MEMORANDUM

To: Zoning Board of Appeals
From: Kariline P. Littlebear, Zoning Administrator
Date: March 6, 2024
Re: Case 24-03
3773 Orchard Dr
11-12-326-008
Applicant: Alex Bellovary
Owner: Alex Bellovary

The subject parcel is zoned LV – Lake and Village Residential District. The parcel size is approximately 0.117 acres.

The required setbacks for this parcel are as follows:
Front yard: 30 feet
Ordinary High-water mark/Seawall: 40 ft
Side yards: 5 ft for the smallest yard and 15 ft total when both side yards are added together

This request is for a 16-foot variance from the calculated 30-foot front yard setback to 14-feet provided for the placement of a whole house generator. This request is for a variance from Section 9.02.B. of the Zoning Ordinance.

The applicant has provided a certified survey, property photos, and a brochure of the generator. Staff has supplied assessing records, a zoning map, an aerial approximation of the property, and Section 9.02.B. of the Zoning Ordinance.

Case # 24-03

Hearing Date 3/6/24

CHARTER TOWNSHIP OF HIGHLAND ZONING BOARD OF APPEALS
APPLICATION FOR APPEAL

APPLICANT	OWNER
NAME: Alex Bellovery	NAME:
ADDRESS: 3773 Orchard Dr Highland, MI 48356	ADDRESS: Same as Applicant
PHONE: 313 550 6079	PHONE:
EMAIL: abellovery@yahoo.com	EMAIL:

PROPERTY ADDRESS: 3773 Orchard Dr. ZONING: LV

PROPERTY TAX ID NO: 11-12-326-008

ORDINANCE SECTIONS BEING APPEALED: 9.02.B

VARIANCES REQUESTED: 16' variance from 30' front yard setback to 14' provided

DESCRIBE THE NATURE OF YOUR PRACTICAL DIFFICULTY:

Very small lot with limited space evailable. Various windows on side of house for ventilation issues.

I certify that all required information is shown on the attached plan and included on this form. I acknowledge that by signing this application, I am granting the right of the Zoning Board of appeals members, inspectors and administrators to conduct a site inspection of the subject property. All statements are true to the best of my knowledge.

SIGNATURE OF OWNER: DATE: 2/1/24

SIGNATURE OF APPLICANT: DATE: 2/1/24

Signature of applicant must be notarized.

Subscribed and sworn to before me this

1 day of February ,20 24

Notary Public

My Commission expires 12-22-2028

Julie A. Kabalka
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 12/22/2028
Acting in the County of Oakland

APPLICATION FEE: $275.00

Receipt# 1.059104 Date Paid 2/1/24

Received by

Form revised 12/21/2015
S:\Planning Department New Folder\Zoning Board of Appeals\forms\ZBA Application form

CHARTER TOWNSHIP OF HIGHLAND
ZONING BOARD OF APPEALS
WORKSHEET

The worksheet is designed to help you understand the appeal process and to help you submit a complete application for review by the Zoning Board of Appeals. If you have any questions after reading this worksheet you may contact the Planning and Zoning Department for assistance.

HAVE YOU MET ALL OF THE FOLLOWING CRITERIA?

1) Do the characteristics of the property include exceptional narrowness, shallowness, smallness, irregular shape, topography, vegetation or other similar characteristics? If so, please describe here.

Exceptional narrowness : Smallness. Small lot with little space available.

2) Can the project be redesigned to meet the zoning requirements without the need for a variance?

No.

3) Is the reason for a variance request of a personal nature? (for example: financial impact, physical and/or mental characteristics of the household members, inconvenience, etc.)

No. We lose power on a regular basis and a full house generator is a necessity. No other place on property to install.

4) Has the difficulty been created by the current or previous owner?

NO.

5) Will the proposed variance be harmful to or alter the essential character of the area in which the property is located?

NO.

6) Will the proposed variance be the minimum necessary?

yes.

Signature _____

Sec. 9.02. LV—Lake and Village Residential District.

A. *Creation of new lots in the Lake and Village Residential District.*

1. No new Lake and Village Residential Districts shall be created. New parcels within the district may be created through land division and combination, subject to the following:

    a. Where public sewer and public water service is available the minimum buildable area shall be fourteen thousand (14,000) square feet, provided the lot fronts a street, and twenty thousand (20,000) square feet where the lot fronts a major thoroughfare, and minimum frontage shall be eighty (80) feet:

    b. Where public sewer and/or public water is not available the minimum buildable area shall be twenty thousand (20,000) square feet, provided the lot fronts a street and twenty-five thousand (25,000) square feet where the lot fronts a major thoroughfare and minimum frontage shall be one hundred and twenty (120) feet:

2. The lot must satisfy all criteria specified in the Land Division Ordinance.

3. No lot shall be divided in such a way as to create a non-conforming lot or to increase the degree of nonconformity already in existence.

