



City of Philadelphia Zoning Board of Adjustment

Application for Appeal

CALENDAR # _____ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA
DEPARTMENT OF LICENSES AND INSPECTIONS
BOARDS ADMINISTRATION
MUNICIPAL SERVICES BUILDING, 11TH FLOOR
1401 JOHN F. KENNEDY BLVD.
PHILADELPHIA, PA 19102

APPLICANT MUST COMPLETE ALL INFORMATION BELOW. PRINT CLEARLY AND PROVIDE FULL DETAILS

LOCATION OF PROPERTY (LEGAL ADDRESS)

5927-5951 Ridge Avenue

PROPERTY OWNER'S NAME:

FES PA LLC

PHONE #:

E-MAIL:

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

1520 Northern Blvd
Manhasset, NY 11030

A CORPORATION MUST BE REPRESENTED BY AN ATTORNEY LICENSED TO PRACTICE IN PENNSYLVANIA

APPLICANT:

Gary Clarke, Esq. on behalf of Acme Markets, Inc. (Tenant)

FIRM/COMPANY:

Saul Ewing LLP

PHONE #:

215-972-7103

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)

Centre Square West, 38th Floor, 15th & Market Streets
Philadelphia, PA 19102

E-MAIL:

GClarke@Saul.com

RELATIONSHIP TO OWNER: TENANT/LESEE ATTORNEY DESIGN PROFESSIONAL CONTRACTOR EXPEDITOR OTHER

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION #

874625



IF A VARIANCE IS REQUESTED, PLEASE PROVIDE AN EXPLANATION OF EACH OF THE FOLLOWING CRITERIA AS REQUIRED FOR THE GRANTING OF A VARIANCE:

Does compliance with the requirements of the zoning code cause an unnecessary hardship due to the size, shape, contours or physical dimensions of your property? Did any action on your part cause or create the special conditions or circumstances? Explain.

Compliance with the requirements of the Zoning Code would cause unnecessary hardship. The property has utilized previously-approved large-scale signs in the proposed location as they are necessary to be seen across the building's 300' setback from Ridge Ave. The proposed signs are appropriate to the site and actually are 23.9 sf smaller than the previously approved signs. No action on the part of the Owner or Applicant created these circumstances or caused this hardship.

Will the variance you seek represent the least modification possible of the code provision to provide relief from the requirements of the zoning code? Explain.

The requested relief is the least modification possible to reasonably address the unnecessary hardship, in light of all the circumstances.

JUN 20 2018

Will the variance you seek increase congestion in public streets or in any way endanger the public? Explain.

No. The proposed signs will not create unreasonable congestion in the streets or endanger the public in any way. The proposed signs are nearly identical to the existing signs.

Will the variance you seek substantially or permanently harm your neighbors' use of their properties or impair an adequate supply of light and air to those properties? Explain.

No. The proposed signs will not affect neighbors' use of their properties in any way.

Will the variance you seek substantially increase traffic congestion in public streets or place undue burden on water, sewer, school park or other public facilities? Explain.

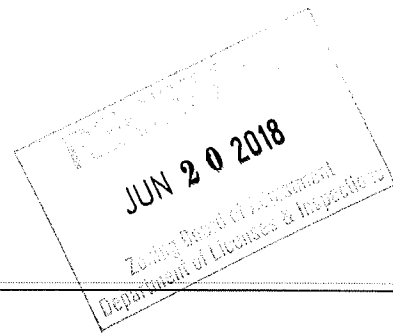
No. The proposed signs will not substantially increase traffic congestion, and will not burden the water, sewer, school, park or other public facilities.

Will the variance you seek create environmental damage, pollution, erosion, or siltation, or increase the danger of flooding? Explain.

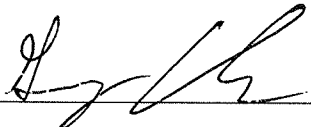
No. The proposed signs will not create any environmental damage, pollution, erosion or siltation, or increase the danger of flooding.
The proposed signs will not entail any earth disturbance and will be installed on an existing structure.

REASONS FOR APPEAL:

As stated above, compliance with the requirements of the Zoning Code would cause unnecessary hardship. 40 sf of signage is inadequate to identify the building from Ridge Ave. Further, the proposed signs replace nearly identical signs that were deemed appropriate for the site, had existed at the property for many years, and were in the aggregate 23.9 sf larger than the proposed signs. The proposed signs are a reduction in the amount of previously approved signage and are necessary to identify the business across the 300' setback from Ridge Ave..



I hereby certify that the statements contained herein are true and correct to the best of my knowledge and belief. I understand that if I knowingly make any false statements herein I am subject to possible revocation of any licenses issued as result of my false application, and such other penalties as may be prescribed by law.

Applicant's Signature: 

Date: 6 / 20 / 2018
MONTH DATE YEAR