

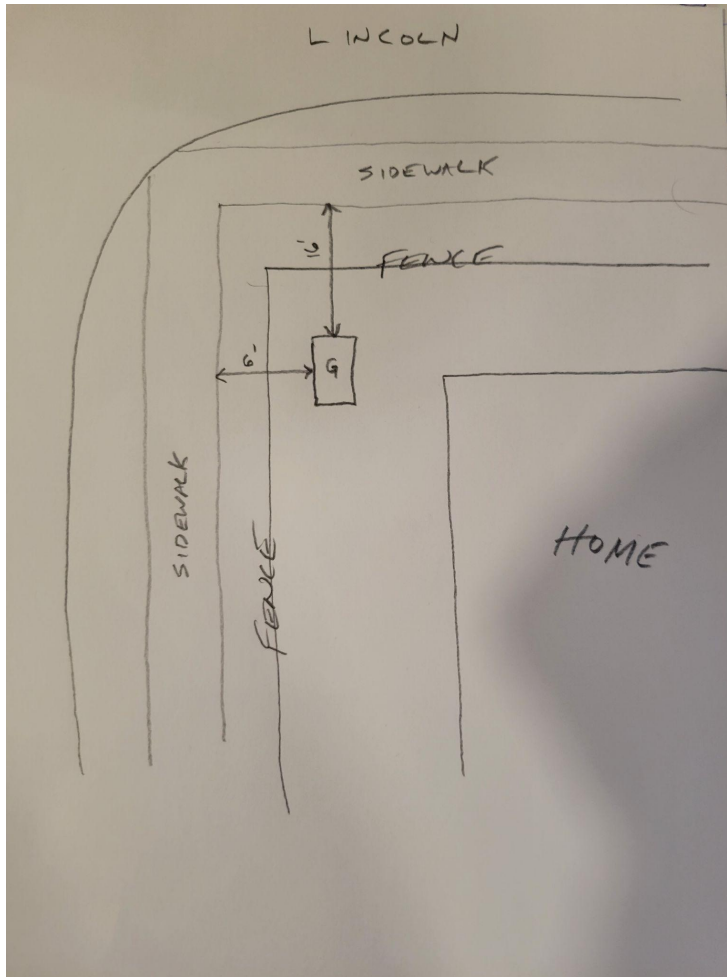
Request for Variance (area) for Generator installation 462 Lincoln Avenue Unit 4, Portsmouth, NH

- Valuation of New Construction (for non-residential projects)
 - N/A
- Total Number of Dwelling Units (for residential projects)
 - Unchanged - single family dwelling.
- Lot area
 - 462 Lincoln avenue, unit 4



- Description of proposed project
 - This document outlines the request for a variance or exception - the project is the installation of a natural gas powered generator on the property. The property owner (Pamela Katz) is required to be on oxygen full time and is fearful of a power outage event negating the ability of her oxygen machine to run.
 - Generator will be installed on a 3x5 pad in the top left corner (northwest corner?) of the property, inside an existing fence.
 - Philbrick's Generators (Madbury, NH) will be performing all aspects of the permitting and installation. They currently have a building permit request in with the town for this project: BLGD-22-213.
- Description of existing land use
 - Single family dwelling
- Project representatives – names and contact information
 - Chris Adams, 2 Goss Road, North Hampton NH, 03862 (603.801.4531)
 - Son of property owner.
- Description and dimensions of existing and proposed buildings (including building footprint, total gross floor area, and height)
 - Generator will be installed on a 3x5 pad in the yard.
- Existing and proposed front, side and rear setback / yard dimensions (this is the distance from a structure to the lot line)

- Site Plan(s) showing existing and proposed conditions including:



- Scale of all drawings and plans (the scale is the ratio of the drawing's size relative to the actual size)

- Labeled photo(s) of existing conditions







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- Written statement explaining how the request complies with the requirements of the [Zoning Ordinance](#) as provided in Article 2 (see Section 10.233.20 for Variances, Section 10.232.20 for Special Exceptions).
 - 10.233.21 The variance will not be contrary to the public interest;
 - Due to the minimal nature of the change to the property (the installation of the generator), there should be no effect on the public interest. The size of the generator is 46.5L x 26.8W x 28.4H. The generator will be in the same area of the yard as other existing mechanical equipment (air conditioning condensers). The generator should be completely silent when in standby mode, and while providing power to the unit the dBA rating is listed in the product documentation as 65dBA Low Idle / 68dBA Normal Operating Sound.
 - 10.233.22 The spirit of the Ordinance will be observed;
 - Owing to the minimal impact of this change, the spirit of the Ordinance is being observed. In the documentation, these points are raised as to the purpose/intent of the Ordinance:
 - 1. The use of land, buildings and structures for business, industrial, residential and other purposes;
 - **Change has no impact on this point.**
 - 2. The intensity of land use, including lot sizes, building coverage, building height and bulk, yards and open space;
 - **Change has no impact on this point.**
 - 3. The design of facilities for vehicular access, circulation, parking and loading;
 - **Change has no impact on this point.**

