

**HARRISBURG PLANNING COMMISSION**  
**VIRTUAL MEETING**  
**AGENDA**  
**January 6, 2021 (WEDNESDAY)**

**PUBLIC DIAL-IN INFORMATION:**  
**+1 929 205 6099**

**Meeting ID: 864 1942 8588**  
**Password: 196542**

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

**MINUTES: November 4, 2020 meeting**

**OLD BUSINESS**

- 1 **Variance & Special Exception Applications for 1103 South Front Street**, zoned Riverfront (RF), filed by Thomas Zimmerman with Veterans Outreach of Pennsylvania, to establish a “Use Not Specifically Prohibited” in the Zoning Code and to construct buildings below the Minimum Building Height regulation.

**NEW BUSINESS**

- 1 **Special Exception Applications for 1928 Zarker Street**, zoned Residential Medium-Density (RM), filed by Vicky Dominguez with VIP Hair Club, LLC, to establish a “Personal Services” use on-site and to request relief from the off-street parking requirements outlined in Section 7-327.6 of the Zoning Code.
- 2 **Special Exception Application for 308 North 2<sup>nd</sup> Street**, zoned Commercial Neighborhood (CN), filed by Garrett Rothman with Peleton Investments, LLC, to convert the existing first-floor commercial space into two units, which requires a Special Exception to increase an existing non-conforming aspect (the residential density).
- 3 **Special Exception Applications for 1724 Market Street**, zoned Residential Medium-Density (RM), filed by Ashish Desai with Harrisburg Home Adult Daycare, to establish an “Adult Day Care” use on-site and to request relief from the off-street parking requirements outlined in Section 7-327.6 of the Zoning Code.
- 4 **Special Exception Applications for 327 Lewis Street**, zoned Residential Medium-Density (RM), filed by Ryan Rudy with Rudy Property Group, LLC, to establish a “Multifamily Dwelling” on-site by converting the existing first-floor commercial space into a residential unit and to request relief from the off-street parking requirements outlined in Section 7-327.6 of the Zoning Code.
- 5 **Variance & Special Exception Applications for 123 South 14<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Esayas Seyoum and Tigist Dessalegn as an after-the-fact application, to convert an existing single-family home into two units, which necessitates

Variances for relief from the Specific Criteria regulations in Section 7-309.2(v)(1) and from the density regulations in Section 7-307.3, and Special Exceptions to establish a “Multifamily Dwelling” and to request relief from the off-street parking requirements.

- 6 **Variance Applications for 2246 Susquehanna Street**, zoned Residential Medium-Density (RM), filed by Richard Lawson with Harrisburg Mini Storage, to construct a chain-link fence higher than permitted in the RM district per Section 7-307.9(c) of the Zoning Code.
- 7 **Variance Applications for 256 Herr Street**, zoned Residential Medium-Density (RM), filed by Don Delp with Restore-N-More, to construct a metal fence higher than permitted in the front yard and higher than permitted in any yard, and to construct a wall higher than permitted, per Section 7-307.9 of the Zoning Code.
- 8 **Variance & Special Exception Applications for 1122 Green Street**, zoned Residential Medium-Density (RM), filed by Jonathan Bowser with High Pointe Apartments, LLC, to convert the existing institutional building into a “Multifamily Dwelling” and to construct 16 condo units, exceeding the density regulations outlined in the Development Standards in Section 7-307.3 of the Zoning Code.
- 9 **Variance & Special Exception Applications for scattered sites in the UPMC Campus**, filed by Paul Toburen with UPMC, to replace existing wall and free-standing signage, and to install new signage, at various locations throughout blocks that comprise the institutional campus; the proposals require a variety of zoning relief – both Variances and Special Exceptions – for aspects such as number, size, and height.
- 10 **Special Exception Application for 1315 North 6<sup>th</sup> Street**, zoned Commercial Neighborhood (CN), filed by Sheila Gray with Harrisburg Housing Authority, to subdivide the existing property, which requires Special Exceptions for Lots #2 & #3 to allow an increase to an existing, non-conforming aspect (residential unit density in the CN district) per Section 7-321.4(b) of the Zoning Code.
- 11 **Subdivision Application for 1315 North 6<sup>th</sup> Street**, zoned Commercial Neighborhood (CN), filed by Sheila Gray with Harrisburg Housing Authority, to subdivide the current lot into three separate parcels, which each will accommodate a “Multifamily Dwelling:” one each for the Jackson and Lick Towers, and one for a to-be-constructed, 50-unit building.

## **OTHER BUSINESS**

- 1 Comprehensive Plan update

## **ADJOURNMENT**