

City of Philadelphia Zoning Board of Adjustment



# Application for Appeal

CALENDAR # \_\_\_\_\_ (FOR OFFICE USE ONLY)

WHEN COMPLETED, MAIL TO:

CITY OF PHILADELPHIA  
Department of Planning & Development  
Zoning Board of Adjustment  
One Parkway Building  
1515 Arch St, 18<sup>th</sup> Floor  
Philadelphia, PA 19102

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

LOCATION OF PROPERTY (LEGAL ADDRESS)  
6168 Ridge Avenue

PROPERTY OWNER'S NAME:  
Roxborough Development Co  
PHONE #: (610)513-1193  
E-MAIL: eendrikat@gmail.com

PROPERTY OWNER'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)  
6120 Ridge Avenue  
Philadelphia PA 19128

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

APPLICANT:  
Betty Mon

APPLICANT'S ADDRESS (INCLUDE CITY, STATE, AND ZIP)  
825 Longwood Avenue  
Cherry Hill NJ 08002

FIRM/COMPANY:  
Mon & Associates Consulting LLC

PHONE #: (215) 869-5786

E-MAIL: betty@monassociates.com

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

APPEAL RELATED TO ZONING/USE REGISTRATION PERMIT APPLICATION # 1032777

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.

Request for variance is for internally illuminated sign. It's compliance with zoning code does not create an unnecessary hardship.

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

Yes, variance is the least modification possible of code

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

No. Requested variance is for a sign and it will not increase congestion to public streets or endanger the public.

*mailed 6/24/20*

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

The requested variance will not harm the neighbor's use of their properties or impair the adequate supply of light to the adjacent property owners.

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.

Requested variance will not substantially increase traffic congestion in public streets, or place an undue burden on the public utility systems.

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

The proposed variance will not create environmental damage to the property.

**REASONS FOR APPEAL:**

The proposed internally illuminated sign is not permitted on the property because it is prohibited by the Neighborhood Commercial Area Ridge Avenue zoning overlay district. This application is to request a variance from that provision.

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

Applicant's Signature: Betty Mon Date: 6 23 2020  
MONTH DATE YEAR

City of Philadelphia  
Zoning Board of Adjustment  
**Application for Appeal**

.Project Information Form: 6168 RIDGE AVE, 1032771

Philadelphia Forms <wordpress.admin@phila.gov>

Wed 6/17/2020 9:34 AM

To: betty monassociates.com <betty@monassociates.com>

## PIF Confirmation Page

Thank you for submitting your information. If you entered in any of this information incorrectly, please complete and **submit a new form** with the updated information.

NOTE TO APPLICANTS: You **MUST** print out your completed Project Information Form (PIF) and submit it to the Zoning Board of Adjustment (ZBA) with your appeal paperwork. Per Section §14-303 (15)(a)(.3)(.A) of the Philadelphia Code, *"an applicant who seeks either a special exception or a variance must submit to the Board, at the time the appeal is filed, a copy of the Project Information Form for such application, if the preparation of a Project Information Form is required for such application..."*

View your information using the link below:

<https://forms.phila.gov/form/project-information-form/?fv=details&eid=7477>

### Applicant Information

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#### Address of Development Project

6168 RIDGE AVE

#### Council District #

4

#### Name of Applicant

Betty Mon

#### Zoning Application Number

1032771

#### Address of Applicant

825 Longwood Avenue

Cherry Hill, NJ 08002

[Map It](#)

### Contact Information

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#### Is the contact person the same as applicant?

- Yes

#### Name of Contact Person

Betty Mon

#### Phone Number of Contact Person

**Email Address of Contact Person**

betty@monassociates.com

**Project Information**

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**Is your project exclusively residential?**

No

**Does your project result in a total of 2,500 square feet or more of floor area?**

No

**Sign & Submit**

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**Agreement:**

- I understand that all information submitted on this form is public information.

