

Date 9/7/21

Docket No. 3062

**BOARD OF ADJUSTMENT**

**APPLICATION FOR VARIANCE FROM THE REQUIREMENTS OF  
THE ZONING ORDINANCE OF THE BOROUGH OF RINGWOOD**

Application is hereby made for variance from the requirements of the Zoning Ordinance of the Borough of Ringwood to:

Erect }  
Alter }  
Extend } a STANDBY GENERATOR  
Use }

in accordance with plans or survey filed herewith.

Applicant BRYAN ZWAHLEN Address 322 LAKEVIEW AVE Tele. 973 493 5236

Owner BRYAN ZWAHLEN Address 322 LAKEVIEW AVE

Subject Property Address 322 LAKEVIEW AVE

Block 842 Lot 70 Zone R-20 E-mail BRYAN.ZWAHLEN@GMAIL

If you are having an attorney represent you, please identify the attorney:

Name \_\_\_\_\_ Address \_\_\_\_\_

Telephone \_\_\_\_\_ Fax \_\_\_\_\_

Are there any covenants or deed restrictions applicable to the property? ( ) Yes (x) No

If yes, state nature of same:

\_\_\_\_\_

Have there been any previous applications(s) involving these premises:

(x) Yes (x) No ( ) Unknown Docket # 1029  
1986 - Construction of Dwelling

Please state the type of variance desired, the amount of the variance requested and the reason for same:

We wish to install an 8.5 kW standby generator. A right side yard variance of 7' is required.

I hereby swear and affirm that all of the above statements and any statements or declarations contained within the papers submitted in support of this application are true.

  
Applicant's Signature

AFFIDAVIT OF OWNERSHIP  
(TO BE COMPLETED IF APPLICANT IS NOT PROPERTY OWNER)

I BRYAN ZWAALLEN hereby declare that I am the legal owner of said property and hereby grant permission for the applicant to apply for a variance for said property.

  
Owner's Signature

Sworn to before me this \_\_\_\_\_  
day of \_\_\_\_\_, 202 .

\_\_\_\_\_  
Notary Public

VARIANCE GRAPH

APPLICANT BRYAN ZWAHLEN

DOCKET NO. 3062 BLOCK 842 LOT 70

ZONE R-20

	Lot Area Sq. Feet	Lot Width (Ft)	Lot Depth (Ft)	Max. Dist. Area	Imp. Lot Coverage	Lot Coverage	Building Height (Ft./Stories)	Front Yard (Ft)	Side Yard (Ft)	Rear Yard (Ft)	Acc. Structure
R-20	20,000	100 Feet	175 Feet	50%	35%	25%	35/2.5	35 Feet	15 Feet	35 Feet	20 Ft./Rear
R-40	40,000	150 Feet	200 Feet	30%	25%	20%	35/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
R-40V	40,000	150 Feet	200 Feet		25%	20%	35/40/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
RT-40	40,000	150 Feet	200 Feet	40%	35%	25%	35/2.5	35 Feet	30 Feet	50 Feet	35 Ft./Rear
CS-40	40,000	200 Feet	150 Feet		75%	25%	35/2.5	55 Feet	35 Feet	40 Feet	
CC-80	80,000	200 Feet	200 Feet		60%	25%	35/2.5	55 Feet	35 Feet	40 Feet	
C-200	200,000	200 Feet	500 Feet	10%	8%	5%	35/2.5	100 Feet	75 Feet	150 Feet	
CR-800	800,000	750 Feet	750 Feet		50%	10%	35/2.5	200 Feet	200 Feet	200 Feet	
GB-80	80,000	175 Feet	200 Feet		60%	35%	35/2.5	40 Feet	35 Feet	40 Feet	
NC-15	15,000	100 Feet	100 Feet		75%	25%	35/2.5	35 Feet	15 Feet	20 Feet	
NB-15	15,000	100 Feet	100 Feet		75%	25%	35/2.5	35 Feet	15 Feet	20 Feet	
I-60	60,000	200 Feet	300 Feet	80%	60%	35%	40/3	75 Feet	25 Feet	75 Feet	
Provided											
Variance Required	-	-	-	-	-	-	-	-	8'	7'	-



