



Charleston Board of Zoning Appeals

AGENDA

8:30 a.m., Thursday, July 23, 2026

City Service Center Conference Room · 915 Quarrier Street

VAR-26-0007: Application of Solar Holler requesting a variance of the accessory structure regulations in order to install solar panels in a front yard on the property located at **9 Fox Chase Rd.**

VAR-26-0008: Application of Sarah Halstead requesting a variance of side setback requirements in order to construct an addition to an existing dwelling on the property located at **700 Bendview Dr.**

CUP-26-0002: Application of Richard Knott requesting a conditional use permit in order to operate a firearm sales establishment as a home-based business on the property located at **221 Sunset Dr..**

Approval of Minutes



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

.....

Case Description

VAR-26-0007: Application of Solar Holler requesting a variance of the accessory structure regulations in order to install solar panels in a front yard on the property located at **9 Fox Chase Rd.**

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email katrina.eldridge@cityofcharleston.org call 304-348-6833.

Hearing Details

WHEN: 8:30 a.m.
Thursday, July 23, 2026

WHERE: City Service Center Conference Room
915 Quarrier Street

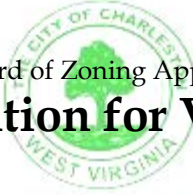
Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to katrina.eldridge@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Board of Zoning Appeals
Application for Variance



BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Solar Holler	Address: 9 Fox Chase Rd Charleston WV
Address: 2835 Park Ave, Huntington WV	Tax Map and Parcel:
Phone: 304-4495342	Zoning District:
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant)

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application:

1. a site plan drawn to scale;
2. a list of the owners, with their mailing addresses, of the properties within a 100 foot radius of the property for which the variance is being sought; and
3. \$125.00 filing fee in the form of cash, personal check or money order made payable to the City of Charleston.

You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions.

THE PLANNING DEPARTMENT WILL NOT ACCEPT INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.** _____ Ground mounted solar

Applicable Section(s) of the Zoning Ordinance _____

Please describe the proposed work to be done on the property. _____ Ground mounted solar

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if **ALL** of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected? Array will be visable owner plans to add bushes and other vegetation to blend in.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions which may satisfy this criterion. In comparison with other properties in the vicinity and under the same zoning regulations, what is unusual or different about the subject property? Location was chose for it proximity to the main meter additionally communication with the envoy cannot exceed 200 ft from meter.

3.) **An unnecessary hardship is neither personal nor financial in nature.** In this application, an unnecessary hardship is a problem created by some feature of the land which prevents the owner from making reasonable use of the property as permitted by the Zoning Ordinance. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Without a variance, are you deprived of all beneficial use of your land? Yes

Is your situation due to unique circumstances that are not shared by other land in the district? No

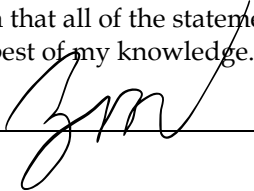
Would approval of your variance request alter the essential character of the surrounding neighborhood or community? No

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?

Yes

Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community? Yes

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.


Signature

6/8/26
Date

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action: ☐ Approved ☐ Rejected	
If approved, were there any specific conditions or limitations imposed by the BZA?	
Planning Official Signature and Title	Date

1

2

3

4

5

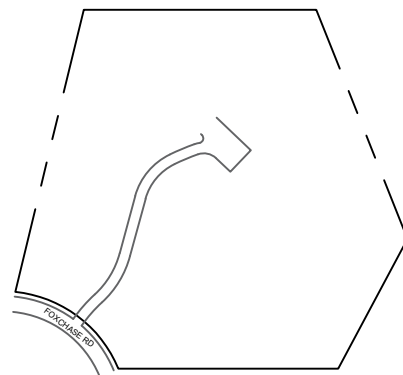
6

8.PRIME CONTRACTOR IS RESPONSIBLE FOR THE DESIGN AND SPECIFICATIONS OF THE GRID-TIED PHOTOVOLTAIC SYSTEM RETROFIT. PRIME CONTRACTOR WILL BE RESPONSIBLE FOR COLLECTING EXISTING ONSITE REQUIREMENTS TO DESI SPECIFY, AND INSTALL THE EXTERIOR ROOF-MOUNTED PORTION OF PHOTOVOLTAIC SYSTEMS DETAILED IN THIS DOCUMENT.

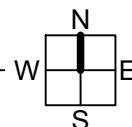
LOCAL BUILDING CODE

An aerial photograph showing a wooded area with a road and a building. The road is labeled 'S. 1000' and 'S. 1000'. The building is labeled 'S. 1000'. The area is surrounded by dense trees and vegetation.

SCALE: NOT TO SCALE



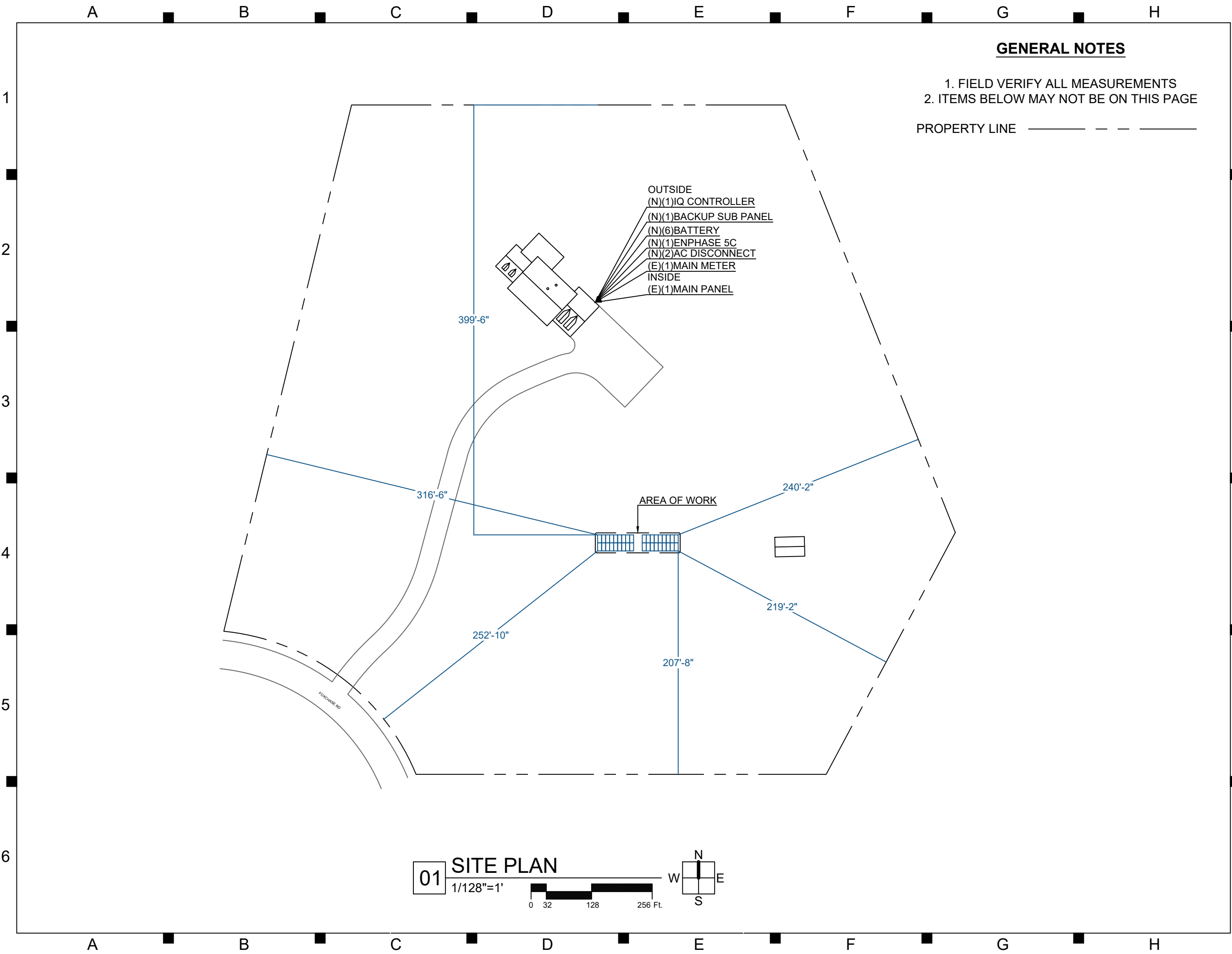
SCALE: NOT TO SCALE



SHEET NUMBER	SHEET TITLE
T-001	COVER PAGE
G-002	GENERAL NOTES
A-101	SITE PLAN
A-102	ELECTRICAL PLAN
A-103	SOLAR ATTACHMENT PLAN
E-601	LINE DIAGRAM
E-602	PLACARDS
R-001	RESOURCE DOCUMENT
R-002	RESOURCE DOCUMENT
R-003	RESOURCE DOCUMENT
R-004	RESOURCE DOCUMENT
R-005	RESOURCE DOCUMENT
R-006	RESOURCE DOCUMENT

FIRE: NFPA 1 2021





GENERAL NOTES

- 1. FIELD VERIFY ALL MEASUREMENTS
- 2. ITEMS BELOW MAY NOT BE ON THIS PAGE

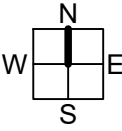
PROPERTY LINE

- OUTSIDE
- (N)(1)IQ CONTROLLER
- (N)(1)BACKUP SUB PANEL
- (N)(6)BATTERY
- (N)(1)ENPHASE 5C
- (N)(2)AC DISCONNECT
- (E)(1)MAIN METER
- INSIDE
- (E)(1)MAIN PANEL

01

SITE PLAN

1/128"=1'



CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

LIC. NO.: # WV055792
HIC. NO.: -
ELE. NO.: -

UNAUTHORIZED USE OF THIS
DRAWING SET WITHOUT WRITTEN
PERMISSION FROM CONTRACTOR
IS IN VIOLATION OF U.S.
COPYRIGHT LAWS AND WILL BE
SUBJECT TO CIVIL DAMAGES AND
PROSECUTIONS.