**Printed Name of Applicant**

Betty Mon

**Please sign with the Initials of the Applicant**

BM

**Date**

06/23/2020

**Notice of:**       **Refusal**       **Referral**

Application Number: 1032771	Zoning District(s): CMX25  NCA Overlay District – Ridge Avenue	Date of Refusal: <b>6/5/2020</b>
Address/Location: 6168 RIDGE AVE, Philadelphia, PA 19128-2628 Building 1223095		Page Number Page 1 of 1
Applicant Name: Chris Densten DBA: AERIAL SIGNS AND AWNINGS INC		Applicant Address:

Application for:  
For the erection of one (1) static internally illuminated wall sign and one (1) static internally illuminated double-faced projecting sign. Sizes and locations as shown on plans. Signs accessory to previously approved sit-down restaurant and limited industrial use.

**The permit for the above location cannot be issued because the proposal does not comply with the following provisions of the Philadelphia Zoning Code. (Codes can be accessed at [www.phila.gov](http://www.phila.gov).)**

<u>Code Reference</u>	<u>Proposed Use is Refused for the Following:</u>
§14-503(6)(d).(1).a)	Whereas internally illuminated signs are prohibited in the Neighborhood Commercial Area Ridge Avenue Overlay District.

ONE (1) USE REFUSAL

Fee to File Appeal: \$300

Cc: Owner:  
Roxborough Development Co.  
6120 Ridge Ave  
Philadelphia, PA 19128

*Christopher F. Hartland*

EXAMINER NAME  
PLANS EXAMINER

6/5/2020  
DATE SIGNED

**STUDIO TORRES**  
ARCHITECTURE & DESIGN

8150 Ridge Ave  
Philadelphia, PA 19128  
P: 215-482-7252  
F: 215-482-4245

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PHILADELPHIA'S ORDINANCES, REGULATIONS AND DEPARTMENTAL PROCEDURES. THE CLIENT AND ARCHITECT ASSUME RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY OTHER SOURCES. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE ARCHITECT BY OTHER SOURCES.

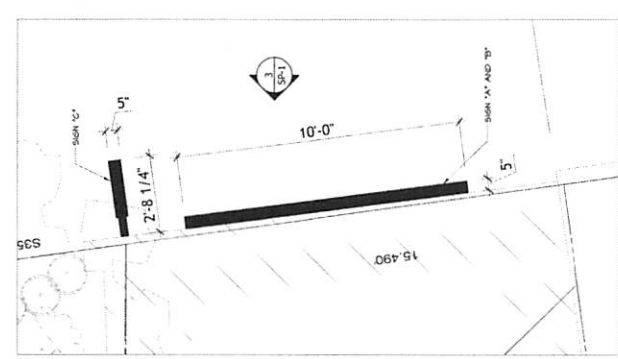
REV.	DATE	DESCRIPTION
01	02.28.2022	ISSUED FOR PERMIT