B. *Setbacks.*

a. *Front yard setback.*

a. A front yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required front yard setback shall be 40 feet.

b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

1) Determine which existing houses shall be considered in the calculations.

2) Determine the distance from each house to the front property line and record the distance.

3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.

4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.

c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

b. *Side yard setback.*

a. For all principal and accessory buildings and structures, the side yard setbacks are established based on lot width, as follows:

Lot Width (feet)	Least Side (feet)	Total Both Sides (feet)
120 or greater	10	30

90 to119	10	25
70 to 89	5	20
40 to 69	5	15

c. *Rear yard setback.*

a. A rear yard setback shall be determined to promote consistency with established patterns within a developed neighborhood. The required setback will range from 30 feet to 40 feet based on analysis of existing houses within 200 feet of the subject parcel, located on the same side of the road as the subject parcel. If there are no homes within 200 feet of the subject parcel, the required rear yard setback shall be 40 feet.

b. In determining the setback, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

1) Determine which existing houses shall be considered in the calculations.

2) Determine the distance from each house to the rear property line and record the distance.

3) Subtract 30 feet from each measurement and record the difference. For measurements 30 feet or less, enter zero feet for further calculations. For measurements greater than 40 feet, enter ten feet for further calculations.

4) Determine the average difference of all measurements as recorded in step 3) (e.g. add all recorded differences and divide by the number of samples). Add this calculated average to 30 feet. This is the required setback.

c. The Zoning Administrator may refer any plot plan to the Zoning Board of Appeals for determination of the required setback.

C. *Setback exceptions and height restrictions for accessory structures.*

a. One (1) storage shed not greater than one hundred and fifty (150) square feet in area and not greater than ten (10) feet in height may be permitted as close as five (5) feet to side lot line or rear lot line. All sheds must comply with required front yard setback.

b. One (1) accessory structure such as a garage, swimming pool, or play structure not greater than two hundred and forty (240) square feet in area and not greater than fifteen (15) feet in height may be permitted as close as ten (10) feet to the rear lot line provided the structure complies with the required side yard setback.

D. *Minimum Setback from the Ordinary High Water Mark.*

a. The setback from the ordinary high water mark shall be determined to promote consistency with established patterns within a developed neighborhood, while protecting viewsheds of the lake for neighboring properties.

b. Typically, the setback from the ordinary high water mark is sixty-five (65) feet. The setback may be reduced to as little as thirty (30) feet on lakefront lots, based on an analysis of like structures on parcels within two hundred (200) feet of the subject parcel, located along the lakeshore. This setback reduction may be applied to principle primary structures or to uncovered porches and decks. This setback reduction may not be applied to accessory structures such as garages and boathouses.

c. In determining the setback reduction, the following method shall be used, utilizing aerial photography and parcel models provided in the Oakland County Geographic Information System:

1) Determine which existing primary structures or decks/uncovered porches shall be considered in the calculations. Decks and uncovered porches shall not be used in determining setback reductions for a principle structure, but principle structures may be used in determining setback reductions for decks/uncovered porches.

2) Determine the distance from each structure to the presumed ordinary high water mark and record the distance.

3) For parcels with no structures are closer to the presumed high water mark than sixty-five (65) feet, enter a value of zero for further calculations. For parcels with structures closer to the presumed high water mark than thirty (30) feet, enter a value of thirty-five (35) feet for further calculations. For remaining parcels with structures falling between those two (2) limiting factors, enter the difference between sixty-five (65) feet and the measured distance.

4) Determine the average difference of all measurements as recorded in Step 3 (e.g. add all recorded differences and divide by the number of samples). This result represents the allowable setback reduction.

E. *Minimum floor area per residential unit.* One thousand (1,000) square feet.

F. *Minimum first floor area per residential unit.* Seven hundred and fifty (750) square feet.

G. *Maximum height for principal structures.* Two stories or twenty eight (28) feet.

H. *Maximum height for residential accessory structures.* Twenty eight (28) feet for all accessory structures which comply with the setback requirements under Section 9.02B, Setbacks. See Section 9.02C, Setback Exceptions and Height Restrictions for Accessory Structures for height restrictions for accessory structures placed under the provisions for setback exceptions.

