

**HARRISBURG PLANNING COMMISSION**  
**VIRTUAL MEETING**  
**AGENDA**  
**November 4, 2020 (WEDNESDAY)**

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

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

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

**MINUTES: October 7, 2020 meeting**

**OLD BUSINESS**

- 1 **Variance & Special Exception Applications for 260 Boas Street**, zoned Residential Medium-Density (RM), filed by Derek Dilks with Dilks Properties of Harrisburg, LLC, to establish a “Multifamily Dwelling” use on-site and to request relief from the density regulations for the RM district.

**NEW BUSINESS**

- 1 **Variance Application for 925 North 3<sup>rd</sup> Street**, zoned Commercial Neighborhood (CN), filed by Theo Armstrong with Zeroday Brewing Company, to install two wall signs.
- 2 **Variance & Special Exception Applications for 3005 North 4<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Alfredo Cruz, establish two additional dwelling units on-site which involves Special Exceptions for the expansion of existing, non-conforming aspects of the property related to the use and the provision of off-street parking, and a Variance request to exceed the permitted number of residential units on-site.
- 3 **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.
- 4 **Special Exception Applications for 549 South Front Street**, zoned Residential Medium-Density (RM), filed by Joshua Benjestorf, to establish an additional dwelling unit on-site which involves the expansion of existing, non-conforming aspects of the property related to the use, the number of residential units, and the provision of off-street parking.
- 5 **Variance & Special Exception Applications for 2120 Chestnut Street**, zoned Residential Low-Density (RL), filed by Arlene Burno with JBAB, LLC, to establish a “Multifamily Dwelling” use and to exceed the permitted number of residential units on-site.
- 6 **Variance & Special Exception Applications for 1323-1333 Marion Street & 1400 & 1402 North 4<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Ian Wewer with

Seven Bridges Development, related to the establishment of a “Multifamily Dwelling” on each of the project sites and including zoning relief requests related to various aspects of the Development Standards and Landscaping Requirements in Chapter 7-307 of the Zoning Code and to relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

- 7 **Lot Consolidation & Land Development Plan Applications for 1323-1333 Marion Street & 1400 & 1402 North 4<sup>th</sup> Street**, zoned Residential Medium-Density (RM), filed by Ian Wewer with Seven Bridges Development, to consolidate six lots along the 1300 block of Marion Street and two lots at 1400 & 1402 North 4<sup>th</sup> Street, into two separate parcels on which “Multifamily Dwellings” will be constructed.

## **OTHER BUSINESS**

- 1 Comprehensive Plan update

## **ADJOURNMENT**