



**Report: CCRA Zoning Committee Meeting, Jan. 27, 2026**

**1. 1822 Chestnut Street (CMX5)**

**ZP-2025-010207**

**ZBA Hearing 3/18/2026 @ 2 p.m.**

Application for the proposed use, eating and drinking establishment - sit down restaurant, within an existing structure.

**Referral**    **Code Section Title(s)**

Supplemental Use Controls  
in the Center City Overlay  
District

**Reason for Referral**

Whereas the proposed use, Eating and Drinking Establishment-Sit Down Restaurant, requires special exception approval in the

Center

City Overlay District-Chestnut and Walnut St. Area, West.

**NOT OPPOSED WITH PROVISOS RE: TRASH STORAGE AND DISPOSAL**

**2. 1601-05 Walnut Street (CMX5)**

**ZP-2025-010603**

**ZBA Hearing: 4/22/2026 @ 2 p.m.**

Application for a take-out restaurant in an existing structure.

**Referral**

**Code Reference**

**Proposed Use is Refused for the Following:**

Table 14-502-2

Take Out Restaurant in the Center City Overlay District Chestnut and Walnut Street Area West will require a special exception from the ZBA

**NOT OPPOSED WITH PROVISOS RE: TRASH STORAGE AND DISPOSAL AND LOCATION OF DELIVERIES**

**3. 2024 Delancey Pl.(RM1)**

**ZP-2025-009271**

**ZBA Hearing: 3/4/2026 @ 2 p.m.**

Application for a use change to an existing accessory structure. For a parking garage for two (2) vehicular spaces. Roof deck to be proposed on top of the existing accessory structure. No change in principal structure use or height.

**Refusal**

**Code Section(s)**

**Code Section Title(s)**

**Reason for Refusal**

Section 14-502. 6.(c).(1) CTR Center City Overlay District-Residential Parking Control Area

Whereas off-street parking shall not be provided for any one-family or two-family use located in the Residential

Parking Control Area, except for parking accessed by a shared driveway or rear alley which is permitted but not required. Common parking areas may be located on one or more of the properties for which parking is provided, or on a property which is separated from those properties by an alley, shared driveway, or similar kinds of passageways.

**NOT OPPOSED**