

HARRISBURG PLANNING COMMISSION
VIRTUAL MEETING
AGENDA
February 3, 2021 (WEDNESDAY)

PUBLIC ACCESS INFORMATION:

Zoom App: <https://us02web.zoom.us/j/86419428588>

Passcode: 2021

Phone Number: 301-715-8592

Meeting ID: 864 1942 8588

Passcode: 2021

CALL TO ORDER: 6:30 PM

MINUTES: January 6, 2021 meeting

OLD BUSINESS

NEW BUSINESS

- 1 [**Variance & Special Exception Applications for Capitol Heights**](#), in the block bounded by North 3rd Street, Hamilton Street, Logan Street, and Clinton Street, zoned Residential Medium-Density (RM), filed by Erica Bryce, Chris Bryce & Matthew Long with Midtown Redevelopment LP, to request various zoning relief from use and development regulations required for the construction of eight, single-family townhomes and a mixed-use building featuring a community center with twelve apartments above, along with associated site and access improvements.
- 2 [**Variance & Special Exception Applications for 430 Reily Street**](#), in the block bounded by Boyd Street, North 5th Street, Reily Street, and Fulton Street, zoned Residential Medium-Density (RM), filed by Kevin Baird with 400 Reily Street Management LLC & KevGar Holdco, LLC, to request various zoning relief from use and development regulations required for the construction of a seven-story, mixed-use development featuring commercial space for grocery store, restaurant, coffee shop, and office uses; 85 residential apartments; and an approximately 500-space parking garage along with associated site and access improvements.
- 3 [**Variance Application for 1507 North 3rd Street**](#), zoned Commercial Neighborhood (CN), filed by Nathaniel Foote w/ Third Street Realty, Co., to convert the existing building into a five-unit “Multifamily Dwelling” on-site, which requires a Variance for exceeding the allowable units on-site per Section 7-307.3 of the Zoning Code.
- 4 [**Preliminary/Final Land Development Plan for 1507 North 3rd Street**](#), zoned Commercial Neighborhood (CN), filed by Nathaniel Foote with Third Street Realty, Co., to convert an existing industrial property into a mixed-use building featuring five residential units with first-floor commercial space.

- 5 [Preliminary/Final Land Development Plan Application for 130 State Street](#), zoned Riverfront (RF), filed by Derek Dilks with 130 State Street LLC, to convert the existing office building into a five-unit apartment building, which will include a live-work unit on the first floor.
- 6 [Preliminary/Final Land Development Plan Application for 25 North Front Street](#), zoned Riverfront (RF), filed by Derek Dilks with 25 N Front Street, LLC, to convert the existing office building into an eight-unit apartment building with off-street parking in the rear of the property.
- 7 [Preliminary/Final Land Development Plan Application for 321 North Front Street](#), zoned Riverfront (RF), filed by Derek Dilks with 321 N Front Street LLC, to convert the existing office building into a six-unit apartment building, including an expansion on the rear façade of the structure, with off-street parking in the rear of the property.
- 8 [Preliminary/Final Land Development Plan Application for 260 Boas Street](#), zoned Residential Medium-Density (RM), filed by Derek Dilks with Church 1 Holding LLC, to convert the existing, vacant church into an eight-unit “Multifamily Dwelling.”
- 9 [Preliminary/Final Land Development Plan Application for 21 South 2nd Street](#), zoned Downtown Center (DC), filed by Brad Jones with South Second Associates, to construct a six-story, mixed-use, infill building with retail and office space on the first two floors, and eight residential apartments on the four floors above.
- 10 [Lot Consolidation, Subdivision & Land Development Plan Application for 1605-1609 Swatara Street](#), zoned Residential Medium-Density (RM), filed by CR Property Group, LLC, to consolidate and resubdivide the parcels comprising the project site into three parcels of roughly the same area, and then to construct three, single-family residential townhomes with associated site improvements, on the resulting lot.

OTHER BUSINESS

- 1 Comprehensive Plan update

ADJOURNMENT