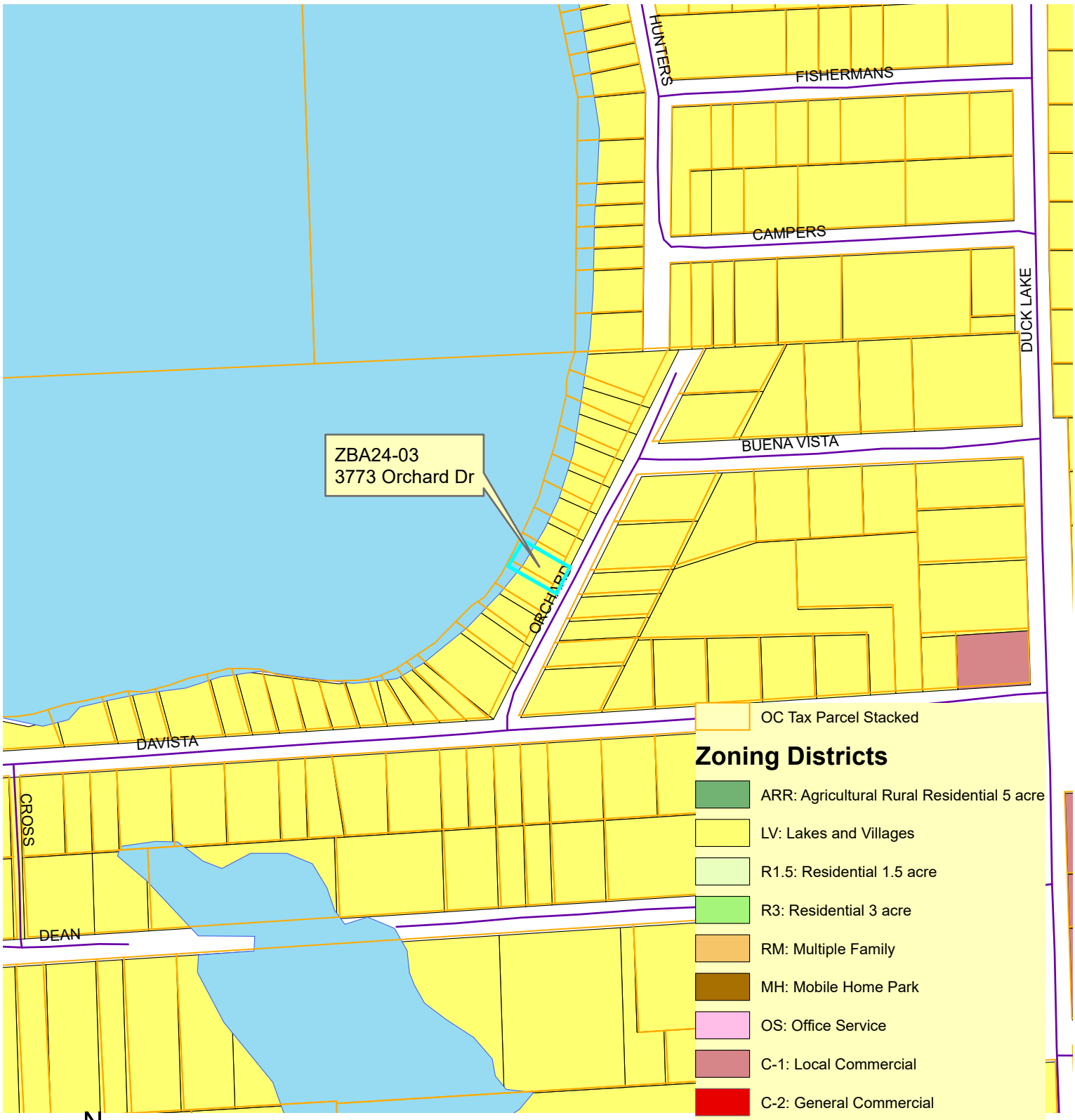
I. *Maximum Lot Coverage.* The maximum lot coverage for all building (principal and accessory) is as follows:

a. For lots with net area less than fourteen thousand (14,000) square feet, the maximum lot coverage shall be forty-five (45) percent.

b. For lots with net area of fourteen thousand (14,000) square feet or greater, the maximum lot coverage shall be thirty-five (35) percent.

