

HARRISBURG ZONING HEARING BOARD
RESCHEDULED MEETING
March 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.
- 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.
- 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 21-unit, “Multifamily Dwelling” apartment building.

NEW BUSINESS

- 2548** [Variance & Special Exception Applications for 1644 North 3rd Street](#), zoned Residential Medium-Density (RM), filed by Tarita Tennant, proposing to establish a “Retail Store” as an accessory use on-site, and to request relief from the three required off-street parking spaces.
- 2549** [Special Exception Applications for 1223 North 2nd Street](#), zoned Residential Medium-Density (RM), filed by the Gran Elledge, to establish a short-term rental on-site and to request relief from the requirement for an off-street parking space
- 2550** [Variance Application for 202 State Street](#), zoned Riverfront (RF), filed by Dave Butcher with WCI Partners, LP, to convert the existing office building into a four-unit, “Multifamily Dwelling;” the proposal requires relief from the density regulations in Section 7-307.3 of the Zoning Code.

OTHER BUSINESS

ADJOURNMENT