



Charleston Board of Zoning Appeals

AGENDA

8:30 a.m., Thursday, August 13, 2026

City Service Center Conference Room · 915 Quarrier Street

I. Items for Review

VAR-26-0007 continued from 07/23/2026

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-26-0009

Application of Ridge Line Inc. requesting a variance of surfacing requirements to gravel for a storage yard at the property located at **500 Southridge Blvd.**

CUP-26-0003

Application of Savannah Smith requesting a conditional use permit for the keeping of livestock located at **1131 Woodward Dr.**

II. Approval of Minutes for the July 23, 2026 hearing.



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

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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

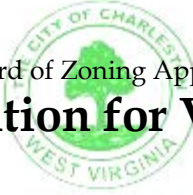
Public Participation

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

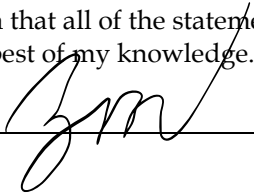
4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well 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

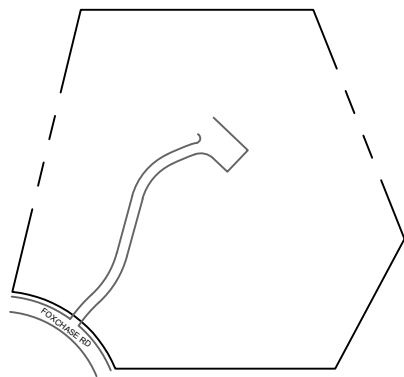
5

6

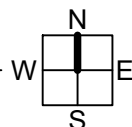
STC:	36	X	590	W	=	21.240	KW
PTC:	36	X	530	W	=	19.080	KW
36	JA SOLAR JAM72D40 590/MB-US						
36	ENPHASE IQ8HC-72-M-US						

An aerial photograph showing a wooded area with a road and a building. The road is labeled 'SANDY CREEK RD' and 'SANDY CREEK'. A building is visible on the left side of the road. The area is surrounded by dense trees and vegetation.

