPTION: Lot(s) 2 Block 126 Addition Highland Park West Third Installment

Mailing Address 4229 Versailles Avenue

City Dallas State Tx Zip Code 75205

1. Request: A variance to install a generator in a side yard setback.

2. Jurisdiction: [Applicant has reviewed Section 17-200 a,b, and c of the Highland Park Zoning Ordinance (copy attached) and is of the opinion that the Board of Adjustment has jurisdiction for the following reason(s)]

The Board of Adjustment has jurisdiction to grant a variance to the side yard setback requirements to allow the installation of a generator in the side yard setback area.

Additional information submitted by applicant There is no other viable location on the property to install the generator

Fee Paid yes Date July 19, 2024 Phone (214) 906-8118

3. Signature of Owner Donald N Snell

(To be completed by Building Inspection Department)

Reason for denial: Section 8-501
Explanation:

Section 8-501 of the Zoning ordinance determines the side yard setbacks for the "D" zoning district to be 10% of the lot width, but not less than 5 feet or more than 8 feet. In this case the setback is 7.5 feet. The generator is proposed to be placed at 4 feet from the side property line.

Chelsey Gordon — Building Inspector

8/9/24 — Date

From: Donald Snell
To: Chelsey Gordon
Subject: Town of Highland Park Board of Adjustment- Appeal By Don Snell at 4229 Versailles Avenue
Date: Tuesday, August 6, 2024 1:40:24 PM

Chelsey: Please forward this email to the members of the Highland Park Board of Adjustment for their consideration as a part of the above referenced appeal. Pursuant to my appeal, I am requesting a variance to install a 26kW generator in the side lot set back on the west side of my property. I am requesting the variance because there is no other location on my property where the generator could properly be installed. My wife and I desire to have a generator installed to give us the peace of mind that, in the event Oncor is unable to reliably provide power to our home for heat, air and light, we will have a backup system to keep our home livable. Thank you and the Board for your consideration of my request. Don

Donald H. Snell
dsnell@dSnellLaw.com
214-906-8118 (Cell)

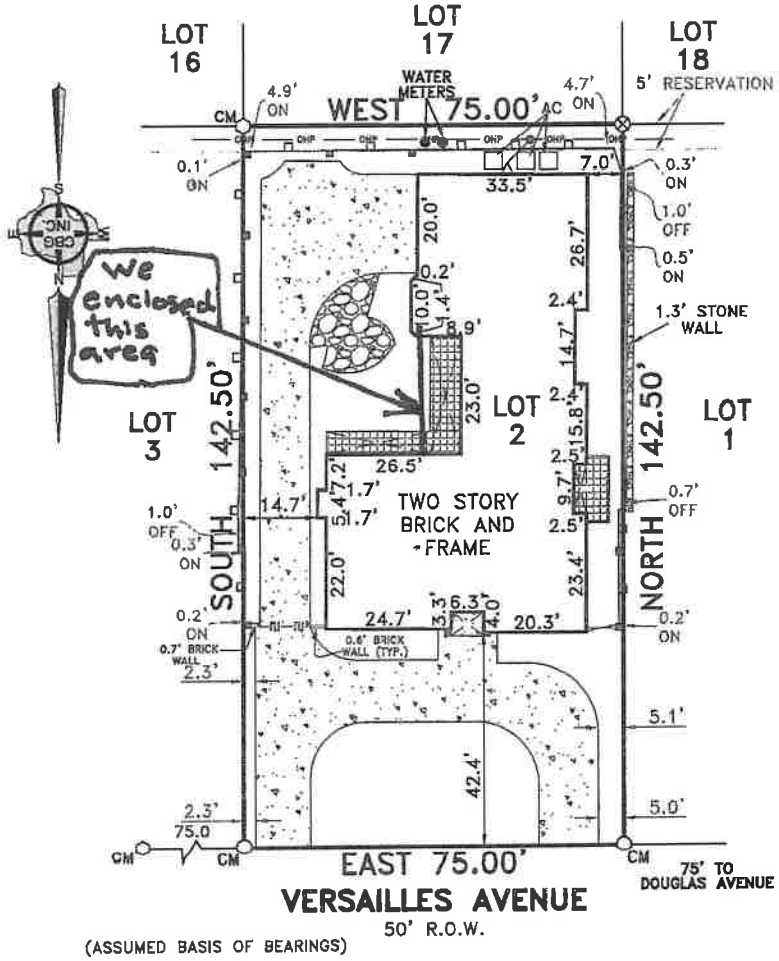
4229 Versailles Avenue

Being Lot 2, Block 126, of Highland Park West, Third Installment, an Addition to the City of Highland Park, Dallas County, Texas. according to the Map thereof recorded in Volume 3, Page 347, of the Map Records of Dallas County, Texas.

CHICAGO TITLE

LEGEND

- ○ 1/2" ROD FOUND
- ⊗ 1/2" ROD SET
- ○ 1/2" PIPE FOUND
- ⊠ "X" FOUND/SET
- 60d NAIL FOUND
- □ FENCE POST FOR CORNER
- CM CONTROLLING MONUMENT
- AC AIR CONDITIONER
- PE POOL EQUIPMENT
- TE TRANSFORMER PAD
- ■ COLUMN
- ● POWER POLE
- ▲ UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- —OHP— OVERHEAD ELECTRIC POWER
- —OES— OVERHEAD ELECTRIC SERVICE
- —⊙— CHAIN LINK
- WOOD FENCE 0.5' WIDE TYPICAL
- —IU— IRON FENCE
- —×— BARBED WIRE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE
- COVERED AREA
- TILE



EXCEPTIONS:

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.

FLOOD NOTE: According to the F.I.R.M. No. 48113C0335 K, this property does lie in Zone X and does not lie within the 100 year flood zone.

This survey is made in conjunction with the information provided by Chicago Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat hereon is a correct and accurate representation of the property lines and dimensions are as indicated; location and type of buildings are as shown; and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Drawn By: CPC

Scale: 1" = 30'

Date: 10/20/14

GF No.: CTCP87-8218714007060-DL

Job No. 1412211

C.B.G. Surveying, Inc.
12025 Shiloh Road, Ste. 230
Dallas, TX 75228
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgdfw.com

STATE OF TEXAS REGISTERED THOMAS WILLIAM MAUK 5119 PROFESSIONAL LAND SURVEYOR

THOMAS MAUK RPLS NO. 5119

Accepted by: _____ Purchaser

Date: _____

_____ Purchaser

13.5ft From Rear Property Line

3.5ft From Side Property Line

26kW Generator

13'-6 7/16"

3'-6"

3'-0"

3'-0"

4'-0"

2'-0"

1'-8"

7'-0"