NEW PV SYSTEM: 21.240 kWp
CHARLES RASHID
RESIDENCE
9 FOXCHASE RD, CHARLESTON,
WV 25304

APN: 2009008200090000

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

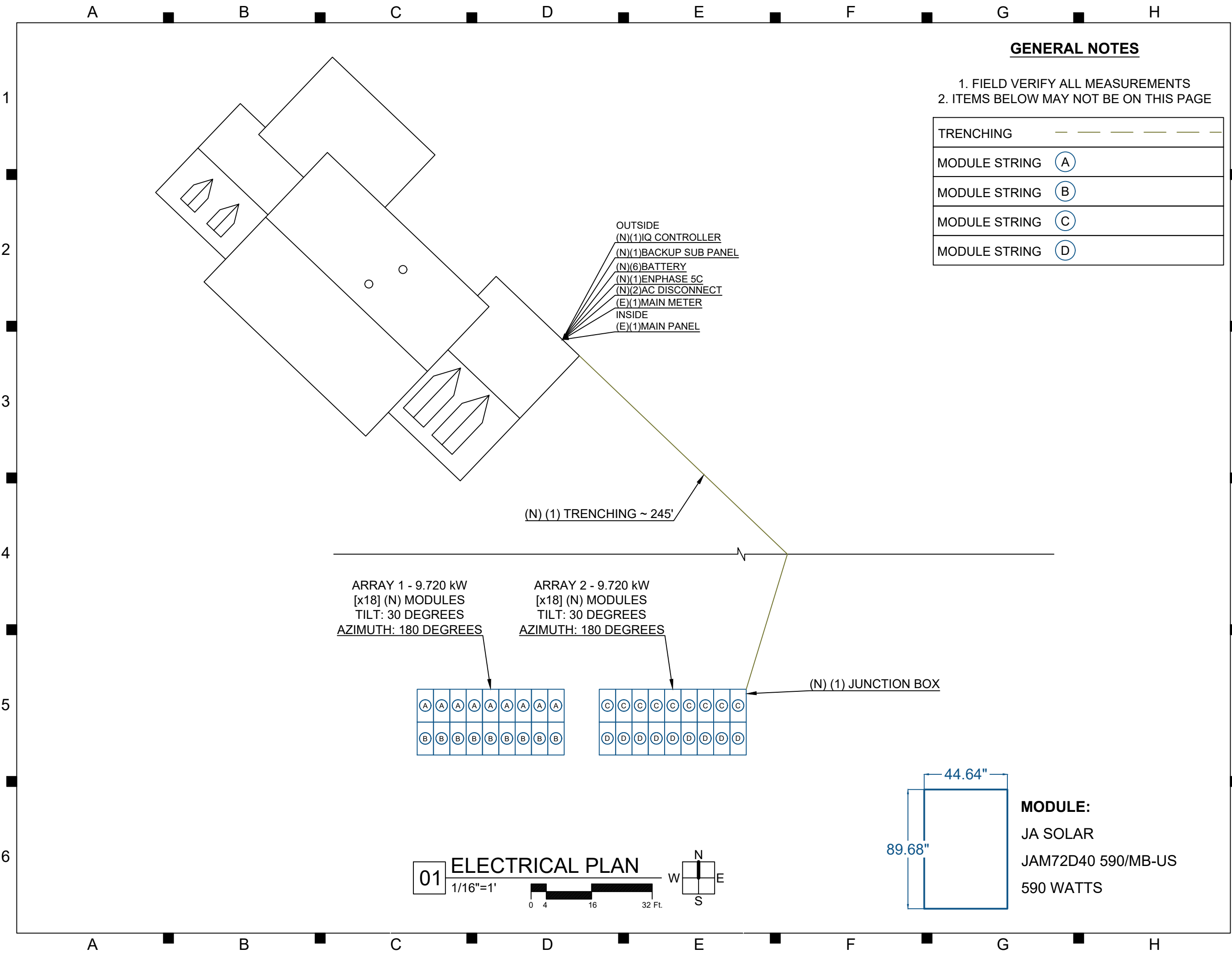
SITE PLAN

DATE: 04/08/2026
DESIGN BY:

CHECKED BY:

REVISIONS

A-101.00



CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

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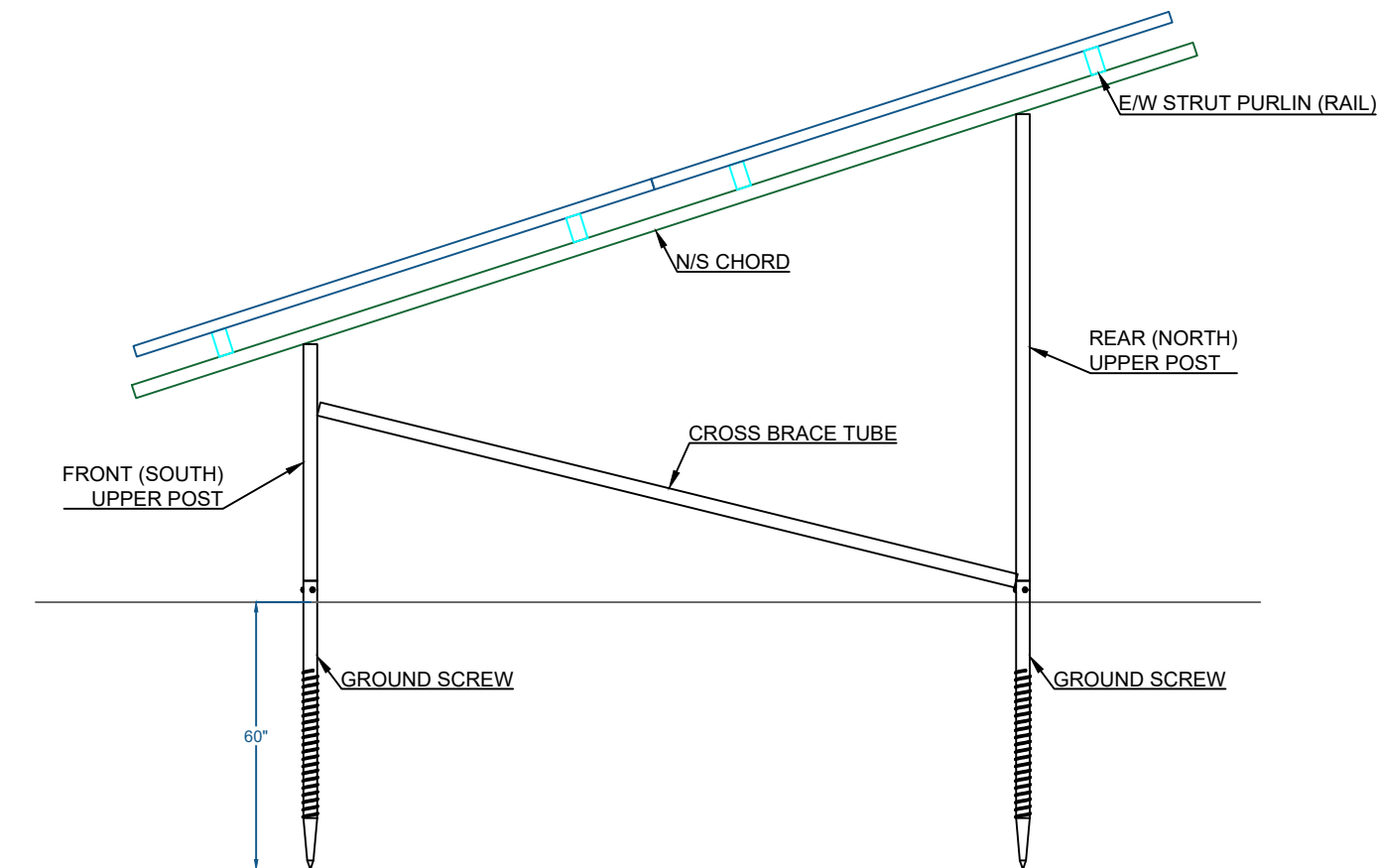
ELECTRICAL PLAN

DATE: 04/08/2026
DESIGN BY:

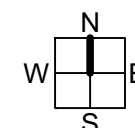
CHECKED BY:

REVISIONS

A-102.00



Number of Children	Frequency
0	2
2'-8''	4
10'-8''	8
21'-4''	10



- 1.1 LABELING REQUIREMENTS BASED ON THE 2020 NATIONAL ELECTRICAL CODE, INTERNATIONAL FIRE CODE 605.11, OSHA STANDARD 1910.145, ANSI Z535
- 1.2 MATERIAL BASED ON THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION.
- 1.3 LABELS TO BE OF SUFFICIENT DURABILITY TO WITHSTAND THE ENVIRONMENT INVOLVED.
- 1.4 LABELS TO BE A MINIMUM LETTER HEIGHT OF 3/8" AND PERMANENTLY AFFIXED.
- 1.5 ALERTING WORDS TO BE COLOR CODED. "DANGER" WILL HAVE RED BACKGROUND; "WARNING" WILL HAVE ORANGE BACKGROUND; "CAUTION" WILL HAVE YELLOW BACKGROUND.