SCALE: NOT TO SCALE



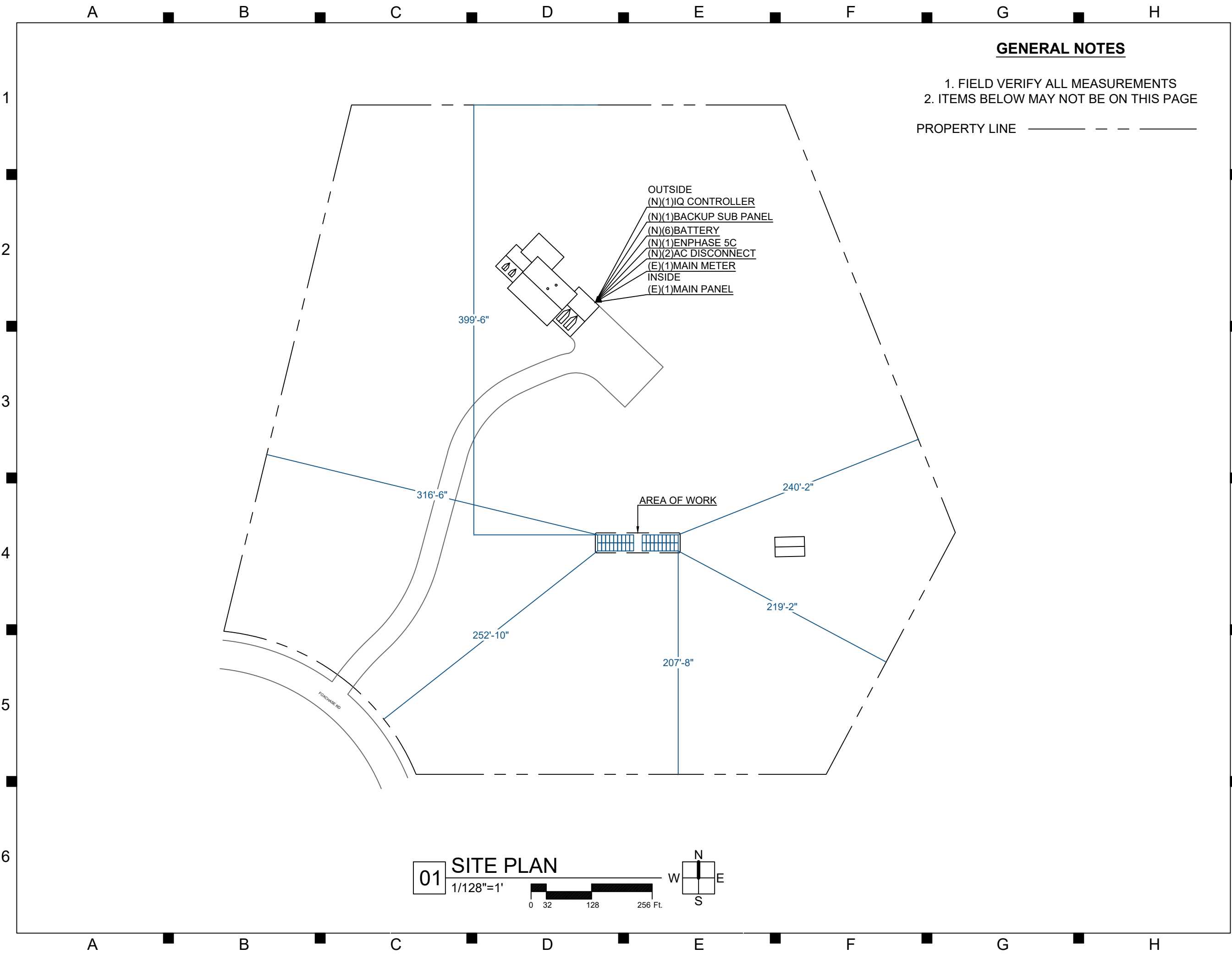
SCALE: NOT TO SCALE



RESOURCE DOCUMENT

FIRE: NFPA 1 2021





GENERAL NOTES

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

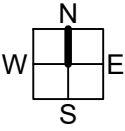
PROPERTY LINE

- 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

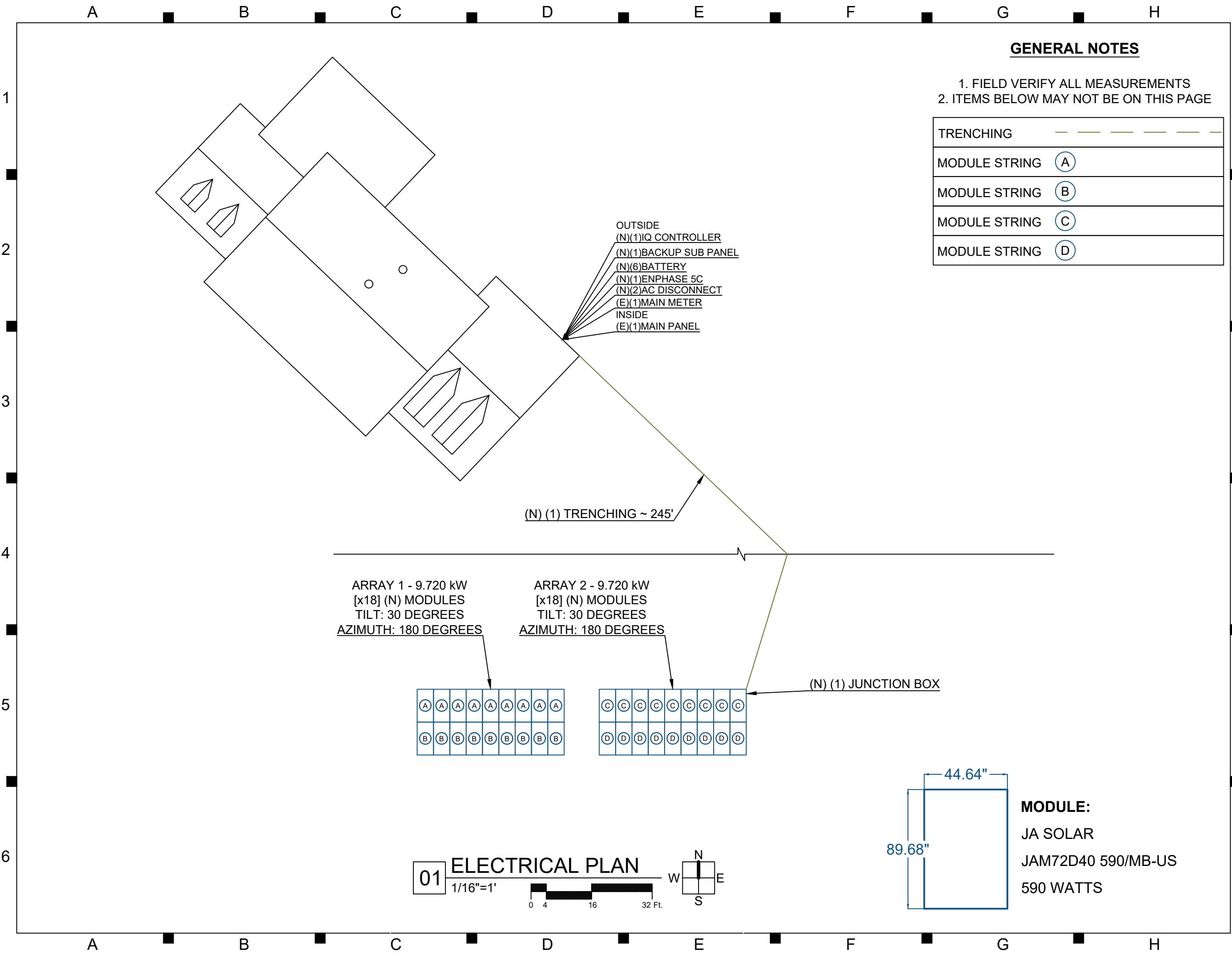
DATE: 04/08/2026

DESIGN BY:

CHECKED BY:

REVISIONS

A-101.00



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ENGINEER OF RECORD

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

ELECTRICAL PLAN

DATE: 04/08/2026
DESIGN BY:

CHECKED BY:

REVISIONS

A-102.00

590 WATTS

- 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.



