



NOTICE

As per the requirements of Ord. 2077 Sec. 1121.10 and pursuant to the Chairman, Mayor John Licastro, you are hereby notified of a meeting of the

Board of Zoning Appeals

Thursday June 10, 2021

5:30 pm

Via the ZoomMeeting application <https://us02web.zoom.us/j/82458189502>

AGENDA

- 1. 191 Bratenahl, OH 44108**
 - Request for variance for Generator

To participate via ZOOM go to www.bratenahl.org, see SPOTLIGHT and click on the link for the meeting.

Posted: May 27, 2021

Shepp Electric - Generator Systems Division

Ohio's ONLY  **GENERAC** |  Dealer for Installation,
Warranty & Service

~ 30 Years Experience! ~ Over 4,000 SYSTEMS INSTALLED! ~ Family Owned & Operated ~

P O Box 293
Montville, Ohio 44064

Phone 877-423-9010

May 18, 2021

Village of Bratenahl
Board of Zoning Appeals
411 Bratenahl Rd
Bratenahl, OH 44108

Dear Members of BZA,

Shepp Electric is requesting the approval of a generator system to be installed at 191 Bratehahl Rd in front of the house at the desired location shown on the attached site plan. The generator would be installed behind the bushes in front of the house next to the electrical meter. We are asking for approval of this location for the following reasons. One, the current location of the gas and electrical meters which we need to tie into are in the same vicinity to where we want to place the generator. Two, the electrical panels are in the basement along the wall of where we want to place the generator. The basement is already finished so there is no room for us to run our feeders and control lines to the rear yard. Three, installing the generator in the desired location would keep it away from the neighbors view and it would be screened by the existing bushes. There is no room on the back side of the house because of the existing two A/C units and the customers patio setup. Overall putting the generator in the front of the house would be a less invasive install, closer to the equipment we need to tie into and will not be seen by any of the neighbors.

Regards,


Jason Pettrey
Shepp Electric CO INC

 **GENERAC** | 

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423-9010



Office of the Building Department
VILLAGE OF BRATEN AHL

DATE: 5/19/21

BRATEN AHL BOARD OF ZONING APPEALS

This is to advise the Bratenahl Board of Zoning Appeals members that I am the owner of the property at:

Address: 191 Bratenahl Rd
PPN: 631-04-007

and I hereby give my permission for Shepp Electric Co Inc
to apply for application to appear before the Board to request a variance(s).

[Signature]
Owner of Property

May 21, 2021

To: Village of Bratenahl

Re: Generator location
191 Bratenahl Rd. (Lakehurst)
Mike Fratello - owner

Mr. Fratello desires to have a permanent generator installed at his home. The proposed generator location would be in front of his house.

The Lakehurst Home Owners Association board has reviewed this location and has discussed the need to have landscaping installed to block the view of the generator with Mr. Fratello. Mr. Fratello has agreed to install such landscaping.