INTERACTIVE PHOTOVOLTAIC SYSTEM CONNECTED
PHOTOVOLTAIC SYSTEM DISCONNECT LOCATED
NORTH SIDE OF THE HOUSE

**CONTRACTOR**

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AV
HUNTINGTON, WV 25704

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PAPER SIZE: 11" x 17" (ANSI B)

PLACARDS

DATE: 04/08/2026

DESIGN BY:

CHECKED BY:

REVISIONS

E-602.00

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E-602.00

Harvest the Sunshine

595W



JA SOLAR

JAM72D40 MB n-type Double Glass Bifacial Modules

Premium Cells

n-
Bycium+
16BB

26%



MBB Half-Cell
Technology

Cell Conversion
Efficiency

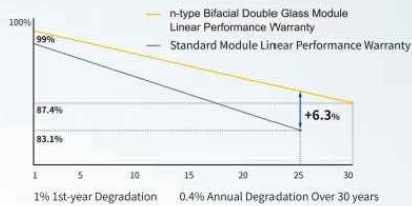
Premium Modules

Higher power
generation better LCOE

LID n-type with very
Lower LID

Better Temperature
Coefficient

Better low irradiance
response



12-year product
warranty

30-year linear power
output warranty

Comprehensive Certificates

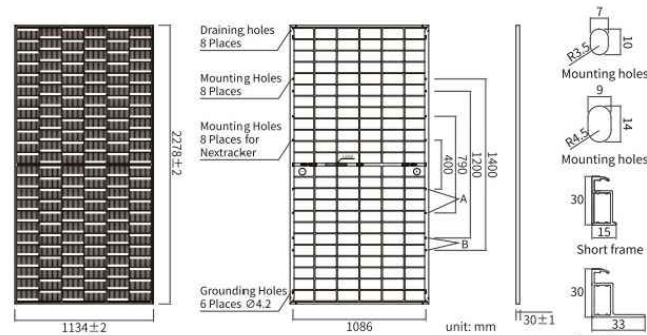
- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing



DEEP BLUE 4.0 Pro

JAM72D40 MB n-type Double Glass Bifacial Modules

DEEP BLUE 4.0 Pro



MECHANICAL PARAMETERS

Cell	Mono
Weight	31.8kg
Dimensions	2278±2mm×1134±2mm×30±1mm
Cable Cross Section Size	4mm ² (IEC), 12 AWG(UL)
No. of cells	144(6×24)
Junction Box	IP68, 3diodes
Connector	QC 4.10-351/ MC4-EVO2A
Cable Length (Including Connector)	Portrait: 300mm(+)/400mm(-) Landscape: 1300mm(+)/1300mm(-)
Front Glass/Back Glass	2.0mm/2.0mm
Packaging Configuration	36pcs/Pallet, 720pcs/40HQ Container

Remark: customized frame color and cable length available upon request

ELECTRICAL PARAMETERS AT STC

TYPE	JAM72D40 570/MB	JAM72D40 575/MB	JAM72D40 580/MB	JAM72D40 585/MB	JAM72D40 590/MB	JAM72D40 595/MB
Rated Maximum Power(P _{max}) [W]	570	575	580	585	590	595
Open Circuit Voltage (V _{oc}) [V]	51.52	51.73	51.95	52.16	52.37	52.58
Maximum Power Voltage(V _{mp}) [V]	43.62	43.82	44.02	44.22	44.43	44.64
Short Circuit Current(I _{sc}) [A]	13.74	13.79	13.84	13.89	13.94	13.99
Maximum Power Current(I _{mp}) [A]	13.07	13.12	13.17	13.23	13.28	13.33
Module Efficiency [%]	22.1	22.3	22.5	22.6	22.8	23.0
Power Tolerance	0~+3%					
Temperature Coefficient of I _{sc} (α _{Isc})	+0.045%/°C					
Temperature Coefficient of V _{oc} (β _{Voc})	-0.250%/°C					
Temperature Coefficient of P _{max} (γ _{Pmp})	-0.290%/°C					
STC	Irradiance 1000W/m ² , cell temperature 25°C, AM1.5G					

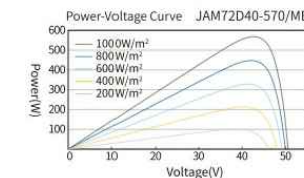
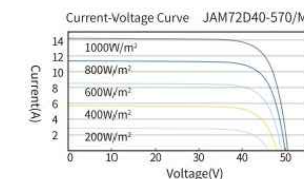
Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.
They only serve for comparison among different module types.

ELECTRICAL CHARACTERISTICS WITH 10% SOLAR IRRADIATION RATIO

TYPE	JAM72D40 570/MB	JAM72D40 575/MB	JAM72D40 580/MB	JAM72D40 585/MB	JAM72D40 590/MB	JAM72D40 595/MB
Rated Max Power(P _{max}) [W]	616	621	626	632	637	643
Open Circuit Voltage(V _{oc}) [V]	51.52	51.73	51.95	52.16	52.37	52.58
Max Power Voltage(V _{mp}) [V]	43.62	43.82	44.02	44.22	44.43	44.64
Short Circuit Current(I _{sc}) [A]	14.84	14.89	14.95	15.00	15.06	15.11
Max Power Current(I _{mp}) [A]	14.11	14.17	14.23	14.29	14.34	14.40
Irradiation Ratio (rear/front)	10%					

* For NextTracker installations, maximum static load please take compatibility approve letter between JA Solar and NextTracker for reference.
** Bifaciality=P_{max, rear}/Rated P_{max, front}

CHARACTERISTICS



OPERATING CONDITIONS

Maximum System Voltage	1500V DC
Operating Temperature	-40°C~+85°C
Maximum Series Fuse Rating	30A
Maximum Static Load, Front*	5400Pa(112 lb/ft ²)
Maximum Static Load, Back*	2400Pa(50 lb/ft ²)
NOCT	45±2°C
Bifaciality**	80%±10%
Safety Class	Class II
Fire Performance	UL Type 29/Class C

JA SOLAR

Headquarters

No. 8 Building, Nuode Center, No.1 Courtyard, East Auto Museum Road,
Fengtai District, Beijing
Tel: +86 10 6361 1888 Fax: +86 10 6361 1999
E-mail: sales@jasolar.com marketing@jasolar.com www.jasolar.com

Specifications subject to technical changes and tests.
JA Solar reserves the right of final interpretation.

Version No. : Global-EN-20240730A



CONTRACTOR

SOLAR HOLLER

PHONE: 304-288-4087

ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

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RESIDENCE

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APN: 2009008200090000

ENGINEER OF RECORD

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RESOURCE DOCUMENT

DATE: 04/08/2026

DESIGN BY:

CHECKED BY:

REVISIONS

R-001.00



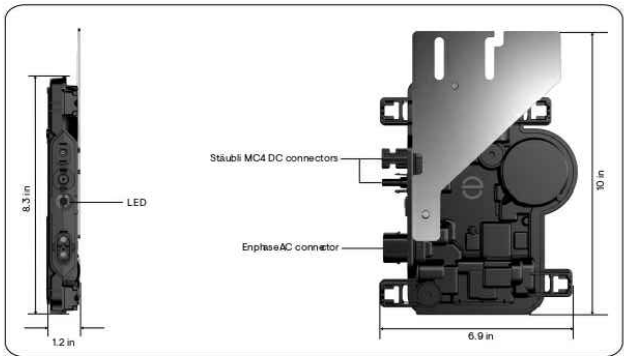
IQ8HC Microinverter

Our newest IQ8 Series Microinverters^{1, 2, 3} are the industry's first microgrid-forming⁴, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently.



NORTH AMERICA DATA SHEET

Key specifications	IQ8HC-72-M-US@240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US@208 VAC IQ8HC-72-M-DOM-US @208 VAC
Peak output power	384 VA	366 VA
Nominal grid voltage (L-L)	240 V, split-phase (L-L), 180°	208 V, single-phase (L-L), 120°
Nominal frequency	60 Hz	
CEC weighted efficiency	97.0%	96.5%
Maximum input DC voltage	60 V	
MPPT voltage range	29.5–45 V	
Maximum module I _{sc}	20 A	
Ambient temperature range	–40°C to 65°C (–40°F to 149°F)	



Simple

- Lightweight and compact with plug-and-play connectors
- Power line communication (PLC) between components
- Faster installation with simple two-wire cabling

Reliable

- Produces power even when the grid is down⁴
- More than one million cumulative hours of testing
- Industry-leading limited warranty of up to 25 years
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) and IEEE 1547:2018 (UL 1741-SB 3rd Ed.)

Input data (DC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Commonly used module pairings ⁶	W	320–540	
Module compatibility	—	To meet compatibility, PV modules must be within the maximum input DC voltage and maximum module I _{sc} listed below. Module compatibility can be checked at https://enphase.com/installers/microinverters/calculator .	
MPPT voltage range	V	29.5–45	
Operating range	V	18–58	
Minimum/Maximum start voltage	V	22/58	
Maximum input DC voltage	V	60	
Maximum continuous operating DC current	A	14	
Maximum input DC short-circuit current	A	25	
Maximum module I _{sc}	A	20	
Overvoltage class DC port	—	II	
DC port backfeed current	mA	0	
PV array configuration	—	Ungrounded array; no additional DC side protection required; AC side protection requires a maximum of 20 A per branch circuit	

Output data (AC)	Units	IQ8HC-72-M-US @240 VAC IQ8HC-72-M-DOM-US @240 VAC	IQ8HC-72-M-US @208 VAC IQ8HC-72-M-DOM-US ⁵ @208 VAC
Peak output power	VA	384	366
Maximum continuous output power	VA	380	360
Nominal grid voltage (L-L)	V	240, split-phase (L-L), 180°	208, single-phase (L-L), 120°
Minimum and maximum grid voltage ⁷	V	211–264	183–229
Maximum continuous output current	A	1.58	1.73
Nominal frequency	Hz	60	
Extended frequency range	Hz	47–68	
AC short-circuit fault current over three cycles	A _{rms}	2.7	
Maximum units per 20 A (L-L) branch circuit ⁸	—	10	9
Total harmonic distortion	%	<5	
Overvoltage class AC port	—	III	
AC port backfeed current	mA	18	
Power factor setting	—	1	
Grid-tied power factor (adjustable)	—	0.85 leading ... 0.85 lagging	
Peak efficiency	%	97.3	97.2
CEC weighted efficiency	%	97.0	96.5
Nighttime power consumption	mW	22	26

⁵ IQ8HC-72-M-DOM-US (240 VAC and 208 VAC) is made in the USA, and the PCBA, electrical parts, and enclosure are domestically manufactured to meet the requirements of eligibility to be considered for the ITC domestic content bonus adder.

⁶ No enforced DC/AC ratio.

⁷ Nominal voltage range can be extended beyond nominal if required by the utility.

⁸ Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.



CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

LIC. NO.: # WV055792

HIC. NO.: -

ELE. NO.: -

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NEW PV SYSTEM: 21.240 kWp

CHARLES RASHID
RESIDENCE
9 FOXCHASE RD, CHARLESTON,
WV 25304

APN: 2009008200090000

ENGINEER OF RECORD

PAPER SIZE: 11" x 17" (ANSI B)

RESOURCE DOCUMENT

DATE: 04/08/2026

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CHECKED BY:

REVISIONS

R-002.00



DATA SHEET



X-IQ-AM1-240-5-HDK
X-IQ-AM1-240-5C-HDK
X-IQ-AM1-240-5
X-IQ-AM1-240-5C

IQ Combiner 5/5C

The IQ Combiner 5/5C consolidates interconnection equipment into a single enclosure and streamlines IQ Series Microinverters and IQ Gateway installation by providing a consistent, pre-wired solution for residential applications. IQ Combiner 5/5C uses wired control communication and is compatible with IQ System Controller 3/3G and IQ Battery 5P.