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

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APN: 2009008200090000

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

DATE: 04/08/2026

DESIGN BY:

REVISIONS

A yellow warning label with a black border. At the top left is a black triangle containing a yellow exclamation mark. To its right, the word "WARNING" is written in large, bold, black capital letters. Below this, the text "ELECTRICAL SHOCK HAZARD" is written in bold, black capital letters. Underneath that, the text "TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION" is written in bold, black capital letters, spanning two lines.

AC DISCONNECT
PHOTOVOLTAIC SYSTEM
POWER SOURCE

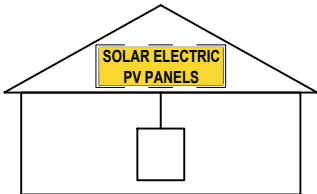
RATED AC
OUTPUT CURRENT **56.88** **AMPS**

NOMINAL OPERATING
AC VOLTAGE **240** **VOLTS**

**PHOTOVOLTAIC SYSTEM
DISCONNECT**

RAPID SHUTDOWN SWITCH FOR SOLAR PV SYSTEM

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN



A schematic diagram of a solar PV system. At the top, a yellow rectangular box contains the text "SOLAR ELECTRIC PV PANELS" in black, bold, uppercase letters. This box is positioned within a triangular roof structure. A vertical line connects the bottom of the yellow box to a square symbol, which represents a rapid shutdown switch. This switch is located inside a larger rectangular structure that represents the main electrical enclosure or inverter.

TURN RAPID SHUTDOWN SWITCH TO
THE "OFF" POSITION TO SHUT DOWN
PV SYSTEM AND REDUCE SHOCK
HAZARD IN ARRAY

! WARNING
SOLAR ELECTRIC
CIRCUIT BREAKER
IS BACKFED

PHOTOVOLTAIC POWER SOURCE

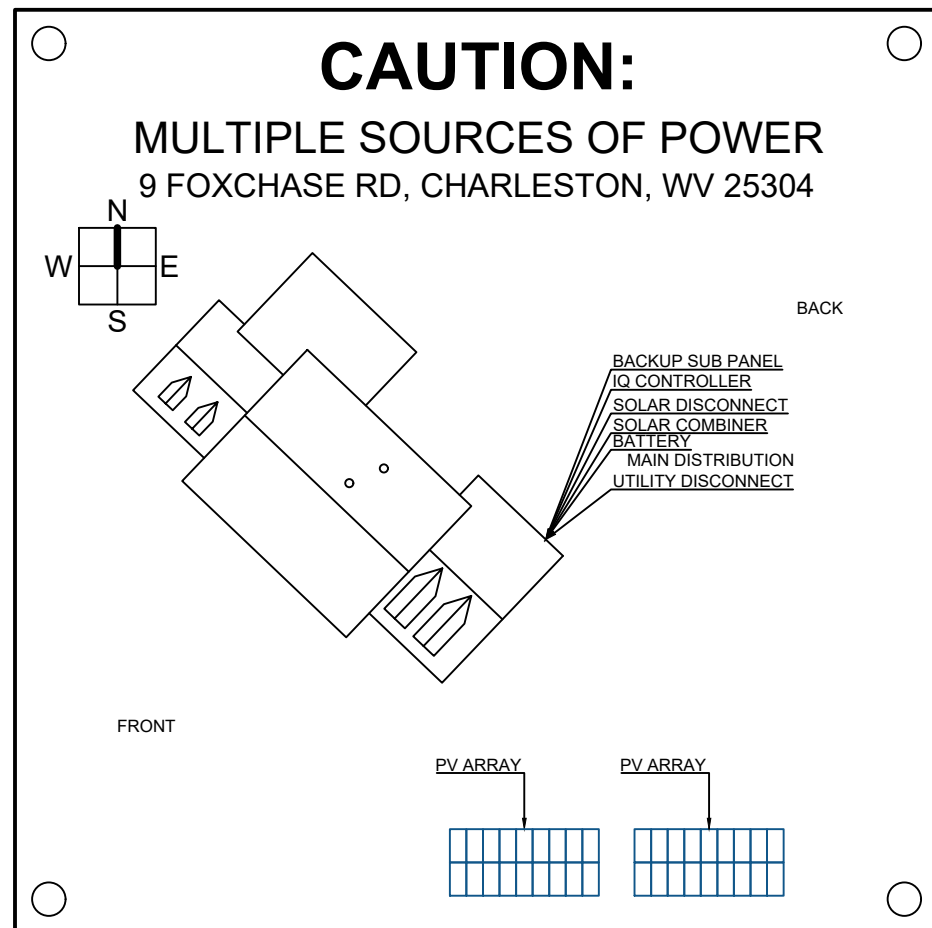
CAUTION
MULTIPLE SOURCES OF POWER

DIRECTORY

PERMANENT PLAQUE OR DIRECTORY PROVIDING THE LOCATION OF THE SERVICE DISCONNECTING MEANS AND THE PHOTOVOLTAIC SYSTEM DISCONNECTING MEANS IF NOT IN THE SAME LOCATION (5 3/4" X 1 1/8").
[NEC 690.56(B)]

WHERE THE PV SYSTEMS ARE REMOTELY LOCATED FROM EACH OTHER, A DIRECTORY IN ACCORDANCE WITH 705.10 SHALL BE PROVIDED AT EACH PV SYSTEM DISCONNECTING MEANS.

