

# **HARRISBURG PLANNING COMMISSION**

## **REGULAR MEETING**

**July 2, 2014 (WEDNESDAY)**

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

**CITY GOVERNMENT CENTER**

**PUBLIC SAFETY AUDITORIUM, ROOM 213**

## **AGENDA**

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

**MINUTES:** June 4, 2014 meeting

**OLD BUSINESS**

**NEW BUSINESS**

- 1 Special Exception for 3635 North 6<sup>th</sup> Street, zoned Heavy Industry (MH), filed by Duncan Masemore on behalf of Verizon Wireless, to construct an 8-foot-high chain-link fence topped with one foot of barbed wire. Per Section 7-327.3(1) of the Zoning Code, “fences shall not exceed a height of six (6) feet.” Per Section 7-327.3(3)(D) of the Zoning Code, “fences containing barbed, razor or other security-type wire are allowed only in industrial zones, provided a special exception is granted by the Zoning Hearing Board.”
- 2 Variance for 268 North Street, zoned Residential Professional Office (RPO), filed by Staci Basore, to install projecting signage. Per Section 7-309.17(c) of the Zoning Code, projecting signage is not permitted in the RPO district. The Applicant is also requesting Special Exception relief to install signage with an area of 7.1 square feet; per Section 7-309.17(c)(1) of the Zoning Code, walls signs are permitted to have “a maximum area of four (4) square feet.”
- 3 Special Exception for 315 Market Street, zoned Planned Business Zone No. 1 (PB1), to rehabilitate a mixed-use building. Per Section 7-311.4(a)(18) of the Zoning Code, other uses not specified for the PB1 district may be permitted subsequent to review by the Planning Commission and the Zoning Hearing Board. The Applicant is also requesting Special Exception relief from seven (7) off-street parking spaces; per Section 7-319.4(a)(1)(C) of the Zoning Code, one (1) off-street parking space is required per dwelling unit and per Section 7-319.4(a)(2)(A) of the Zoning Code, one (1) off-street parking space is required per 800 square feet of gross floor area (GFA) for office and business/professional service uses.
- 4 Preliminary/Final Subdivision Plan for 1732 Green Street and 215-217 Kelker Street, zoned Residential Limited Zone B (RLB), filed by Andrew J. Fedore, to subdivide

the property into four parcels in order to establish three separate townhouse condos for individual sale to prospective homeowners.

- 5 Preliminary/Final Planned Residential Development for 17 North Front Street, zoned Planned Business Zone No. 2 (PB2), filed by H. Ralph Vartan, to convert an existing office building to seven (7) high-end residential units. Per Section 7-311.6(a)(1) of the Zoning Code, Planned Residential Developments are a permitted use in the PB2 district.

## **OTHER BUSINESS**

## **ADJOURNMENT**