The IQ Combiner 5/5C, IQ Series Microinverters, IQ System Controller 3/3G, and IQ Battery 5P provide a complete grid-agnostic Enphase Energy System.



IQ Series Microinverters
The high-powered smart grid-ready IQ Series Microinverters (IQ6, IQ7, and IQ8 Series) simplify the installation process.



IQ System Controller 3/3G
Provides microgrid interconnection device (MID) functionality by automatically detecting grid failures and seamlessly transitioning the home energy system from grid power to backup power.



IQ Battery 5P
Fully integrated AC battery system. Includes six field-replaceable IQ8D-BAT Microinverters.



IQ Load Controller
Helps prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life.



5-year limited warranty



*For country-specific warranty information, see the <https://enphase.com/installers/resources/warranty> page.

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Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect (CELLMODEM-M1-06-SP-05), only with IQ Combiner 5C
- Supports flexible networking: Wi-Fi, Ethernet, or cellular
- Provides production metering (revenue grade) and consumption monitoring

Easy to install

- Mounts to one stud with centered brackets
- Supports bottom, back, and side conduit entries
- Supports up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80 A total PV branch circuits
- Factory installed hold-down kit
- Bluetooth-based Wi-Fi provisioning for easy Wi-Fi setup

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- 5-year limited warranty
- 2-year labor reimbursement program coverage included for IQ Combiner SKUs*
- UL1741 Listed

IQ Combiner 5/5C

MODEL NUMBER	
IQ Combiner 5 (X-IQ-AM1-240-5/ X-IQ-AM1-240-5-HDK)	IQ Combiner 5 with IQ Gateway printed circuit board for integrated revenue-grade PV production metering (ANSI C12.20 ±0.5%), consumption monitoring (±2.5%), and IQ Battery monitoring (±2.5%). Includes a silver solar shield to deflect heat. IQ-AM1-240-5-HDK includes a factory installed hold-down kit compatible with all the circuit breakers mentioned in the Accessories and Replacement Parts section.
IQ Combiner 5C (X-IQ-AM1-240-5C / X-IQ-AM1-240-5C-HDK)	IQ Combiner 5C with IQ Gateway printed circuit board for integrated revenue-grade PV production metering (ANSI C12.20 ±0.5%), consumption monitoring (±2.5%), and IQ Battery monitoring (±2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05)*. Includes a silver solar shield to deflect heat. IQ-AM1-240-5C-HDK includes a factory installed hold-down kit compatible with all the circuit breakers mentioned in the Accessories and Replacement Parts section.
WHAT'S IN THE BOX	
IQ Gateway printed circuit board	IQ Gateway is the platform for total energy management for comprehensive, remote maintenance, and management of the Enphase Energy System
Busbar	80 A busbar with support for one IQ Gateway breaker and four 20 A breakers for installing IQ Series Microinverters and IQ Battery 5P
IQ Gateway breaker	Circuit breaker, 2-pole, 10 A/15 A
Production CT	Pre-wired revenue-grade solid-core CT, accurate up to ±0.5%
Consumption CT	Two consumption metering clamp CTs, shipped with the box, accurate up to ±2.5%
IQ Battery CT	One battery metering clamp CT, shipped with the box, accurate up to ±2.5%
CTRL board	Control board for wired communication with IQ System Controller 3/3G and the IQ Battery 5P
Enphase Mobile Connect (only with IQ Combiner 5C)	4G-based LTE-M1 cellular modem (CELLMODEM-M1-06-SP-05) with a 5-year T-Mobile data plan
Accessories kit	Spare control headers for the COMMS-KIT-2 board
ACCESSORIES AND REPLACEMENT PARTS (NOT INCLUDED, ORDER SEPARATELY)	
CELLMODEM-M1-06-SP-05	4G-based LTE-M1 cellular modem with a 5-year T-Mobile data plan
CELLMODEM-M1-06-AT-05	4G-based LTE-M1 cellular modem with a 5-year AT&T data plan
Circuit breakers (off-the-shelf)	Supports Eaton BR2XX, Siemens Q2XX, and GE/ABB THQL21XX Series circuit breakers (XX represents 10, 15, 20, 30, 40, 50, or 60). Also supports Eaton BR220B, BR230B, and BR240B circuit breakers compatible with the hold-down kit.
Circuit breakers (provided by Enphase)	BRK-10A-2-240V, BRK-15A-2-240V, BRK-20A-2P-240V, BRK-15A-2P-240V-B, and BRK-20A-2P-240V-B (more details in the "Accessories" section)
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 5/5C
XA-ENV2-PCBA-5	IQ Gateway replacement printed circuit board (PCB) for IQ Combiner 5/5C
X-IQ-NA-HD-125A	Hold-down kit compatible with Eaton BR-B Series circuit breakers (with screws). Not required for X-IQ-AM1-240-5-HDK/X-IQ-AM1-240-5C-HDK.
XA-COMMS2-PCBA-5	Replacement COMMS-KIT-2 printed circuit board (PCB) for IQ Combiner 5/5C
ELECTRICAL SPECIFICATIONS	
Rating	80 A
System voltage and frequency	120/240 VAC or 120/208 VAC, 60 Hz
Busbar rating	125 A
Fault current rating	10 kAIC
Maximum continuous current rating (input from PV/storage)	64 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR, Siemens Q, or GE/ABB THQL Series distributed generation (DG) breakers only (not included)
Maximum total branch circuit breaker rating (input)	80 A of distributed generation/95 A with IQ Gateway breaker included
IQ Gateway breaker	10 A or 15 A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway

* A plug-and-play industrial-grade cell modem for systems of up to 60 microinverters. Available in the United States, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.

IQC-5-5C-DSH-00007-6.0-EN-US-2024-09-30

IQC-5-5C-DSH-00007-6.0-EN-US-2024-09-30



CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

LIC. NO.: # WV055792

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ELE. NO.: -

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RESIDENCE

9 FOXCHASE RD, CHARLESTON,
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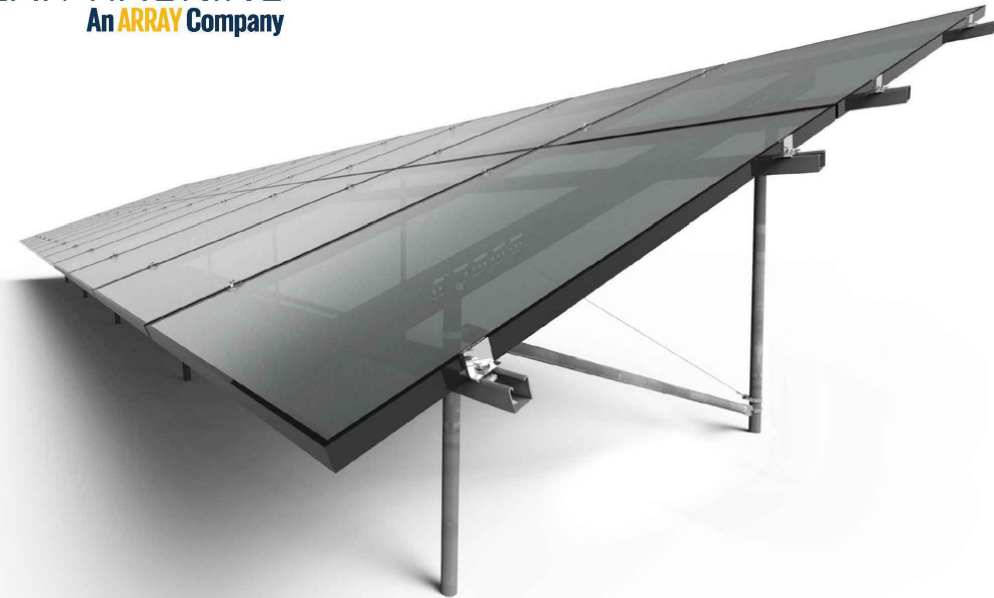
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STANDARD SPECIFICATIONS

Engineering: APA Drawings can be PE stamped for all 50 States and territories
Grounding: Materials included
Foundation: Helical or Ground Screw
Tilt Angles: 20°, 25°, 30° or 35°
Racking Coating: Galvanized; G90
Foundation Coating: HDG
Wind Loading: Up to 140mph
Snow Loading: Up to 100psf
Mounting Orientation: 2-High in Portrait
Warranty: 25 Years



CONCRETE FREE FOUNDATIONS

Our proprietary shallow helical and ground screw foundations allow us to be extremely versatile, manage all soil conditions, and provide a stable foundation at a cost effective price. The foundations can be installed using a skid loader and auger attachment, eliminating the need for specialized equipment. Our foundations eliminate the need for concrete and allow installers to begin building the racking as soon as the foundation is installed, which drastically reduces installation times.



READYRACK PRE-ENGINEERED KIT

The **Ready Rack Kit™** is specifically designed for small scale solar installations. All required components are included with the system as well as approved engineering documentation. Just pick your site's parameters and go. The hardware design is a simple configuration that allows contractors to install the system lightning fast. The Ready Rack Kit is customizable in two module increments. No need to go out and source additional materials, such as schedule 40 pipe - our racking includes all hardware needed, from foundations to module clamps, and everything in-between.

In business since 2008, APA offers a versatile line of racking and foundation solutions for projects in even the most challenging environments. With projects nationwide, APA is a trusted racking partner.



WHY USE THE READY RACK PRE-ENGINEERED KIT™?

PRE-ENGINEERED

The racking is pre-engineered with PE stamped engineering and manufactured with hole patterns for 20°, 25°, 30° and 35° tilt angles.

CUSTOMIZABLE ROW LENGTHS

The racking is capable of accommodating any row length. Solar modules can be added in increments of two modules, allowing you to match the system size to your projects needs.



INSTALLER FRIENDLY

Sleek and strong, the cee channel accommodates varying post heights, spans, tilts, and allows for adjustments in the field.

READILY AVAILABLE EQUIPMENT

Foundations are installed with the most common piece of construction equipment, a skid loader.



NO WAIT TIME

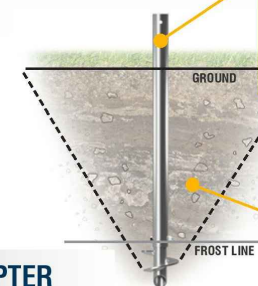
Once the foundations are installed, you can build on them immediately. No more waiting for concrete to set up or holes to be inspected.