REVISIONS

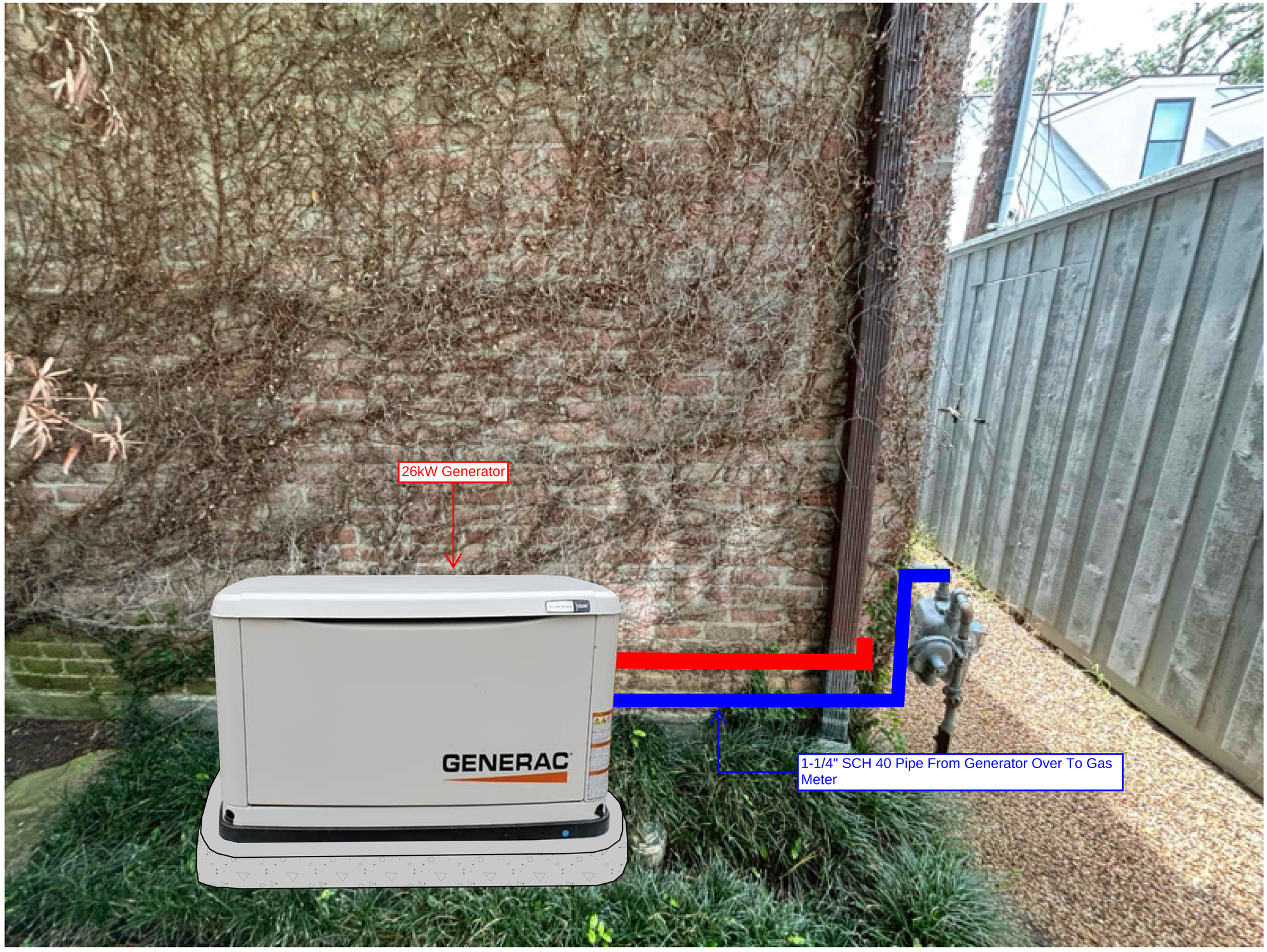
PREMIER GENERATORS

4229 Versailles Ave
Highland Park, Texas 75205

DATE: 08/01/2021

DRAWN BY:	SCALE:
EP	NTS

SHEET NO.
A7.0



REVISIONS

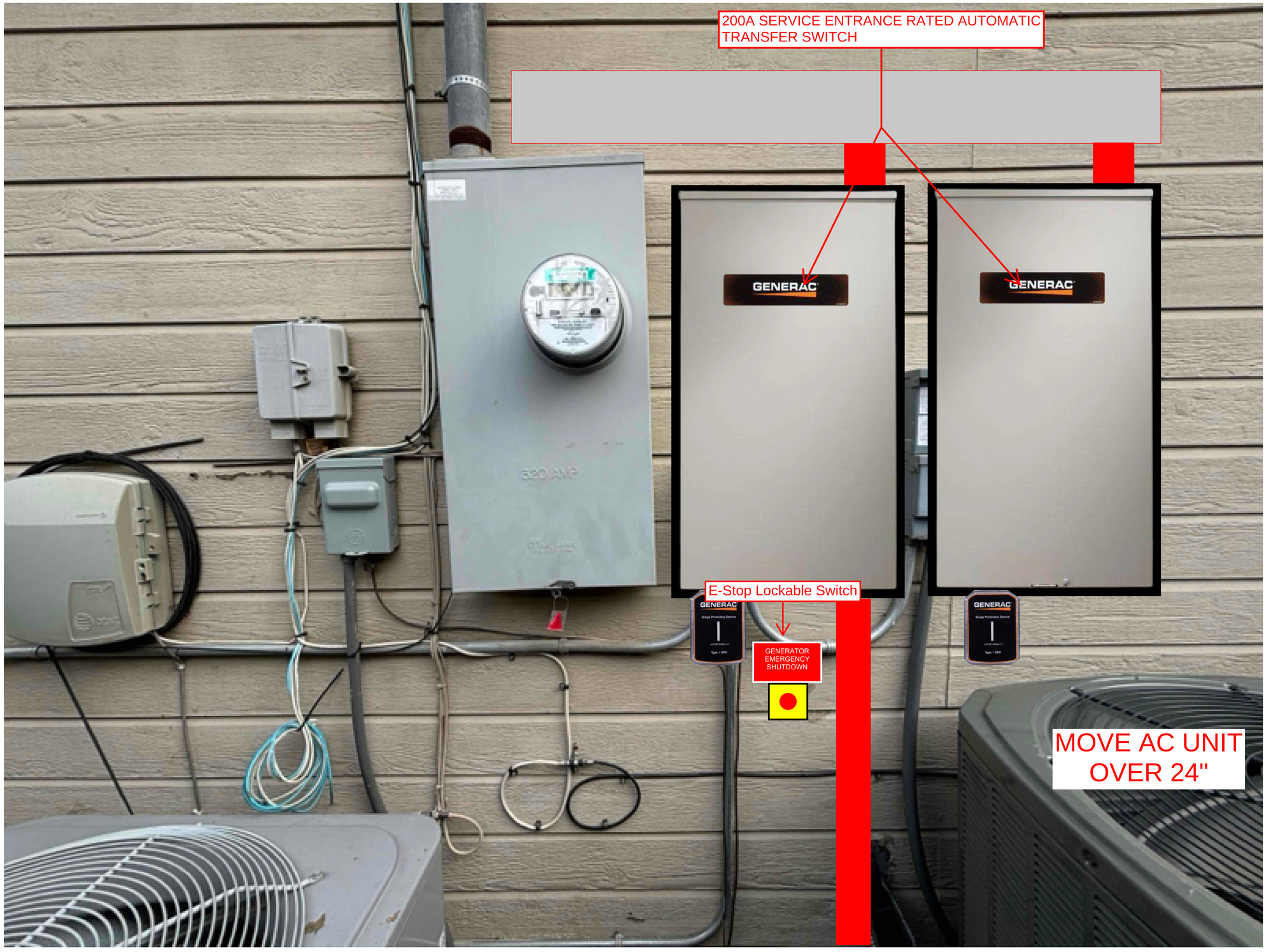
PREMIER GENERATORS

4229 Versailles Ave
Highland Park, Texas 75205

DATE: 08/01/2021

DRAWN BY:	SCALE:
EP	NTS

SHEET NO.
A3.0



REVISIONS

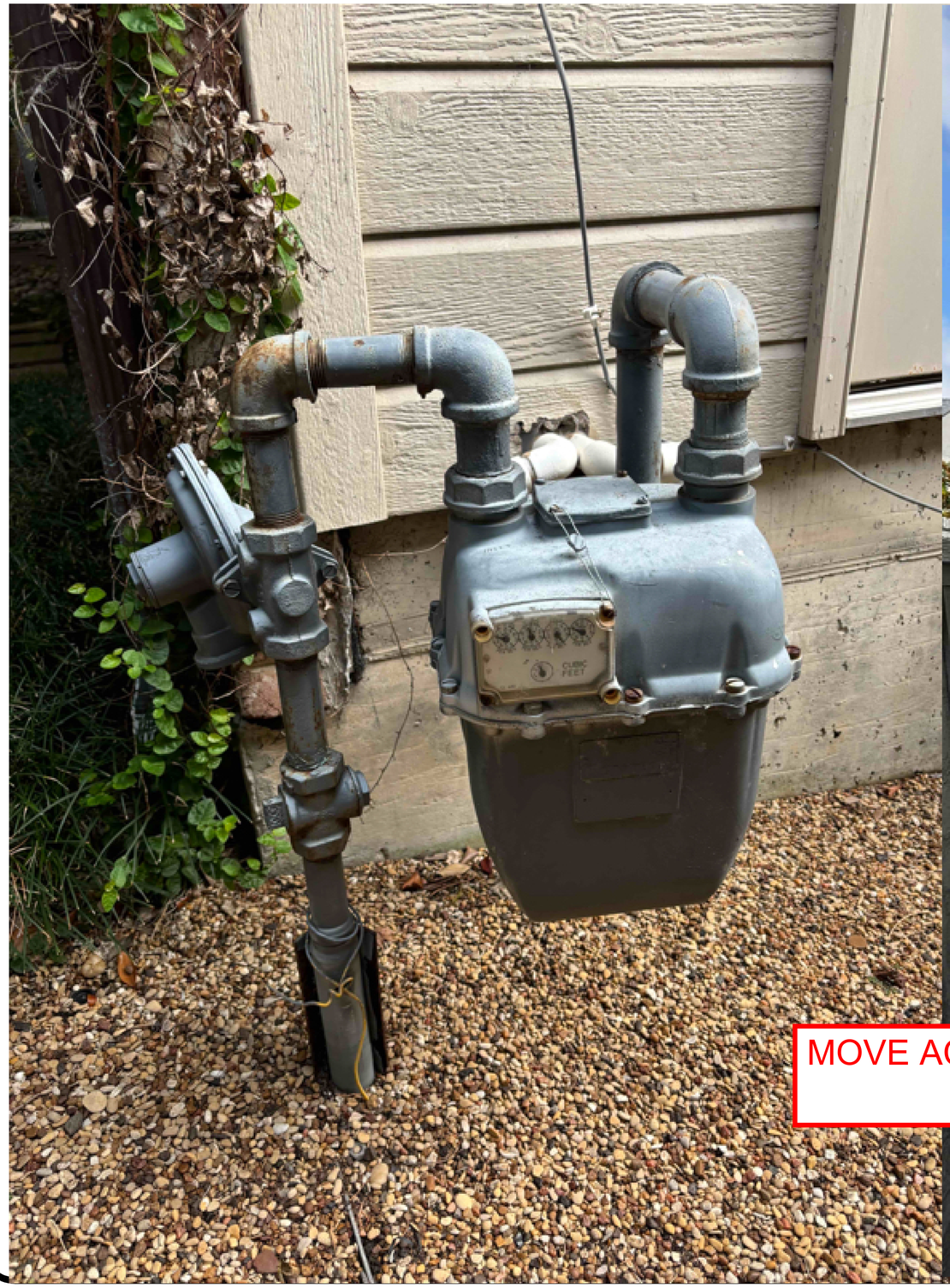
PREMIER GENERATORS

4229 Versailles Ave
Highland Park, Texas 75205

DATE: 08/01/2021

DRAWN BY:	SCALE:
EP	NTS

SHEET NO.
A4.0



REVISIONS

PREMIER GENERATORS

4229 Versailles Ave
Highland Park, Texas 75205

DATE: 08/01/2021

DRAWN BY:	SCALE:
EP	NTS

SHEET NO.
A5.0

DATE: 08/01/2021
DRAWN BY: EP
SCALE: NTS
SHEET NO. A6.0

4229 Versailles Ave
Highland Park, Texas 75205

PREMIER GENERATORS

REVISIONS

[redacted]

26 kW

[redacted]

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

Standby Power Rating

G007290-0, G007291-0 (Aluminum - Bisque) - 26 kW 60 Hz

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated transfer switch available
- Electronic governor
- Standard Wi-Fi® connectivity
- System status & maintenance interval LED indicators
- Sound attenuated enclosure
- Flexible fuel line connector
- Natural gas or LP gas operation
- 5 Year limited warranty
- Base fascia
- Listed and labeled for installation as close as 18 in (457 mm) to a structure.*
  **Must be located away from doors, windows, and fresh air intakes and in accordance with local codes.*

or QUIET TEST

Note: CETL or CUL certification only applies to unbundled units and units packaged with limited circuit switches. Units packaged with the Smart Switch are ETL or UL certified in the USA only.

