

**HARRISBURG ZONING HEARING BOARD**  
**REGULAR MEETING**  
**October 17, 2022 (MONDAY)**

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

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

**OLD BUSINESS**

- 2531** [Variance & Special Exception Application for 1100 North 17<sup>th</sup> Street & 1616 Harr Street](#), zoned Residential Medium-Density (RM), filed by Mazaruddin Amani with USA Mini Market, LLC, to establish a “Convenience Store” use on-site by changing from an existing nonconforming use and request relief from the off-street parking requirements which requires Special Exceptions, and to install a nonconforming internally-illuminated wall sign, which requires a variance.
- 2533** [Variance & Special Exception Application for Capitol Heights \(Phase Two\)](#), located on forty-one (41) parcels on nine proposed sites in the blocks generally bounded by Hamilton Street to North, North 5<sup>th</sup> Street to the east, Harris Street to the South, and Logan Street to the West, zoned Residential Medium-Density (RM), filed by Chris Bryce & David Long with Midtown Redevelopment, LLC, to request various zoning relief from use and development regulations required for the construction of four townhomes, seventy-six (76) multifamily dwelling units, 9,557 square feet of commercial space, and 95 off-street parking spaces.

**NEW BUSINESS**

- 2534** [Variance & Special Exception Application for MarketPlace Midtown](#), located on fifty-one (51) parcels on 11 proposed sites in the blocks generally bounded by Reily Street to the north, Fulton Street to the east, Sayford Street to the south and James Street to the west, zoned Residential Medium-Density (RM), filed by Chris Bryce & David Long with Midtown Redevelopment, LLC, to request various zoning relief from use and development regulations required for the construction of eighteen (18) townhomes, forty-four (44) multifamily dwelling units, Food Hall, 2,875 square feet of commercial space, and eighty-four (84) off-street parking spaces.
- 2535** [Special Exception Application for 1725 Walnut Street](#), zoned Residential Medium-Density (RM), filed by Fern Wilcox with Daystar Center for Spiritual Recovery, to establish a “Supportive Housing – Family” use, which requires relief from the off-street parking requirements.
- 2536** **Variance Application for 416 & 418 Forester Street**, zone Commercial Neighborhood (CN), filed by LeslieAnn Musgrave with Zomelle Properties, LLC, to convert the existing commercial building into an eight-unit “Multifamily Dwelling” use which requires a Variance to exceed the allowable density on-site. *(Applicant Agreed to a Continuance at the 10/5 HPC Meeting)*
- 2537** [Variance Application for 1510 Market Street](#), zoned Residential Medium-Density (RM), filed by Shalom Properties, to convert and redevelop an existing “Place of

Worship” into a 14 room “Supportive Housing-Facility” use with shared living facilities and accessory supportive services, which requires a Variance.

**OTHER BUSINESS**

**ADJOURNMENT**