(Ord. No. Z-006, § 3, 10-14-2015)

CHARTER TOWNSHIP OF HIGHLAND
ZONING MAP



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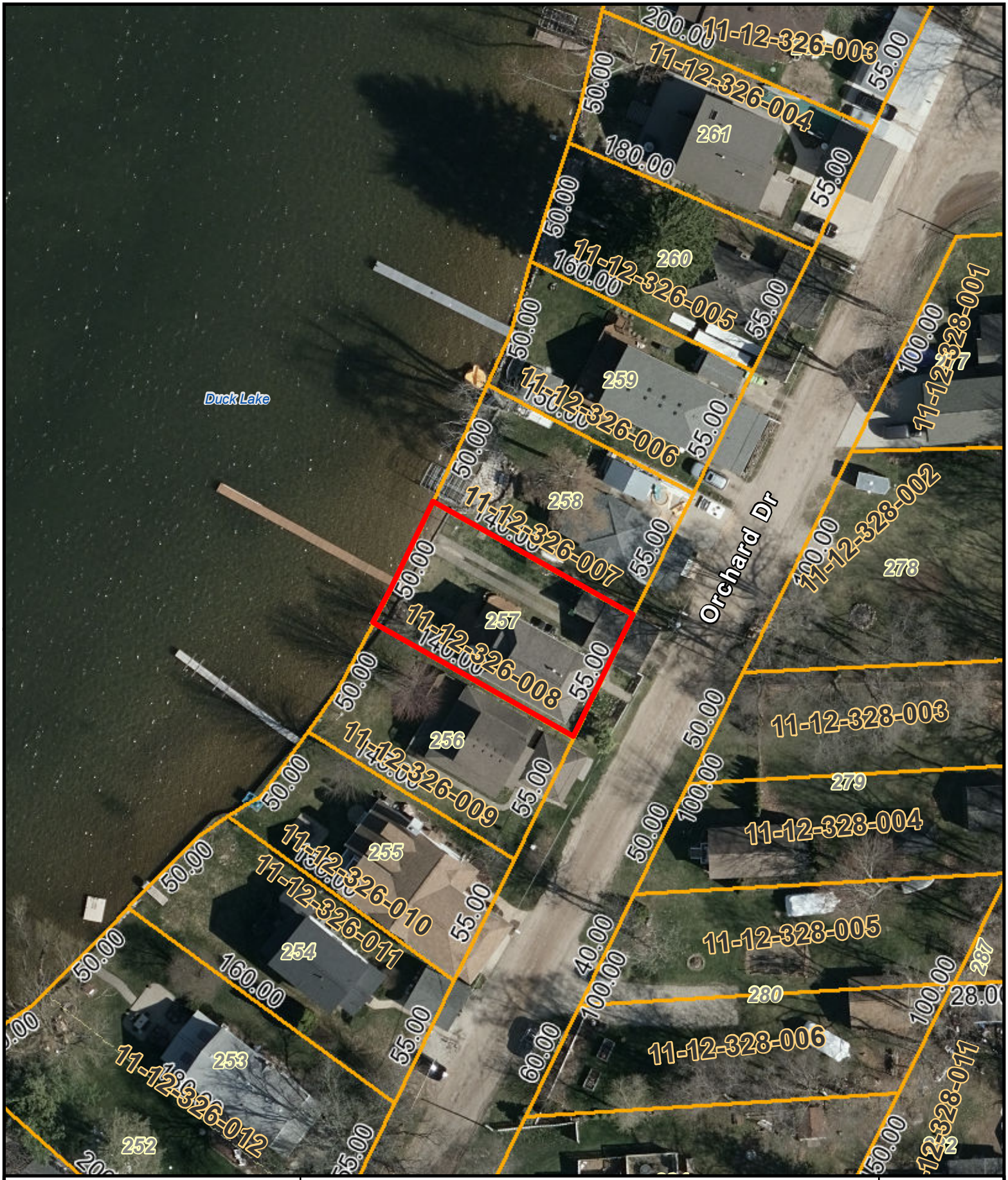
ENACTED: November 18, 2010

3773 Orchard Dr



2 Foot Contours
5 Foot Contours
FEMA Base Flood Elevations
FEMA Cross Sections
100 yr - FEMA Floodplain
100 yr (detailed) - FEMA Floodplain
500 yr - FEMA Floodplain
FLOODWAY - FEMA Floodplain

Disclaimer: The information provided herewith has been compiled from recorded deeds, plats, tax maps, surveys and other public records. It is not a legally recorded map or survey and is not intended to be used as one. Users should consult the information sources mentioned above when questions arise. FEMA Flooplain data may not always be present on the map.

