

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

Application Number: ZP-2022-004536	Zoning District(s): RSD3	Date of Refusal: 5/31/2022
Address/Location: 9101 GERMANTOWN AVE, Philadelphia, PA 19118 Parcel (PWD Record)		Page Number Page 1 of 1
Applicant Name: BALLARD SPAHR LLP	Applicant Address: 1735 MARKET ST PHILADELPHIA, PA 19103 USA	

Application for:

For the erection of an addition onto an existing detached building used for libraries and cultural exhibits (museum) with accessory café, and for erection of a new detached building used for libraries and cultural exhibits with a total of sixty (60) accessory parking spaces (including one (1) van accessible parking space and two (2) regular accessible parking spaces), and one (1) loading space, and four (4) bicycle parking spaces. No signs on this application.

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.)

Code Section(s):	Code Section Title(s):	Reason for Refusal:
14-401(4)	Principle Use/Building	No more than one principal use/building is allowed per lot in RSD zoning district. Whereas two principal buildings are proposed.
Table 14-602-1	Uses Allowed in Residential Districts	The proposed use, libraries and cultural exhibits is not allowed in this RSD-3 zoning district.
14-704(2)(b) (.2)	Restrictions on Disturbance	On those portions of the lot where the slope of land is 25% or greater, no site clearing or earth moving activity is permitted. Whereas the plans indicate that site clearing or earth moving activity is proposed on portions of the lot(s) where the slope of land is 25% or greater.

TWO (2) USE REFUSAL / REFERRAL
ONE (1) ZONING REFUSAL

Fee to File Appeal: \$ (300)

Parcel Owner:

WOODMERE ART MUSEUM INC



RICHRAD CHEN
PLANS EXAMINER

5/31/2022
DATE SIGNED