HARRISBURG ZONING HEARING BOARD

REGULARLY SCHEDULED MEETING

August 17, 2026 (Monday)

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

CALL TO ORDER: 6:00 PM

OLD BUSINESS:

2643 **Variance Application for 1544 Walnut Street,** zoned Commercial Neighborhood (CN), filed by Angel Cruz, to establish an "Auto Body Shop and/or Repair Garage" on-site.

2645 **Special Exception Application for 633 Woodbine Street,** zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to establish a "Personal Services" use on-site and request relief from the off-street parking requirements associated with that use and a permitted single-family residential unit on-site.

2646 **Variance & Special Exception Application for 324 South 14th Street,** zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to convert the existing single-family dwelling into a two-unit "Multifamily Dwelling," which requires ZHB approval of two Special Exceptions for the use and relief from the off-street parking requirements, and two Variances for relief from the density and Specific Criteria regulations.

2647 **Variance & Special Exception Application for 326 South 14th Street,** zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to construct a two-unit "Multifamily Dwelling," which requires ZHB approval of two Special Exceptions for the use and relief from the off-street parking requirements, and one Variance for relief from the density regulation. **[Applicant has requested a Continuance to the September 2026 ZHB meeting.]**

2648 **Variance & Special Exception Application for 39 South Summit Street,** zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to reconstruct a demolished building into a two-unit "Multifamily Dwelling," which requires ZHB approval of two Special Exceptions for the use and relief from the off-street parking requirements, and one Variance for relief from the density regulation.

NEW BUSINESS:

2650 **Variance Application for 401 North 2nd Street,** zoned Commercial Neighborhood (CN), filed by Jarred Neal with Halden Horizons Group, LLC, to request relief from the density regulations for rehabilitation of the existing office building into a seven-unit "Multifamily Dwelling."

OTHER BUSINESS: N/A

ADJOURNMENT

Wanda Williams, Mayor

VARIANCE RESOLUTION
OF THE
HARRISBURG PLANNING COMMISSION

1544 Walnut Street

REQUEST:
The Applicant is requesting to continue operations an automotive maintenance facility in the Commercial Neighborhood District, which requires ZHB approval of a Variance application for "Auto Body Shop and/or Repair Garage" uses.

PROPERTY DESCRIPTION:
The property site is comprised of one parcel totaling 0.19-acre featuring a 10,179 square foot structure constructed between 1905 and 1929 (based on Sanborn maps). The principal property is bounded by Wengert Alley to the north, North 16th Street to the east, Walnut Street to the south, and the Central Allison Hill Community Center property at 1524 Walnut Street to the west.

This detached, combined two-story brick structure in the North Allison Hill neighborhood has been developed into a neighborhood shopping center configuration from a previous lot consolidation of four attached row parcels. It is a prominently located mixed-use and retail property situated at the corner of two major thoroughfares, North 16th Street and Walnut Street, and has served as an apartment house, café, and a garage storage (per Dauphin County Recorder of Deeds Office). The structure does not reflect any specific architectural style. Character defining features include the stepped roofline and varied façade treatments. The building's Walnut Street façade consists of vinyl siding with 10 one-over-one vinyl windows and signage on the second-story; the first-story is clad in form stone and the fenestration alternates between fixed windows and entry doors to accommodate the various businesses. The entry doors vary in style and include: a ½ light, two panel door, a full glass door, a 6 panel door, a 9 light, two panel door, and two full glass metal doors. The side facades are clad in vinyl siding. The façade facing North 16th Street features four sets of paired one-over-one vinyl windows on the second-story, and two entry doors and a garage door on the first story. The rear façade is clad in vinyl siding on the second-story and a mix of vinyl siding and parging on the first story. The rear façade features one-over-one and nine-over-nine vinyl windows on the second-story, and two metal entry doors and a garage door on the first story. Although it features unsympathetic alterations such as covering the masonry façade and prior window openings, it generally reflects the scale of other properties in the surrounding neighborhood; as such, the property contributes to the character of the streetscape and neighborhood. The attached auto repair garage faces the North 16th Street corridor and abuts Wengert Alley adjacent to the Harrisburg Bureau of Fire, Station 2.

VARIANCE REQUIREMENTS

Unique Physical Circumstances Peculiar to the Property:

The Applicant has stated: "The subject property consists of an existing commercial structure that has historically been utilized for automotive-related uses. The building's physical layout, including a large open garage area, overhead door access, interior service space, and supporting office/waiting areas, is specifically designed and functionally suited for vehicle servicing operations. As shown in the submitted floor plan, the property includes a defined garage/work area, customer waiting area, office, restroom, and utility space, all arranged in a manner typical of a small-scale mechanic facility.

Additionally, based on information, the property was previously used as a mechanic shop prior to the current tenancy. Further, records indicate that a business license was issued for automotive-use (S&J Quick Lube) in approximately 2013/2014 and again in 2017. While zoning approval may not have been formally granted at that time, the historical operation of a similar use demonstrates that the property has long functioned in this capacity and was designed accordingly.

The hardship arises from the unique condition that the building is already constructed and configured for this specific type of use, making it difficult to reasonably adapt for other permitted uses within the Commercial Neighborhood (CN) zoning district without significant structural alterations. The layout, including vehicle access points and interior configuration, limits the feasibility of conversion to typical retail, office, or other permitted uses.

Accordingly, the hardship is not self-created, nor is it a general condition affecting all properties in the district, but rather is directly tied to the existing physical characteristics and long-standing functional use of this specific property."

The Planning Bureau disagrees with the Applicant's statements regarding the physical conditions creating unnecessary hardship of the business site. While the property was illegally operating for automotive repairs per a previous tenant circa 2013/2014, the layout of the property does not lend itself exclusively to an auto repair service use, nor does its physical configuration within the neighborhood support an auto repair service use. Per Chapter 7-327(B) Non-Residential Principal Uses of the Zoning Code regarding off-street parking and loading, all auto body shop and/or repair garages must provide two (2) spaces per service bay and one (1) space for each employee. From its location at the corner of Walnut Street and North 16th Street, there is no defined off-street parking for this business nor would be sustained considering its location in the Commercial Neighborhood district, an area limited in off-street parking.

The Planning Bureau notes that Wengert Alley adjoining the north-west portion of the property does not provide legal off-street parking. The existing sidewalk behind the property was covered with asphalt and illegally converted approximately between the years of 2011 and 2014, as evident by the remaining curb around the building and consistent with the garage update in 2011, per Google Street View. This conversion has removed a public right of way and additionally cannot be considered legal as per the Zoning Code Section 7-327.9 Design Standards for Off-Street Parking, as it does not have curb cuts approved by the City Engineer, lines indicating

parking are absent as well as the required ADA space for all commercial businesses that require off-street parking.

The Applicant's business relies on on-street parking within the Commercial Neighborhood and Residential Medium-Density zoned district, depleting parking for neighboring residents as well as limiting the number of on-street spots utilized by other businesses within the commercial retail block. With consideration to the upcoming construction of 1559 & 1561 Walnut Street into new multifamily housing as well as the Fire Station located adjacent to this business, the lack of secured off-street parking is a safety as well as quality of life concern for the neighboring residents.

Whereas in the past, an auto repair use was created to utilize the existing garage within the property, there is no reason that any other commercial service use could not also be implemented and serve the neighborhood within the space that more appropriately conforms to the Zoning Code, such as a coffee shop or café, crafts or artisan's studio, fitness center, or another personal services use. These conditions are not unique to this property and do not create justifications that will establish a precedent for other CG-zoned properties in the city.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated: "Due to the structure's existing design and configuration, there is no reasonable or practical way to utilize the property in strict conformity with the zoning ordinance without substantial reconstruction and financial burden. The building is already constructed as an open garage-style space with features specifically suited for automotive servicing, including large service areas, vehicle access points, and supporting utility spaces. These characteristics make it difficult to convert the property into other permitted uses within the Commercial Neighborhood (CN) district, such as retail or office space, without significant structural alterations.

Any attempt to adapt the building to a conforming use would require extensive modifications to the interior layout, building systems, and overall configuration, which would not be economically feasible and would undermine the functional design of the structure. As a result, the property cannot reasonably be developed or used in strict compliance with the zoning code in a manner that is both practical and productive.

Without the requested variance, the property would likely remain vacant or underutilized, despite its suitability for a small-scale automotive maintenance operation consistent with its historical use. Granting the variance will allow the property to be used in a reasonable manner aligned with its existing physical characteristics and long-standing commercial function."

The Planning Bureau disagrees with the Applicant regarding the physical circumstances and condition to justify the requested deviation from the Zoning Code. Firstly, an auto body shop and/or repair garage business in this location cannot support the specific criteria outlined in Section 7-327.6B of the Zoning Code regarding off-street parking and loading. As a codes and zoning rule, an auto body shop must provide a minimum of two (2) off-street parking spaces per service bay and one space for each employee. Given that the property is located in a Commercial Neighborhood zoned district, the amount of off-street parking is limited for all properties within

these zones, including the property in question. There is no additional off-street parking that can support an auto repair service use for this property and has been brought to the attention of Harrisburg Codes Enforcement numerous times regarding the number of additional cars that have parked within the block radius of this establishment as well as illegally within the rear setback in Wengert Alley.

Additionally, the property's physical characteristics differ only in so much as there is a garage bay door to allow cars. Many businesses permitted by right within the Commercial Neighborhood zoned district can utilize a large bay garage door as an ingress and egress that does not involve automobile services, such as restaurants, coffee shops or cafés, or crafts or artisan's studios as well as many other types of personal services and are within the off-street parking requirements per the specific parking criteria of allowable businesses. Given the above, the Bureau feels that the proposed request is unjustified.

***Hardship not Created by the Applicant*:**
The Applicant has stated: "No, the unnecessary hardship has not been created by the Applicant, Angel Cruz. The conditions giving rise to the hardship existed prior to the Applicant's involvement with the property. The structure was already designed and configured for automotive-related use and were in place before the Applicant entered into a lease agreement.

The property has also historically been associated with automotive-related activity. Prior to the Applicant's occupancy, the site operated as a mechanic shop, and records suggest that business licenses were issued for a similar use--S&J Quick Lube-around 2013/2014 and again in 2017."

The Planning Bureau notes the City of Harrisburg's mercantile records do not have on record an "S&J Quick Lube" as an established business within the city and thus, it has been and is considered an illegal business establishment and cannot be considered a grandfathered in use. Zoning approval was also denied for "JQ One Stop", a subsequent mechanic and general repair shop circa 2018 and which operated illegally through 2022.

The conditions that justify the hardship—specifically the establishment of the auto body shop and repair garage business prior to the Applicant's lease agreement, were never established legally. Additionally, though the Applicant's business features a garage bay door and contains a reception area, it has never legally fulfilled the off-street parking requirements required for an auto body shop and repair garage to remain in compliance with both Zoning and Codes Enforcement. Over the years of its presence, this auto body and repair garage has had numerous complaints regarding additional cars along the street and illegal parking on the sidewalk right-of-way, areas typically reserved for pedestrians, residents in the surrounding Residential Medium Density District as well as neighboring businesses.

