

HARRISBURG ZONING HEARING BOARD
REGULAR MEETING
November 15, 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 **[Applicant has requested that the case be Withdrawn.]**
- 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.
- 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.

NEW BUSINESS

- 2491 Variance Application for 1000 North Cameron Street**, zoned Industrial (IND), filed by Rey Wenger with W.J. Strickler Signs, for relief from signage regulations within the Zoning Code to establish an additional wall sign on the property.
- 2492 Special Exception Applications for 1428 Regina Street**, zoned Residential Medium-Density (RM), filed by Gianni Cavero-Aponte with GCA Organization LLC, to establish a “Multifamily Dwelling” use on-site and request relief from the off-street parking requirements of the Zoning Code.
- 2493 Special Exception Application for 2463 Jefferson Street**, zoned Institutional (INS), filed by David Peffley with D&F Realty, to establish a “Multifamily Dwelling” use on-site and to request relief from the off-street parking requirements of the Zoning Code.
- 2494 Special Exception Application for 305 Market Street**, zoned Downtown Center (DC), filed by Nathan May with Mayson Management LLC, to establish a “BYOB Club.” **[Applicant has requested a Continuance to the January 2022 ZHB Meeting.]**
- 2495 Variance & Special Exception Applications for 2926 North 7th Street**, zoned Commercial General (CG), filed by Jordan Garnett with Chasing Cash LLC, to request zoning relief to establish “Night Club or Dance Hall” and “BYOB Club” uses and for relief from aspects of the Specific Criteria for the “Night Club or Dance Hall” use.
- 2496 Variance Application for 1402 North 3rd Street**, zoned Commercial Neighborhood (CN), filed by Sean Linder with SJL Rentals LLC, to convert the existing building into a five-unit, “Multifamily Dwelling” on-site, which requires a Variance for exceeding the

allowable density on-site. [**Applicant has requested a Continuance to the January 2022 ZHB Meeting.**]

OTHER BUSINESS

1 Commendation for Thomas Leonard, for service on the Zoning Hearing Board.

ADJOURNMENT