

# HARRISBURG PLANNING COMMISSION

## REGULAR MEETING

**December 2, 2015 (WEDNESDAY)**

**REV. DR. MARTIN LUTHER KING, JR.**

**CITY GOVERNMENT CENTER**

**PUBLIC SAFETY AUDITORIUM, ROOM 213**

## AGENDA

**CALL TO ORDER: 6:30 PM**

**MINUTES:** November 4<sup>th</sup>, 2015 meeting

**OLD BUSINESS**

**NEW BUSINESS**

- 1 **Variance for 2223 North 2<sup>nd</sup> Street**, zoned Residential Medium-Density (RM), filed by William F. MacAvoy, to add a rear addition to the house resulting in a rear yard setback of just 4 feet. Per Section 7-307.3 of the Zoning Code, a 10-foot rear yard setback is required within the RM zone.
- 2 **Variance for 2531 North 6<sup>th</sup> Street**, zoned Commercial Neighborhood (CN), filed by Ivaylo Yolov, to create a 2<sup>nd</sup> dwelling unit within the existing building footprint. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by-right. Per Section 7-309.2(v), an existing dwelling may be converted to a multi-family dwelling provided there is a minimum of 2,500 square feet in the existing dwelling unit.
- 3 **Variance for 240 North 3<sup>rd</sup> Street**, zoned Commercial Neighborhood (CN), filed by New Cingular Wireless, PCS, LLC d/b/a AT&T Mobility, to install 6 (eventually 9) telecommunications antennae of less than 50 feet in height on the roof. Per Section 7-305.7 of the Zoning Code, Communications Towers/Antennae are not permitted in the CN zone.
- 4 **Variance for 1101 Market Street**, zoned Institutional (INS), filed by Cellco Partnership d/b/a Verizon Wireless, to construct a 95' communications tower on site and for 7 feet of setback relief. Per Section 7-305.7, telecommunications towers are not permitted in the INS zone. Per Section 7-307.3 of the Zoning Code, side and rear yard setbacks within the INS zone must be 20 feet.
- 5 **Variance for 333 South 18<sup>th</sup> Street and 1810 Rudy Road**, zoned Commercial Neighborhood (CN), filed by Timothy Rowbottom of TNT International, Inc., to use the property as an auto repair garage and a recording studio. Per Section 7-305.7 of

the Zoning Code, auto repair garages and recording studios are not permitted in the CN zone.

- 6 **Variance for 17 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to lease parking spaces to third parties. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.
- 7 **Variance and Special Exception for 935 North 2<sup>nd</sup> Street**, zoned Residential Medium-Density (RM), filed by Nitzan and Tahirih Zecharya of Modern Rugs, to use the first floor of the building as an office and for relief of associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, office uses are not permitted in the RM zone. Per Section 7-327.6 of the Zoning Code, 1 off-street space is required for every 500 square feet of gross floor area in the office. Per Section 7-327.8 of the Code, off-street parking requirements may be reduced by Special Exception.
- 8 **Street Vacation Petition for South 20<sup>th</sup> Street between Sycamore and Pemberton Streets**, filed by Jodie Smiley, Executive Director for Paxton Ministries (Paxton Street Home Benevolent Society, Inc.), in order to incorporate the vacated street into their property.
- 9 **Variance and Special Exception for 1347 Vernon Street**, zoned Residential Medium-Density (RM), filed by David Peffley, Sr. of DAP 7, to establish a retail store and request relief from associated off-street parking requirements. Per Section 7-305.7 of the Zoning Code, retail stores are not permitted in the RM zone. Per Section 7-327.6 of the Zoning Code, 1 off-street space is required for every 200 square feet of gross floor area in the store. Per Section 7-327.8 of the Code, off-street parking requirements may be reduced by Special Exception.

## **OTHER BUSINESS**

- 1 Update on the Comprehensive Plan process.

## **ADJOURNMENT**