OAKLAND COUNTY MICHIGAN
Economic Development & Community Affairs

David Coulter
Oakland County Executive

Date Created: 2/2/2024

NORTH

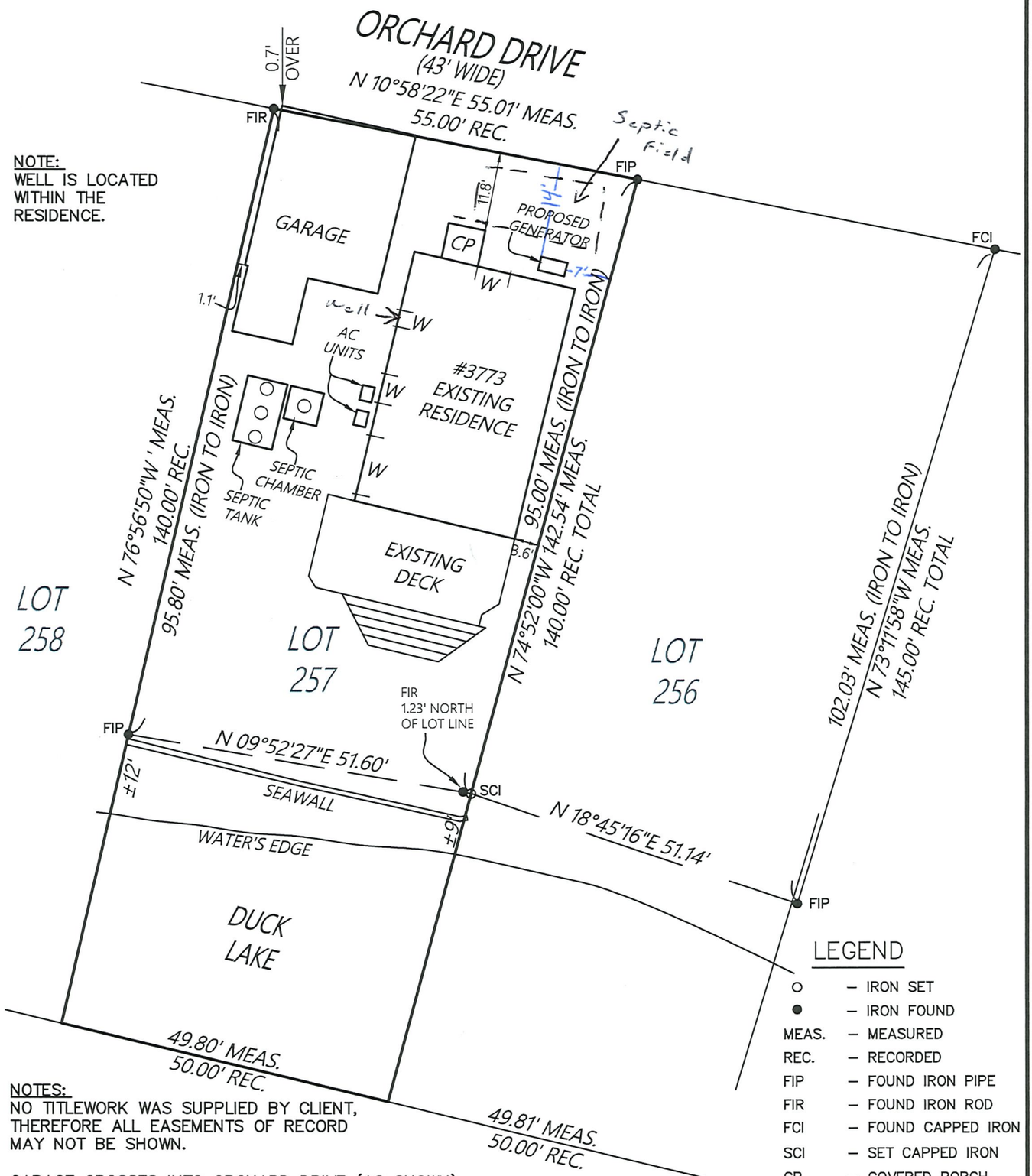
1 inch = 50 feet

SKETCH OF SURVEY

Prepared For: ALEX BELLOVARY

Legal Description: PARCEL ID: 11-12-326-008
Lot 257 of DUCK LAKE SUBDIVISION, a subdivision of part of the Section 11 and 12, T. 3 N., R. 7 E., Highland Township, Oakland County, Michigan as recorded in Oakland County Records.

0 10 20
SCALE: 1" = 20'



LEGEND

O	– IRON SET
●	– IRON FOUND
MEAS.	– MEASURED
REC.	– RECORDED
FIP	– FOUND IRON PIPE
FIR	– FOUND IRON ROD
FCI	– FOUND CAPPED IRON
SCI	– SET CAPPED IRON
CP	– COVERED PORCH
W	– WINDOW
○	– SEPTIC LID

NOTES:
NO TITLEWORK WAS SUPPLIED BY CLIENT, THEREFORE ALL EASEMENTS OF RECORD MAY NOT BE SHOWN.