## BOROUGH OF RINGWOOD

Building Department ■ Code Enforcement

Phone (973) 962-7880 Fax (973) 962-7823 building@ringwoodnj.net

### DENIAL OF PERMIT APPLICATION

ZWAHLEN, BRYAN & JANIS  
322 LAKEVIEW AVENUE  
RINGWOOD, NEW JERSEY 07456

BLOCK: 842 LOT: 70

WORK SITE LOCATION: 322 LAKEVIEW AVENUE

OWNER IN FEE: ZWAHLEN, BRYAN & JANIS

ADDRESS: 322 LAKEVIEW AVENUE

RINGWOOD, NEW JERSEY 07456

PHONE: 973-454-3340

On 8-23-21, we received an application for a construction permit for the project/work at the above address. This project/work involves the following:

8.5 KW STANDBY GENERATOR

This application is denied for the following reason(s):


REQUIRES A 7'(SEVEN FOOT) RIGHT SIDE YARD VARIANCE

To apply for a zoning variance contact:

Helen Forsa, Land Use Administrator  
hforsa@ringwoodnj.net  
(973) 475-7131

Variance calculations are based on the information provided and it is possible that the Board may require a more recent survey or other information from the applicant.

Be advised your application may also require approvals from other local departments or state agencies. You may wish to obtain these approvals prior to making application to the Zoning Board of Adjustment.

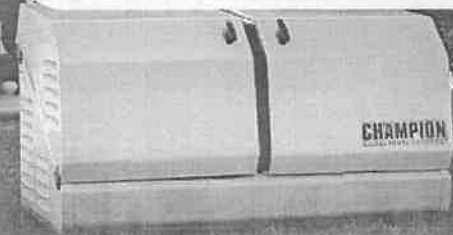
  
Michael Hafner, Zoning Official  
Date: 8/23/2021



50-200 Amp

**Automatic Transfer Switches (ATS)  
Load Control Module (LCM)**

Champion's family of automatic transfer switches (ATS) and load control module (LCM) give you options that range from 50 Amp Emergency Essentials to 200 Amp Whole House solutions.



The **SIMPLE SOLUTION**<sup>™</sup>

There are **TWO WAYS** to control power distribution in your home:



OR



**WHOLE WITH DEMAND CONTROL**  
Intelligent Load Management Technology

Our **EMERGENCY ESSENTIALS** switches (available in either 50 Amp or 100 Amp options) allow you to power select, key appliances during a power outage (circuits determined at the time of your initial installation). Emergency Essentials is the cost effective way to power the most important circuits in your home when the power goes out.

With our **WHOLE HOUSE with DEMAND CONTROL** (available only in a 200 Amp option) intelligent load management technology, your home's power requirements are monitored continuously. This ATS can back up your home's entire 200 Amp distribution panel with the ability to manage up to 8 high demand appliances for your Whole House power needs. Your home's circuits are divided into prioritized zones – from vital to managed. If your generator nears maximum capacity, pre-designated, high demand appliances are managed to avoid overload. As soon as demand lowers, the generator will automatically reacquire the appliances that are managed. Appliances are managed and reacquired sequentially.

A **LOAD CONTROL MODULE** (sold separately) is used for larger loads such as electric range, dryer or water heater. When choosing a generator for your Whole House needs, Demand Control means that you do not always need to choose the largest generator.

It's your **choice...**

...do you want **EMERGENCY ESSENTIALS**  
or **WHOLE HOUSE** with **DEMAND CONTROL**



Model	Generator	ATS	Output (Propane/NG)	Engine
100199	8.5 kW	Generator only	8,500W 7,500W	439cc Champion OHV
100174		ATS50 Emergency Essentials switch (NEMA 1)		
100177		ATS50 Emergency Essentials switch (NEMA 3R)		
100136	12.5 kW	Generator only	12,500W 11,000W	717cc V-twin Champion OHV
100176		ATS100 Emergency Essentials switch (NEMA 1)		
100179		ATS100 Emergency Essentials switch (NEMA 3R)		
100291		ATS200 Whole House switch with Demand Control (NEMA 3R service entry)		
100237	14 kW	Generator only	14,000W 12,500W	754cc V-twin Champion OHV
100295		ATS100 Emergency Essentials switch (NEMA 1)		
100292		ATS100 Emergency Essentials switch (NEMA 3R)		
100294		ATS200 Whole House with Demand Control switch (NEMA 3R service entry)		



Locate a certified Champion Home Standby Dealer and Installer by visiting:  
[www.championpowerequipment.com](http://www.championpowerequipment.com) or emailing [hsb@cpeauto.com](mailto:hsb@cpeauto.com)

Champion Power Equipment, Inc.  
12010 Smith Ave - Santa Fe Springs, CA 90670 - USA  
[hsb@cpeauto.com](http://hsb@cpeauto.com) - 1-977-332-0929