***Essential Character of the Neighborhood*:**
The Applicant has stated: "Granting the requested variance will not alter the essential character of the neighborhood, impair the use or development of adjacent properties, or be detrimental to public welfare. The subject property is located within a commercial area where business activity is expected, and the proposed use represents a continuation of a type of activity that has historically occurred at this location.

The proposed operation is a small-scale mechanic shop focused on routine vehicle maintenance, inspections, and emissions services. It is not a high-intensity auto body or heavy repair facility. Operations will be limited to daytime business hours, and all work will be conducted indoors, minimizing noise, visual impact, and environmental concerns. The scale of activity is modest, with a limited number of employees and a low volume of vehicles serviced at any given time, which will not generate excessive traffic or disruption.

Additionally, community support has been demonstrated through signed petitions from nearby residents and stakeholders, indicating awareness of and no objection to the proposed use of the property. This further supports the conclusion that the use is compatible with the surrounding neighborhood and will not negatively impact the area.

Overall, the proposed use is consistent with the character of the neighborhood, represents a reasonable commercial activity, and will operate in a manner that is safe, controlled, and respectful of the surrounding community."

The Planning Bureau disagrees with the Applicant's statement regarding the compatibility of the project with the surrounding neighborhood. While the business property accommodates an auto repair shop usage, the Commercial Neighborhood and surrounding Residential Medium Density zoned area cannot accommodate the number of vehicles as part of a basic auto repair business usage. Since the auto repair shop's inception in to the neighborhood, Harrisburg City Code Enforcement has had numerous complaints of vehicles parked along the street and even sidewalks reserved for residents and local business customers.

Moreover, the area across from 1544 Walnut Street frontage at 1559 & 1561 Walnut Street has been approved for multifamily development as of May's Planning meetings and will incur impacts from pavement milling for necessary utility upgrades in the upcoming months as well as allowances for necessary construction vehicles. With the consistent lack of legal off-street parking for this auto repair garage, additional parking issues are foreseeable. Given the above, the proposed auto repair garage is not compatible with the surrounding area.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated: "The requested variance represents the minimum relief necessary to allow reasonable use of the property. The Applicant is not seeking to expand the building, intensify operations, or introduce a use that exceeds the scale of what the property can support. Instead, the request is limited to permitting a modest automotive maintenance operation within an existing structure that is already physically suited for such use.

The scope of the business has been intentionally limited to reduce potential impacts, including restricting services to routine maintenance and inspections, maintaining a small workforce, and operating within standard daytime hours. These limitations ensure that the proposed use remains low in intensity and compatible with the surrounding area.

Given the building's configuration and historical use, any lesser form of relief would not allow for practical or economically viable use of the property. As such, the variance requested is the minimum necessary to enable reasonable use while maintaining consistency with the intent of the zoning ordinance and protecting the character of the neighborhood."

The Planning Bureau notes that the minimum deviation from the Zoning Code would be an allowance for an auto body shop and/or garage within the Commercial Neighborhood zoned district. However, the very nature of the Commercial Neighborhood district has limited to no off-street parking and thus why business properties are exempt within these areas. This does not and cannot apply to standards set for an auto body shop and/or repair garage as they must store multiple cars somewhere within the vicinity of the business. The site of this business cannot provide off-street parking and so without legal options provided, it will continue to operate as an illegal business service and receive denials from the Planning Bureau for this reason alone. As such, the Bureau believes the Applicant's variance request represents incompatible usage with the neighborhood and would set an unfavorable precedent.

DISCUSSION:

July 1, 2026

The case was represented by Rachel L. James, Esquire with Johnson Duffie (the legal counsel), 301 Market Street, Lemoyne, PA 17043 representing Angel Cruz Rosado (the lease holder and business owner), 2608 Derry Street, Harrisburg, PA 17111 (aka "the Applicant").

Ms. Thompson gave a synopsis of the report, recommending Denial for the following reasons:

1. There is insufficient justification for the continued use of an auto body shop and/or repair garage as it was established illegally prior to the Zoning Code, continued operations while zoned illegally and thus its usage cannot be considered exempt under prior rules.
2. The automotive repair facility cannot accommodate legal off-street parking required by the Zoning Code for all auto body shop and/or repair garage uses regardless of a change in variance due to its limited lot size and setback requirements.

Commissioner Alsberry asked the Applicant to state his name and relationship to the person. Angel Cruz introduced himself, stated his home address and described living in Harrisburg for over thirty years. Commissioner Alsberry clarified the legal counsel was to begin speaking. The Applicant's attorney, Rachel Lynn James stated her name, law office address and representation of the Applicant, Angel Cruz.

Commissioner Alsberry stated both applicants have heard the Planning Bureau's staff report and asked for reasons they should not be denied their variance request.

Angel Cruz's attorney, Ms. James, stated the property and proposed use fall under the five variance criteria and stated that she read the Planning Bureau's case report in depth and will address the two reasons for denial. She stated the first variance criteria was whether the property in question had any unique physical characteristics that would give the applicant an unnecessary hardship. She asked the Commission if they were familiar with the property on 1544 Walnut Street and described it as not your traditional commercial storefront; she described it as retrofitted with a large garage bay; it has an interior set up for facilitating automobile work, bring

automobiles in and out and a façade in conformance with an auto repair garage which indicates the business has been previously established for an auto repair business use.

Ms. James continued to describe that a general analysis of variance criteria is not just a question of the physical characteristics but what does hardship mean or look like. Ms. James described the court case Davis v. Zoning Board of Adjustment. She explained that one of the questions a planning commission should look at is if there's another proposed use for this building outside the Applicant's proposed use, what reconfiguration or reconstruction would go into that. She concluded because the building has been retrofitted to accommodate an autobody shop, any other prepared uses such as a café or even a gym would require considerable reconstruction, a hardship to the applicant or another interested party getting into business utilizing this property. Ms. James continued to the second variance criteria which asked if the variance is necessary but was cut off by Commissioner Alsberry.

Commissioner Alsberry stated the Commissioners are well aware of what a variance is and the Commission does not need to hear the prepared argument outlining variance criteria. Ms. James agreed.

Ms. James stated she will be highlighting the character of the neighborhood and the concerns brought up in the Planning Bureau's report. She stated the character of the neighborhood is one of the most compelling reasons the Planning Commission should strongly consider approving this application as the Applicant has provided multiple signatures from the surrounding businesses and the neighborhood stating they support this use and would be in favor of such a proposed use of this auto body shop and that they do not think it would change the welfare or the development of this neighborhood. Ms. James stated the Applicant has supporters willing to speak to the Commission if the Commissioners had questions or concerns about their support for this project.

Ms. James stated she will quickly address the two reasons for denial from the Planning Bureau; one, there's insufficient justification for the continued use of an auto body shop and/or repair garage as it was established illegally prior to the zoning code. Ms. James stated the Applicant is not asking for a grandfathered or non-conforming use and that this is irrelevant to the variance criteria for consideration; the Applicant is not the one who created the illegal use. Ms. James stated the Applicant is trying to legally work with the city to get a business into that property and not asking for a continued use or grandfathered use. Ms. James stated the Applicant is seeking a variance under variance criteria and to do this legally.

Ms. James stated the second concern is namely off-street parking requirements. Ms. James stated she went to the property herself and looked at whether there was available parking; Ms. James stated under the ordinance, the requirements are two parking spots for each available bay and one parking spot for each employee. Ms. James stated based on the goals for this property, which is 'really like state inspections, oil changes, things like that', they estimate they would need about four to five parking spots to be in compliance with that zoning ordinance and have identified parking adjacent to the property on the side; about six, eight to ten parking spots that they are willing to make available there. Ms. James stated the Applicant can speak more but he is willing

to work with the city to make sure those parking spots are properly marked, signage and in compliance with any design, engineering or setback requirements.

Ms. James stated there is a lot adjacent to the property at 1561 Walnut Street that the Applicant is willing to look into purchasing to help alleviate any parking concerns. Ms. James stated adequate off-street parking seems to be the largest concern with this property and if the Planning Commission is amendable, the Applicants would ask that there be a condition imposed for something like this and they would be more than happy to work with the Planning Bureau and the City to make sure they have off-street parking resolved.

Ms. Thompson stated the parking to the side along Wengert Alley was illegally constructed with an obvious curb paved over. Ms. Thompson stated additional parking concerns would be related to the incoming multifamily development across from 1544 Walnut Street; extensive amounts of construction as well as the established lack of parking for this autobody shop is the main concern and why the Planning Bureau would continue to deny it. Ms. Thompson stated it has to be off-street parking as per the regulation for all auto body uses.

Commissioner Alsberry returned to the parking issue stating Walnut Street is a very busy street; Commissioner Alsberry stated if the auto repair shop gets backed up, he knows many garages take up parking spaces for the people living there; Commissioner Alsberry noted there is not a lot of room across the street.

Ms. James stated that this would not be a traditional auto body shop; they are not looking to have vehicles in full time and that it would be an in-and-out service that does not back up the street. Ms. James stated the alley parking that was addressed as well as purchasing the lot across the street and turn into a parking lot, if need be, could be a condition for the two to one ratio the Zoning Code requires.

Commissioner Alsberry stated those were all the comments he had at this time and opened comments and questions to his fellow Commissioners.

Commissioner O'Toole stated that as far as the parking issue goes, he can not imagine a worse business for screwing up parking in the neighborhood for the residents than an auto body shop. He stated if you drive by any one of these shops, you see a full parking lot and cars in the neighborhood. Commissioner O'Toole stated that he does not believe they are satisfying the hardship requirement and can think of a handful of businesses that could go into that property and would be opposing this zoning request.

Commissioner Reed stated she would like clarification on where the six to eight available parking spaces may be located.

The Applicant, Angel Cruz, responded that the spots are located in the back of the building and that he has the entire back. Mr. Cruz stated he has the garage, the warehouse, the entire back of the building with control of it. He stated he can put lines on it and all the signs because he is also a handyman. Mr. Cruz said it looked like he can install ten (10) or twelve (12) parking spaces

behind the entire building and then no one goes back there. Mr. Cruz reiterated that the warehouse belongs to him as well as the garage.

Commissioner Reed stated thank you.

Commissioner Jordan asked the Applicant if they owned the building or just leased it.

Mr. Cruz indicated to a woman in the audience and stated she owns the building.

Commissioner Jordan indicated to Ms. Thompson and stated you said the parking must be off-street.

Ms. Thompson replied yes and that in a commercial neighborhood, there is not a sufficient amount of off-street parking as by design of the district. She stated that we do not have off-street parking for businesses like that and because it is an auto body use, the Planning Bureau can not get around the special criteria that has to have off-street parking which is why auto body uses are typically not permitted for a reason in commercial neighborhood districts.

