

**HARRISBURG ZONING HEARING BOARD**  
**REGULAR MEETING**  
**November 21, 2022 (MONDAY)**

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

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

**OLD BUSINESS**

- 2533 Variance & Special Exception Application for Capitol Heights (Phase Two), located on 41 parcels across nine 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, 76 “Multifamily Dwelling” units, 9,557 square feet of commercial space, and 95 off-street parking spaces. [Applicant has requested a Continuance to the January 2023 ZHB Meeting.]**
- 2534 Variance & Special Exception Application for MarketPlace Midtown, located on 51 parcels across eleven 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, 44 multifamily dwelling units, a food hall, 2,875 square feet of commercial space, and 84 off-street parking spaces. [Applicant has requested a Continuance to the January 2023 ZHB Meeting.]**

**NEW BUSINESS**

- 2538 [Variance & Special Exception Application for 430 Reily Street](#), zoned Residential Medium-Density (RM), filed by Kevin Baird with 400 Reily Street, LLC, to construct a mixed-use development featuring 142 apartments, a restaurant and coffee shop, commercial space, and a 171-space parking garage. This is a revision to a development proposal reviewed and approved by the Zoning Hearing Board in February 2021.**
- 2539 [Special Exception Application for 19½ North 4<sup>th</sup> Street](#), zone Downtown Center (DC), filed by Dijon Cole with C.R.E.A.M. Consulting & Investing, LLC, to establish a “community engagement center” which serves as a networking and business growth space.**
- 2540 Variance Application for 1833 North 6<sup>th</sup> Street, zoned Commercial Neighborhood (CN), filed by William Wos with Catherine Hershey School for Early Learning, to construct an accessory parking lot as the primary use of the subject property. [Applicant has requested that the case be Withdrawn.]**

**OTHER BUSINESS**  
**ADJOURNMENT**