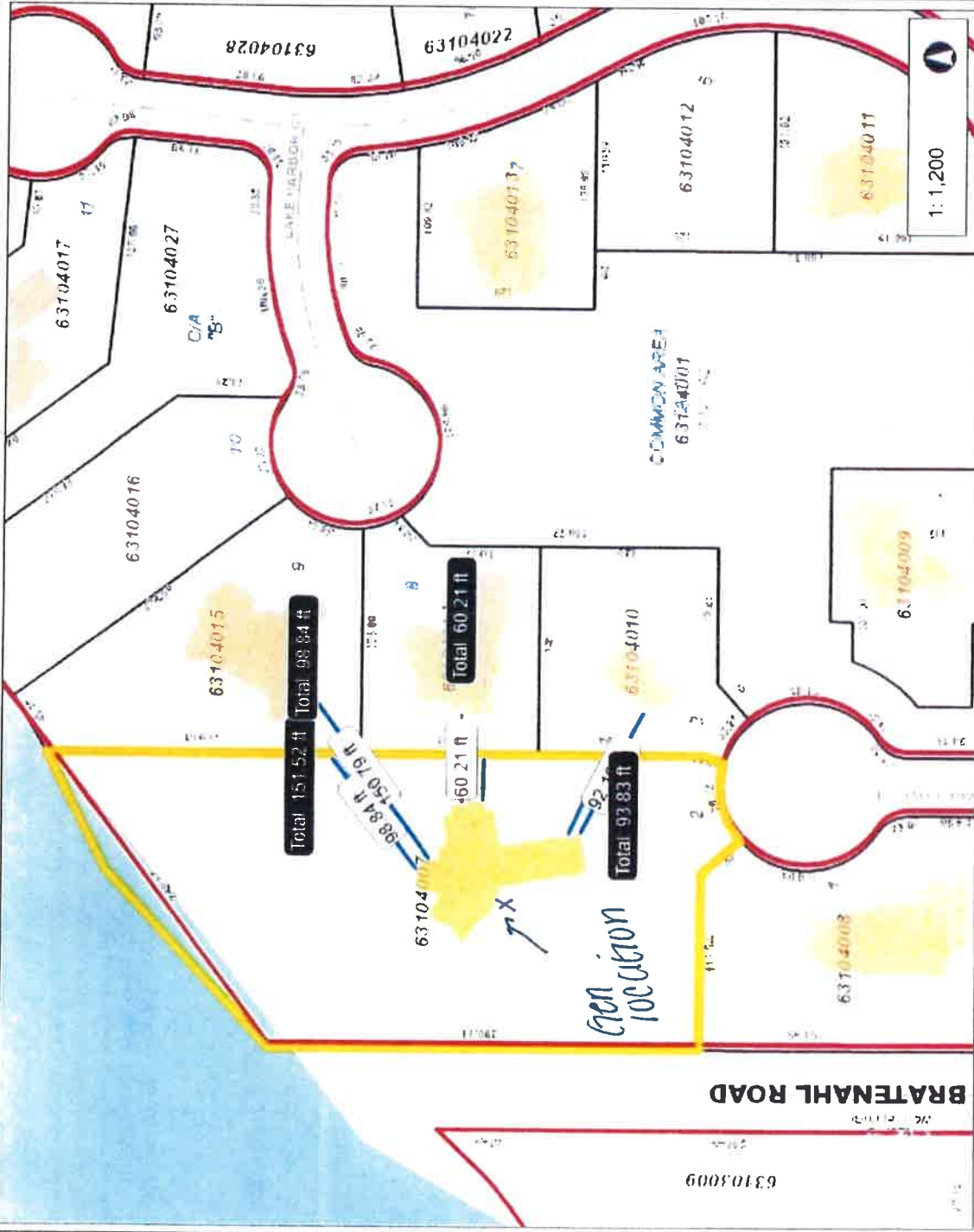
Under these conditions the Lakehurst HOA has no objection to the proposed generator location.

A handwritten signature in black ink, appearing to read "Charles Vestal". The signature is fluid and cursive, with a large initial "C" and "V".

Charles Vestal
Lakehurst Home Owners Association

cc: Mike Fratello

Cuyahoga County GIS Viewer



1: 1,200

Date Created: 5/18/2021

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel
- Buildings - 2017



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.