PV SYSTEM EQUIPMENT AND DISCONNECTING MEANS SHALL NOT BE INSTALLED IN BATHROOMS
[NEC 690.4(D),(E)]



Harvest the Sunshine

595W



JA SOLAR

JAM72D40 MB n-type Double Glass Bifacial Modules

Premium Cells

n-
Bycium+
16BB

MBB Half-Cell
Technology

26%



Cell Conversion
Efficiency

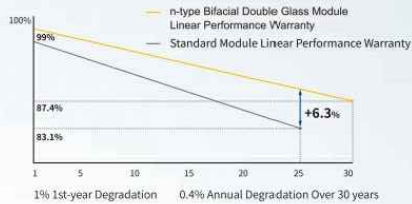
Premium Modules

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

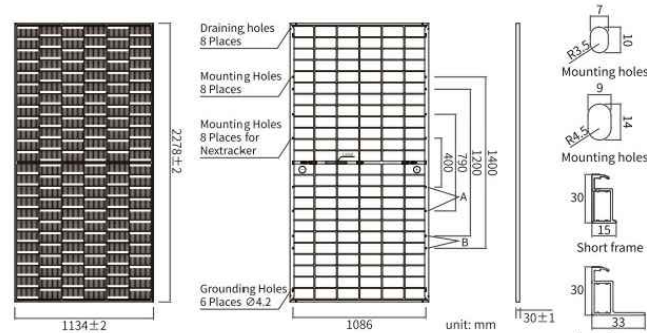
- IEC 61215, IEC 61730, UL 61215, UL 61730
- ISO 9001: 2015 Quality management systems
- ISO 14001: 2015 Environmental management systems
- ISO 45001: 2018 Occupational health and safety management systems
- IEC 62941: 2019 Terrestrial photovoltaic (PV) modules - Quality system for PV module manufacturing



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					

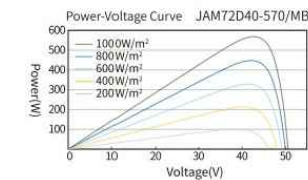
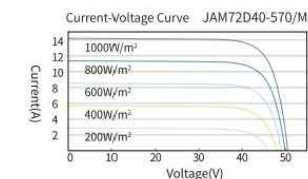
Remark: Electrical data in this catalog do not refer to a single module and they are not part of the offer.
They only serve for comparison among different module types.

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

SOLAR HOLLER

CONTRACTOR

SOLAR HOLLER

PHONE: 304-288-4087

ADDRESS: 2835 PARK AVE,
HUNTINGTON, WV 25704

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NEW PV SYSTEM: 21.240 kWp

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WV 25304

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ENGINEER OF RECORD

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RESOURCE DOCUMENT

DATE: 04/08/2026

DESIGN BY:

CHECKED BY:

REVISIONS

R-001.00



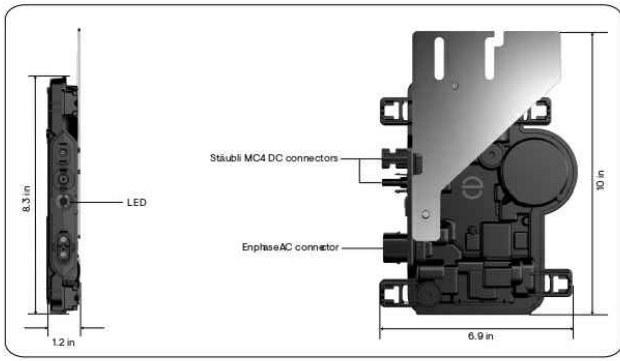
IQ8HC Microinverter

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

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ELE. NO.: -

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

RESOURCE DOCUMENT

DATE: 04/08/2026
DESIGN BY:

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

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) ¹ . 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

¹ 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.

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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)

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DATE: 04/08/2026

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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

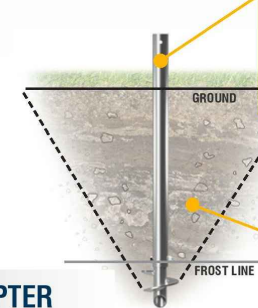
Once the foundations are installed, you can build on them immediately. No more waiting for concrete to set up or holes to be inspected.

