

# HARRISBURG ZONING HEARING BOARD

## AGENDA

### REGULAR MEETING

**December 21, 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 2<sup>nd</sup> 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. **[Applicant has requested a Continuance until the December 21 meeting].**
- 2298 **Variance for 717 North 2<sup>nd</sup> 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 **[Application Continued until December 21<sup>st</sup> Meeting – Applicant was not present at meeting].**
- 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 **[Continued until the December 21<sup>st</sup> meeting].**
- 2301 **Zoning Appeal for 515 South 13<sup>th</sup> 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 **[Continued until the December 21<sup>st</sup> meeting – Brief from the City due to the Applicant in 2 weeks in order to allow Applicant to respond and file with the Board prior to the meeting].**

#### NEW BUSINESS

- 2302 **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.

## Harrisburg Zoning Hearing Board Agenda

December 21, 2015

Page 2

- 2303 **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.
- 2304 **Zoning Appeal 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 appeal the Zoning Officer's decision that collocation of telecommunications antennae on an existing building is not allowed by-right. Per Section 7-305.7 of the Zoning Code, Communications Towers/Antennae are not permitted in the CN zone.
- 2305 **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.
- 2306 **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.
- 2307 **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.
- 2308 **Zoning Appeal for 17 North 2<sup>nd</sup> Street**, zoned Downtown Center (DC), filed by Gary Brandeis of Market Square Plaza Associates, L.P., to appeal the Zoning Officer's decision that the property's commercial parking lot is not a permitted use. Per Section 7-305.7 of the Zoning Code, commercial parking facilities are not permitted in the DC zone.
- 2309 **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.
- 2310 **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

**Harrisburg Zoning Hearing Board Agenda**

**December 21, 2015**

**Page 3**

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.

- 2311 **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.

**ADJOURN**