

**HARRISBURG ZONING HEARING BOARD**  
**REGULAR MEETING**  
**October 18, 2021 (MONDAY)**

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

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

**OLD BUSINESS**

- 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 November 15<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 November 15<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 November 15<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. **[Applicant has requested a Continuance to the November 15<sup>th</sup> Meeting.]**
- 2488 Variance & Special Exception Applications for 1603½ Derry Street**, zoned Residential Medium-Density (RM), filed by Yulisa Nina Tamarez and Gorge Mejia Gomez, to add a second unit on the property, with relief from various Development Standards and the Off-Street Parking Standards of the Zoning Code.
- 2489 Variance Application for 121 Pine Street**, zoned Commercial Neighborhood (CN), filed by Christopher D. Bowser Properties LLC, to convert the first-floor office space into a residential dwelling unit, with relief from the density regulations of the Zoning Code.

**NEW BUSINESS**

- 2490 Variance & Special Exception Applications for 320 Reily Street**, zoned Institutional (INS), filed by Doug Neidich with Green Works Development, to establish a mixed-use project with 155 residential units; 3,000 square feet of commercial space; and accessory

parking in the basement, which requires zoning relief for the proposed “Multifamily Dwelling” use and from various aspects of the Development Standards and the off-street parking regulations in the Zoning Code.

**OTHER BUSINESS**

**ADJOURN**