

**HARRISBURG ZONING HEARING BOARD**  
**VIRTUAL MEETING**  
**AGENDA**

**January 25, 2021 (MONDAY)**

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

**Meeting ID: 818 2933 3632**  
**Password: 120541**

**CALL TO ORDER: 6:00 PM**

**OLD BUSINESS**

- 2448 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.
- 2450 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.
- 2451 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.
- 2453 Variance 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.
- 2454 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.

**NEW BUSINESS**

- 2455 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.
- 2456 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

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- the existing first-floor commercial space into two units, which requires a Special Exception to increase an existing non-conforming aspect (the residential density).
- 2457 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.
- 2458 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.
- 2459 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.
- 2460 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.
- 2461 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.
- 2462 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.
- 2463 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.
- 2464 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.

**OTHER BUSINESS**

**ADJOURN**