SOIL CONE WEIGHT

Helical and screw foundations create a cone of weight that allows them resist large pullout forces at shallow depths.

SIMPLE ADAPTER

Foundations can be installed quickly with a simple adapter that connects to any standard hex shaft auger attachment.



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SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

LIC. NO.: # WV055792

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ELE. NO.: -

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**CHARLES RASHID
RESIDENCE**

**9 FOXCHASE RD, CHARLESTON,
WV 25304**

APN: 2009008200090000

ENGINEER OF RECORD

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CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

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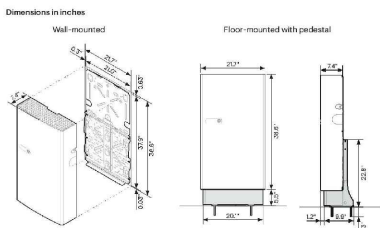
NORTH AMERICA DATA SHEET

IQ Battery 5P

The IQ Battery 5P all-in-one AC-coupled system is powerful, reliable, simple, and safe. It has a total usable energy capacity of 5.0 kWh and includes six embedded grid-forming microinverters with a continuous power rating of up to 3.84 kVA. It provides backup capability, and installers can quickly design the right system size to meet the customer needs.



Key specifications		
Rated (continuous) output power	3.84 kVA	3.33 kVA
Nominal voltage	240 VAC	208 VAC
Rated output current	16 A	
Interconnection	Single-phase	
Nominal frequency	60 Hz	
Usable capacity	5.0 kWh	
Ambient operating temperature range (charging)	-20°C to 50°C (-4°F to 122°F) Non-condensing	
Ambient operating temperature range (discharging)	-20°C to 55°C (-4°F to 131°F) Non-condensing	
Chemistry	Lithium iron phosphate (LFP)	
Mounting	Wall-mount or pedestal-mount (sold separately)	



Powerful

- Provides up to 3.84 kVA continuous and up to 7.68 kVA peak power
- Doubles the power per kWh compared to previous IQ Battery models
- Features six embedded microinverters

Reliable

- 15-year limited warranty
- Passive cooling with no moving parts or fans
- Wired communication for stable and fast connection
- Remote software and firmware updates

Simple

- Integrated AC battery system
- Quick installation and commissioning
- Supports Backup, Self-Consumption, and time-of-use (TOU) modes
- Remote monitoring via the Enphase App
- Field replaceable components

Safe

- Evaluated to UL 9540A, the highest industry standard for battery safety
- Uses lithium iron phosphate (LFP) chemistry for safety and longevity

Product details		IQ Battery 5P	
Model number	IQBATTERY-5P-1P-NA or B05-T02-US00-1-3		
Ordering SKU	IQBATTERY-5P-1P-NA: Standard ordering SKU IQBATTERY-5P-1P-NA-DOM: Ordering SKU with US domestic content		
Description	The IQ Battery 5P system with integrated IQ Microinverters (SKU: IQ8D-BAT or IQ8D-BAT-DOM) and battery management system (BMS) with battery controller		
Limited warranty			
IQ Battery 5P unit		>60% capacity, up to 15-year or 6,000 cycles ²	
Output (AC)		@240 VAC ³	@208 VAC ⁴
Rated (continuous) output power		3.84 kVA	3.33 kVA
Peak output current		32 A (three seconds), 25.6 A (10 seconds)	—
Nominal voltage/range		240/211–264 VAC	208/183–229 VAC
Power Start capability		Up to 48 A LRA ⁵	—
Nominal frequency/range		60/57–63 Hz	
Rated output current		16 A	
Power factor (adjustable)		0.85 leading ... 0.85 lagging	
Maximum units per 20 A branch circuit		One unit (single-phase)	
Maximum conductor size supported		3 AWG	
Overcurrent protection device (OCPD) for 3 AWG cable		80 A	
Interconnection		Single-phase	
AC round-trip efficiency ⁶		90%	

Battery	
Total capacity	5.0 kWh
Usable capacity ⁷	5.0 kWh
DC round-trip efficiency	96%
Nominal DC voltage	76.8 V
Maximum DC voltage	86.4 V
Ambient operating temperature range (charging)	-20°C to 50°C (-4°F to 122°F) non-condensing
Ambient operating temperature range (discharging)	-20°C to 55°C (-4°F to 131°F) non-condensing
Optimum operating temperature range	0°C to 30°C (32°F to 86°F)
Chemistry	Lithium iron phosphate (LFP)

Mechanical data	
Dimensions (H × W × D)	980 mm × 550 mm × 188 mm (38.6 in × 21.7 in × 7.4 in)

¹This ordering SKU is manufactured in the US with some imported parts. The battery cover kit, chassis, BMS, inverter electrical parts, and enclosures are domestically manufactured to qualify for the ITC domestic content bonus adder.
²Whichever occurs first. Restrictions apply.
³Supported in both grid-tied and backup/off-grid operations.
⁴Backup/off-grid is not supported for 208 V single-phase operation.
⁵Power Start capability may vary.
⁶AC to the battery to AC at 50% power rating.
⁷The battery's usable capacity supports loads, and turns PV on, in normal daily operation. The usable capacity includes a safety critical limit of 2% that safeguards the customer's asset in case of a long-duration grid outage. An additional 3% capacity is maintained for battery electronic sustenance at night. Refer to <https://enphase.com/en-gb/download/iq-battery-5p-usable-capacity-tech-brief> for more information.

Mechanical data	
Lifting weight	66.3 kg (146.1 lb)
Total installed weight	78.9 kg (174 lb)
Enclosure	Outdoor-NEMA 3R
IQ8D-BAT Microinverter enclosure	NEMA type 6
Cooling	Natural convection
Operating noise @1 m	<30 dBA maximum
Altitude	Up to 2,500 meters (8,202 feet)
Mounting	Wall-mount or pedestal-mount (sold separately)
Features and compliance	
Compatibility	Compatible with IQ and M Series Microinverters, IQ System Controller 3/3G, IQ Combiner 5/5C, and IQ Gateway for grid-tied and backup operation
Communication	Wired control communication
Services	Backup, Self-Consumption, TOU, and NEM integrity
Monitoring	Enphase Installer Platform and Enphase App monitoring options; API integration
Compliance	CA Rule 21 (UL 1741-SA), IEEE 1547:2018 (UL 1741-SB, 3rd Ed.) CAN/CSA C22.2 No. 107.1-16 UL 9540 ¹ , UL 9540A ² , UN 38.3, UL 1998, UL 991, NEMA Type 3R, AC156 EMI: 47 CFR, Part 15, Class B, ICES 003 Cell module: UL 1973, UN 38.3 Inverters: UL 62109-1, IEC 62109-2
What's in the box	
IQ Battery 5P unit	IQ Battery 5P unit (B05-T02-US00-1-3)
ID cover and conduit cover	IQ Battery 5P cover with two conduit covers for the left and right sides of the unit
Bottom mounting bracket and top shield	Bottom mounting bracket for mounting the battery on the wall. One top shield is required for UL 9540A
M5 seismic screws	Two M5 seismic screws for securing the battery unit on the bottom mounting bracket
M4 grounding screws	Two M4 grounding screws for securing the top shield on the bottom mounting bracket
M5 ID cover grounding screws	Two M5 ID cover grounding screws for the EMI/EMC requirement
Cable ties	Six cable ties for securing field cables to the unit
Control (CTRL) connector	Spare CTRL connector without resistor for CTRL wiring
Control (CTRL) connector with resistor	Spare CTRL connector with resistor for CTRL wiring
Quick install guide (QIG)	QIG for IQ Battery unit installation instructions
Optional accessories and replacement parts	
IQ8D-BAT-RMA	IQ8D-BAT Microinverter for field replacement
B05-T02-US00-1-3-RMA	IQ Battery 5P Battery unit for field replacement
B05-CX-0550-O	IQ Battery 5P cover for field replacement
B05-PI-0550-O	IQ Battery 5P Pedestal Mount

¹Following local standards, choose a non-habitable indoor location (like a 2-car garage) or an outdoor location where the ambient temperature and humidity are within -4°F to 131°F (-20°C to 55°C) and 5% to 95% RH, non-condensing. Avoid direct sunlight to ensure the temperature stays in the optimal operating range. This ensures charging and discharging currents are not de-rated due to temperature. The full performance will occur within 59°F to 113°F (15°C to 45°C) while charging and within 32°F to 122°F (0°C to 50°C) while discharging.
²Evaluated to UL 9540A for thermal runaway fire propagation and reduced separation distance as required in 2020 IBC, 2020 IRC, 2020 IFC, 2020 IPC, 2021 IBC, 2021 IRC, 2021 IFI, and 2023 NFPA 855 10.3.1 and 9.1.5. Follow all installation instructions and local codes and requirements of the Authority Having Jurisdiction (AHJ) when installing the Enphase Energy System.

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CONTRACTOR

SOLAR HOLLER
PHONE: 304-288-4087
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DATA SHEET



IQ System Controller 3/3G

The Enphase IQ System Controller 3/3G connects the home to grid power, the IQ Battery system, and solar PV. It provides microgrid interconnect device (MID) functionality by automatically detecting and seamlessly transitioning the home energy system from grid power to backup power in the event of a grid failure. It consolidates interconnection equipment into a single enclosure and streamlines grid-independent capabilities of PV and storage installations by providing a consistent, pre-wired solution for residential applications.



IQ Series Microinverters
The high-powered smart grid-ready IQ Series Microinverters (M Series, IQ6, IQ7, and IQ8 Series) dramatically simplify the installation process.



IQ Battery 5P
Fully integrated AC battery system. Includes six field-replaceable IQ8D-BAT microinverters.



IQ Combiner 5/5C
Consolidates PV interconnection equipment into a single enclosure and streamlines IQ Series Microinverters and IQ Gateway installation by providing a consistent, pre-wired solution for residential applications.



IQ Load Controller
Helps prioritize essential appliances during a grid outage to optimize energy consumption and prolong battery life.