Commissioner Jordan asked if the plan would be permissible if they were to purchase that property. Ms. Thompson stated likely no but she would have to look this up as she was fairly new or run it by the Planning Director, Geoffrey Knight.

Commissioner Vincent asked if the petition distributed to all nearby residents they could engage. Mr. Cruz affirmed yes; all the residents, the barbershop, hair salon, convenience store in the shared building all support this business. He continued that neighbors, landlords of the area also support this business and do not have a problem with it.

Commissioner Vincent stated his biggest question would be what would the parking look like and had no further questions.

Commissioner Alsberry turned the meeting over to the public to state their opinion for this project and to state their name and address starting from the left.

Ms. James repeated that if someone is for or against the project to please stand up. Mr. Cruz asked if he was against it. Ms. James clarified no and that Commissioner Alsberry was asking people in audience to speak in favor. Commissioner Alsberry added "or against the project'. Angel Cruz stated he is not against it. Ms. James clarified that they're in favor.

Solicitor Gaylord stated that this is a public comment and any public comment is right now.

Ms. James indicated to a woman in the audience that she can speak. The woman stated she would like to speak. Commissioner Alsberry instructed the woman to go up to the microphone. Ms. James stated there is no microphone and they do not work. Commissioner Alsberry requested the woman from the public to just stand.

Velmar Smith at 1222 Walnut Street stood to speak. Ms. Smith stared she is very active in the neighborhood and has worked with the city for twenty-eight years on various projects and is the vice president of the Summit Terrace Neighborhood Associates. Ms. Smith stated Mr. Cruz is her brother-in-law and they work together to build up the neighborhood. Ms. Smith stated she was there on behalf of Angel Cruz to open his business and give him a chance so that if he does something wrong, there would be an authority to do whatever. Ms. Smith clarified that she is asking the Commission to give him a chance to start a business that we might all go to one day and benefit us all. Ms. Smith stated times are getting a little rough. Ms. Smith stated she lives down the street from the business and bought a home with Mr. Wise and worked closely to Mr. Wise and continues working in that neighborhood today. Ms. Smith explained Mr. Wise is not at the meeting but had contacted him to support the Applicant. Ms. Smith reiterated she was there to support Mr. Cruz and asked the Commission to give him a chance at this business and allow him to grow like any other business in the neighborhood. Ms. Smith thanked the Commission for their time.

Commissioner Alsberry asked the audience if anyone on the right will speak for this project. No members of the public gave further comment.

Commissioner Alsberry stated that everyone has to realize the Planning Commission bases their opinions on regulations, the laws, and procedures; that the Commission likes people to rebuild and create businesses but one of the biggest rules is parking. Commissioner Alsberry stated that they are building across the street at 13th and Walnut Street; they're going to have parking and might even buy that lot and we can talk about that. Commissioner Alsberry stated he does not believe the Applicant can substantiate the variance and opened the floor to the Commissioners.

Commissioner Jordan stated if there is some uncertainty about whether the proposal for parking will be permissible, that the Commission issue a continuance or table this issue until the Planning Bureau staff can verify.

Ms. Thompson asked for clarification where this lot will be. Ms. James stated the proposed parking is in the back of the building and the lot would be at 1561 Walnut Street. Ms. Thompson asked for clarification of where 1561 Walnut is located. Ms. James stated is in the corner right across from this building, from that property. Commissioner O'Toole asked if the Redevelopment Authority owns that property. Mr. Cruz stated he thinks they're about to do a development in the front but there's one in the corner that he was looking to the city because he maintains it. Commissioner O'Toole responded that if the Redevelopment Authority owns it, he can't imagine they're going to want to sell it to somebody to use as a surface parking lot.

Ms. Thompson stated that that's the main concern with a commercial neighborhood parking lot; it is probably not going to be approved by the Planning Bureau anyway when it comes to just creating a commercial parking lot. Ms. Thompson stated again that she would have to check in on that.

Commissioner Alsberry asked Commissioner Jordan if he was thinking of changing the motion and if he was in disagreement with the denial.

Commissioner Jordan stated that he understands both sides but until the Commission has something definitive, he feels the Planning Bureau should be given an opportunity to definitively say if it would be permissible for the Applicant to even explore the next step. Commissioner Jordan stated that if its not permissible, you obviously revert to a denial but at this point, it sounds like the Planning Bureau is not one hundred percent certain.

Ms. Thompson responded that the Planning Bureau is not one hundred percent certain because the Applicant did not supply in their submitted narrative what lot they were considering for off-street parking and there was no way to be prepared for that eventuality at this meeting.

Commissioner O'Toole continued that we can't pass it with the condition to purchase the property and they wouldn't want to do that unless they have assurances.

Commissioner Reed responded to Commissioner O'Toole that the Applicant stated they had six to eight parking spaces behind them. Ms. James stated in the affirmative that the Applicant already owns these spaces Ms. Thompson responded that is illegal parking. Commissioner Reed asked if that's illegal parking. Ms. Thompson stated in the affirmative that it was illegally created parking in the back and part of a public right of way and the setback of the building.

Ms. Velmar Smith spoke up to ask if she could say something. Commissioner Alsberry denied the request.

Commissioner Alsberry addressed Commissioner Jordan if it was his motion to continue this into the next meeting. Commissioner Jordan stated for the sake of consideration, yes.

Commissioner Jordan moved, and Commissioner Reed seconded the motion, for a Continuance to next month's meeting. The motion was adopted by a split vote (3-2) with Commissioner O'Toole and Commissioner Alsberry opposed.

August 5, 2026

Commissioner Alsberry noted the Applicants were not in attendance at the meeting and stated that the case would be moved to the end of the agenda and could be heard if the Applicants showed up during the meeting.

After reviewing the subsequent cases, Commissioner Alsberry asked Planning Bureau staff how they should move forward; Mr. Knight noted the Planning Bureau was recommending denial and that while he had not been in attendance at the July 1st Planning Commission meeting, he had read through the minutes from that meeting and had done additional research into the history of the property in anticipation of a more comprehensive discussion at the current meeting. He stated that he had difficulty understanding the Applicants' position, noting that while they explicitly stated they were not seeking a "grandfathered use," they referenced features such as the existing use, the existing building configuration, and the existing equipment within the commercial space.

Mr. Knight noted that none of these features constitute support as they were all illegally installed or established on-site; he confirmed the City's records did not include approved "auto repair shops" and confirmed that he had previously denied Mercantile Permits for such uses in 2018

and 2023. He also noted a long history of illegal parking on the sidewalk as evidenced by photos taken by Planning Bureau staff during trips to or through the area, and further noted the evidence of such parking in the most recent Google Streets View images from April 2026. Mr. Knight also confirmed there were not eight to ten spaces in the rear of the lot, as stated by the Applicant, and that measures indicated that, at most, up to three parallel parking spaces could be installed. He noted, however, that the right-of-way at the rear of the property did not appear to be wide enough to allow passage of most types of vehicles which would complicate access to and from those spaces.

Mr. Knight stated that he discussed testimony of the case with Ms. Thompson after the July 2026 meeting, and that the Applicants had stated they could park in the vacant lots to the south of the building along Walnut Street. He pointed that that not only were the properties not zoned to allow use as off-street parking, but none of them had existing vehicular access. He also noted that the properties directly to the south were in the footprint of the TLC Capstone project that had been reviewed at the current Planning Commission meeting.

Mr. Knight noted that ultimately, in order to receive approval of a Variance, it was an applicant's responsibility to demonstrate that a property could not be used in conformance with the Zoning Code. He noted the Commercial Neighborhood zoning designation in which the property was located allowed a variety of viable commercial uses, and that most of the spaces fronting Walnut Street were utilized by conforming uses. Mr. Knight stated the CN district did not require off-street parking and noted that, while he could not speak for the Planning Bureau staff that developed the draft version of the current Zoning Code, he imagined they prohibited auto repair and auto sales uses in the CN district because they would not be required to have off-street parking when such auto storage was critical to the operation of those types of businesses.

Mr. Knight reiterated that the Applicants were attempting to reference the history of illegal auto repair uses on site, which was not a justification for granting the Variance, and that otherwise the property did not meet the legal criteria for granting a Variance. He recommended the Planning Commissioners deny the application, and noted the Applicants could always choose to move forward in the process even with such a decision against them.

Commissioner O'Toole moved, and Commissioner Vincent seconded the motion, to Deny the request. The motion was adopted by a unanimous vote (6-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meetings on July 1, 2026 and August 5, 2026, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Chapter 7-323 of the Planning and Zoning Code, and heard testimony from the Applicant(s), and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Deny** the request for the following reason(s):

1. There is insufficient justification for the continued use of an auto body shop and/or repair garage as it was established illegally prior to the Zoning Code, continued operations while zoned illegally and thus its usage cannot be considered exempt under prior rules.
2. The automotive repair facility cannot accommodate legal off-street parking required by the Zoning Code for all auto body shop and/or repair garage uses regardless of a change in variance due to its limited lot size and setback requirements.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 1st day of July and 5th day of August, 2026.

Geoffrey Knight, Executive Secretary

Wanda R.D. Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance Application:
1544 Walnut Street

PROPERTY ADDRESS(ES): 1544 Walnut Street	**APPLICANT:** Angel Cruz Rosado c/o Rachel L. James, Esquire	**SUBMISSION DATE:** May 11, 2026
PID: 08-017-010	**APPLICANT STATUS:** Tenant	**HPC DATE:** July 1, 2026
ZONING: Commercial Neighborhood (CN)	**HISTORIC DISTRICT:** N/A	**ZHB DATE:** July 20, 2026
ZHB CASE #: 2643	**FLOODPLAIN:** Zone X (No Floodplain) & Floodway	**SITE VISIT DATE(S):** June 24, 2026

REQUEST:
The Applicant is requesting to continue operations an automotive maintenance facility in the Commercial Neighborhood District, which requires ZHB approval of a Variance application for "Auto Body Shop and/or Repair Garage" uses.

PROPERTY DESCRIPTION:
The property site is comprised of one parcel totaling 0.19-acre featuring a 10,179 square foot structure constructed between 1905 and 1929 (based on Sanborn maps). The principal property is bounded by Wengert Alley to the north, North 16th Street to the east, Walnut Street to the south, and the Central Allison Hill Community Center property at 1524 Walnut Street to the west.