PROJECT:  
NEW RIDGE BREWING CO.  
8168 RIDGE AVE  
PHILADELPHIA, PA 19128

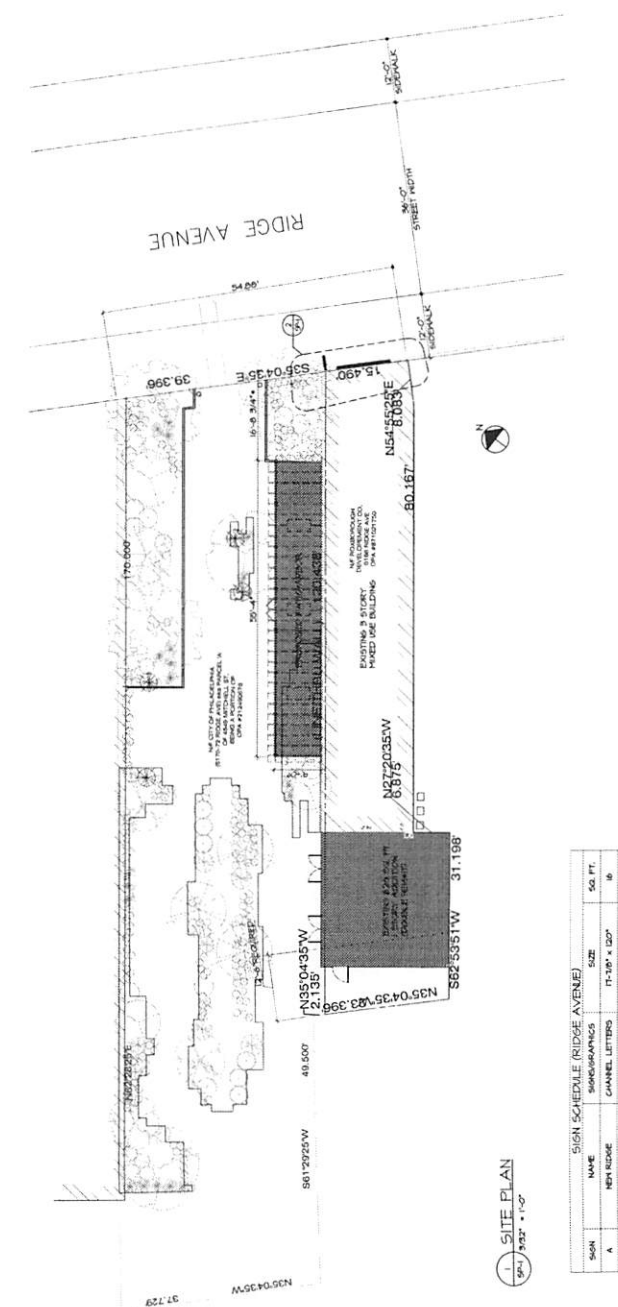
DRAWING TITLE:  
BUILDING SIGNAGE  
LOCATION AND DESIGN