Easy to install

- Connects to service entrance³ or main load center
- Includes neutral-forming transformer
- Mounts on single stud with centered brackets
- Provides conduit entry from the bottom, left, or right
- Includes color-coded wires for ease of wiring the System Shutdown Switch
- Integrates hold-down functionality to eliminate the need for hold-down kits and special breakers

Flexible

- Can be used for Sunlight Backup, Home Essentials Backup, or Full Energy Independence
- IQ System Controller 3 integrates with IQ Battery 5P
- IQ System Controller 3G integrates with select AC standby generators. See the [Generator integration tech brief](#)⁴ for a list of generators
- Provides a seamless transition to backup

Safe and reliable

- System Shutdown Switch can be used to disconnect PV, battery, and generator systems
- The System Shutdown Switch acts as a rapid shutdown initiator of grid-forming IQ8 PV Microinverters for the safety of maintenance technicians/first responders
- 10-year limited warranty

¹ IQ System Controller 3 is not suitable for use as service equipment in Canada.

IQ System Controller 3/3G

MODEL NUMBER	DESCRIPTION
SC200D11C240US01	IQ System Controller 3 streamlines the grid-independent capabilities of PV and storage installations. Integrates hold-down capability. Supports IQ Battery 5P units up to 40 kWh (without PCS ⁵) and 80 kWh (with PCS ⁵). Does not support generator integration
SC200G11C240US01	IQ System Controller 3G streamlines the grid-independent capabilities of PV and storage installations. Integrates hold-down capability. Supports IQ Battery 5P units up to 20 kWh (without PCS ⁵) and 40 kWh (with PCS ⁵). Supports generator integration
WHAT IS IN THE BOX	
IQ System Controller 3/3G	Includes neutral-forming transformer (NFT) and microgrid interconnect device (MID)
System Shutdown Switch	Includes pre-wired red, black, orange, and purple 12 AWG wire (EP200G-NA-02-RSD)
Wall-mounting bracket	Screws provided in the accessories kit for mounting
4-pole circuit breaker	Pre-installed quad breaker (BRK-20A40A-4P-240V), 20 A-40 A, 10 kAIC, Eaton BQC220240 ⁶
Accessories kit	IQ System Controller 3/3G literature kit, including labels, CTRL headers, screws, filler plates, and quick install guide (IQIG) (EP200G-LITKIT)
OPTIONAL ACCESSORIES AND REPLACEMENT PARTS	
CT-200-SPLIT	200 A split-core current transformers for metering (accuracy: ±2.5%) ⁷
CT-200-CLAMP	200 A clamp-type current transformers for metering (accuracy: ±2.5%) ⁷
Main or load circuit breakers (order separately, as needed) ⁸	• BRK-100A-2P-240V: 2-pole, 100A, 25kAIC, CSR2100N or CSR2100 • BRK-125A-2P-240V: 2-pole, 125A, 25kAIC, CSR2125N • BRK-150A-2P-240V: 2-pole, 150A, 25kAIC, CSR2150N • BRK-175A-2P-240V: 2-pole, 175A, 25kAIC, CSR2175N • BRK-200A-2P-240V: 2-pole, 200A, 25kAIC, CSR2200N • BRK-20A-2P-240V-B: 2-pole, 20 A, 10 kAIC, BR220B/BR220 • BRK-30A-2P-240V-B: 2-pole, 30 A, 10 kAIC, BR230 • BRK-40A-2P-240V-B: 2-pole, 40 A, 10 kAIC, BR240B/BR240 • BRK-60A-2P-240V: 2-pole, 60 A, 10 kAIC, BR260 • BRK-80A-2P-240V: 2-pole, 80 A, 10 kAIC, BR280
Distributed energy resource (DER) circuit breakers (order separately, as needed) ⁹	• BRK-20A-2P-240V-B: 2-pole, 20 A, 10 kAIC, BR220B/BR220 • BRK-30A-2P-240V-B: 2-pole, 30 A, 10 kAIC, BR230 • BRK-40A-2P-240V-B: 2-pole, 40 A, 10 kAIC, BR240B/BR240 • BRK-60A-2P-240V: 2-pole, 60 A, 10 kAIC, BR260 • BRK-80A-2P-240V: 2-pole, 80 A, 10 kAIC, BR280
EP200G-HNDL-R1	IQ System Controller 3/3G installation handle kit (order separately)
CTRL-SC3-NA-01	Control cable, 500 ft. spool (order separately)
BRK-20A40A-4P-240V	2-pole 20 A, 2-pole 40 A, 10 kAIC, Quad Breaker BQC220240 ⁶
ALTERNATE DER CIRCUIT BREAKERS	
GE/ABB	TH0L21x (20/40/60/80 A)
Siemens	Q2xx (20/40/60/80 A)
Siemens (quad breaker)	Q2402CT2 (20/40 A)

ELECTRICAL SPECIFICATIONS	
Nominal voltage/Range (L-L)	240 V ~ /120%
Voltage measurement accuracy	±1% V nominal (±1.2 V L-N and ±2.4 V L-L)
Auxiliary (dry) contact for load control, excess PV control, and generator two-wire control	24 V, 1 A
Nominal frequency/Range	60 Hz/56-63 Hz
Frequency measurement accuracy	±0.1 Hz
Maximum continuous current rating	160 A
Maximum input overcurrent protection device	200 A
Maximum output overcurrent protection device	200 A
Maximum overcurrent protection device rating for generator circuit	80 A (IQ System Controller 3G only - SC200G11C240US01)
Maximum overcurrent protection device rating for storage circuit	2 × 80 A (IQ System Controller 3 - SC200D11C240US01) 1 × 80 A (IQ System Controller 3G - SC200G11C240US01)

² Factory-installed quad breaker (Siemens or Eaton). NFT pre-wired to 40 A terminal of the quad breaker.
³ Two units of CT-200-SPLIT or CT-200-CLAMP must be bought separately for generator integration.
⁴ The IQ System Controller 3 is rated at 22 kAIC.
⁵ Integrated hold-down kit support breakers (BR230/BR230C/BR240) without predrilled hole. The integrated hold-down kit also supports GE/ABB and Siemens as mentioned in the Alternate DER circuit breakers section.
⁶ Figures 1a and 1b show Siemens or Eaton factory-installed quad breakers with NFT pre-wired to 40 A.
⁷ ~ indicates alternating current (AC) supply.
⁸ Power control system.

ELECTRICAL SPECIFICATIONS	
Maximum overcurrent protection device rating for PV combiner unit	80 A
Internal busbar rating	200 A
Neutral-forming transformer (NFT)	• Breaker rating (pre-installed): 40 A between L1 and Neutral; 40 A between L2 and Neutral • Continuous rated power: 3,600 VA • Maximum continuous unbalance current: 30 A @ 120 V • Peak unbalanced current: 80 A @ 120 V for two seconds
MECHANICAL DATA	
Dimensions (W × H × D)	50 cm × 91.6 cm × 24.6 cm (19.7 in × 36 in × 9.7 in)
Weight	39.4 kg (87 lb)
Ambient temperature range	-40°C to 50°C (-40°F to 122°F)
Cooling	Natural convection and a heat shield
Enclosure environmental rating	Outdoor, NEMA type 3R, polycarbonate construction
Maximum altitude	2,500 m (8,200 ft)
WIRE SIZES	
Connections (All lugs are rated to 90°C)	Main lugs and backup load lugs Cu/Al: 6 AWG-300 kcmil CSR breaker bottom wiring lugs Cu/Al: 2 AWG-300 kcmil AC combiner lugs, IQ Battery lugs, and generator lugs: 14 AWG-2 AWG Neutral (large lugs) Cu/Al: 6 AWG-300 kcmil Large holes (5/16-24 UNF): 14 AWG-1/0 AWG Small holes (10-32 UNF): 14 AWG-6 AWG
Neutral and ground bars	
COMPLIANCE	
Compliance	UL 1741, UL 1741 SA, IEEE 1547:2018 (UL 1741-SB, 3rd Ed.), UL 1741 PCS CRD, UL1998, UL 868A, UL 508 ¹ , UL 50E ² , CSA 22.2 No. 1071, 47 CFR Part 15 Class B, ICES 003, ICC ES AC156 The IQ System Controller 3/3G is approved for use as service equipment in the United States
WARRANTY	
Limited warranty (restrictions apply)	Up to 10 years (EP200G-NA-02-RSD has a 5-year warranty)
COMPATIBILITY ³	
Battery	IQ Battery 5P (IQBATTERY-5P-1P-NA)
Microinverters	IQ8, IQ7, IQ6, and M Series Microinverters ⁴
IQ Combiner	IQ Combiner 5/5C (X-IQ-AMI-240-5C and X-IQ-AMI-240-5)
Communications Kit 2	COMMS-KIT-02

¹ Sections from these standards were used during the safety evaluation and included in the UL 1741 listing.
² For more details, refer to the IQ System Controller 3/3G quick install guide.
³ M Series Microinverters can only be supported in states that have not yet adopted IEEE 1547:2018. Enphase does not support mixing IQ8 Series Microinverters with other series on the same IQ Gateway.



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

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Case Description

VAR-26-0008: Application of Sarah Halstead requesting a variance of side setback requirements in order to construct an addition to an existing dwelling on the property located at **700 Bendview Dr.**

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email katrina.eldridge@cityofcharleston.org call 304-348-6833.

Hearing Details

WHEN: 8:30 a.m.
Thursday, July 23, 2026

WHERE: City Service Center Conference Room
915 Quarrier Street

Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to katrina.eldridge@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

 Board of Zoning Appeals
Application for Variance

BZA # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Sarah Halstead	Address: 700 Bendview Drive, Charleston, WV
Address: 4 Players Club Drive, Charleston, WV 25311	Tax Map and Parcel: 20-0900-0380-0022-0000.
Phone: 619 865 5132	Zoning District: South Hills
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant) John and Martha Hackney

INSTRUCTIONS: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301, or by email to planning@cityofcharleston.org. The following items must accompany this application: 1) a site plan drawn to scale; 2) \$125.00 filing fee in the form of a check or money order made payable to City of Charleston; 3) any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

A variance is a method by which a property owner receives permission to vary from the development standards established in the Zoning Ordinance governing such matters as building location, building dimensions, setback requirements, placement and quantity of parking, landscaping, signage, and other features included in site design. **Please describe your variance request.**

We respectfully request a setback variance to allow a residential addition at 700 Bendview Drive, parcel 20-0900-0380-0022-0000. The proposed addition is intended to improve the safety, accessibility, and long-term usefulness of the existing home so the homeowners can safely age in place.