FEATURES

- **INNOVATIVE ENGINE DESIGN & RIGOROUS TESTING** are at the heart of Generac's success in providing the most reliable generators possible. Generac's G-Force engine lineup offers added peace of mind and reliability for when it's needed the most. The G-Force series engines are purpose built and designed to handle the rigors of extended run times in high temperatures and extreme operating conditions.
- **TRUE POWER™ ELECTRICAL TECHNOLOGY:** Superior harmonics and sine wave form produce less than 5% Total Harmonic Distortion for utility quality power. This allows confident operation of sensitive electronic equipment and micro-chip based appliances, such as variable speed HVAC systems.
- **TEST CRITERIA:**
  - ✓ **PROTOTYPE TESTED**
  - ✓ **SYSTEM TORSIONAL TESTED**
  - ✓ **NEMA MG1-22 EVALUATION**
  - ✓ **MOTOR STARTING ABILITY**
- **MOBILE LINK® CONNECTIVITY:** FREE with select Guardian Series Home standby generators, Mobile Link Wi-Fi allows users to monitor generator status from anywhere in the world using a smartphone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account to an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
- **SOLID-STATE, FREQUENCY COMPENSATED VOLTAGE REGULATION:** This state-of-the-art power maximizing regulation system is standard on all Generac models. It provides optimized FAST RESPONSE to changing load conditions and MAXIMUM MOTOR STARTING CAPABILITY by electronically torque-matching the surge loads to the engine. Digital voltage regulation at ±1%.
- **SINGLE SOURCE SERVICE RESPONSE** from Generac's extensive dealer network provides parts and service know-how for the entire unit, from the engine to the smallest electronic component.
- **GENERAC TRANSFER SWITCHES:** Long life and reliability are synonymous with GENERAC POWER SYSTEMS. One reason for this confidence is that the GENERAC product line is offered with its own transfer systems and controls for total system compatibility.

THE GENERAC PROMISE

GENERAC®

26 kW

Features and Benefits

Engine

Generac G-Force design	Maximizes engine "breathing" for increased fuel efficiency. Plateau honed cylinder walls and plasma moly rings help the engine run cooler, reducing oil consumption and resulting in longer engine life.
"Spiny-lok" cast iron cylinder walls	Rigid construction and added durability provide long engine life.
Electronic ignition/spark advance	These features combine to assure smooth, quick starting every time.
Full pressure lubrication system	Pressurized lubrication to all vital bearings means better performance, less maintenance, and longer engine life. Now featuring up to a 2 year/200 hour oil change interval.
Low oil pressure shutdown system	Shutdown protection prevents catastrophic engine damage due to low oil.
EPA Certified for non-emergency applications	Allows unit to be used for demand response applications.
High temperature shutdown	Prevents damage due to overheating.

Generator

Revolving field	Allows for a smaller, light weight unit that operates 25% more efficiently than a revolving armature generator.
Skewed stator	Produces a smooth output waveform for compatibility with electronic equipment.
Displaced phase excitation	Maximizes motor starting capability.
Automatic voltage regulation	Regulating output voltage to ±1% prevents damaging voltage spikes.
UL 2200 listed	For your safety.

Transfer Switch (if applicable)

Fully automatic	Transfers vital electrical loads to the energized source of power.
NEMA 3R	Can be installed inside or outside for maximum flexibility.
Integrated load management technology	Capability to manage additional loads for efficient power management.
Remote mounting	Mounts near an existing distribution panel for simple, low-cost installation.

Evolution™ Controls

AUTO/MANUAL/OFF illuminated buttons	Selects the operating mode and provides easy, at-a-glance status indication in any condition.
Two-line multilingual LCD	Provides homeowners easily visible logs of history, maintenance, and events up to 50 occurrences.
Sealed, raised buttons	Smooth, weather-resistant user interface for programming and operations.
Utility voltage sensing	Constantly monitors utility voltage, setpoints 65% dropout, 80% pick-up, of standard voltage.
Generator voltage sensing	Constantly monitors generator voltage to verify the cleanest power delivered to the home.
Utility interrupt delay	Prevents nuisance start-ups of the engine, adjustable 2-1500 seconds from the factory default setting of 5 seconds by a qualified dealer.
Engine warm-up	Verifies engine is ready to assume the load, setpoint approximately 5 seconds.
Engine cool-down	Allows engine to cool prior to shutdown, setpoint approximately 1 minute.
Programmable exercise	Operates engine to prevent oil seal drying and damage between power outages by running the generator for 5 minutes every other week. Also offers a selectable setting for weekly or monthly operation providing flexibility and potentially lower fuel costs to the owner.
Smart battery charger	Delivers charge to the battery only when needed at varying rates depending on outdoor air temperature. Compatible with lead acid and AGM-style batteries.
Main line circuit breaker	Protects generator from overload.
Electronic governor	Maintains constant 60 Hz frequency.

Unit

SAE weather protective enclosure	Sound attenuated enclosures ensure quiet operation and protection against mother nature, withstanding winds up to 150 mph (241 km/h). Hinged key locking roof panel for security. Lift-out front for easy access to all routine maintenance items. Electrostatically applied textured epoxy paint for added durability.
Enclosed critical grade muffler	Quiet, critical grade muffler is mounted inside the unit to prevent injuries.
Small, compact, attractive	Makes for an easy, eye appealing installation, as close as 18 in (457 mm) away from a structure.

Installation System

● 14 in (35.6 cm) flexible fuel line connector	Listed ANSI Z21.75/CSA 6.27 outdoor appliance connector for the required connection to the gas supply piping.
● Integral sediment trap	Meets IFGC and NFPA 54 installation requirements.

Connectivity (Wi-Fi equipped models only)

● Ability to view generator status	Monitor generator with a smartphone, tablet, or computer at any time via the Mobile Link application for complete peace of mind.
● Ability to view generator Exercise/Run and Total Hours	Review the generator's complete protection profile for exercise hours and total hours.
● Ability to view generator maintenance information	Provides maintenance information for the specific model generator when scheduled maintenance is due.
● Monthly report with previous month's activity	Detailed monthly reports provide historical generator information.
● Ability to view generator battery information	Built in battery diagnostics displaying current state of the battery.
● Weather information	Provides detailed local ambient weather conditions for generator location.

