

**HARRISBURG ZONING HEARING BOARD**  
**REGULAR MEETING**  
**August 16, 2021 (MONDAY)**

**REV. DR. MARTIN LUTHER KING, JR.**  
**CITY GOVERNMENT CENTER**  
**CITY COUNCIL CHAMBERS**

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

**OLD BUSINESS**

- 2485** [Variance & Special Exception Applications for Bethel Village](#), on five parcels located at 1008 & 1012 North 6<sup>th</sup> Street, zoned Commercial Neighborhood (CN), and 429-441 Herr Street, zoned Residential Medium-Density (RM), filed by Bethel Village, LLC to request relief from various Development Standard regulations in order to construct a 49-unit “Multifamily Dwelling” use and associated site and access improvements.
- 2480** [Variance & Special Exception Applications for 423 Division Street](#), zoned Residential Medium-Density (RM), filed by Dale Hair of KD3 Design Studio, to establish a twenty-four unit “Multifamily Dwelling” use, and to request relief from the Off-Street Parking Standards of the Zoning Code. **[Applicant has requested a Continuance to the September 20<sup>th</sup> meeting.]**
- 2481** [Special Exception Applications for 1125 North Front Street](#), zoned Riverfront (RF), filed by David Pedroza, to expand two, existing non-conforming aspects of the property: the “Multifamily Dwelling” will be increased from six units to seven units, and the required off-street will increase from seven spaces to eight spaces, most of which can be met by the spaces in an existing surface parking lot. **[Applicant has requested a Continuance to the September 20<sup>th</sup> meeting.]**
- 2484** [Variance Application for 2218 Susquehanna Street](#), zoned Residential Medium-Density (RM), filed by Justin Heinly of Heinly Homes, LLC, to establish a “Parking Lot or Structure, Commercial” use on-site. **[Applicant has requested a Continuance to the October 18<sup>th</sup> meeting.]**
- 2486** [Zoning Appeal for 1919 & 1929 North 3<sup>rd</sup> Street](#), zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), respectively, to appeal a zoning determination regarding the operation of a non-conforming use (an “Auto Body Shop and/or Repair Garage”) on-site, aspects of which do not currently conform to the Specific Criteria for that use outlined in Section 7-309.2(g) of the Zoning Code, and whether it is permitted as the continuance of a legal, non-conforming use.

**NEW BUSINESS**

- 2487** [Special Exception Applications for 524 Maclay Street](#), zoned Residential Medium-Density (RM), filed by Victor Rivas with Rivas Property Investments, to convert the property from one non-conforming use (a “Restaurant”) to another non-conforming use (a “Convenience Store”) and to request relief from the off-street parking requirements. **[Applicant has requested a Continuance to the September 20<sup>th</sup> meeting.]**

**OTHER BUSINESS**

**ADJOURN**