

# HARRISBURG ZONING HEARING BOARD

## AGENDA

### REGULAR MEETING

**September 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.
- 2287 **Variance and Special Exception for 2426 Ellerslie Street**, zoned Residential Medium-Density (RM), filed by Eric Peel, to construct 220 multi-family units on the historic John Elder homestead at 2426 Ellerslie Street and to exceed height and density requirements. Per Section 7-305.7, multi-family housing can be built by Special Exception in the RM zone. Per Section 7-307.3, the minimum lot area per dwelling unit is 1,500 square feet in the RM zone and the density is 8-20 units per acre [**Applicant has requested a Continuance for the October 19<sup>th</sup> meeting**].
- 2288 **Zoning Appeal 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 appeal the decision of the Zoning Officer that the garage intended to operate at the site was not a legally operating business at the time of the adoption of the 2014 Zoning Code. Per Section 7-321.2 all lawfully operating uses may be continued, altered, restored, reconstructed, sold, or maintained in accordance with the provisions of Chapter 7-321 of the Zoning Code. Per Section 7-305.7, auto repair garages are not a permitted use within the CN zone
- 2291 **Special Exception for 211 North Front Street**, zoned Riverfront (RF), filed by Mike Kosick of PHFA, to expand a non-conforming building through the construction of a 7-story addition of approximately 120 feet in height to match the existing PHFA offices, and request relief from the provision of off-street parking. Per Section 7-321.4, a non-conforming building can be expanded through a Special Exception request. Per Section 7-327.8, off-street parking can be reduced through a Special Exception request.
- 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.

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2294 **Variance for 1276 Market Street**, zoned Commercial Neighborhood (CN), filed by Muhammad S. Ali of Ali Farman, LLC Pizza Boli, to create 4 apartment units above the restaurant. Per Section 7-307.3, a minimum lot area of 1,200 square feet is required per dwelling unit.

**NEW BUSINESS:**

2295 **Special Exception for 2534 North 3<sup>rd</sup> Street**, zoned Residential Medium-Density (RM), filed by Eric Peel of Skynet 2534, LP, to add additional office space and an additional apartment unit to their mixed use building. Per Section 7-321.4(b) of the Zoning Code, a non-conforming use can be expanded by a Special Exception permit. Per Section 7-305.7 of the Zoning Code, multi-family dwellings are permitted by Special Exception.

**ADJOURN**