

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

<b>Application Number:</b> ZP-2023-011420	<b>Zoning District(s):</b> RSD1	<b>Date of Refusal:</b> <b>12/19/2023</b>
<b>Address/Location:</b> 9600 STENTON AVE, Philadelphia, PA 19118 Parcel (PWD Record) (Through to Meadowbrook Ave, Germantown Ave, and Northwestern Ave)		Page Number Page 1 of 1
<b>Applicant Name:</b> Eric Delss DBA: University of Pennsylvania	<b>Applicant Address:</b> 3101 Walnut Street Philadelphia, PA 19104 USA	<b>Civic Design Review?</b> N

**Application for:**

Erection of a detached one-story structure to use for model train storage shed and roof covered porch as part of Morris Arboretum (park and open space - Passive recreation) with other existing structures and uses on the lot as previously approved. Size and location as shown on the plan.

**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 Section(s):</u>	<u>Code Section Title(s):</u>	<u>Reason for Refusal:</u>
Section 14-401 (4) (b)	Multiple Principal Uses and Buildings	No more than one principal building is allowed per lot in RSD zoning district, and addition of new structures on the lot requires a variance by zoning board of adjustments.

ONE (1) USE REFUSAL

**Fee to File Appeal:** \$ 300

NOTES TO THE ZBA:

See AP # 172046, Cal # 6887, ZBA granted variance for a one story structure (pavilion) maximum height 48'6" high to use as outdoor exhibit space as part of the Morris Arboretum, 10/29/08.

See AP # 32437K, Cal # 71-1091, ZBA granted variance for the erection of a gatehouse and gates as part of an arboretum and one family dwelling, 12/31/71.

Parcel Owner:

MORRIS ARBORETUM, 116 ACRES 9401 GTN AVE



Varughese Koithottu  
PLANS EXAMINER

12/19/2023  
DATE SIGNED