DATE: 02.28.2022  
DRAWN BY: JES WITTEBY  
CHECKED BY: AMT  
PROJECT NO: 22011

SP-1

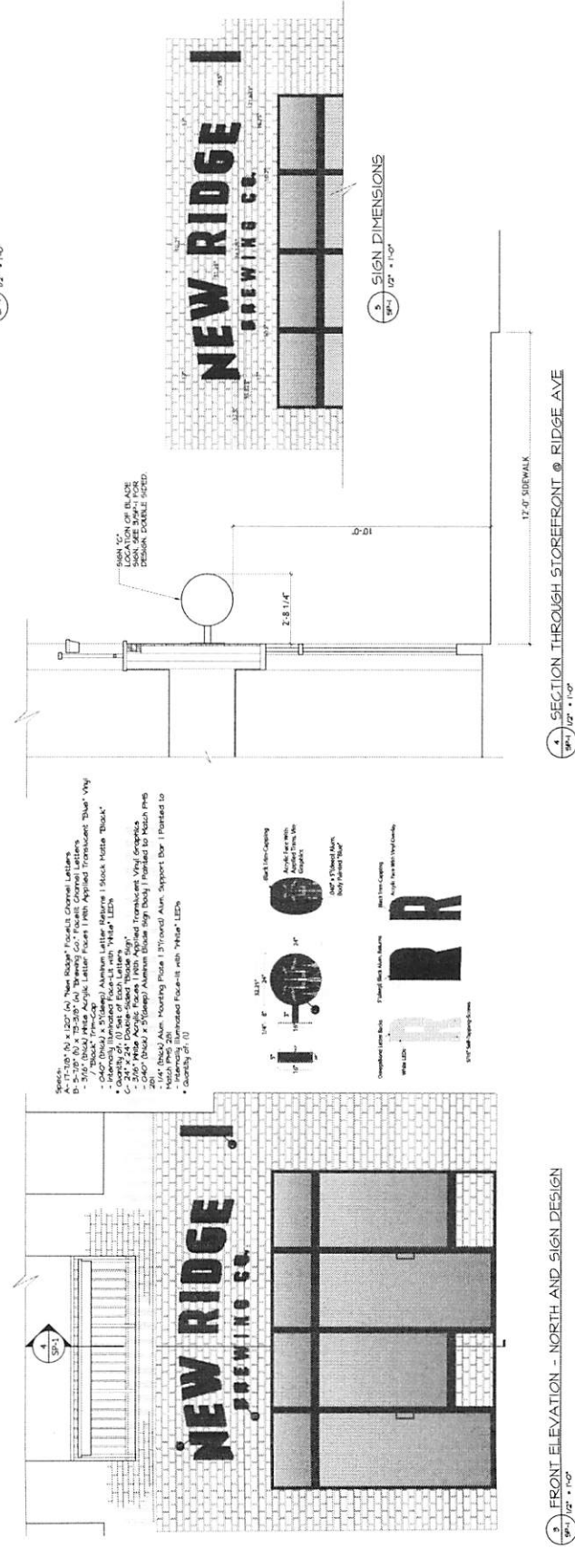


1 SIGN LOCATION PLAN  
SCALE: 1/8" = 1'-0"

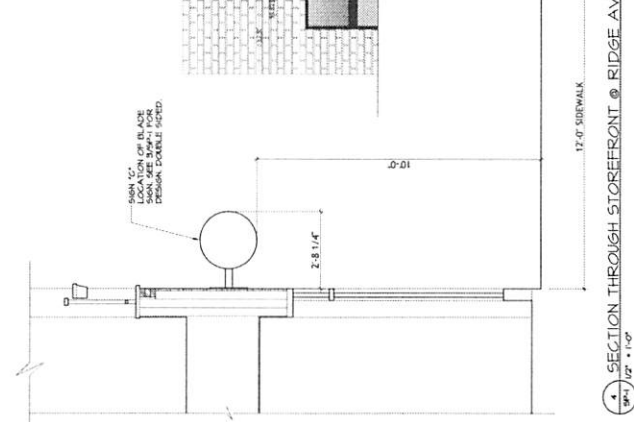


2 SITE PLAN  
SCALE: 1/8" = 1'-0"

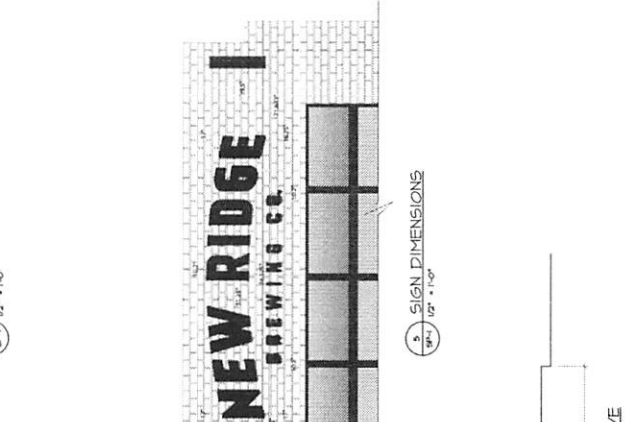
SIGN	NAME	SIZE	SQ. FT.
A	NEW RIDGE CHANNEL LETTERS	11'-10" x 120"	14
B	BREWING CO. CHANNEL LETTERS	5'-10" x 75'-30"	9.25
C	LOGO GRAPHIC	2'-0" DIA.	6.28
TOTAL RIDGE AVENUE SIGNAGE			29.53



3 FRONT ELEVATION - NORTH AND SIGN DESIGN  
SCALE: 1/8" = 1'-0"



4 SECTION THROUGH STOREFRONT @ RIDGE AVE  
SCALE: 1/8" = 1'-0"



5 SIGN DIMENSIONS  
SCALE: 1/8" = 1'-0"

