



Report, CCRA Zoning Committee Meeting, September 22, 2026

1. 2230 Spruce Street

ZP-2026-00716

ZBA Hearing Date: 10/14/2026 @ 2 p.m.

Application for a zoning variance for a Take-Out restaurant on a portion of the first floor of an existing structure with other previously approved existing uses in the structure.

Applicable Code Section: Table 14-602-2

Code Section Title: Uses Allowed in Commercial Districts - Refusal

Reason for Refusal: The proposed Eating and drinking establishment - take out restaurant - is expressly prohibited in the CMX-1 commercial zoning district.

NOT OPPOSED SUBJECT TO THE FOLLOWING PROVISOS:

(1) ALL TRASH/ WASTE GENERATED BY THE PREMISES WILL BE STORED IN EXTERIOR BINS LOCATED BEHIND AN ENCLOSURE AND NOT VISIBLE FROM THE STREET;

(2) VENTILATION THROUGH THE PREMISES ROOF WILL BE PROVIDED FOR ALL COOKING APPARATUS;

(3) DELIVERIES TO THE RESTAURANT WILL BE MADE ON 23RD STREET AND WILL NOT TAKE PLACE BEFORE 7 A.M. MONDAY THROUGH FRIDAY OR BEFORE 8 A.M. ON WEEKENDS;

(4) THERE WILL BE NO AMPLIFIED MUSIC OUTSIDE THE PREMISES AND NO MUSIC FROM INSIDE WILL BE AUDIBLE OUTSIDE THE RESTAURANT.