Stephanie Shaefer 191 Bratenahl Rd

John Joyce
150 Lake Harbor
bratenahl OH

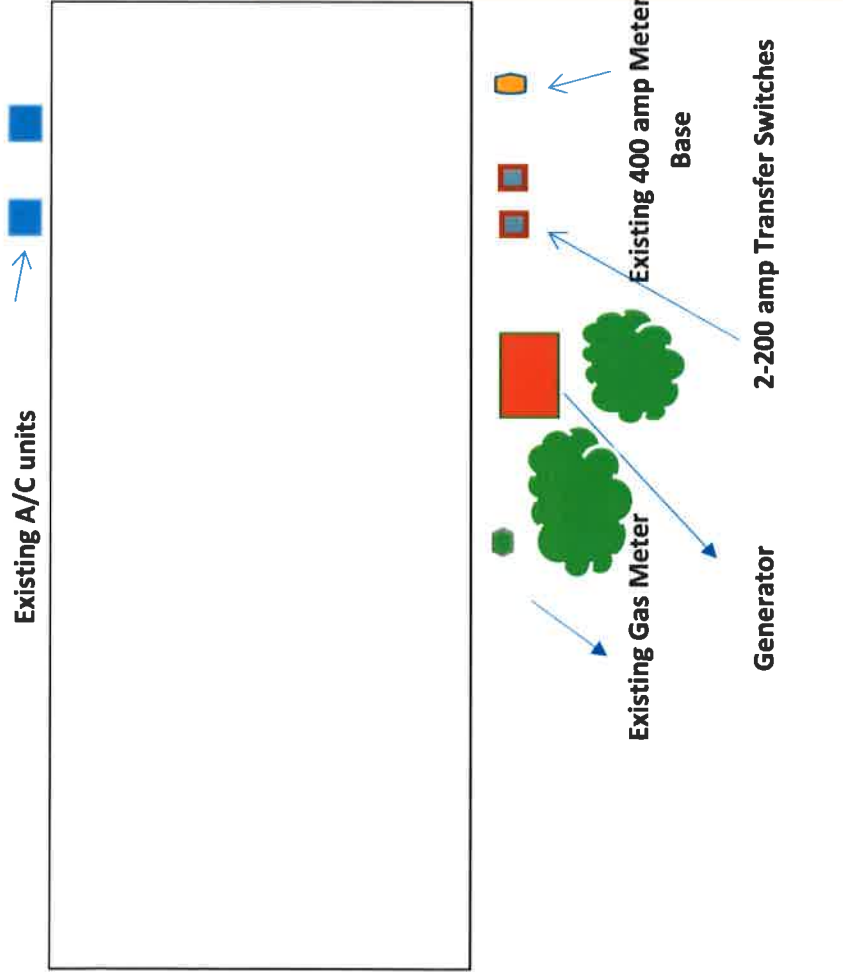
Neighbor's House

Juan Aligood
140 Lake Harbor

Neighbor

Jeff Denston
211 Lake Cove Ct

Neighbor



All exterior wiring for system and transfer switch to be in 1 1/4" weather proof PVC conduit. Generator breaker is 100 amps. Generator feeder to be 3-#3 THHN, 1#6, and six #16 TFFN control wires.

**All natural gas piping to be in 1 1/4" black iron with shut off at generator unit w/shut off and drip leg installed. Reduced to 3/4" at unit regulator with flex line. Shut Off /1 1/4" Gas Line Black Iron from meter → reduce to 3/4" / Shut off with drip leg → 3/4" Flex Line to Unit ↷

20/22/24 kW

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)	G007209-0 G007210-0 (24 kW)
Rated maximum continuous power capacity (LP)	20,000 Watts*	22,000 Watts*	20,000 Watts*	22,000 Watts*	24,000 Watts*
Rated maximum continuous power capacity (NG)	18,000 Watts*	19,500 Watts*	18,000 Watts*	19,500 Watts*	21,000 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	100 / 87.5
Total Harmonic Distortion	Less than 5%				
Main line circuit breaker	90 amp	100 amp	90 amp	100 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	455 / 206
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	67
Sound output in dB(A) at 23 ft (7 m) with generator in Quiet-Test™ low-speed exercise mode**	55	57	55	57	57
Exercise duration	5 min				

Engine

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 ft³/hr x 2500 (LP) or ft³/hr x 1000 (NG). For Megajoule content, multiply m³/hr x 93.15 (LP) or m³/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).