GARAGE CROSSES INTO ORCHARD DRIVE (AS SHOWN)

BEARING BASIS:
HELD BEARING OF N 10°42'20" E ALONG THE WEST SIDE OF ORCHARD DRIVE.

I hereby certify only to the parties hereon, that we have surveyed, at the direction of said parties, the above described lot, and that we have found or set as noted hereon, permanent markers at the exterior corners of said lot and that all visible encroachments of a permanent nature upon said lot, are as shown on this survey. Said lot subject to all easements and restrictions of record.

ALPINE Land Surveying, Inc.
376 BEECH FARM CIRCLE SUITE # 1293
HIGHLAND, MICHIGAN, 48357
PHONE: 810-207-8050

FIELD:	KG	DATE:	01-22-2024
DRAWN:	DJS	JOB NO:	23-6565
CHECKED:	KG	SHEET:	1 OF 1
REVISED:	02-01-2023 TO ADD PROPOSED GENERATOR		

KAROL L. GROVE
LICENSED PROFESSIONAL SURVEYOR #39075

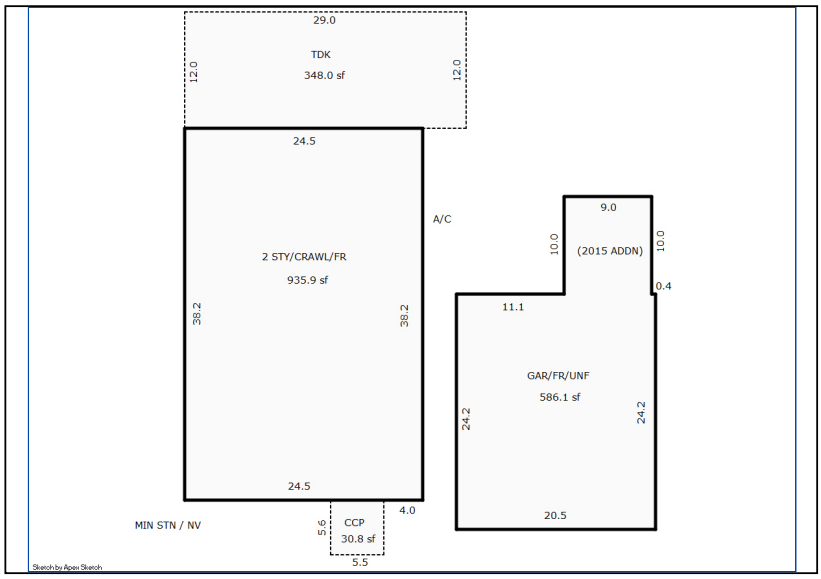
Parcel Sketch View

Charter Township of Highland (H)

Page Print Layout: 2 per page

PIN: 11-12-326-008

PRINT DATE: 2/2/2024



20/22 kW

GENERAC®

GUARDIAN® SERIES
Residential Standby Generators
Air-Cooled Gas Engine

INCLUDES:

- True Power™ Electrical Technology
- Two-line multilingual digital LCD Evolution™ controller (English/Spanish/French/Portuguese)
- 200 amp service rated smart switch 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
- Listed and labeled by the Southwest Research Institute allowing 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.*
  https://assets.swri.org/library/DirectoryOfListedProducts/ConstructionIndustry/973_DoC_204_13204-01-01_Rev9.pdf

Standby Power Rating

G007038-1, G007039-1, G007038-3, G007039-3 (Aluminum - Bisque) - 20 kW 60 Hz
G007042-2, G007043-2, G007042-3, G007043-3 (Aluminum - Bisque) - 22 kW 60 Hz

or LISTED QUIET TEST™ Mobile Link

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

USA ENGINEERED & BUILT* 24/7 365 CUSTOMER CARE FIVE YEAR LIMITED WARRANTY 5 Mobile Link ISO 9001:2008

*Assembled in the USA using domestic and foreign parts.

GENERAC®

20/22 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.
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.
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 display	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.