GENERAC

26 kW

Specifications

Generator

Model	G007290-0 G007291-0 (26 kW)
Rated maximum continuous power capacity (LP)	26,000 Watts*
Rated maximum continuous power capacity (NG)	22,500 Watts*
Rated voltage	240
Rated maximum continuous load current – 240 volts (LP/NG)	108.3 / 93.8
Total Harmonic Distortion	Less than 5%
Main line circuit breaker	110 amp
Phase	1
Number of rotor poles	2
Rated AC frequency	60 Hz
Power factor	1.0
Battery requirement (not included)	12 Volts, Group 26R 540 CCA minimum or Group 35AGM 650 CCA minimum
Unit weight (lb / kg)	518 / 235
Dimensions (L x W x H) in / cm	48 x 25 x 29 / 121.9 x 63.5 x 73.7
Sound output in dB(A) at 23 ft (7 m) with generator operating at normal load**	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	57
Exercise duration	5 min

Engine

Engine type		GENERAC G-Force 1000 Series
Number of cylinders		2
Displacement		999 cc
Cylinder block		Aluminum w/ cast iron sleeve
Valve arrangement		Overhead valve
Ignition system		Solid-state w/ magneto
Governor system		Electronic
Compression ratio		9.5:1
Starter		12 VDC
Oil capacity including filter		Approx. 1.9 qt / 1.8 L
Operating rpm		3,600
Fuel consumption		
Natural gas	ft^3/hr (m^3/hr)	
	1/2 Load	188 (5.32)
	Full Load	333 (9.43)
Liquid propane	ft^3/hr (gal/hr) [L/hr]	
	1/2 Load	75 (2.06) [7.78]
	Full Load	132 (3.63) [13.73]

Note: **Fuel pipe must be sized for full load.** Required fuel pressure to generator fuel inlet at all load ranges - 3.5–7 in water column (0.87–1.74 kPa) for NG, 10–12 in water column (2.49–2.99 kPa) for LP gas. For BTU content, multiply ft^3/hr x 2500 (LP) or ft^3/hr x 1000 (NG). For Megajoule content, multiply m^3/hr x 93.15 (LP) or m^3/hr x 37.26 (NG).

Controls

Two-line plain text multilingual LCD	Simple user interface for ease of operation.
Mode buttons: AUTO	Automatic start on utility failure. Weekly, Bi-weekly, or Monthly selectable exerciser.
MANUAL	Start with starter control, unit stays on. If utility fails, transfer to load takes place.
OFF	Stops unit. Power is removed. Control and charger still operate.
Ready to Run/Maintenance messages	Standard
Engine run hours indication	Standard
Programmable start delay between 2–1500 seconds	Standard (programmable by dealer only)
Utility Voltage Loss/Return to Utility adjustable (brownout setting)	From 140-171 V / 190-216 V
Future Set Capable Exerciser/Exercise Set Error warning	Standard
Run/Alarm/Maintenance logs	50 events each
Engine start sequence	Cyclic cranking: 16 sec on, 7 rest (90 sec maximum duration).
Starter lock-out	Starter cannot re-engage until 5 sec after engine has stopped.
Smart Battery Charger	Standard
Charger Fault/Missing AC warning	Standard
Low Battery/Battery Problem Protection and Battery Condition indication	Standard
Automatic Voltage Regulation with Over and Under Voltage Protection	Standard
Under-Frequency/Overload/Stepper Overcurrent Protection	Standard
Safety Fused/Fuse Problem Protection	Standard
Automatic Low Oil Pressure/High Oil Temperature Shutdown	Standard
Overcrank/Overspeed (@ 72 Hz)/rpm Sense Loss Shutdown	Standard
High Engine Temperature Shutdown	Standard
Internal Fault/Incorrect Wiring protection	Standard
Common external fault capability	Standard
Field upgradable firmware	Standard

Rating definitions – Optional Standby: Applicable for supplying backup power for the duration of the utility power outage with correct maintenance performed.
* No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046, UL2200, and DIN6271). Maximum kilovolt amps and current are subject to and limited by such factors as fuel BTU/Megajoule content, ambient temperature, altitude, engine power and condition, etc. Maximum power decreases approximately 3.5% for each 1,000 ft (304.8 m) above sea level and approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C). **Sound levels are taken from the front of the generator. Sound levels taken from other sides of the generator may be higher depending on installation parameters. U.S. EPA certified for non-emergency applications.

Service Rated Automatic Transfer Switch Features

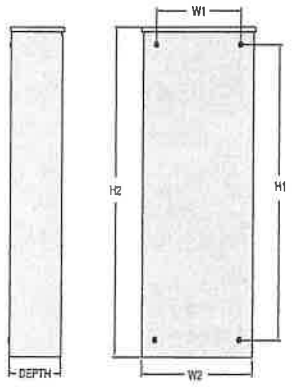
- Intelligently manages up to four air conditioner loads with no additional hardware.
- Up to eight additional large (240 VAC) loads can be managed when used in conjunction with Smart Management Modules (SMMs).
- Electrically operated, mechanically-held contacts for fast, clean connections.
- Main breakers are rated for 80% continuous load.
- 2-pole, 250 VAC contactors.
- Service equipment rated, dual coil design.
- Rated for both aluminum and copper conductors.
- Main contacts are silver plated or silver alloy to resist welding and sticking.
- NEMA/UL 3R aluminum outdoor enclosure allows for indoor or outdoor mounting flexibility.

Model	G007291-0 (26 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)*	
-Pick-up	80%
-Dropout	65%
Return to Utility*	Approx. 13 sec
ETL or UL listed	Standard
Enclosure type	NEMA/UL 3R
Circuit breaker protected	22,000
Lug range	250 MCM - #6

*Function of Evolution controller
Exercise can be set to weekly, bi-weekly, or monthly

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.8	30.1	10.5	13.5	6.9
cm	67.95	76.43	26.67	34.18	17.5



Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
250 MCM - #6	350 MCM - #6	2/0 - #14

