

HARRISBURG PLANNING COMMISSION

REGULAR MEETING

November 4, 2015 (WEDNESDAY)

REV. DR. MARTIN LUTHER KING, JR.

CITY GOVERNMENT CENTER

PUBLIC SAFETY AUDITORIUM, ROOM 213

AGENDA

CALL TO ORDER: 6:30 PM

MINUTES: October 7th, 2015 meeting

OLD BUSINESS

- 1 **Variance and Special Exception for 1810 Swatara Street**, zoned Residential Medium-Density (RM), filed by Sui Liang Phie, to add an additional unit to the existing single-family home. Per Section 7-305.7, multi-family dwellings are permitted by Special Exception. Per Section 7-309.2(v), single-family dwellings may be converted to multi-family dwellings provided there is a minimum of 2,500 square feet in the existing dwelling unit. Per Section 7-327.8, off-street parking can be reduced through a Special Exception request.

NEW BUSINESS

- 1 **Variance for 717 North 2nd Street**, zoned Commercial Neighborhood (CN), filed by Ben Andreozzi of BCRA Realty, LLC., to convert an office building into 3 luxury apartments. Per Section 7-305.7 of the Zoning Code, multi-family housing is permitted by-right in the CN zone. Per Section 7-307.3 of the Zoning Code, a minimum lot area of 1,200 square feet is required per dwelling unit.
- 2 **Combined Preliminary/Final Subdivision and Land Development Plan for 838 South 20th Street**, zoned Commercial General (CG), filed by Scott Sosso of Harrisburg Properties Associates, LLC., to consolidate 6 parcels totaling approximately 2 acres in order to construct an adult daycare facility. Per Section 7-305.7 of the Zoning Code, adult daycares are permitted by-right in the CG zone.
- 3 **Special Exception and Variance for 838 South 20th Street**, zoned Commercial General (CG), filed by Scott Sosso of Harrisburg Properties Associates, LLC., to request relief from the off-street parking requirements associated with an adult daycare use and to install a driveway greater than 10 feet wide within the front yard setback. Per Section 7-327.6 of the Zoning Code, one off-street parking space is required for each employee and one off-street space is required for every 5 adults. Per

Section 7-327.9(a)(4), a driveway traversing a front yard setback shall not be wider than ten (10) feet.

- 4 **Special Exception for 125 Conoy Street (540 Race Street)**, zoned Residential Medium-Density (RM), filed by Chris E. Lenge of C & L Construction, to expand a non-conforming use and for relief of off-street parking requirements. Per Section 7-305.7, restaurants are not permitted in the RM zone. Per Section 7-321.4(b) of the Zoning Code, a nonconforming use may be expanded by Special Exception. Per Section 7-327.6 of the Zoning Code, one off-street parking space is required for every 200 square feet of gross floor area in a restaurant.

OTHER BUSINESS

- 1 Update on the Comprehensive Plan process.

ADJOURNMENT