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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NEW PV SYSTEM: 21.240 kWp

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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

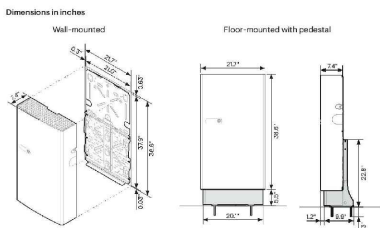
- 15-year limited warranty
- Passive cooling with no moving parts or fans
- Wired communication for stable and fast connection
- Remote software and firmware updates

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 ⁸ , UL 9540A ⁹ , 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

⁸Following 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.
⁹Evaluated to UL 9540A for thermal runaway fire propagation and reduced separation distance as required in 2020 IBC, 2020 IRC, 2020 IFC, 2020 IPC, 2020 IBC, 2020 IFB, 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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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.



IQ System Controller 3

IQ System Controller 3G

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Easy to install

- Connects to service entrance¹ 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](#) 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

¹IQ 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 ¹) and 80 kWh (with PCS ¹). 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 ¹) and 40 kWh (with PCS ¹). 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 ²
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%) ³
CT-200-CLAMP	200 A clamp-type current transformers for metering (accuracy: ±2.5%) ³
Main or load circuit breakers (order separately, as needed) ⁴	• 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) ⁵	• 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)	Q2402C12 (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)

²Factory-installed quad breaker (Siemens or Eaton). NFT pre-wired to 40 A terminal of the quad breaker.
³Two units of CT-200-SPLIT or CT-200-CLAMP must be bought separately for generator integration.
⁴The IQ System Controller 3 is rated at 22 kAIC.
⁵Integrated hold-down kit support breakers (BR230/BR230/BR240) without predrilled hole. The integrated hold-down kit also supports GE/ABB and Siemens as mentioned in the Alternate DER circuit breakers section.
⁶Figures 1a and 1b show Siemens or Eaton factory-installed quad breakers with NFT pre-wired to 40 A.
⁷~ indicates alternating current (AC) supply.
⁸Power 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 ⁸ , UL 50E ⁸ , CSA 22.2 No. 107.1, 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 ¹	
Battery	IQ Battery 5P (IQBATTERY-5P-1P-NA)
Microinverters	IQ8, IQ7, IQ6, and M Series Microinverters ²
IQ Combiner	IQ Combiner 5/5C (X-IQ-AMI-240-5C and X-IQ-AMI-240-5)
Communications Kit 2	COMMS-KIT-02

¹Sections from these standards were used during the safety evaluation and included in the UL 1741 listing.
²For more details, refer to the IQ System Controller 3/3G quick install guide.
³M 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.

IQSC-3-DSH-00021-S.O-EN-US-2024-08-19

IQSC-3-DSH-00021-S.O-EN-US-2024-08-19



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

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Case Description

VAR-26-0009: Application of Ridge Line Inc. requesting a variance of surfacing requirements to gravel for a storage yard at the property located at **500 Southridge Blvd.**

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, August 13, 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: <u>RIDGE LINE, INC</u>	Address: <u>500 Southridge Boulevard</u>
Address: <u>2941 MOUNTAINEER BOULEVARD, CHARLESTON, WV</u>	Tax Map and Parcel: <u>6E-5.4 (20-09-006E-0005-0004)</u>
Phone: <u>304-414-3304</u>	Zoning District: <u>C-12 SHOPPING CENTER DISTRICT</u>
Agent Name, Address and Phone Number: (if other than applicant) <u>KEITH SMITH 304-400-7675</u> <u>111 CANNESON POINTE</u> <u>MILTON, WV 25541</u>	Property Owner and Mailing Address: (if other than applicant) <u>RIDGE LINE, INC</u> <u>P.O. BOX 8615</u> <u>SOUTH CHARLESTON, WV 25303</u>

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. ALLOW AN APPROXIMATELY 30,000 SQUARE FOOT CRUSHED STONE STORAGE YARD FOR BUILDING MATERIALS AND EQUIPMENT. DUE TO THE NATURE OF THE MATERIALS AND EQUIPMENT STORED AND THE PROCESS OF LOADING AND UNLOADING MATERIALS ON TRUCKS, A PAVED LOT SURFACE WOULD BE DESTROYED OR OTHERWISE DAMAGING TO THE MATERIALS STORED THEREON AND/OR THE MATERIAL HANDLING EQUIPMENT TO PLACE THE MATERIALS.

Applicable Section(s) of the Zoning Ordinance ARTICLE 13 C-12 SHOPPING CENTER DISTRICT
ARTICLE 3 SECTION 3-050 PERMITTED LANDUSE

Please describe the proposed work to be done on the property. THE STORAGE YARD WILL HAVE THE EXISTING TOPSOIL REMOVED AND THE SITE GRADED TO DRAIN TO A STORMWATER POND. THE GROUND WILL BE COVERED WITH A GEOTEXTILE AND APPROXIMATELY 8" OF CRUSHED STONE PLACED AND COMPACTED. THE LOT IS TO BE USED BY A FOUNDATION REPAIR CONTRACTOR TO STORE MATERIALS AND EQUIPMENT.