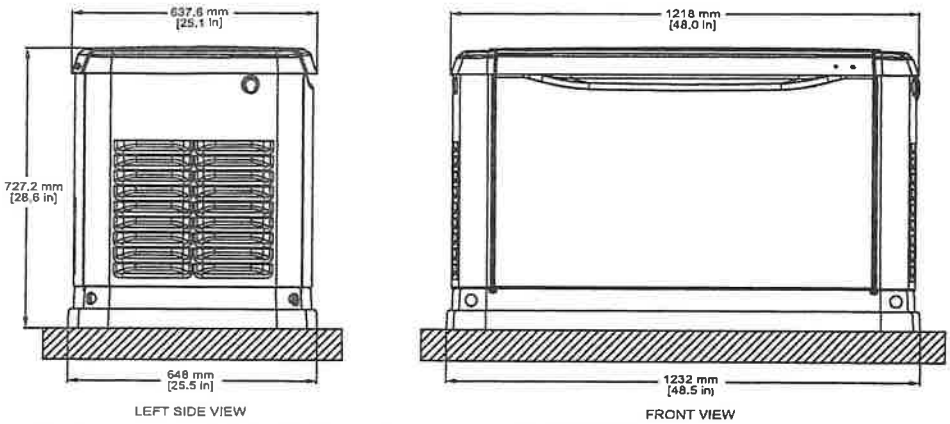
GENERAC

Available Accessories

Model #	Product	Description
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. Recommended for use if temperature regularly falls below 0 °F (-18 °C). (Not necessary for use with AGM-style batteries).
G007102-0	Oil Warmer	Oil warmer slips directly over the oil filter. Recommended for use if temperature regularly falls below 0 °F (-18 °C).
G007103-1	Breather Warmer	Breather warmer is for use in extreme cold weather applications. For use with Evolution controllers only in climates where heavy icing occurs.
G005621-0	Auxiliary Transfer Switch Contact Kit	The auxiliary transfer switch contact kit allows the transfer switch to lock out a single large electrical load that may not be needed. Not compatible with 50 amp pre-wired switches.
G007027-0 - Bisque	Fascia Base Wrap Kit	The fascia base wrap snaps together around the bottom of the new air-cooled generators. This offers a sleek, contoured appearance as well as offering protection from rodents and insects by covering the lifting holes located in the base.
G005703-0 - Bisque	Touch-Up Paint Kit	If the generator enclosure is scratched or damaged, it is important to touch up the paint to protect from future corrosion. The touch-up paint kit includes the necessary paint to correctly maintain or touch up a generator enclosure.
G006485-0	Scheduled Maintenance Kit	Generac's scheduled maintenance kit provides all the items necessary to perform complete routine maintenance on a Generac automatic standby generator (oil not included).
G007005-0	Wi-Fi LP Tank Fuel Level Monitor	The Wi-Fi enabled LP tank fuel level monitor provides constant monitoring of the connected LP fuel tank. Monitoring the LP tank's fuel level is an important step in verifying the generator is ready to run during an unexpected power failure. Status alerts are available through a free application to notify users when the LP tank is in need of a refill.
G007000-0 (50 amp) G007006-0 (100 amp)	Smart Management Module	Smart Management Modules (SMM) are used to optimize the performance of a standby generator. It manages large electrical loads upon startup and sheds them to aid in recovery when overloaded. In many cases, using SMM's can reduce the overall size and cost of the system.
G007169-0 - 4G LTE G007170-0 - Wi-Fi/ Ethernet	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allow users to monitor generator status from anywhere in the world, using a smart phone, tablet, or PC. Easily access information such as the current operating status and maintenance alerts. Users can connect an account with an authorized service dealer for fast, friendly, and proactive service. With Mobile Link, users are taken care of before the next power outage.
G007220-0 - Bisque	Base Plug Kit	Base plugs snap into the lifting holes on the base of air-cooled home standby generators. This offers a sleek, contoured appearance, as well as offers protection from rodents and insects by covering the lifting holes located in the base. Kit contains four plugs, sufficient for use on a single air-cooled home standby generator.

Dimensions & UPCs

Model	UPC
G007290-0	696471087307
G007291-0	696471087314



Dimensions shown are approximate. See installation manual for exact dimensions. DO NOT USE THESE DIMENSIONS FOR INSTALLATION PURPOSES.

GENERAC

Automatic Transfer Switches

GENERAC®

Service and Non-Service Rated Automatic Transfer Switches

Models: RXSC100A3
RXSW100A3
RXSW150A3
RXSC200A3
RXSW200A3

Description

This series of Generac Automatic Transfer Switches is designed for use with single phase generators that utilize an Evolution™ or Nexus™ Controller. The 100 and 200 Amp open transition switches are available in single phase in both service equipment rated and non-service equipment rated configurations. The 150 Amp open transition switch is only available in a service rated equipment configuration.

Standard Features

Service rated (RXSW) Generac Automatic Transfer Switches are housed in an aluminum NEMA Type 3R enclosure*, with electrostatically applied and baked powder paint. The Heavy Duty Generac Contactor is an ETL recognized device, designed for years of service. The controller at the generator handles all the timing, sensing, exercising functions, and transfer commands. All switches are covered by a five year limited warranty.

* Non-service rated (RXSC) switches are housed in a steel enclosure.

Load Management Technology

Through the use of the integrated Smart A/C Module (SACM), these switches have the capability to manage up to four individual HVAC (24 VAC controlled) loads with no additional hardware. When used in tandem with external Smart Management Modules, a total of eight more loads can be managed, providing the most installation efficient power management options available.

GENERAC®

GENERAC®

100-200 Amps, Single Phase

Automatic Transfer Switches

Functions

All timing and sensing functions originate in the generator controller.

Utility Voltage Drop-out	<65%
Timer to Generator Start	10 Second Factory Set, Adjustable Between 2 - 1,500 Seconds by a Qualified Dealer*
Engine Warmup Delay	5 Seconds
Standby Voltage Sensor	65% for 5 Seconds
Utility Voltage Pickup	>80%
Re-transfer Time Delay	15 Seconds
Engine Cooldown Timer	60 Seconds
Exerciser	Nexus™: 12 Minutes Weekly Evolution™: 5 to 12 Minutes Adjustable, Weekly/Bi-weekly/Monthly
The Transfer Switch can be Operated Manually Without Power Applied	

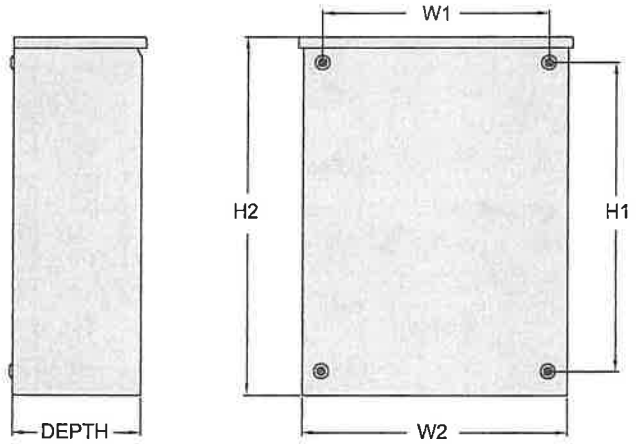
* When used in conjunction with units utilizing Evolution™ controls

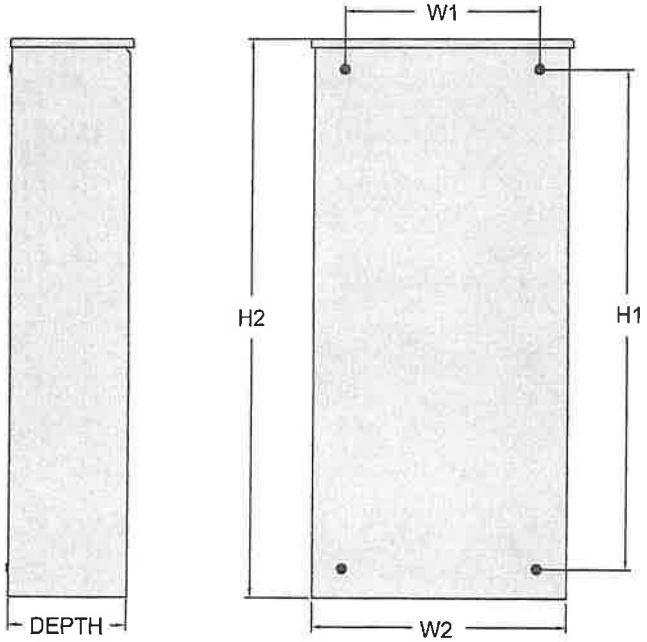
Specifications

Model	RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Amps	100	100	150	200	200
Voltage	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø	120/240, 1ø
Load Transition Type (Automatic)	Open Transition	Open Transition Service Rated	Open Transition Service Rated	Open Transition	Open Transition Service Rated
Enclosure Type	NEMA 3R	NEMA 3R	NEMA 3R	NEMA 3R	NEMA 3R
ETL Rating	cETLus	ETLus	ETLus	cETLus	ETLus
Withstand Rating (Amps)	10,000	10,000	22,000	10,000	22,000
Lug Range	2/0 - #14		250 MCM - #6		