This detached, combined two-story brick structure in the North Allison Hill neighborhood has been developed into a neighborhood shopping center configuration from a previous lot consolidation of four attached row parcels. It is a prominently located mixed-use and retail property situated at the corner of two major thoroughfares, North 16th Street and Walnut Street, and has served as an apartment house, café, and a garage storage (per Dauphin County Recorder of Deeds Office). The structure does not reflect any specific architectural style. Character defining features include the stepped roofline and varied façade treatments. The building's Walnut Street façade consists of vinyl siding with 10 one-over-one vinyl windows and signage on the second-story; the first-story is clad in form stone and the fenestration alternates between fixed windows and entry doors to accommodate the various businesses. The entry doors vary in style and include: a ½ light, two panel door, a full glass door, a 6 panel door, a 9 light, two panel door, and two full glass metal doors. The side facades are clad in vinyl siding. The façade facing

North 16th Street features four sets of paired one-over-one vinyl windows on the second-story, and two entry doors and a garage door on the first story. The rear façade is clad in vinyl siding on the second-story and a mix of vinyl siding and parging on the first story. The rear façade features one-over-one and nine-over-nine vinyl windows on the second-story, and two metal entry doors and a garage door on the first story. Although it features unsympathetic alterations such as covering the masonry façade and prior window openings, it generally reflects the scale of other properties in the surrounding neighborhood; as such, the property contributes to the character of the streetscape and neighborhood. The attached auto repair garage faces the North 16th Street corridor and abuts Wengert Alley adjacent to the Harrisburg Bureau of Fire, Station 2.

VARIANCE REQUIREMENTS
(per Section 7-323.7 of the Zoning Code)

1. **There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.**

The Applicant has stated:
"The subject property consists of an existing commercial structure that has historically been utilized for automotive-related uses. The building's physical layout, including a large open garage area, overhead door access, interior service space, and supporting office/waiting areas, is specifically designed and functionally suited for vehicle servicing operations. As shown in the submitted floor plan, the property includes a defined garage/work area, customer waiting area, office, restroom, and utility space, all arranged in a manner typical of a small-scale mechanic facility.

Additionally, based on information, the property was previously used as a mechanic shop prior to the current tenancy. Further, records indicate that a business license was issued for automotive-use (S&J Quick Lube) in approximately 2013/2014 and again in 2017. While zoning approval may not have been formally granted at that time, the historical operation of a similar use demonstrates that the property has long functioned in this capacity and was designed accordingly.

The hardship arises from the unique condition that the building is already constructed and configured for this specific type of use, making it difficult to reasonably adapt for other permitted uses within the Commercial Neighborhood (CN) zoning district without significant structural alterations. The layout, including vehicle access points and interior configuration, limits the feasibility of conversion to typical retail, office, or other permitted uses.

Accordingly, the hardship is not self-created, nor is it a general condition affecting all properties in the district, but rather is directly tied to the existing physical characteristics and long-standing functional use of this specific property."

The Planning Bureau disagrees with the Applicant's statements regarding the physical conditions creating unnecessary hardship of the business site. While the property was illegally operating for automotive repairs per a previous tenant circa 2013/2014, the layout of the property does not lend itself exclusively to an auto repair service use, nor does its physical configuration within the neighborhood support an auto repair service use. Per Chapter 7-327(B) Non-Residential Principal Uses of the Zoning Code regarding off-street parking and loading, all auto body shop and/or repair garages must provide two (2) spaces per service bay and one (1) space for each employee. From its location at the corner of Walnut Street and North 16th Street, there is no defined off-street parking for this business nor would be sustained considering its location in the Commercial Neighborhood district, an area limited in off-street parking.

The Planning Bureau notes that Wengert Alley adjoining the north-west portion of the property does not provide legal off-street parking. The existing sidewalk behind the property was covered with asphalt and illegally converted approximately between the years of 2011 and 2014, as evident by the remaining curb around the building and consistent with the garage update in 2011, per Google Streetview. This conversion has removed a public right of way and additionally cannot be considered legal as per the Zoning Code Section 7-327.9 Design Standards for Off-Street Parking, as it does not have curb cuts approved by the City Engineer, lines indicating parking are absent as well as the required ADA space for all commercial businesses that require off-street parking.

The Applicant's business relies on on-street parking within the Commercial Neighborhood and Residential Medium-Density zoned district, depleting parking for neighboring residents as well as limiting the number of on-street spots utilized by other businesses within the commercial retail block. With consideration to the upcoming construction of 1559 & 1561 Walnut Street into new multifamily housing as well as the Fire Station located adjacent to this business, the lack of secured off-street parking is a safety as well as quality of life concern for the neighboring residents.

Whereas in the past, an auto repair use was created to utilize the existing garage within the property, there is no reason that any other commercial service use could not also be implemented and serve the neighborhood within the space that more appropriately conforms to the Zoning Code, such as a coffee shop or café, crafts or artisan's studio, fitness center, or another personal services use. These conditions are not unique to this property and do not create justifications that will establish a precedent for other CG-zoned properties in the city.

2. **That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable reuse of the property.**

The Applicant has stated:
"Due to the structure's existing design and configuration, there is no reasonable or practical way to utilize the property in strict conformity with the zoning ordinance without substantial reconstruction and financial burden. The building is already constructed as an open garage-style

space with features specifically suited for automotive servicing, including large service areas, vehicle access points, and supporting utility spaces. These characteristics make it difficult to convert the property into other permitted uses within the Commercial Neighborhood (CN) district, such as retail or office space, without significant structural alterations.

Any attempt to adapt the building to a conforming use would require extensive modifications to the interior layout, building systems, and overall configuration, which would not be economically feasible and would undermine the functional design of the structure. As a result, the property cannot reasonably be developed or used in strict compliance with the zoning code in a manner that is both practical and productive.

Without the requested variance, the property would likely remain vacant or underutilized, despite its suitability for a small-scale automotive maintenance operation consistent with its historical use. Granting the variance will allow the property to be used in a reasonable manner aligned with its existing physical characteristics and long-standing commercial function."

The Planning Bureau disagrees with the Applicant regarding the physical circumstances and condition to justify the requested deviation from the Zoning Code. Firstly, an auto body shop and/or repair garage business in this location cannot support the specific criteria outlined in Section 7-327.6B of the Zoning Code regarding off-street parking and loading. As a codes and zoning rule, an auto body shop must provide a minimum of two (2) off-street parking spaces per service bay and one space for each employee. Given that the property is located in a Commercial Neighborhood zoned district, the amount of off-street parking is limited for all properties within these zones, including the property in question. There is no additional off-street parking that can support an auto repair service use for this property and has been brought to the attention of Harrisburg Codes Enforcement numerous times regarding the number of additional cars that have parked within the block radius of this establishment as well as illegally within the rear setback in Wengert Alley.

Additionally, the property's physical characteristics differ only in so much as there is a garage bay door to allow cars. Many businesses permitted by right within the Commercial Neighborhood zoned district can utilize a large bay garage door as an ingress and egress that does not involve automobile services, such as restaurants, coffee shops or cafés, or crafts or artisan's studios as well as many other types of personal services and are within the off-street parking requirements per the specific parking criteria of allowable businesses. Given the above, the Bureau feels that the proposed request is unjustified.

3. That such unnecessary hardship has not been created by the appellant.

The Applicant has stated:
"No, the unnecessary hardship has not been created by the Applicant, Angel Cruz. The conditions giving rise to the hardship existed prior to the Applicant's involvement with the property. The structure was already designed and configured for automotive-related use and were in place before the Applicant entered into a lease agreement.

The property has also historically been associated with automotive-related activity. Prior to the Applicant's occupancy, the site operated as a mechanic shop, and records suggest that business licenses were issued for a similar use--S&J Quick Lube-around 2013/2014 and again in 2017."

The Planning Bureau notes the City of Harrisburg's mercantile records do not have on record an "S&J Quick Lube" as an established business within the city and thus, it has been and is considered an illegal business establishment and cannot be considered a grandfathered in use. Zoning approval was also denied for "JQ One Stop", a subsequent mechanic and general repair shop circa 2018 and which operated illegally through 2022.

The conditions that justify the hardship—specifically the establishment of the auto body shop and repair garage business prior to the Applicant's lease agreement, were never established legally. Additionally, though the Applicant's business features a garage bay door and contains a reception area, it has never legally fulfilled the off-street parking requirements required for an auto body shop and repair garage to remain in compliance with both Zoning and Codes Enforcement. Over the years of its presence, this auto body and repair garage has had numerous complaints regarding additional cars along the street and illegal parking on the sidewalk right-of-way, areas typically reserved for pedestrians, residents in the surrounding Residential Medium Density District as well as neighboring businesses.

4. **The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.**

The Applicant has stated:
"Granting the requested variance will not alter the essential character of the neighborhood, impair the use or development of adjacent properties, or be detrimental to public welfare. The subject property is located within a commercial area where business activity is expected, and the proposed use represents a continuation of a type of activity that has historically occurred at this location.

The proposed operation is a small-scale mechanic shop focused on routine vehicle maintenance, inspections, and emissions services. It is not a high-intensity auto body or heavy repair facility. Operations will be limited to daytime business hours, and all work will be conducted indoors, minimizing noise, visual impact, and environmental concerns. The scale of activity is modest, with a limited number of employees and a low volume of vehicles serviced at any given time, which will not generate excessive traffic or disruption.

Additionally, community support has been demonstrated through signed petitions from nearby residents and stakeholders, indicating awareness of and no objection to the proposed use of the property. This further supports the conclusion that the use is compatible with the surrounding neighborhood and will not negatively impact the area.

Overall, the proposed use is consistent with the character of the neighborhood, represents a reasonable commercial activity, and will operate in a manner that is safe, controlled, and respectful of the surrounding community."

The Planning Bureau disagrees with the Applicant's statement regarding the compatibility of the project with the surrounding neighborhood. While the business property accommodates an auto repair shop usage, the Commercial Neighborhood and surrounding Residential Medium Density zoned area cannot accommodate the number of vehicles as part of a basic auto repair business usage. Since the auto repair shop's inception in to the neighborhood, Harrisburg City Code Enforcement has had numerous complaints of vehicles parked along the street and even sidewalks reserved for residents and local business customers.

Moreover, the area across from 1544 Walnut Street frontage at 1559 & 1561 Walnut Street has been approved for multifamily development as of May's Planning meetings and will incur impacts from pavement milling for necessary utility upgrades in the upcoming months as well as allowances for necessary construction vehicles. With the consistent lack of legal off-street parking for this auto repair garage, additional parking issues are foreseeable. Given the above, the proposed auto repair garage is not compatible with the surrounding area.

5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The Applicant has stated:
"The requested variance represents the minimum relief necessary to allow reasonable use of the property. The Applicant is not seeking to expand the building, intensify operations, or introduce a use that exceeds the scale of what the property can support. Instead, the request is limited to permitting a modest automotive maintenance operation within an existing structure that is already physically suited for such use.

The scope of the business has been intentionally limited to reduce potential impacts, including restricting services to routine maintenance and inspections, maintaining a small workforce, and operating within standard daytime hours. These limitations ensure that the proposed use remains low in intensity and compatible with the surrounding area.

Given the building's configuration and historical use, any lesser form of relief would not allow for practical or economically viable use of the property. As such, the variance requested is the minimum necessary to enable reasonable use while maintaining consistency with the intent of the zoning ordinance and protecting the character of the neighborhood."