- 4. The impacts on properties of outdoor lighting, noise, vibration, stormwater runoff and flooding;
 - **Noise is the only potential impact a generator could have regarding this point; however:**
 - The rare occurrences of power loss in the city mitigate this impact.
 - This permanent, natural gas powered generator is likely quieter than temporary, gas powered generators that are frequently used by city residents.
- 5. The preservation and enhancement of the visual environment;
 - **The generator is of minimal size, as mentioned previously in this document. Additionally, as the resident is an avid gardener (evidenced by her property's landscaping), she will likely enhance the area to the best of her ability with plantings.**
- 6. The preservation of historic districts, and buildings and structures of historic or architectural interest;
 - **No impact on this point.**
- 7. The protection of natural resources, including groundwater, surface water, wetlands, wildlife habitat, and air quality.
 - **Minimal impact; again the device is more likely more efficient than temporary gas powered generators.**
- 10.233.23 Substantial justice will be done;
 - By granting the variance, justice will be done - the spirit of the ordinance is maintained, and the notion of fairness is upheld. It would seem unfair for the resident to have to abandon her home of 20 years for the matter of the generator being several feet outside of the ordinance rules.
- 10.233.24 The values of surrounding properties will not be diminished;
 - It is not obvious how the installation of a small generator could have any impact on the value of any surrounding properties.
- 10.233.25 Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
 - Because of the owner's critical (24 hours a day, 7 days a week) reliance upon her oxygen machine, not being able to install the generator would result in an unnecessary hardship for her - her utmost desire is to remain living in her home as long as physically possible. After the death of her husband in 2021, the resident now lives alone; we have made several other alterations to her living space to allow her to remain there, including a stair lift, moving her main living space to a lower floor, and other reorganizations to make her situation more tolerable. The addition of this automatic generator is a clear and reasonable solution to her oxygen issue.

17 & 20

kW

POWERPROTECT™
Standby Generators



YOU.POWERED.



Want the power with less weekly noise? We've got you covered with our 17kW¹ and 20kW¹ generators. Sleeker, quieter and more powerful than ever before, these units are designed to keep your whole home powered no matter what's going on outside.

FEATURES



Warranty

6-Year limited warranty of parts, labor, and travel included for the entire term. The industry's most comprehensive warranty over time.²



Highest Rated Power Output in Its Class

Designed to provide the most power in their class on natural gas installations.³



Assembled and Engineered in USA

Briggs & Stratton generators are designed and assembled in the USA.⁴



Commercial-Grade Vanguard® Engine

Powerful engine built in the USA for commercial applications providing power for electronics.



Quiet Weekly Test Mode

Over 65% quieter during weekly test mode.⁵



Flexible Installation & Maintenance

Approved for installation as close as 18" to a building⁶ with easy toolless panel removal for serviceability and maintenance.



Power Management System (optional)

Customizable to your home's power needs, Symphony® II and Amplify™ Power Management systems offer prioritized whole house power with a more affordable standby generator.



Corrosion Resistant Enclosure & Base

Automotive-grade galvalume steel base and aluminum enclosure to resist rust, and powder-coated paint for years of protection against chips and abrasions.

17 & 20

kW

POWERPROTECT™
Standby Generators



Generator Set Rating		
Model Name	PP17	PP20
Model Number	040661	040662
Running Watts (Liquid Propane/Natural Gas) kW ¹	17 / 17	20 / 20
Running Amperage (Liquid Propane/Natural Gas) Amps	70.8 / 70.8	83.3 / 83.3
Voltage	120 / 240	
Circuit Breaker Amps	80	100