Dimensions

Model		RXSC100A3	RXSW100A3	RXSW150A3	RXSC200A3	RXSW200A3
Height - in (mm)	H1	17.2 (437.9)	17.2 (437.9)	26.8 (679.4)	17.2 (437.9)	26.8 (679.4)
	H2	20.0 (508.0)	20.0 (508.0)	30.0 (672.0)	20.0 (508.0)	30.0 (672.0)
Width - in (mm)	W1	12.5 (317.5)	12.5 (317.5)	10.5 (266.7)	12.5 (317.5)	10.5 (266.7)
	W2	14.6 (370.8)	14.6 (370.8)	13.5 (342.9)	14.6 (370.8)	13.5 (342.9)
Depth - in (mm)		7.1 (180.1)	7.1 (180.1)	6.3 (160.1)	7.1 (180.1)	6.3 (160.1)
Weight - lbs (kg)		20.0 (9.1)	22.5 (10.2)	39.0 (17.7)	20.0 (9.1)	39.0 (17.7)





Smart Management Module (SMM)

GENERAC® LOAD MANAGEMENT

50 Amp Smart Management Module (SMM)

Model: G007000-0
UPC: 696471070002

Intertek

FEATURES

Generac's Smart Power Management System is designed to optimize the performance of a standby generator or PWRcell™ energy storage system (ESS). The system can consist of up to eight individual Smart Management Modules (SMM). Unlike other load management systems that depend on another control device, the SMM's are self-aware and operate autonomously.

Frequency is the true measure of system performance, and does not need to factor in increased ambient temperatures, elevation changes, or generator fuel type. The SMM monitors the frequency (Hz) of the power being produced by Generac's standby generators or PWRcell ESS. If frequency falls below a certain threshold of a correctly sized system, the SMM will automatically shed the managed loads to allow the system to recover.

The modules can be set to a load priority between 1–8, or be set in a lock-out only mode for loads that do not need to run in an outage. This reduces the minimum size of system required for a more cost-effective solution.

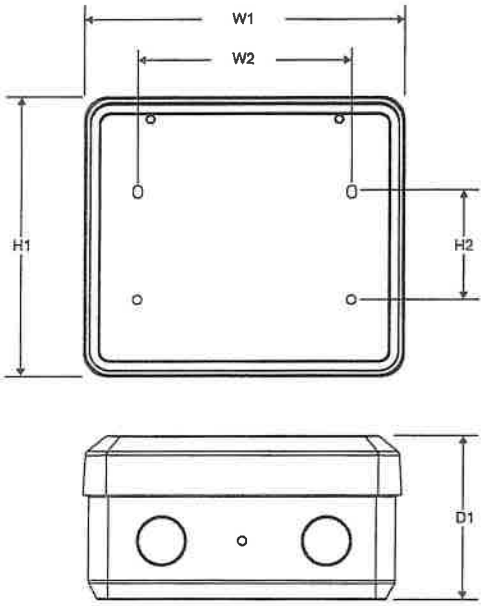
* It is recommended to size the generator or PWRcell ESS with appropriate excess capacity to allow starting of the largest managed loads (i.e. loads with highest starting currents). Each managed load of the SACM and SMM must be assigned a unique priority setting, so no two managed loads attempt to start simultaneously. See owner's manual for more information.

SMM SPECIFICATIONS

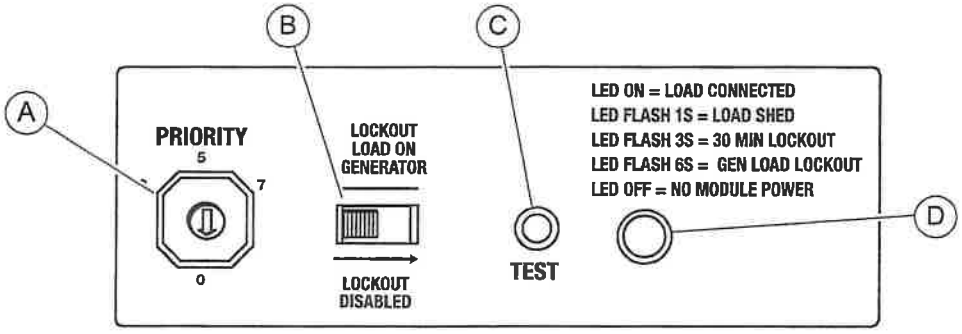
Power supply source	240 VAC (from line input)
Contact voltages	220/240 VAC
Contactor coil voltage	240 VAC
Coil VA inrush	30
Coil VA sealed	6.5
Poles	2
Resistive amps	50
F/L Inductive amps	40
Locked rotor amps	180
NEMA	3R
Enclosure rating	UL 50
Frequency selectability	50 Hz / 60 Hz

Dimensions

Model		G007000-0
Height (in / mm)	H1	6.17 / 156.8
	H2	2.36 / 60
Width (in / mm)	W1	7.06 / 179.4
	W2	4.72 / 120
Depth (in / mm)		3.7 / 94
Weight (lb / kg)		2.06 / 0.94
Shipping weight (lb / kg)		2.44 / 1.11



