center city residents' association

Agenda: 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)***	***Reason for Referral***
Center	Supplemental Use Controls in the Center City Overlay District	Whereas the proposed use, Eating and Drinking Establishment-Sit Down Restaurant, requires special exception approval in the City Overlay District-Chestnut and Walnut St. Area, West.

2. **1601-05 Walnut Street (CMX5)**
   ZP-2024-011681
   ZBA Hearing: 4/22/2026 @ 2 p.m.
   Application for the use personal services (piercing ears) and retail sales of wearing apparel and accessories within an existing structure with all other previously approved uses to remain.

Refusal	***Code Reference***	***Proposed Use is Refused for the Following:***
	Table 14-502-2	The proposed use *Personal Services (Ear Piercing)* is expressly prohibited in the Chestnut and Walnut Street Area, West.

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 separa- from those properties by an alley, shared driveway, or similar kinds of passageways.