The proposed work will remain entirely residential in character and will not change the use of the property. The addition is designed around Universal Design principles and will improve the livability, value, and long-term marketability of the home. Although the proposed footprint extends closer toward the road-side setback area than typically permitted, existing vegetation, separation from the traveled roadway, and the existing topography of the parcel should prevent any adverse effect on visibility, drainage, public safety, or neighborhood character.

Applicable Section(s) of the Zoning Ordinance:

Can you please confirm the following?

City of Charleston Zoning Ordinance Section 31-040, Standards for Approval of a Variance; Section 1-020, general purpose and intent of the Zoning Ordinance; and the applicable residential district setback section for this property.

NOTE: Please help me add the specific setback information-I can't recall what we discussed!

Please describe the proposed work to be done on the property.

The proposed work consists of a residential house extension attached to the existing home at 700 Bendview Drive. The submitted footprint shows an addition of approximately 44 feet by 27 feet, located near the existing house and deck area.

The addition is intended to provide safer, more functional living space for the homeowners and to support aging in place. The project will incorporate Universal Design concepts where practical, including improved circulation, safer access, and more usable living space. The work will be constructed as a residential improvement, will not increase density, will not create a commercial use, and will not materially alter the established character of the South Hills neighborhood.

IMPORTANT: According to Section 8A of the Code of the State of West Virginia and Section 29-040 of the City of Charleston's Zoning Ordinance, the Board of Zoning Appeals may grant a variance if and only if ALL of the following four criteria can be satisfied:

- 1.) The variance, if granted, will not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents; and,
- 2.) The variance arises from special conditions or attributes which pertain to the property for which a variance is being sought and which were not created by the person or entity seeking the variance; and,
- 3.) The variance, if granted, would eliminate an unnecessary hardship and permit a reasonable use of the land; and,
- 4.) The variance, if granted, will allow the intent of the Zoning Ordinance to be observed and substantial justice done.

1.) If granted, your variance must not adversely affect the public health, safety and welfare or the rights of adjacent property owners or residents. For example, public safety cannot be compromised by limiting access for emergency vehicles, and neighboring property owners must not be hindered in the use their properties in any manner permitted in the Zoning Ordinance. If your variance request is granted, how will others in the area be affected?

Approval of this variance will not adversely affect public health, safety, welfare, or the rights of adjacent property owners. The proposed addition will remain part of the existing single-family residential use and will not create additional traffic, noise, density, or commercial activity.

The addition may extend closer toward the road-side setback area, but the existing vegetation, separation from the traveled roadway, and existing site topography should prevent any negative impact on visibility, drainage, emergency access, or neighboring properties. The project will not change the essential use of the parcel or interfere with any neighboring owner's lawful use of their property.

The improvement will allow the homeowners to safely age in place, will increase the functionality and value of the home, and should support continued investment in the South Hills area.

2.) Your request must arise from special conditions or attributes which pertain to the subject property and which you did not create. The size, shape and topography of your lot are examples of the physical conditions on a property that may create an unnecessary hardship and prevent reasonable use of the land. The following three questions help to determine if there is an unnecessary hardship with regard to your property.

Is your situation due to unique circumstances that are not shared by other land in the district?

Yes. The need for this variance arises from the existing conditions of this specific parcel, including the location of the existing house, the relationship of the home to Bendview Drive, the existing deck and buildable area, and the hillside/topographic conditions typical of this part of South Hills.

These conditions were not created by the applicant. They limit where a practical and accessible addition can reasonably be located while still connecting properly to the existing home. The proposed location is the most practical area for an addition that supports safe long-term residential use.

Without a variance, are you deprived of all beneficial use of your land?

The property can continue to be used as a residence, but denial of the variance would create an unnecessary hardship by preventing a reasonable improvement that allows the homeowners to safely age in place.

Without the variance, the existing home would remain less functional for long-term accessibility and daily safety. The variance is needed to permit a reasonable residential use of the property that responds to the homeowners' current and future needs while preserving the character of the neighborhood.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community?

No. The proposed addition will remain residential in use and will be compatible with the existing home and the surrounding South Hills neighborhood. It will not introduce a new use, increase density, create a traffic concern, or interfere with nearby properties.

The work represents responsible reinvestment in an existing home. By improving accessibility, safety, and long-term value, the project should strengthen the property and contribute positively to the surrounding residential area.

4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well as the section from which you are requesting this variance. Will approval of the variance allow the intent of the Zoning Ordinance to be observed?

Yes. Approval of the variance will allow the intent of the Zoning Ordinance to be observed. The purpose of the ordinance is to protect public health, safety, convenience, general welfare, neighborhood character, and property values. This request is consistent with those goals. The addition will improve the safety and usability of the home, support aging in place, and maintain the single-family residential character of the

property. The project will not create a public safety concern, will not impair neighboring properties, and will not materially alter the topography of the parcel beyond normal construction and drainage needs.

5.) Substantial justice is the idea that a standard of fairness has been satisfied according to the substance of the law. Does your variance request represent the least deviation from the Zoning Ordinance necessary to achieve an outcome that is fair to both you and to your community?

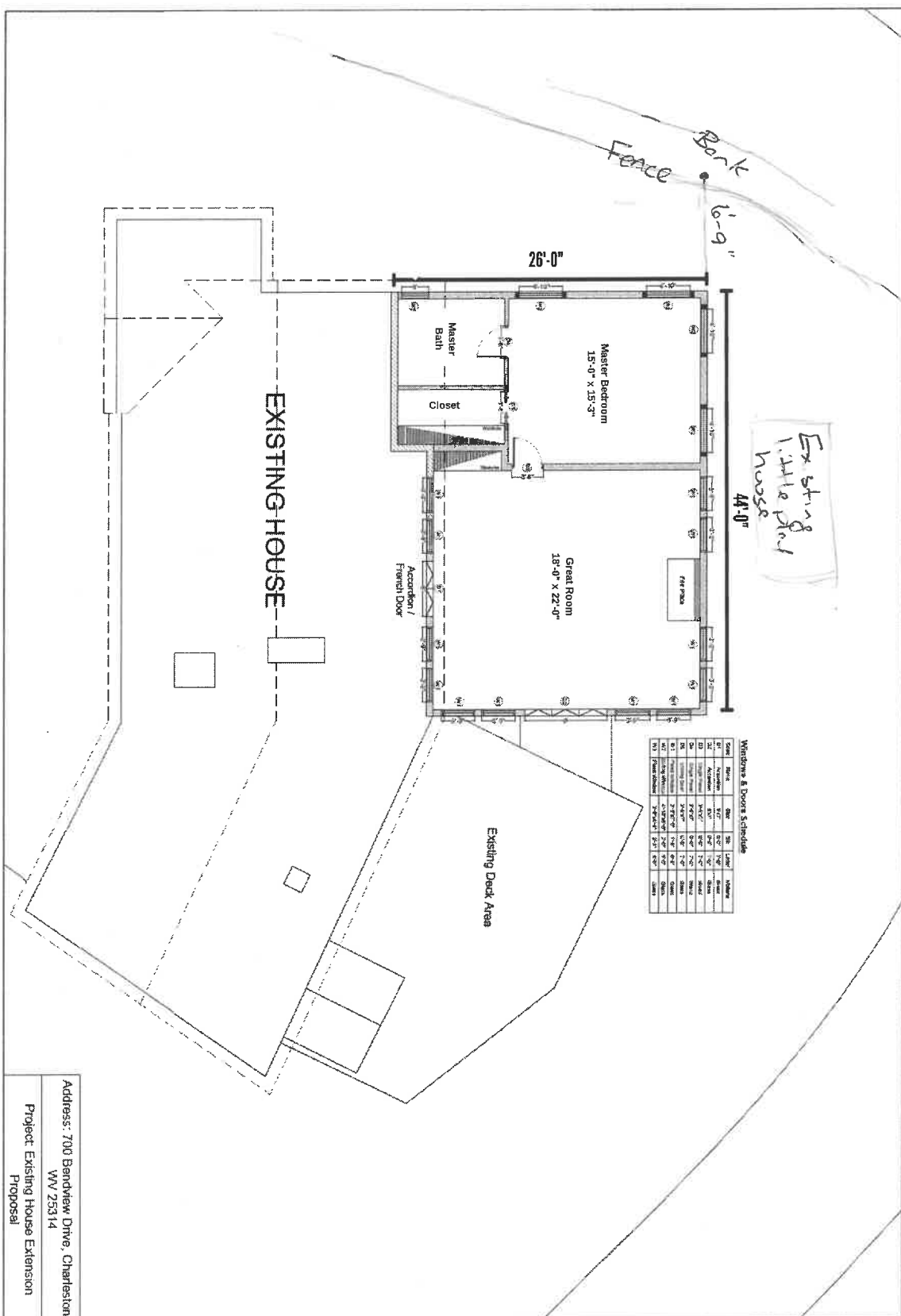
Yes. The requested variance represents the least deviation necessary to allow a safe, functional, and accessible residential addition to the existing home.