Section 3 Site Selection and Preparation

3.1 — Site Selection

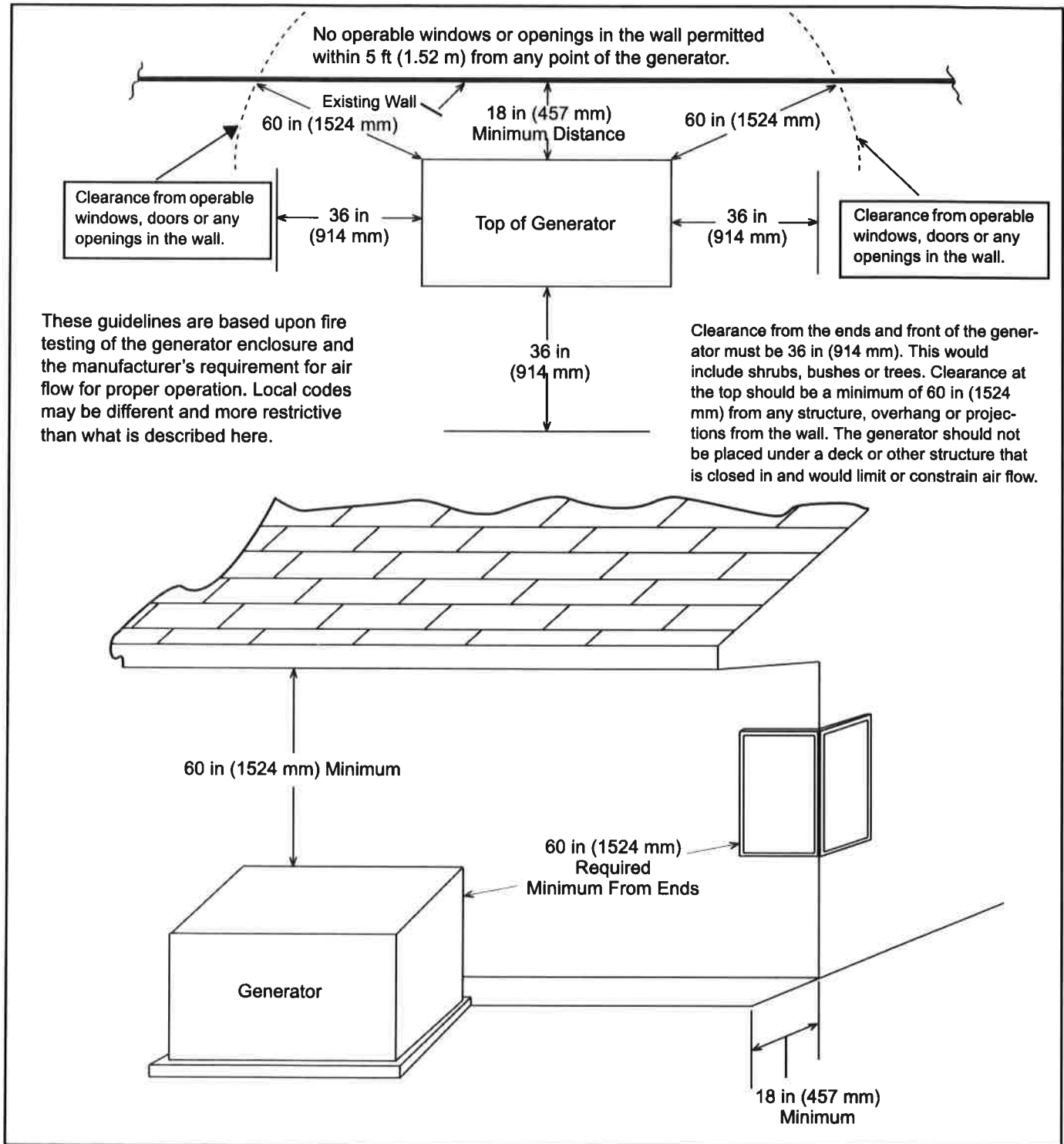


Figure 3-1. Installation Guidelines



Village of Bratenahl
Bratenahl Village Hall 411 Bratenahl Rd.
Bratenahl, Ohio 44108-1027
Phone—(216)681-4266 Fax—(216)681-3811

DEPARTMENT OF BUILDING AND ZONING
 Scott Packard, Building Inspector

APPLICATION FOR A GENERATOR PERMIT

Company Name Shupp Electric Address PO Box 293
 City Montville State OH Zip Code 44004 Phone: 440-968-3262

****LOCATION OF THE WORK SITE**

Address 191 Bratenahl Rd Unit _____
 Owner Michael Fratello

All plumbing work being done in the Village of Bratenahl shall conform to the Amended Version of the Ohio Plumbing Code of current publication and accepted engineering practices.
 All electrical work being done in the Village of Bratenahl shall conform to the Amended Version of the National Electrical Code of current publication and accepted engineering practices.

PERMIT FEE SCHEDULE

	NO.	COST	TOTAL
Base Permit Fee		\$25.00	
Generator	<u>1</u>	\$50.00	<u>\$50.00</u>
Gas line			
Up to 1"			
1" to 2"			
2" to 6"	<u>30 ft</u>	ft. \$5.00@100'	
Over 6"		ft. \$7.00@100'	
		ft. \$9.00@100'	
		ft. \$11.00@100'	
INSPECTION FEES		\$35.00	
SUBTOTAL			
1% STATE SURCHARGE			
TOTAL			

****Attach a sketch Site Plan showing all existing structures and indicate proposed location of generator.**

Estimated Cost of Construction 9930.00 Signed: Craig Shupp Date: 5/4/21

Generators are accessory structures per 1155.02 b 2 B.
 Accessory structures must be in rear yard.

NOT APPROVED

APPROVED _____