The Planning Bureau notes that the minimum deviation from the Zoning Code would be an allowance for an auto body shop and/or garage within the Commercial Neighborhood zoned district. However, the very nature of the Commercial Neighborhood district has limited to no off-street parking and thus why business properties are exempt within these areas. This does not and cannot apply to standards set for an auto body shop and/or repair garage as they must store multiple cars somewhere within the vicinity of the business. The site of this business cannot provide off-street parking and so without legal options provided, it will continue to operate as an

illegal business service and receive denials from the Planning Bureau for this reason alone. As such, the Bureau believes the Applicant's variance request represents incompatible usage with the neighborhood and would set an unfavorable precedent.

PLANNING BUREAU RECOMMENDATION: **Denial**

Planning Bureau Staff recommends that the request be **Denied** for the following reasons:

1. There is insufficient justification for the continued use of an auto body shop and/or repair garage as it was established illegally prior to the Zoning Code, continued operations while zoned illegally and thus its usage cannot be considered exempt under prior rules.
2. The automotive repair facility cannot accommodate legal off-street parking required by the Zoning Code for all auto body shop and/or repair garage uses regardless of a change in variance due to its limited lot size and setback requirements.

REVIEW PROCESS:
1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal of Building Permit application to the Codes Bureau for any proposed work, or Mercantile Permit application to the Tax & Enforcement Office for proposed use, and review by City staff against specifics and conditions of ZHB decision.
5. Codes Bureau and Planning Bureau inspections of work being performed, as necessary.

ATTACHMENTS:
1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Variance Application
4. Existing Conditions Photos
5. Notification Letter
6. Deed

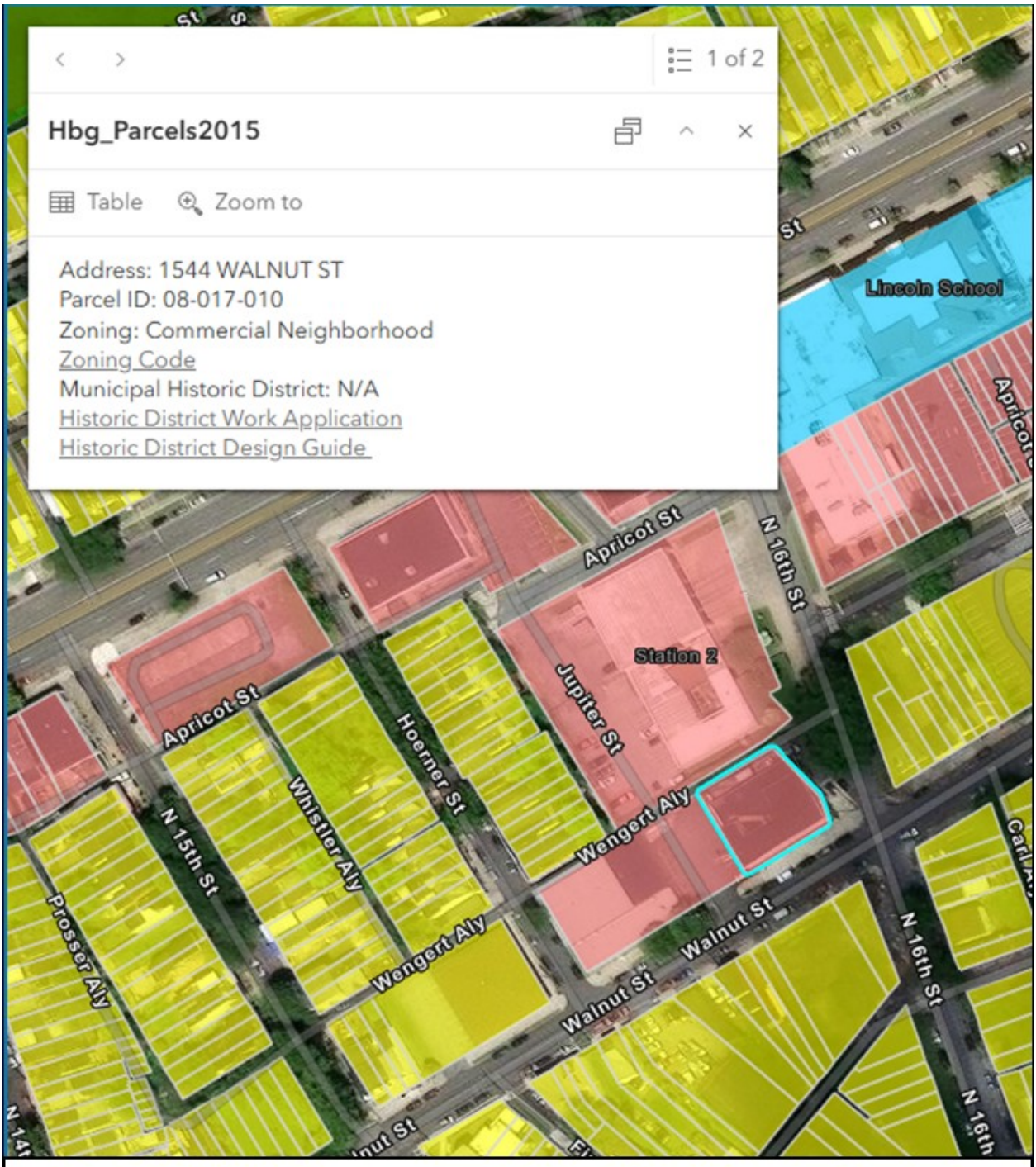
PROPERTY PHOTOS:








ICE



Zoning & Location Map
1544 Walnut Street
Commercial Neighborhood (CN)

VARIANCE APPLICATION

Primary Property Address: 1544 Walnut St. **Zoning District:** Commercial Neighborhood (CN)

Additional Parcel Addresses: Parcel Number: 08-017-010-000-0000

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.7 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Identify any unique physical circumstances/conditions **specific to the property** which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

   Please see attached narrative

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

   Please see attached narrative

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

   Please see attached narrative

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

   Please see attached narrative

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

   Please see attached narrative

City of Harrisburg, PA
2026 Variance & Special Exception Application

Applicant (*this individual is the main contact and will receive all formal communications)*

☐ Owner ☒ Lessee ☐ Contractor ☐ Other

Name (Company) Angel Cruz c/o Rachel L. James, Esquire | Johnson, Duffie, Stewart & Weidner

Address 301 Market Street ~ P.O. Box 109, Lemoyne, PA 17043-0109

Phone 717-761-4540

Email rjames@johnsonduffie.com

Property Owner *(if different from the Applicant)*

Name (Company) Catherine McMullen

Address 2608 Derry St, Harrisburg, PA 17111

Phone 717-649-4423

Email

Project Architect/Engineer/Contractor *(if different from the Applicant)*

Name (Company)

Address

Phone

Email

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

Angel Cruz 4/29/26 Catherine McMullen 4-29-26

Applicant's Signature Date Property Owner's Signature Date

The owner **MUST** *sign this application. The Applicant's signature is required when different from owner.*

Harrisburg Planning Bureau
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101
https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/planning_commission.php

VARIANCE APPLICATION NARRATIVE

Property Address: 1544 Walnut Street, Harrisburg, PA
Zoning District: Commercial Neighborhood (CN)
Parcel Number: 08-017-010-000-0000

1. Identify any unique physical circumstances/conditions specific to the property which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

The subject property consists of an existing commercial structure that has historically been utilized for automotive-related uses. The building's physical layout, including a large open garage area, overhead door access, interior service space, and supporting office/waiting areas, is specifically designed and functionally suited for vehicle servicing operations. As shown in the submitted floor plan, the property includes a defined garage/work area, customer waiting area, office, restroom, and utility space, all arranged in a manner typical of a small-scale mechanic facility.

Additionally, based on information, the property was previously used as a mechanic shop prior to the current tenancy. Further, records indicate that a business license was issued for automotive-related use (S&J Quick Lube) in approximately 2013/2014 and again in 2017. While zoning approval may not have been formally granted at that time, the historical operation of a similar use demonstrates that the property has long functioned in this capacity and was designed accordingly.

The hardship arises from the unique condition that the building is already constructed and configured for this specific type of use, making it difficult to reasonably adapt for other permitted uses within the Commercial Neighborhood (CN) zoning district without significant structural alterations. The layout, including vehicle access points and interior configuration, limits the feasibility of conversion to typical retail, office, or other permitted uses.

Accordingly, the hardship is not self-created, nor is it a general condition affecting all properties in the district, but rather is directly tied to the existing physical characteristics and long-standing functional use of this specific property

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

Due to the structure's existing design and configuration, there is no reasonable or practical way to utilize the property in strict conformity with the zoning ordinance without substantial reconstruction and financial burden. The building is already constructed as an open garage-style space with features specifically suited for automotive servicing, including large service areas, vehicle access points, and supporting utility spaces. These characteristics make it difficult to convert the property into other permitted uses within the Commercial Neighborhood (CN) district, such as retail or office space, without significant structural alterations.

Any attempt to adapt the building to a conforming use would require extensive modifications to the interior layout, building systems, and overall configuration, which would not be economically feasible and would undermine the functional design of the structure. As a result, the property cannot reasonably be developed or used in strict compliance with the zoning code in a manner that is both practical and productive.

Without the requested variance, the property would likely remain vacant or underutilized, despite its suitability for a small-scale automotive maintenance operation consistent with its historical use. Granting the variance will allow the property to be used in a reasonable manner aligned with its existing physical characteristics and long-standing commercial function.

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

No, the unnecessary hardship has not been created by the Applicant, Angel Cruz. The conditions giving rise to the hardship existed prior to the Applicant's involvement with the property. The structure was already designed and configured for automotive-related use and were in place before the Applicant entered into a lease agreement.

The property has also historically been associated with automotive-related activity. Prior to the Applicant's occupancy, the site operated as a mechanic shop, and records suggest that business licenses were issued for a similar use—S&J Quick Lube—around 2013/2014 and again in 2017.

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

Granting the requested variance will not alter the essential character of the neighborhood, impair the use or development of adjacent properties, or be detrimental to public welfare. The subject property is located within a commercial area where business activity is expected, and the proposed use represents a continuation of a type of activity that has historically occurred at this location.

The proposed operation is a small-scale mechanic shop focused on routine vehicle maintenance, inspections, and emissions services. It is not a high-intensity auto body or heavy repair facility. Operations will be limited to daytime business hours, and all work will be conducted indoors, minimizing noise, visual impact, and environmental concerns. The scale of activity is modest, with a limited number of employees and a low volume of vehicles serviced at any given time, which will not generate excessive traffic or disruption.

Additionally, community support has been demonstrated through signed petitions from nearby residents and stakeholders, indicating awareness of and no objection to the proposed use of the property. This further supports the conclusion that the use is compatible with the surrounding neighborhood and will not negatively impact the area.