The project does not seek a change in use, increased density, or unnecessary expansion. The proposed location is driven by the existing home layout, parcel conditions, topography, and the need to create practical living space for aging in place. Granting the variance would provide substantial justice to the homeowners while preserving public safety, neighborhood character, and the rights of adjacent property owners.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

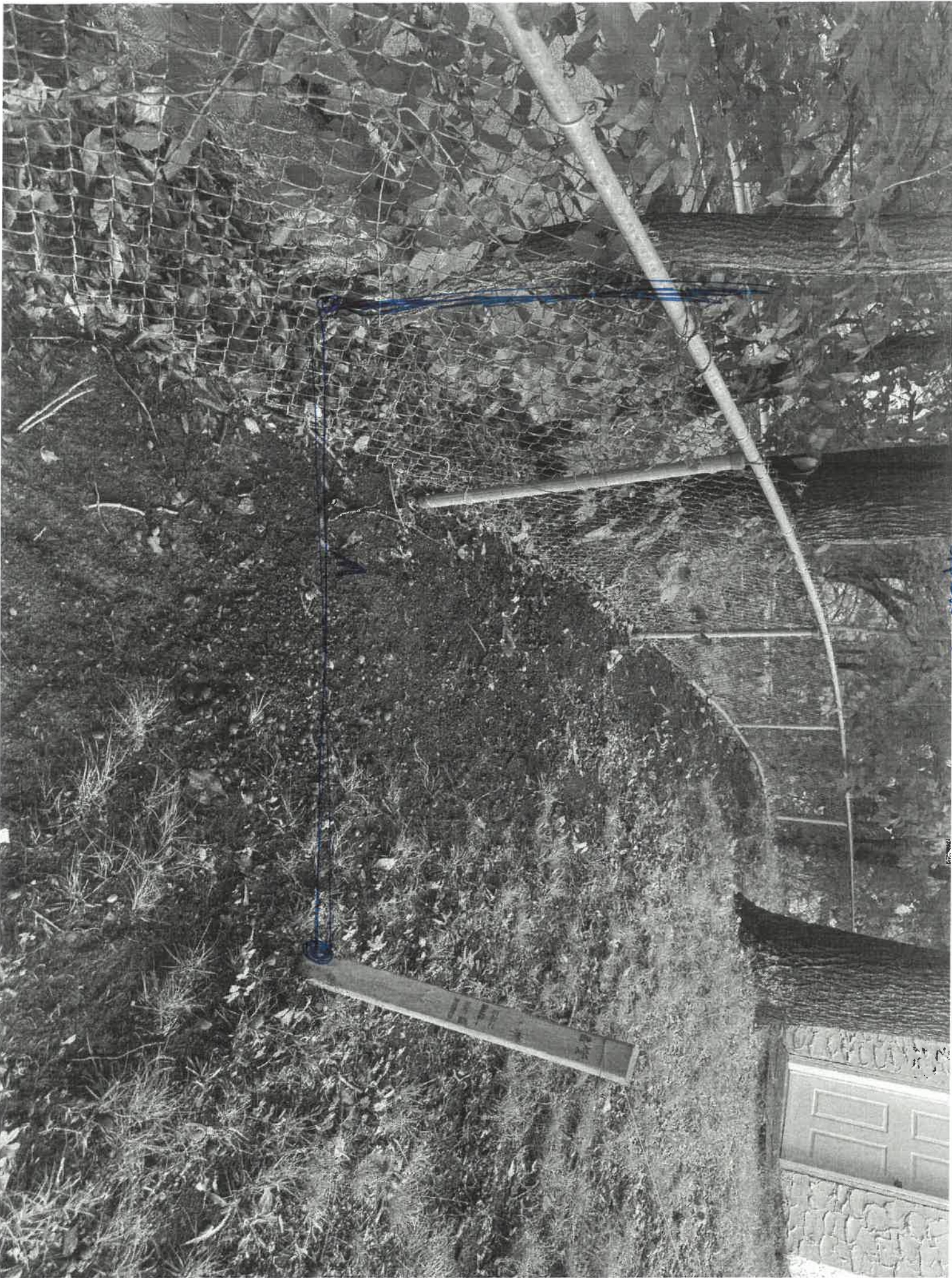


Windows & Doors Schedule

NO.	TYPE	SIZE	LOCATION	REMARKS
01	Double Hung	3'-0" x 4'-0"	Living Room	Existing
02	Double Hung	3'-0" x 4'-0"	Living Room	Existing
03	Double Hung	3'-0" x 4'-0"	Living Room	Existing
04	Double Hung	3'-0" x 4'-0"	Living Room	Existing
05	Double Hung	3'-0" x 4'-0"	Living Room	Existing
06	Double Hung	3'-0" x 4'-0"	Living Room	Existing
07	Double Hung	3'-0" x 4'-0"	Living Room	Existing
08	Double Hung	3'-0" x 4'-0"	Living Room	Existing
09	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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13	Double Hung	3'-0" x 4'-0"	Living Room	Existing
14	Double Hung	3'-0" x 4'-0"	Living Room	Existing
15	Double Hung	3'-0" x 4'-0"	Living Room	Existing
16	Double Hung	3'-0" x 4'-0"	Living Room	Existing
17	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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22	Double Hung	3'-0" x 4'-0"	Living Room	Existing
23	Double Hung	3'-0" x 4'-0"	Living Room	Existing
24	Double Hung	3'-0" x 4'-0"	Living Room	Existing
25	Double Hung	3'-0" x 4'-0"	Living Room	Existing
26	Double Hung	3'-0" x 4'-0"	Living Room	Existing
27	Double Hung	3'-0" x 4'-0"	Living Room	Existing
28	Double Hung	3'-0" x 4'-0"	Living Room	Existing
29	Double Hung	3'-0" x 4'-0"	Living Room	Existing
30	Double Hung	3'-0" x 4'-0"	Living Room	Existing
31	Double Hung	3'-0" x 4'-0"	Living Room	Existing
32	Double Hung	3'-0" x 4'-0"	Living Room	Existing
33	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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42	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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44	Double Hung	3'-0" x 4'-0"	Living Room	Existing
45	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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77	Double Hung	3'-0" x 4'-0"	Living Room	Existing
78	Double Hung	3'-0" x 4'-0"	Living Room	Existing
79	Double Hung	3'-0" x 4'-0"	Living Room	Existing
80	Double Hung	3'-0" x 4'-0"	Living Room	Existing
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88	Double Hung	3'-0" x 4'-0"	Living Room	Existing
89	Double Hung	3'-0" x 4'-0"	Living Room	Existing
90	Double Hung	3'-0" x 4'-0"	Living Room	Existing
91	Double Hung	3'-0" x 4'-0"	Living Room	Existing
92	Double Hung	3'-0" x 4'-0"	Living Room	Existing
93	Double Hung	3'-0" x 4'-0"	Living Room	Existing
94	Double Hung	3'-0" x 4'-0"	Living Room	Existing
95	Double Hung	3'-0" x 4'-0"	Living Room	Existing
96	Double Hung	3'-0" x 4'-0"	Living Room	Existing
97	Double Hung	3'-0" x 4'-0"	Living Room	Existing
98	Double Hung	3'-0" x 4'-0"	Living Room	Existing
99	Double Hung	3'-0" x 4'-0"	Living Room	Existing
100	Double Hung	3'-0" x 4'-0"	Living Room	Existing

Address: 700 Bandview Drive, Charleston,
 WV 25314
 Project: Existing House Extension
 Proposal

Approx 7'-0"





**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

.....

Case Description

CUP-26-0002: Application of Richard Knott requesting a conditional use permit in order to operate a firearm sales establishment as a home-based business on the property located at **221 Sunset Dr.**

The file (including the application, site plan and other supporting documentation) is available for your inspection online at <https://charlestonwv.civicclerk.com/>. If you have questions, email katrina.eldridge@cityofcharleston.org call 304-348-6833.

Hearing Details

WHEN: 8:30 a.m.
Thursday, July 23, 2026

WHERE: City Service Center Conference Room
915 Quarrier Street

Public Participation

Anyone who wishes to comment on the case described above is encouraged to do so in one of the following ways:

1. Send a written statement to katrina.eldridge@cityofcharleston.org. These statements will become a part of the record and will be shared with members of the Board prior to the hearing.
2. Speak directly to the Board by joining the meeting.

As a matter of general policy these proceedings will not be transcribed by the Board. Anyone wishing a legal transcript must provide a court reporter at his/her own expense.

Application for Conditional Use Permit

CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Richard Knott	Address: 221 Sunset Dr. Charleston WV 25301
Address: 221 Sunset Dr. Charleston WV 25301	Tax Map and Parcel: East Charleston Map 6 Parcel 81.1
Phone: 720-253-9248	Zoning District: r4 single dwelling
Agent Name, Address and Phone Number: (if other than applicant)	Property Owner and Mailing Address: (if other than applicant)

IMPORTANT: This application must be typed or legibly printed and filed with the Planning Department in person or by mail to 915 Quarrier Street, Suite 1 Charleston, WV 25301. The following items must accompany this application: 1) a site plan drawn to scale; 2) a list of the owners, with their mailing addresses, of the properties within a 250 foot radius of the property for which the variance is being sought; 3) \$125.00 filing fee in the form of a check or money order made payable to the City of Charleston. You are also encouraged to submit any additional information, including photographs, elevations, testimonials or other documentation, which may support your application. You or your representative must be present at the scheduled public hearing in order to present your request and answer questions. THE PLANNING DEPARTMENT WILL NOT ACCEPT ANY INCOMPLETE APPLICATIONS.

Please describe the proposed use. Include information such as the activities to be conducted on the site, hours these activities will be conducted, and any other data pertinent to the proposed use. If the proposed use is a business, please attach a list of the officers and their contact information.

The Largest part of the business will be the building and improving of competition firearms for USPSA, 3 gun and cowboy action firearms competition. Firearms sales and transfers will also be done by single order only. Operating hours will be Monday through Friday 9 a.m. to 5 p.m. There are no exterior offices as it will all be run from my home.

Applicable Section(s) of the Zoning Ordinance

3-060

Does the proposed use comply with the conditions set forth in the Zoning Ordinance?

I have read the ordinance and it appears that I comply with all rules pertaining to 3-060.

Please describe any proposed work to be done on the property.

The Largest part of the business will be the building and improving of competition firearms for USPSA, 3 gun and cowboy action firearms competition. Firearms sales and transfers will also be done by single order only.

If your request for a conditional use permit is granted, how will others in the area be affected?

Others in the area should be unaffected as most of my work is for out of state clients and it is highly unlikely that more than one vehicle other than my own will be here. I have off street parking for two to three vehicles.

Will your request devalue the property of others in the vicinity by altering land use characteristics or diminishing the marketable value of adjacent land and structures or increasing congestion on public streets?

No it will not, the property will remain unchanged as all tools and equipment being used are able to fit on the workbench in my basement. Power tool usage is fairly uncommon.

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston?

As I have read and understand the ordinance it appears that I am consistent with the purposes of the zoning ordinance.

I hereby affirm that all of the statements and information contained in or filed with this application are true and correct to the best of my knowledge.

Signature

Date

Planning Department Use Only	
The following is a list of related cases:	
The following is a list of zoning ordinance violations, building code violations and enforcement actions relating to the subject property:	
Application reviewed by:	
Action:	Approved Rejected

If approved, were there any specific conditions or limitations imposed by the BZA?

Planning Official Signature and Title

Date

221 Sunset Dr



6/25/2026, 1:38:11 PM