GENERAC®

20/22 kW

Features and Benefits

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®

20/22 kW

Specifications

Generator

Model	G007038-1, G007039-1 (20 kW)	G007042-2, G007043-2 (22 kW)	G007038-3, G007039-3 (20 kW)	G007042-3, G007043-3 (22 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts *	18,000 Watts*	19,500 Watts *
Rated voltage	240			
Rated maximum continuous load current – 240 volts (LP/NG)	83.3 / 75.0	91.7 / 81.3	83.3 / 75.0	91.7 / 81.3
Total Harmonic Distortion	Less than 5%			
Main line circuit breaker	90 amp	100 amp	90 amp	100 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)	448 / 203	466 / 211	436 / 198	445 / 202
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	67	67	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	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	204 (5.78)	228 (6.46)	164 (4.64)	203 (5.75)
Full Load	301 (8.52)	327 (9.26)	287 (8.13)	306 (8.66)
Liquid propane	ft^3/hr (gal/hr) [L/hr]			
1/2 Load	87 (2.37) [8.99]	92 (2.53) [9.57]	86 (2.36) [8.95]	92 (2.53) [9.57]
Full Load	130 (3.56) [13.48]	142 (3.90) [14.77]	136 (3.74) [14.15]	142 (3.90) [14.77]

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

**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. Rating definitions - Standby: Applicable for supplying emergency power for the duration of the utility power outage. No overload capability is available for this rating. (All ratings in accordance with BS5514, ISO3046 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 also will decrease approximately 1% for each 10 °F (6 °C) above 60 °F (16 °C).

GENERAC®

20/22 kW

Switch Options

Service Rated Smart Switch Features

- Includes digital power management technology (DPM) standard.
- 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.
- Rated for all classes of load, 100% equipment rated, both inductive and resistive.
- 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.

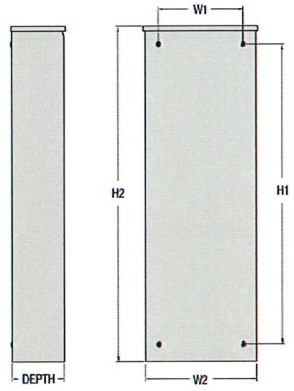
Model	G007039-1 (20 kW) G007043-2 (22 kW) G007039-3 (20 kW) G007043-3 (22 kW)
No. of poles	2
Current rating (amps)	200
Voltage rating (VAC)	120/240, 1Ø
Utility voltage monitor (fixed)* *-Pick-up* *-Dropout*	 80% 65%
Return to Utility*	Approx. 13 sec
Exercises bi-weekly for 5 minutes*	Standard
ETL or 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 or monthly

Dimensions

	200 Amps 120/240, 1ø Open Transition Service Rated				
	Height		Width		Depth
	H1	H2	W1	W2	
in	26.75	30.1	10.5	13.5	6.91
cm	67.95	76.45	26.67	34.29	17.55

Wire Ranges		
Conductor Lug	Neutral Lug	Ground Lug
400 MCM - #4	350 MCM - #6	2/0 - #14



GENERAC®

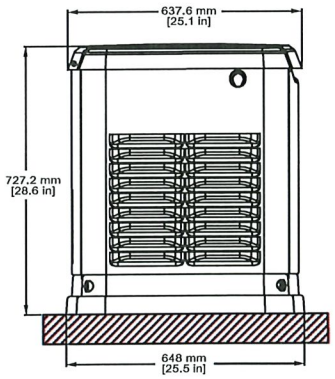
20/22 kW

Available Accessories

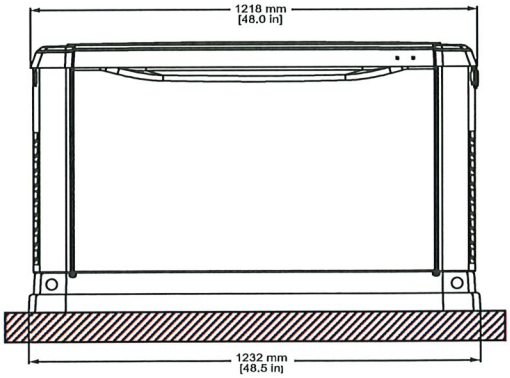
Model #	Product	Description
G005819-0	26R Wet Cell Battery	Every standby generator requires a battery to start the system. Generac offers the recommended 26R wet cell battery for use with all air-cooled standby product (excluding PowerPact®).
G007101-0	Battery Pad Warmer	Pad warmer rests under the battery. 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 (Standard on 22 kW)	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	Mobile Link® Cellular Accessories	The Mobile Link family of Cellular Accessories allows 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.