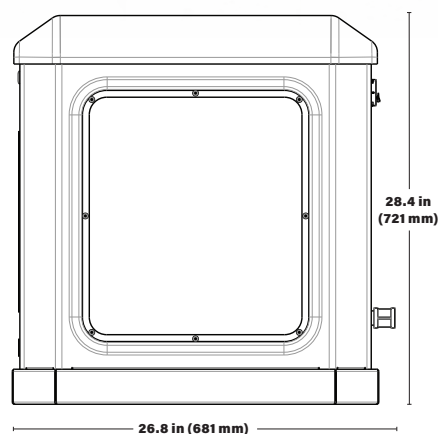
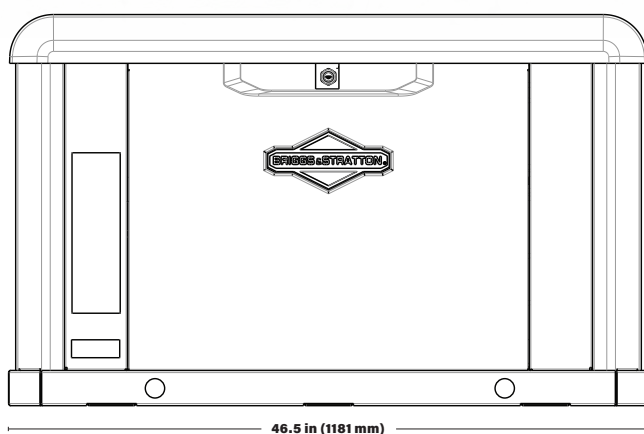
Engine	
Manufacturer	Vanguard®
Frequency Regulation Steady State	+/- 1.0%

Sound Rating ⁷	
Low Idle Mode Sound	65 dBA
Normal Operating Sound ⁷	68 dBA

Fuel Consumption ⁸	PP17	PP20
No Load (BTU/hr)	NG - 99,000 / LP - 100,000	NG - 99,000 / LP - 100,000
Half Load (BTU/hr)	NG - 170,000 / LP - 185,000	NG - 187,000 / LP - 208,000
Full Load (BTU/hr)	NG - 248,000 / LP - 295,000	NG - 260,000 / LP - 338,000

Available Accessories	
Engine Oil Heater	6840
Maintenance Kit	6872
Fuel Regulator Warmer	6845
Surge Protector	6631
Amplify Gateway	6520
UPS	6581
InfoHub™ Universal - Cellular	6574
Gateway Range Extender	6839

Product Dimensions	
Overall Dimensions (in / mm)	46.5 x 26.8 x 28.4 / 1181 x 681 x 721
Assembled Weight (lbs / kg)	435 / 200
Packaged Dimensions (in / mm)	48.8 x 30.5 x 50.5 / 1240 x 775 x 1283
Packaged Weight (lbs / kg)	520 / 240



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

² See operator's manual or BRIGGSandSTRATTON.com for complete warranty details.

³ On natural gas in its named class.

⁴ Of global and U.S. parts.

⁵ Compared to full load based on lowest microphone at 7 meters.

⁶ The installation manual contains specific instructions related to generator placement in addition to NFPA 37, including the requirement that carbon monoxide detectors be installed and maintained in your home or business.

⁷ Per ISO 3744. Sound level measurement at other locations around generator may differ depending on installation, based on lowest microphone at 7m. Normal operation based on average household usage.

⁸ Fuel consumption rates are estimated based on normal operating conditions. Generator operation may be greatly affected by elevation and the cycling operation of multiple electrical appliances — fuel flow rates may vary depending on these factors.

Briggs & Stratton has a policy of continuous product improvement and reserves the right to modify its specifications at any time and without prior notice.

This standby generator is not for Prime Power applications.

Published July 2021. Please visit BRIGGSandSTRATTON.com for the latest information.

BS1298 - 7/21

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

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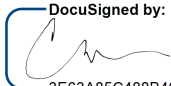
April 11, 2022

RE: Lincoln Avenue Townhouse Association
Pamela Katz
462 Lincoln Ave, unit 4
Portsmouth, NH 03801

To Whom it May Concern,

The Lincoln Avenue Townhouse Association agrees to the installation of a generator at 462 Lincoln Ave, Unit 4.

Thank you,

DocuSigned by:

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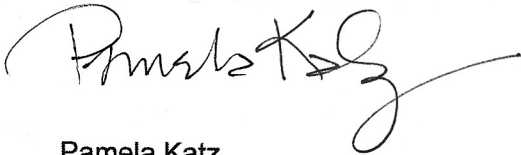
Cori McGrath
Association President
(603) 661-1177

Pamela Katz
462 Lincoln avenue, unit 4
Portsmouth, NH 03862

To whom it may concern,

I, Pamela Katz, name my son Chris Adams as the principal contact and agent for the variance application with the town of Portsmouth. This variance request is for a generator installation at my home at 462 Lincoln avenue, unit 4.

Thank you,

A handwritten signature in black ink, appearing to read "Pamela Katz", with a long, sweeping horizontal line extending to the right.

Pamela Katz