IMPORTANT: According to Section ---- 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? THE STORAGE YARD WILL BE LOCATED ON A PRIVATE STREET OWNED BY RIDGE LINE INC. (AS IS ALL ADJOINING PROPERTY) WHICH IS LIGHTLY TRAVELED AND IS ON THE BACK PORTION OF THE SHOPPING CENTER FRONTING A METAL INDUSTRIAL BUILDING. ALL PROPERTY WITHIN 100' OF THE PROPOSED STORAGE YARD IS OWNED BY THE APPLICANT, RIDGE LINE, INC. IT WILL NOT ADVERSELY AFFECT ANY OTHER PROPERTY OWNER OR THE PUBLIC. THE STORAGE YARD WILL NOT BE VISIBLE TO ANY ADJACENT PROPERTY OWNER, CREATING A PERMANENT OCCUPANCY OF THE PROPERTY WILL BE SIGNIFICANTLY POSITIVE TO ELIMINATE VANDALISM AND ILLEGAL DUMPING ON AND AROUND THE PROPERTY.

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? DUE TO THE ELEVATION DIFFERENCES, THE PROPOSED STORAGE YARD HAS VERY LIMITED VISIBILITY TO THE TRAVELING PUBLIC. THE STORAGE YARD WILL NOT BE VISIBLE FROM ANY COMMERCIAL OR RESIDENTIAL BUILDINGS.

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. THE PROPOSED TENANT OF THE PROPERTY REQUIRES A CRUSHED STONE STORAGE YARD. WITHOUT THE STORAGE YARD, THEIR OPERATION IS NOT VIABLE AND THEY WILL MOVE TO A DIFFERENT LOCATION. THIS AREA WAS ZONED I-2 (INDUSTRIAL) WHEN THE METAL BUILDING WAS CONSTRUCTED AND WILL BE USED AS A WARE HOUSE WHICH IS A PERMITTED USE IN A C-12 DISTRICT AS WELL AS A STORAGE YARD. A STORAGE YARD IS NOT DEFINED IN THE ORDINANCE.

Is your situation due to unique circumstances that are not shared by other land in the district? YES, AS STATED ABOVE, THE PROPOSED TENANT REQUIRES A CRUSHED STONE STORAGE YARD FOR THEIR OPERATION. THIS LOT IS UNIQUE FOR THEIR REQUEST IN THAT IT IS LOCATED ADJACENT TO A 26,250 SQUARE FOOT BUILDING THEY CAN UTILIZE FOR INDOOR STORAGE AND IS LOCATED AWAY FROM THE TRAVELED WAY.

Would approval of your variance request alter the essential character of the surrounding neighborhood or community? NO. DUE TO THE LOCATION OF THE PROPERTY, IT WOULD NOT IMPACT ADJACENT

PROPERTY. LOT IS LOCATED ON THE BACK SIDE OF THE SHOPPING CENTER, ON
A LIGHTLY TRAVELED PRIVATELY OWNED ROADWAY. DUE TO THE ELEVATION DIFFERENCES
THE LOT IS NOT READILY VISIBLE FROM THE ROADWAY.

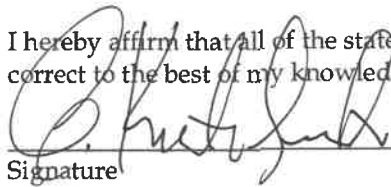
4.) The general purpose and intent of the Zoning Ordinance of the City of Charleston is to protect and promote the public health, safety, convenience, morals and general welfare. For more specific information in regard to the scope and intent of the Zoning Ordinance, please see Section 1-020 as well 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 PROMOTE THE GROWTH OF THE CITY BY BRINGING
IN A NEW BUSINESS WHICH IS PRESENTLY LOCATED OUTSIDE THE CITY. APPROXIMATELY 50
WORKERS WILL BE EMPLOYED AT THIS LOCATION. DUE TO THE LOCATION, THE IMPACT TO OTHER
CITIZENS AND TRAFFIC WILL BE MINIMIZED, AS WILL THE IMPACT TO ANY ADJACENT
PROPERTY WILL BE NON EXISTANT.

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 REQUEST IS TO NOT HAVE A LOT
TO STORE MATERIALS AND EQUIPMENT. REQUIRING THE LOT TO BE PAVED WOULD
CREATE AN UNDOE HARDSHIP BECAUSE OF THE CONTINUAL REPAIRS THAT WOULD
BE REQUIRED BY THE NATURE OF THE WORK IN THE LOT. IT WOULD ALSO CREATE
AN UNDOE HARDSHIP ON THE PROPERTY OWNER DUE TO A LOSS OF A TENANT. FINALLY
THE CITY WOULD LOSE A SOURCE OF INCOME FOR B&O TAXES AND EMPLOYEE CITY USE FEES.