Dimensions & UPCs

Model	UPC
G007038-1	696471074185
G007038-3	696471074185
G007039-1	696471074192
G007039-3	696471074192
G007042-2	696471074208
G007042-3	696471074208
G007043-2	696471074215
G007043-3	696471074215



LEFT SIDE VIEW



FRONT VIEW

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

GENERAC®

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OAKLAND COUNTY MICHIGAN

Charter Township of Highland **(H) 11-12-326-008** Active

Print Date: Date

3773 Orchard Dr
Highland MI 48356-1953

View: Front **Structure:** Primary **Photo Date:** 09/04/2015

3773 Orchard Dr
Highland MI 48356-1953

View: Rear **Structure:** Primary **Photo Date:** 03/21/2012

3773 Orchard Dr
Highland MI 48356-1953

View: North Side **Structure:** Primary **Photo Date:** 09/04/2015

3773 Orchard Dr
Highland MI 48356-1953

View: Rear of Garage **Structure:** Garage **Photo Date:** 09/04/2015

Front View

South Neighbor ↙ ↘ Applicant's South Side

Applicant's South Side

Southern Neighbor

Kari Littlebear

From: Joe Koterba <jkoterba@comcast.net>
Sent: Friday, February 23, 2024 9:56 AM
To: Planning Shared Mailbox
Subject: Zoning Board of Appeals - 24-03 (Alex Bellovary)

Highland Township Zoning Board,

Please approve the variance for front yard setback for Case Number 24-03.

We are in favor of improvements made by our neighbors & urge you to approve this variance.

The installation of a generator is also a practical and reasonable addition, in consideration of all the power outages in Highland Township.

Regards,

Joe & Jill Koterba
3717 Orchard Dr
Highland, Mi 48356

Sent from my iPhone

3773 ORCHARD DR HIGHLAND MI 48356-1953

2 beds / 2 full baths / 0 half baths / 1872 sq ft

OAKLAND COUNTY MICHIGAN PROPERTY GATEWAY

Residential Property Profile

11-12-326-008

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Owner Information

Owner(s)	: ALEX BELLOVARY III & PAULA ANN BELLOVARY
Postal Address	: 3773 ORCHARD DR HIGHLAND MI 48356-1953

Location Information

Site Address	: 3773 ORCHARD DR HIGHLAND MI 48356-1953		
PIN	: 11-12-326-008	Neighborhood Code	: LDL
Municipality	: Charter Township of Highland		
School District	: 63220 HURON VALLEY SCHOOLS		
Class Code	: 401 Residential - Improved		

Property Description

T3N, R7E, SEC 12 DUCK LAKE SUB LOT 257

Most Recent Sale Since 1994

Date	: 04/19/2022		
Amount	: $550,000	Liber	: 57715:888
		Grantee	: BELLOVARY III, ALEX
Grantor	: WICKETT, SUZANNE M		BELLOVARY, PAULA ANN

Tax Information

Taxable Value	: $223,530	State Equalized Value	: $223,530
Current Assessed Value	: $223,530	Capped Value	: $117,150
Effective Date For Taxes	: 12/01/2023	Principal Residence Exemption Type	: N/A
Summer Principal Residence Exemption Percent	: 100%	Winter Principal Residence Exemption Percent	: 100%
2022 Taxes		**2023 Taxes**	
Summer	: $2,512.08	Summer	: $5,032.51
Winter	: $1,643.55	Winter	: $2,830.87
Village	:	Village	:

Lot Information

Description	: ROLLING WATERFRONT	Area	: 0.117 ACRES

3773 ORCHARD DR HIGHLAND MI 48356-1953

2 beds / 2 full baths / 0 half baths / 1872 sq ft

Residential Property Profile

11-12-326-008

Note: Please be advised the data included in Property Gateway originates from multiple local municipalities. Data, in regard to properties, may be classified and updated differently by municipalities. If you have any questions, please contact the local community where the data originated.

Primary Structure

Structure	**: Colonial/2Sty**	Living Area	**: 1872 SQ FT**
Ground Floor	**: 936 SQ FT**	Year Built	**: 1925**
Effective Year	**: 1986**	Remodel Year	**: 2005**
Stories	**: 2 Story**	Rooms	**: 9**
Bedrooms	**: 2**	Full Baths	**: 2**
Half Baths	**: 0**	Fireplaces	**: 0**
Ext Walls	**: Vinyl**	Basement	**: NO - CRAWL SPACE**
Garage	**: SEPARATE - 2 car (586 SQ FT)**	Heat	**: Forced Heat & Cool**
Fuel Type	**: Gas**	Central Air	**: Yes**

Basement Information

Finish	**: UNFINISHED**	Area	**: 0 SQ FT**

Porch Information

Type	Area
CCP (1 Story)	**31 SQ FT**
Treated Wood	**348 SQ FT**