

HARRISBURG ZONING HEARING BOARD
REGULAR MEETING
February 27, 2023 (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 5th 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 March 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 March 2023 ZHB Meeting.]**
- 2542 Special Exception Application for 2626 Derry Street, zoned Residential Medium-Density (RM), filed by Brent Mosley with Bang Bang Fitness, LLC, to establish a “Fitness Center” use on-site and to request relief from the off-street parking requirements.**

NEW BUSINESS

- 2544 [Variance & Special Exception Applications for 2048 Market Street](#), zoned Residential Medium-Density (RM), filed by James Baum with Dreamland Investors, LLC, to convert the existing single-family dwelling into a two-unit, “Multifamily Dwelling.”**
- 2545 [Special Exception Application for 2709 & 2717 North Front Street](#), zoned Riverfront (RF), filed by EI 2709 North Front Street, LLC, to demolish the existing structures on-site and develop a 24-unit, “Multifamily Dwelling” apartment building. [Applicant has requested a Continuance to the March 2023 ZHB Meeting.]**
- 2546 [Variance & Special Exception Applications for JMB Gardens](#), located on twenty-eight (28) parcels on four proposed sites along the 2200 & 2300 blocks of North 6th Street, zoned Commercial Neighborhood (CN) and Residential Medium-Density (RM), filed by the Harrisburg Housing Authority, the Harrisburg Redevelopment Authority, and Vice**

Capital LLC, to develop vacant lots as 41 dwelling units, a community center, and associated site and access improvements.

- 2547 [Variance & Special Exception Applications for 2151-2161 North 4th Street](#), zoned Residential Medium-Density (RM), filed by Gary Lenker with Tri-County Housing Development Corporation, Ltd., for various zoning relief requests associated with the development of five, single-family homes on-site, including relief from the off-street parking requirements and relief from the minimum lot width.

OTHER BUSINESS

ADJOURNMENT