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

JUNE 30, 2026
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:

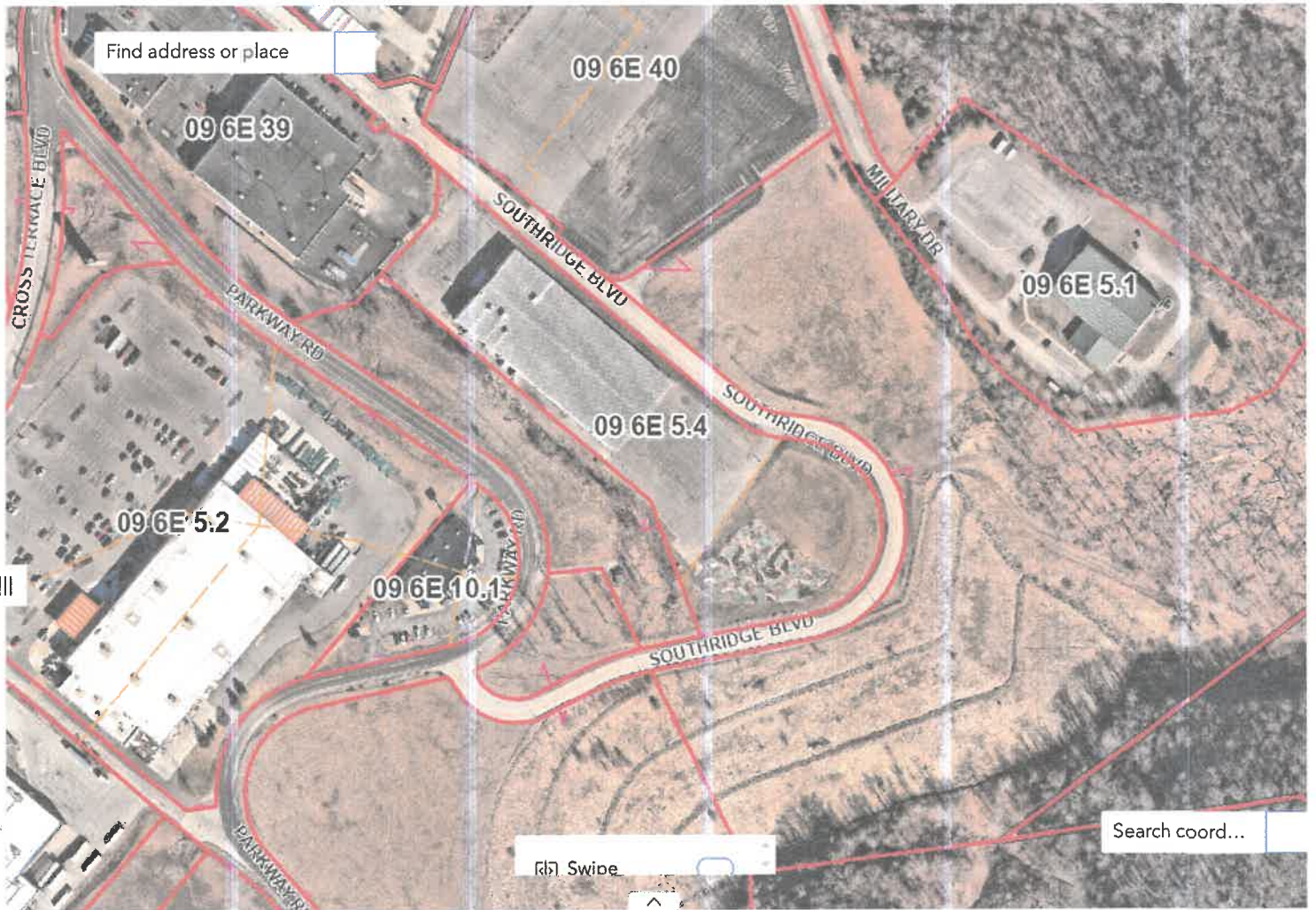
Action: ☐ Approved ☐ Rejected

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

Planning Official Signature and Title

Date







[Copy Link](#)

[Download KMZ](#)

Parcel ID: 20-09-006E-0005-0004

[Details](#)

RIDGE LINE INC
500 SOUTHRIDGE BLVD
Commercial
5-42/100A M/L LT Q MIDDLE & TRACE Fk DAVIS CK GRAND

Community:
E-911 Address:
External Links:
Flood Info:

City of Charleston
Multiple addresses
Parcel appears to be in a LOW RISK flood na



**Board of Zoning Appeals
PUBLIC HEARING NOTICE**

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Case Description

CUP-26-0003: Application of Savannah Smith requesting a conditional use permit for the keeping of livestock located at **1131 Woodward 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, August 13, 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 Conditional Use Permit

CU # _____

Hearing Date: _____

Applicant Information	Property Information
Name: Savannah Smith	Address: 1131 Woodward Dr, Charleston, WV 25312
Address:	Tax Map and Parcel: 10 50023
Phone: 304-552-1601	Zoning District: R-4
Agent Name, Address and Phone Number: (if other than applicant) Same	Property Owner and Mailing Address: (if other than applicant) Same.

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.

We wish to raise a small number of lost stocks solely for our family's food supply any excess meat will be donated to local charitable organizations when permitted by law this is not a commercial agricultural operation there will be no retail sales no increased traffic and no public business conducted on the property

Applicable Section(s) of the Zoning Ordinance ~~5-06 Purpose~~ 5-061 Conditional use.