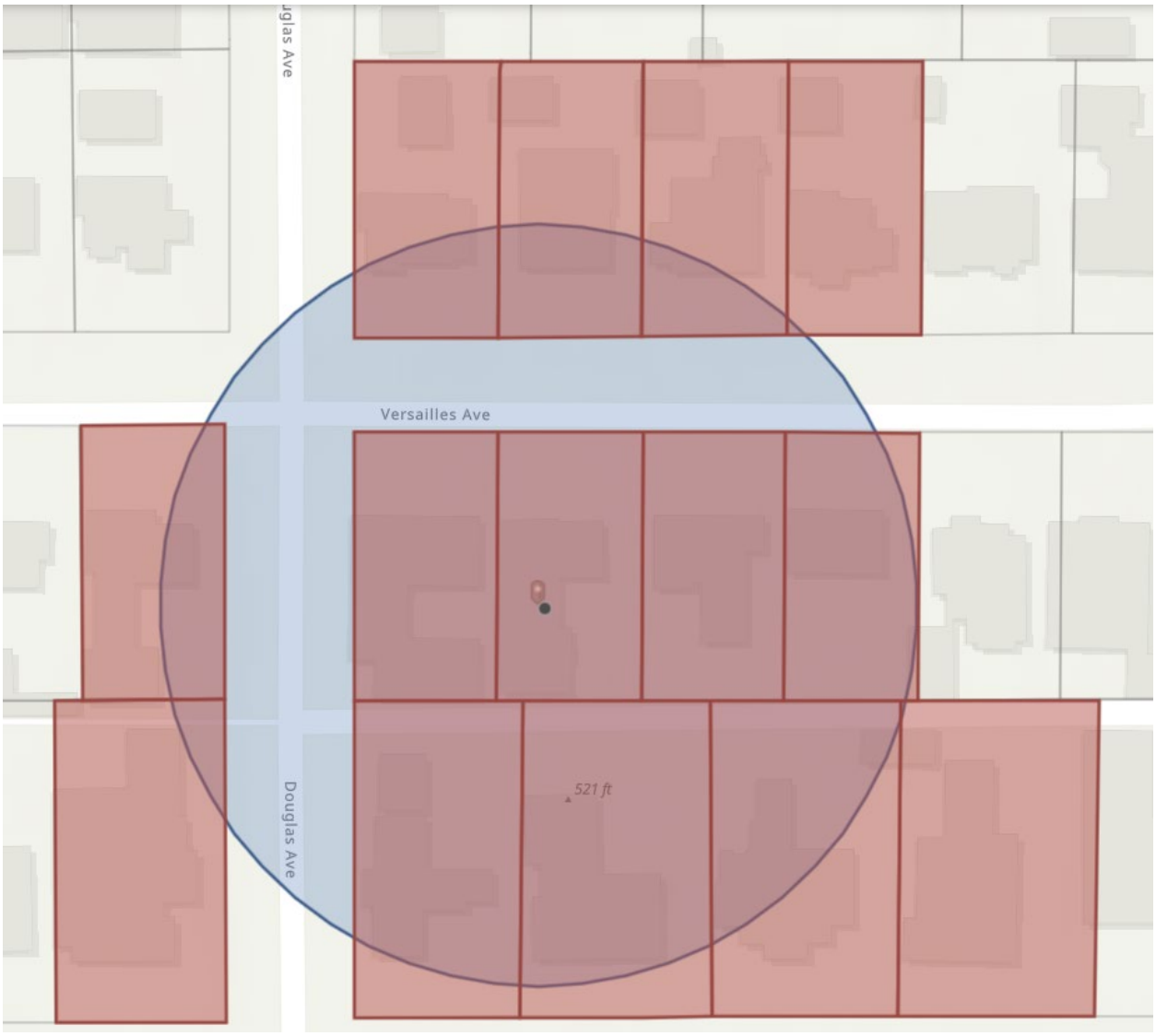
SMM Controls



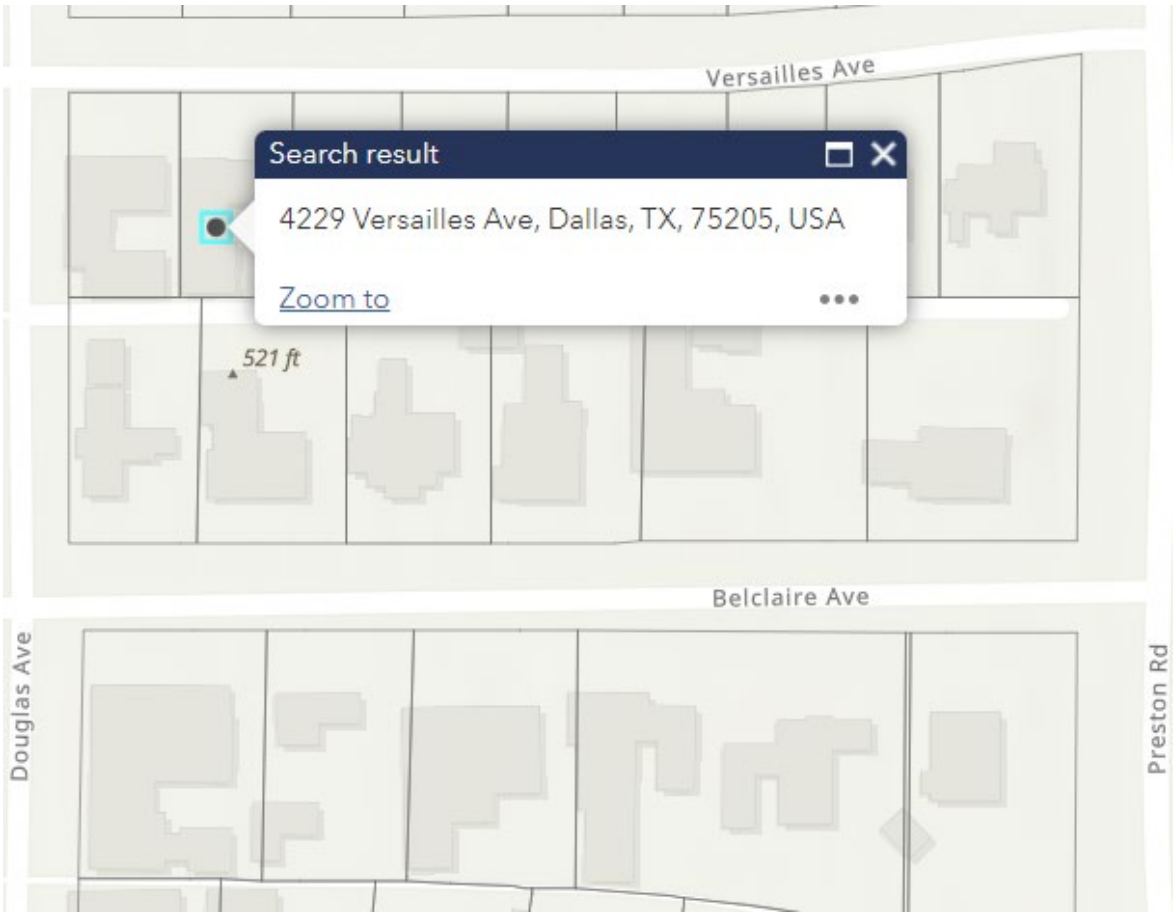
Priority Dial (A)	Sets module priority.
Lockout Switch (B)	Prevents load from operating when system is operating under backup power.
Test Button (C)	Disables contactor output for a specified time.
LED (D)	Provides module status with easy viewing through the external viewing window located in the upper right corner of the module.

To the HP Board of Adjustment: My wife and I live at 4233 Versailles Avenue, next door to the Snell's house on it's west side. It is my understanding that the Snell's are requesting a variance to install a generator in their west side lot setback between their property and our property. We have no objection to their installation of a generator in that location. As we have had a generator for our property for a number of years, we have recommended to Don that he consider installing a generator, so we support his appeal.

Doug Wall



200’ Notification Map



4229 Versailles Area Map