

**HARRISBURG ZONING HEARING BOARD
AGENDA**

REGULAR MEETING

November 16, 2015 (MONDAY)

**REV. DR. MARTIN LUTHER KING, JR. CITY GOVERNMENT CENTER
PUBLIC SAFETY AUDITORIUM, ROOM 213**

6:00 PM

OLD BUSINESS:

- 2280 **Zoning Appeal for 115 North 2nd Street**, zoned Downtown Center (DC), filed by 114 Office Associates, c/o/John Brinjac, to appeal the zoning violation enforcement notice sent to the owner of the property on March 31, 2015. Per Section 7-305.7 of the Zoning Code, commercial parking lots are not a permitted use in the DC zone.
- 2293 **Special Exception and Variance 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 by Special Exception.

NEW BUSINESS:

- 2298 **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.
- 2299 **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.
- 2300 **Special Exception for 125 Conoy Street (540 Race Street)**, zoned Residential Medium-Density (RM), filed by Chris E. Lengle 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.

Harrisburg Zoning Hearing Board Agenda

November 16, 2015

Page 2

2301 **Zoning Appeal for 515 South 13th Street**, zoned Residential Medium-Density (RM), filed by Keystone Cab Service, Inc., to appeal the Zoning Officer's decision that the use of the property as a vehicle/vehicle parts storage yard is a violation of the Zoning Code. Per Section 7-305.7 of the Zoning Code, self-storage facilities, junk yards, automobile storage compounds, and auto repair shops are all prohibited uses in the RM zone. Per Section 7-321.2 of the Zoning Code, only lawfully operating nonconforming uses at the time of adoption of the Zoning Code may continue.

ADJOURN