Overall, the proposed use is consistent with the character of the neighborhood, represents a reasonable commercial activity, and will operate in a manner that is safe, controlled, and respectful of the surrounding community.

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

The requested variance represents the minimum relief necessary to allow reasonable use of the property. The Applicant is not seeking to expand the building, intensify operations, or introduce a use that exceeds the scale of what the property can support. Instead, the request is limited to permitting a modest automotive maintenance operation within an existing structure that is already physically suited for such use.

The scope of the business has been intentionally limited to reduce potential impacts, including restricting services to routine maintenance and inspections, maintaining a small workforce, and operating within standard daytime hours. These limitations ensure that the proposed use remains low in intensity and compatible with the surrounding area.

Given the building's configuration and historical use, any lesser form of relief would not allow for practical or economically viable use of the property. As such, the variance requested is the minimum necessary to enable reasonable use while maintaining consistency with the intent of the zoning ordinance and protecting the character of the neighborhood.



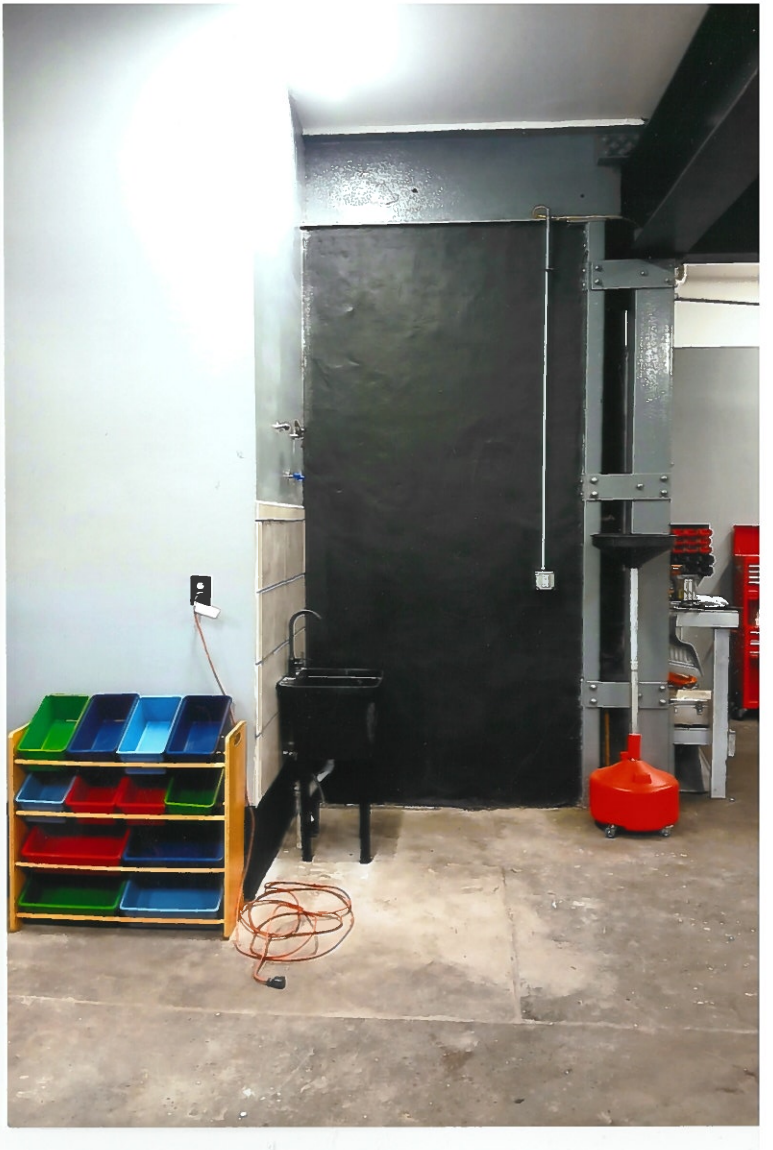


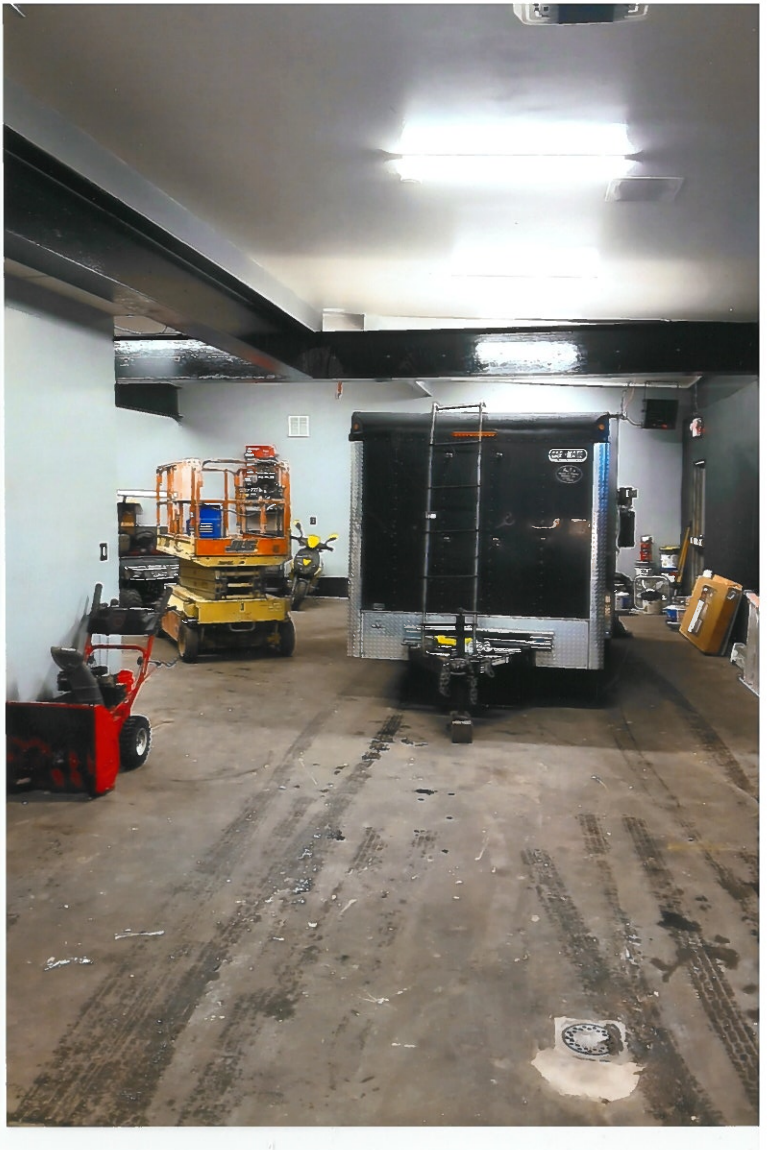






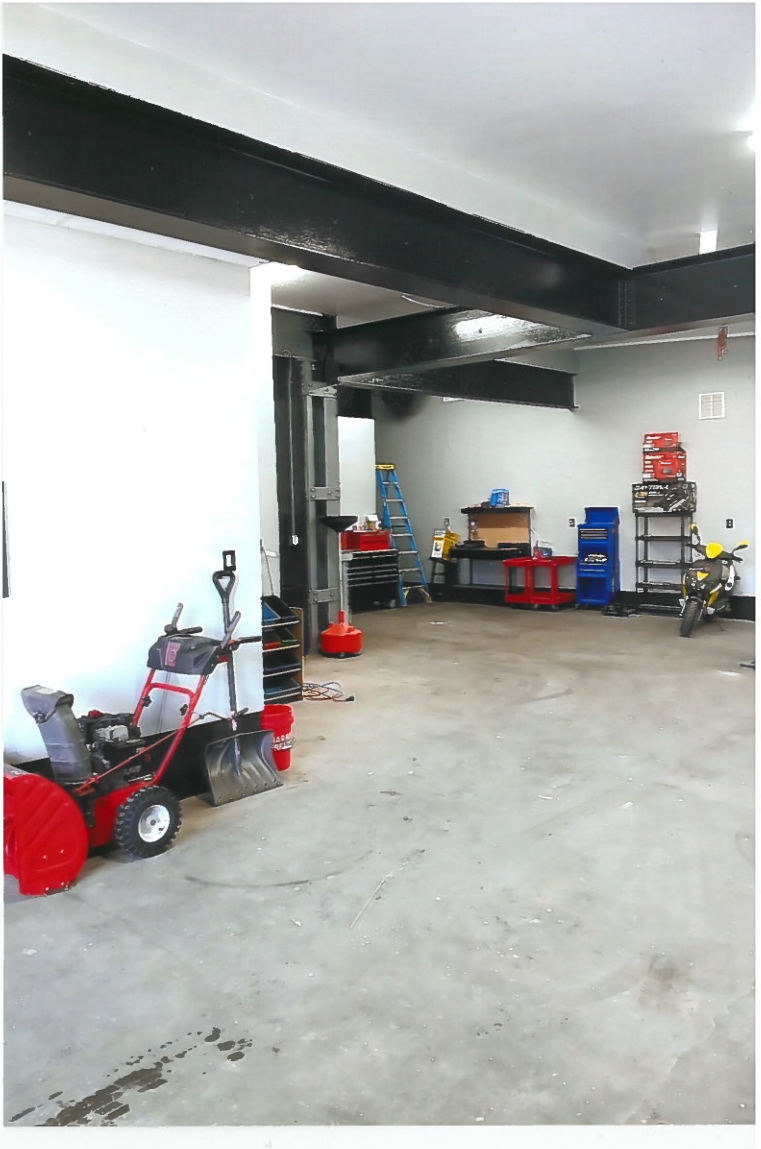


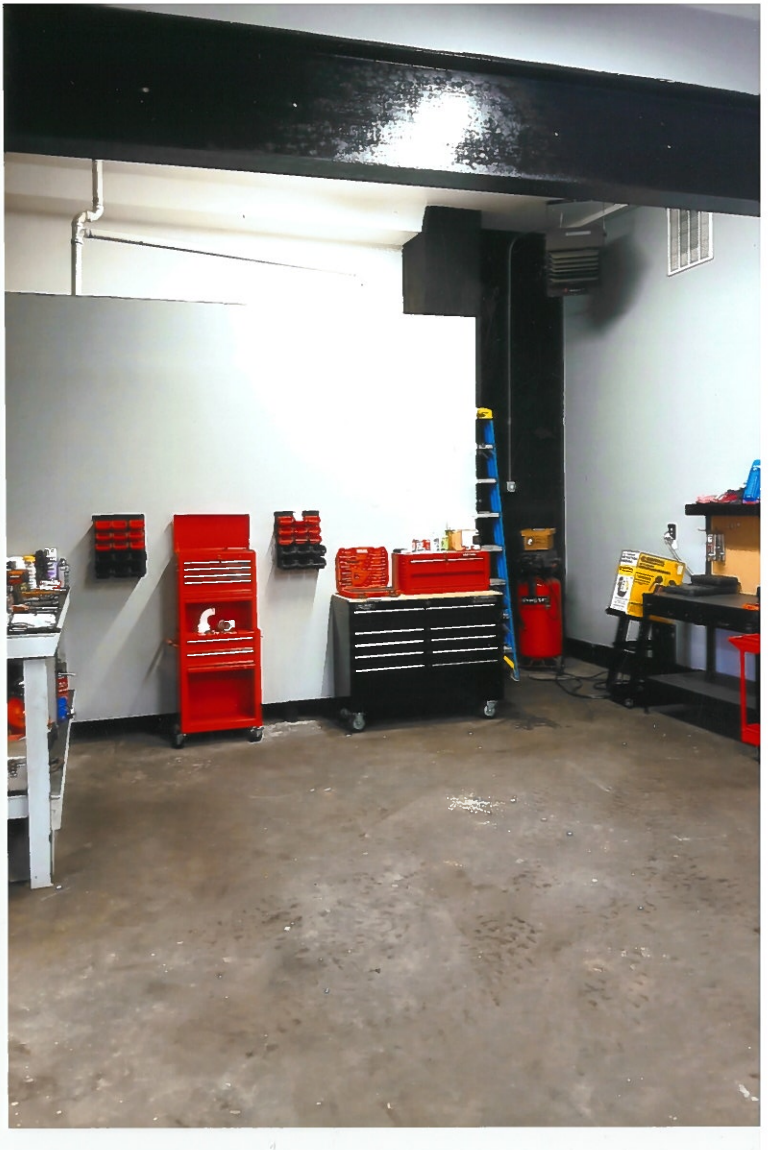




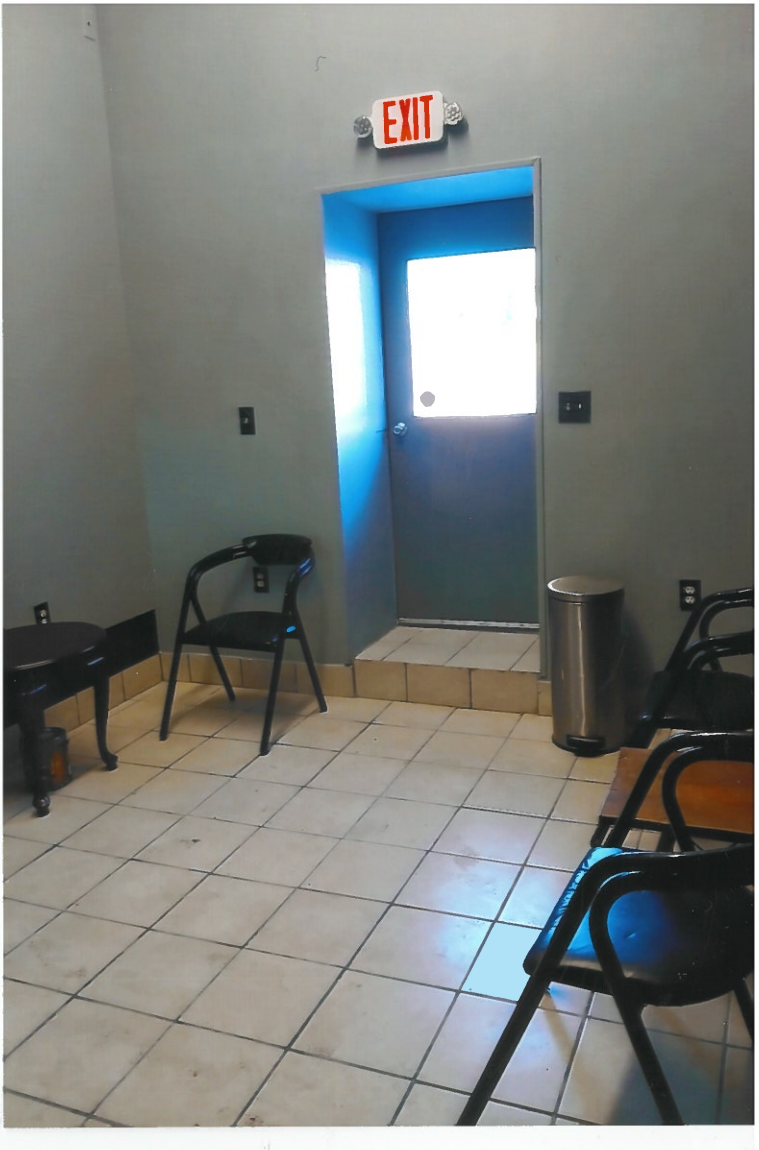

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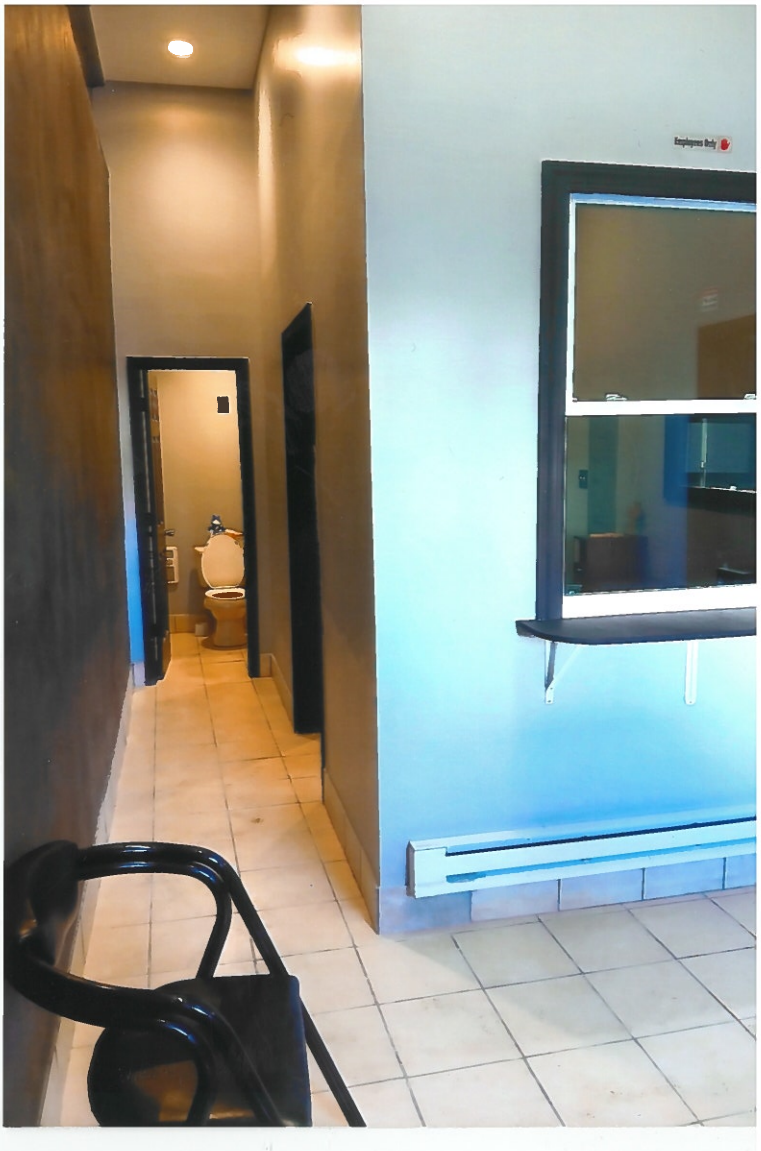


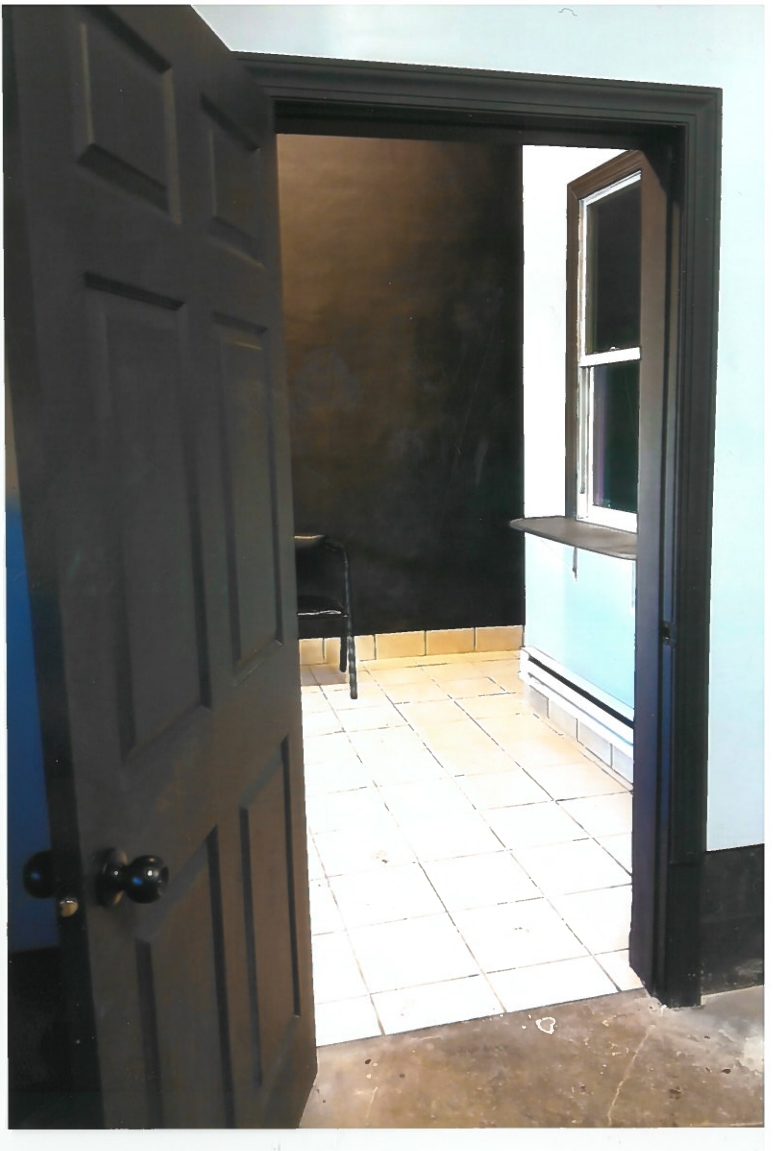





SERVICE VEHICLE PARKING ONLY
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EXIT


Employees Only








EXIT






Roofing
Windows
Doors
Siding
Bathrooms
Kitchens
Flooring
Carpentry
Additions
Decks
ETC.
Commercial &
Residential
PA019471
717 238-1534


GMC

DESCRIPTION OF BUSINESS

VARIANCE APPLICATION DESCRIPTION OF BUSINESS

Property Address: 1544 Walnut Street, Harrisburg, PA
Zoning District: Commercial Neighborhood (CN)
Parcel Number: 08-017-010-000-0000

The proposed business by Angel Cruz, M&D Mechanic Shop, will operate as a small-scale automotive maintenance facility located at 1544 Side Walnut Street, Harrisburg, PA. The business will focus on routine vehicle maintenance and state-required services, including oil changes, brake repairs, inspections, and emissions testing. No major engine or transmission repair work will be conducted on-site.

