

Township of Ridley
100 E. MacDade Boulevard, Folsom, PA
(610) 534-4803 ■ Fax (610) 534-2545

CALENDAR NUMBER: _____

HEARING DATE: _____

NOTICE OF APPEAL TO RIDLEY TOWNSHIP ZONING HEARING BOARD

Appeal is hereby made by the undersigned for relief from the Ridley Township Zoning Ordinance in the form of:
[Please check each that applies.]

_____ Special Exception pursuant to Section _____ of the Zoning Ordinance.

_____ Variance from the terms of the Zoning Ordinance. _____ Other: _____

APPLICANT: _____ PHONE #: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

OWNER: _____ PHONE #: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

ATTORNEY: _____ PHONE #: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

1. Application relates to: [Please indicate all that apply.]

_____ USE _____ LOT AREA _____ YARDS _____ HEIGHT _____ FENCE _____ SWIMMING POOL

_____ EXISTING BUILDING OR STRUCTURE _____ PROPOSED BUILDING OR STRUCTURE

_____ OTHER: _____

2. Brief description of real estate affected:

LOCATION: _____

LOT SIZE: _____

PRESENT ZONING CLASSIFICATION: _____

PRESENT IMPROVEMENTS UPON LAND: _____

NOTE → If more space is required, attach a separate sheet and make specific reference to the questions being answered.

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3. Has any previous appeal been filed in connection with these premises [YES or NO]

If yes, give calendar number: _____ and date: _____.

Additional calendar number: _____ and date: _____.

4. Action desired by Applicant:

5. Reasons Applicant believes the Zoning Hearing Board should approve desired action:

We request a hearing on our appeal.

Signature of Applicant: _____.

NOTE → If more space is required, attach a separate sheet and make specific reference to the questions being answered.

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INSTRUCTIONS FOR ZONING APPEAL APPLICATION

1. Supply one (1) copy of Notice of Appeal to Ridley Township Zoning Hearing Board.
2. Supply three (3) copies of Application for Building Permit (when applicable).
3. Supply six (6) sets of plot plans showing dimensions of proposed structure, distance to other neighboring structures and to lot lines.
4. Supply six (6) sets of diagrams and pictures showing as many details of proposed structure as possible, and any other information that may help the Zoning Hearing Board to decide the merits of each issue.
5. The items listed below may not apply in all cases, but this information should be included when applicable:
 - a) The location, dimensions, proposed use or uses of all buildings or structures and drainage.
 - b) The locations and dimensions of curbing, sidewalks and all other areas to be devoted to pedestrian use.
 - c) The location, size, arrangement and capacity of all areas to be used for motor vehicle access, parking, loading, unloading and the effect of traffic in the area.
 - d) The location, dimensions and arrangements of areas to be devoted to plantings, lawns, trees for any screening, decorative or other purposes.
 - e) All signs, their location, dimension and illumination.
 - f) Sufficient data, in all instances to enable the Zoning Hearing Board to judge or determine the merits and character of the entire area and its relationship to abutting or surrounding areas so that a sufficient and proper decision can be rendered for each case.
6. Supply whichever of the following is applicable to the property for which relief is sought: a copy of the deed; or, a signed copy of the agreement of sale; or, a signed copy of the lease.
7. Pay the required Zoning Hearing fee.
8. Pay a deposit of one hundred fifty dollars (\$150.00) in addition to the required fee.
 - a) The deposit will be used by Ridley Township to defray the costs for each hearing held in connection with an appeal to the Zoning Hearing Board.
 - b) In the case where the above stated costs do not exceed one hundred fifty dollars (\$150.00), the balance of the deposit will be refunded to the applicant.
 - c) In the case where the above stated costs exceed one hundred fifty dollars (\$150.00), the applicant shall be liable for such amount, payable to Ridley Township upon due notice.

Completed appeal must be in the hands of the Township twenty-one (21) days prior to the regular meeting of the Zoning Hearing Board, which meets on the second (2nd) Wednesday of each month.

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The Board of Commissioners of the Township of Ridley, pursuant to the power invested in it by the Pennsylvania Municipalities Planning Code of 1988, Article VI, Zoning, as amended, hereby adopts the following schedule of fees to be imposed upon the persons applying for hearings before the Zoning Hearing Board of the Township of Ridley, effective January 1, 1995:

ZONING APPEAL FEE SCHEDULE

\$100.00 for signs, small additions, private garages and similar work that have a total cost of work not exceeding three thousand dollars (\$3,000.00).

\$200.00 for signs, small additions, private garages and similar work that have a total cost of work exceeding three thousand dollars (\$3,000.00).

\$250.00 for any residential use appeal, application, or challenge. An additional fee of twenty-five dollars (\$25.00) per dwelling unit shall be charged in excess of three (3) units, however, the total fee shall not exceed one thousand dollars (\$1,000.00).

\$350.00 for any appeal, application, or challenge for a non-residential use in a residential district.

\$400.00 for all appeals, applications, or challenges in a non-residential district.

NOTE→ The above fees are due at the time of application **in addition to** the one hundred fifty dollar (\$150.00) deposit.