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

Yes we will comply with all conditions imposed by the board maintaining the property in a clean and sanitary manner properly managed animal waste control odors and ensure animals are securely contained

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

We are relocating all animal enclosures to the rear of the property installing additional fencing improving drainage and adding mulch and ground cover to reduce odor and mud

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

The number of animals remain appropriate for the size of the property and every effort will be made to minimize noise odor and visual impacts. I also believe that it is important to mention that my property is 17 1/2 acres the adjoining property is owned by my mother I have poa over her and I am the sole heir to her estate so that additional 8 acres is also part of the property.

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? I do not believe that our request will devalue land or property in the vicinity this is only for family use so there should not be any congestion in the area for increase visitors or traffic

Is your request consistent with the purposes and intent of the Zoning Ordinance of the City of Charleston? Yes we are solely using the poa to feed our family.

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

7/2/2026
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

chickens

meat chickens.

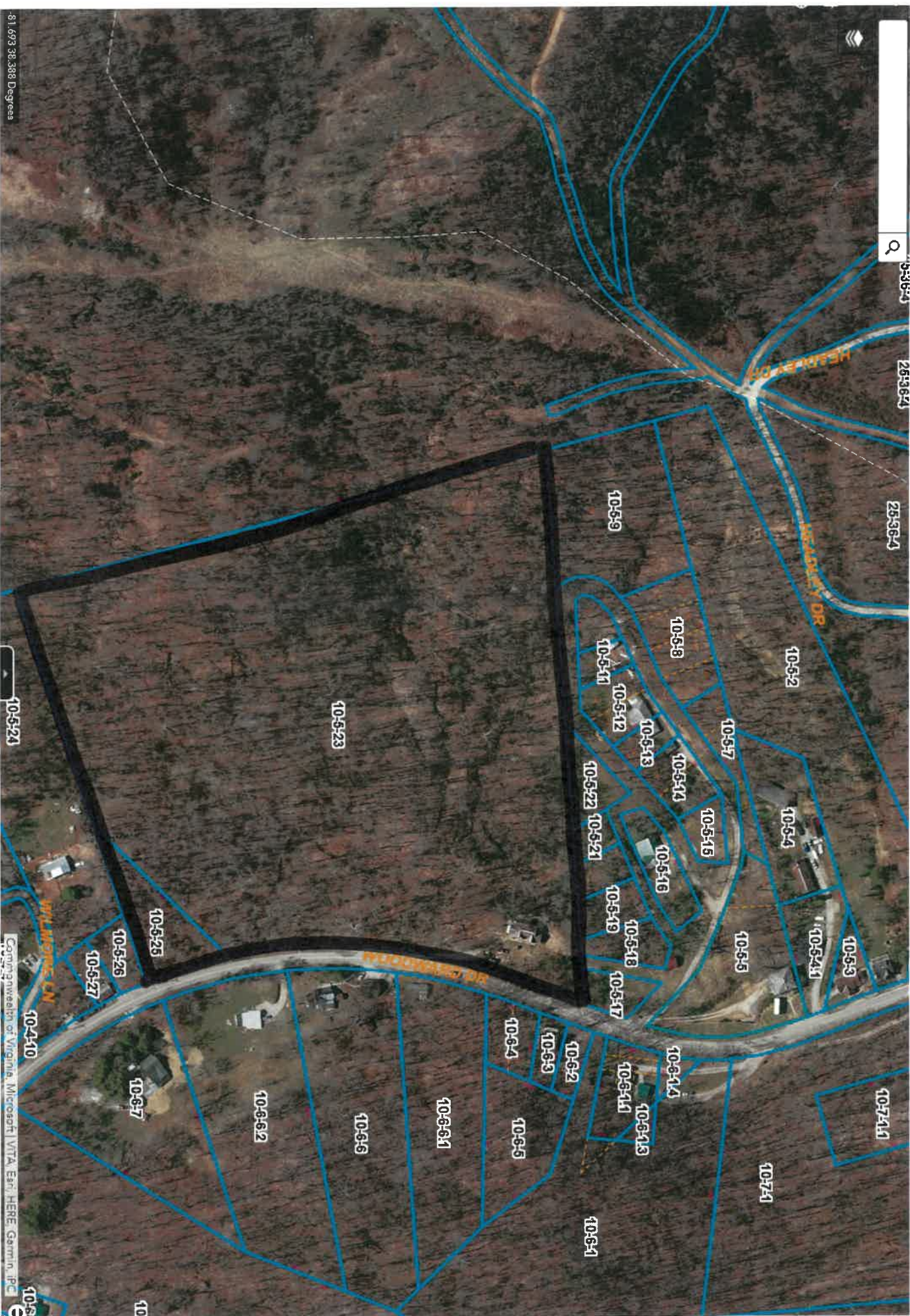
turkeys

pigs.

Carport w/
Rabbits & tools.
& tractor

----- New fence
6ft Backyard
privacy Fence.





Savannah's mother.

Stephanie Fisher