The business will employ a total of four (4) individuals, including the owner/operator. This staffing level is expected to generate minimal demand for parking and site activity consistent with a small neighborhood service use. Hours of operation will be Monday through Friday from approximately 8:00 AM to 5:00 PM, with the possibility of limited Saturday hours (half-day). The business will not operate during evening or late-night hours, reducing potential impacts on surrounding properties.

Customer volume is expected to be fair to moderate. Typically, two vehicles will be serviced at one time, with an additional two to four vehicles waiting on-site. Most services will be completed the same day, limiting long-term vehicle storage. The property includes approximately six (6) off-street parking spaces, which will accommodate employees and customers.

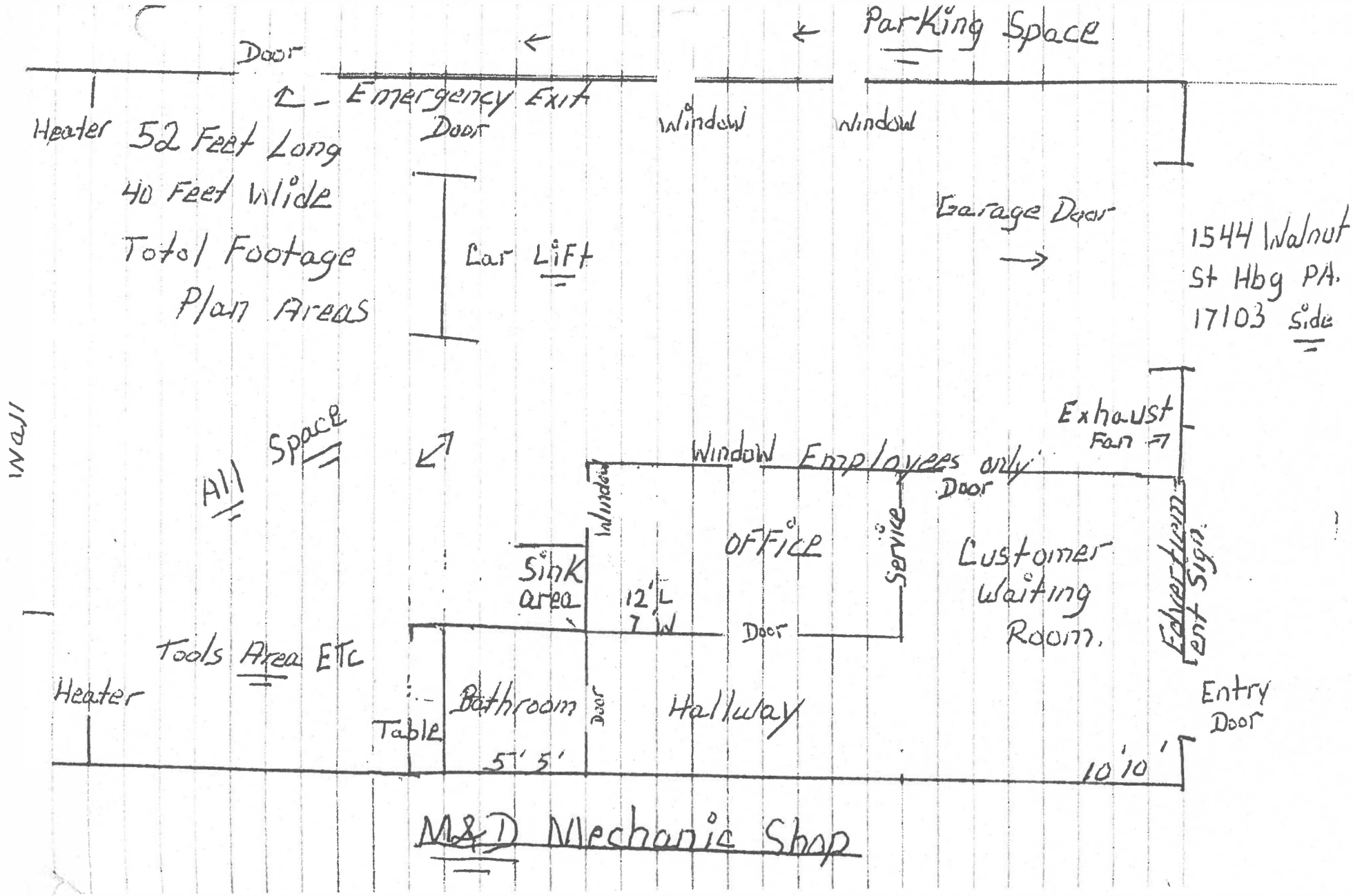
All work will be conducted within the building, and activities will be limited to light automotive maintenance, inspections, and emissions testing. The nature of the work will not involve heavy industrial operations, body work, or large-scale mechanical repairs.

Overall, the proposed use is a low-intensity automotive service operation designed to serve the local community while maintaining compatibility with the surrounding neighborhood.

Angel CRUZ

D & M General Contracting

CC



COMMUNITY SUPPORT PETITION

Proposed M&D Mechanic Shop

I, the undersigned resident or property owner, acknowledge and support the request by Angel Cruz to operate M&D Mechanic Shop for year-round vehicle maintenance and repair services.

The proposed location for the business is:

1544 Side Walnut Street

Harrisburg, PA 17103

The purpose of this petition is to demonstrate neighborhood awareness and support for the operation of this mechanic shop within the community. By signing below, I confirm that I am a resident, neighbor, or community member who does not object to this business operating at the above address and support the request moving forward in 2026.

Printed Name | Address | Phone Number | Signature | Date

1.	Tysheda Mitchell 1429 Walnut St	Tysheda Mitchell 717 908-3267
2.	Peter Grewe Harrisburg PA 717-329-4386	Natasha Gentry 717-710-1642 Natasha Gentry PA 3/24/24
3.	Chris Wahl Harrisburg PA 717-727-9864	P.O. Box
4.	Jae Cobb 1524 Market St 717-749-0218	3/25
5.	Derrick France DERRICK 336-764-1245 423 Elmora Ave	
6.		
7.		

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Printed Name | Address | Phone Number | Signature | Date

1. Sharmia William | Sharmia William
173 N 15th St | 717) 968-5851
3/19/26

2. Aldean Potter | 717-510-2386
Aldean Potter | 12-D Hall Manor
3/19/26

3. [signature] | 717 856-9900
3/21/25

4. [signature] | 717-280-9817
425 Maclay Street |
HBG, PA 17110

5. Tyshawn Allen | 717-775-4168
1526 Berryhill st |
Harrisburg PA 17104

6. Tanisha A Brown | 7579754448
66 Hudson Blvd Red Lion, PA

7.

8.	Kolby Stedler Kolby Stedler MAR 21	717-636-0397
9.	Lucretia Smith Lucretia Smith 3/26/2026	717-440-1266 2149 Penn St. Hbg 17110
10.		
11.		

COMMUNITY SUPPORT PETITION

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Printed Name | Address | Phone Number | Signature | Date

1.	Dominic Chavez DanCh 3/21/26	717 303 7726
2.	Robert Robert 3/21/26	717-562-6198
3.	DAVID CORBITT 3/21/26	717 418 7787
4.	manuel Manuel 3-21-2026	717 608 5621
5.	WADE PORTER 3-24-26	717-317-0970
6.	LaKeisha Dorsey LAKeisha Dorsey 3/24/26	7178399063
7.	Joshua Gould 3/25/26	717839-4520

8.	[illegible]	717-908-5784
	David Potter	
	03-24-26	
9.	Nicki Evans	7077428-9393
	Nikki Evans	
	3/25/26	
10.	TVZAF SoH	717-567-9080
	[illegible]	
	3/25/26	
11.	Moses Riddick	717-908-5783
	Moses Riddick	
	3/25/26	

COMMUNITY SUPPORT PETITION

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Printed Name | Address | Phone Number | Signature | Date

1. Ishra Cumung | 717 571 8387 |
   | |
   03-18-2026

2. [signature] | (717) 510-5477 |
   William Roy | |
   03-19-2026

3. [signature] | (717) 903-3783 |
   Shyrone Johnson | |
   3/18/2026

4. [signature] | 223-327-7791 |
   Angel Agron | |
   3/18/26

5. MAHAMANE | 717.421.9311 |
   KABIROU | |
   3/18/26

6. Tracy Marshall | 717 729-9007 |
   Tracy Marshall | |
   3/19/26

7. | |

8. Amandeep Brar | 3474598465 |
Aman | |
03/19/26

9. Stephon Adams | |
| 717) 725-9514 |
3/19/26

10. Mykell Eaton | |
3/19/25 | 717-956-5318 |

11. Matt Rascoe | |
3-19-24 | Matt Rascoe |
267-592-2252

COMMUNITY SUPPORT PETITION

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Printed Name | Address | Phone Number | Signature | Date

1. Ruff Buie | 7176453868
Ruff Buie
3/20/26

2. Lee BASKERVILLE | 717 562-3115
Hon Lee Baskerville
3-20-26

3. Jeannie Mateo | 717-704-7204
JMateo
3-20-26

4. Robert Ulrich | 570 371 9584
Robert Ulrich
3-20-26

5. Tyrese Gibson | 717-623-8192
Tyrese Gibson
3/20/26

6. Stephanie Banke | 717 984-4466
Stephanie Banke
3/20/26

7. _____ | _____

8.	Frank Deter 3/21/26	(515) 629-1319
9.	Richard Lewis Jr. 3/21/26	660-528-2729
10.	Tori Henderson 3/21/26	980 499 0607
11.	Lora Gibson 3/21/26	717-439-9422

COMMUNITY SUPPORT PETITION

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Printed Name | Address | Phone Number | Signature | Date

1. Michael Rivers | | |
Michael Rivers | 717 238-0515 |
3/19/26

2. CONNIE BROWN | | |
Connie Brown | 223-279-9147 |
3-19-2026

3. Isaiah Welsh | 717-402-1874 |
Isaiah Welsh | |
3-19-2026

4. Jeff Hatcher | | |
1833 Herr street | | |
717-238-4554

5. Malinda Watson | March 20, 2026 |
Malinda Watson | |
(717) 710-7097

6. Nancy Dore | 717 570 4208 |
1545 Walnut st Harrisburg | |
17104

7. | |

8.	Cleon Williams 1635 Carnation St 3/20/26	
9.	Sterling C 3-21-26	(717) 625-3732
10.	William Burgess William Burgess 03/20/2026	7172688604
11.	LEONARD ST RANDOLPH ST Leonard St Randolph St. 3-20-26	717-608-5284

1/24/2018

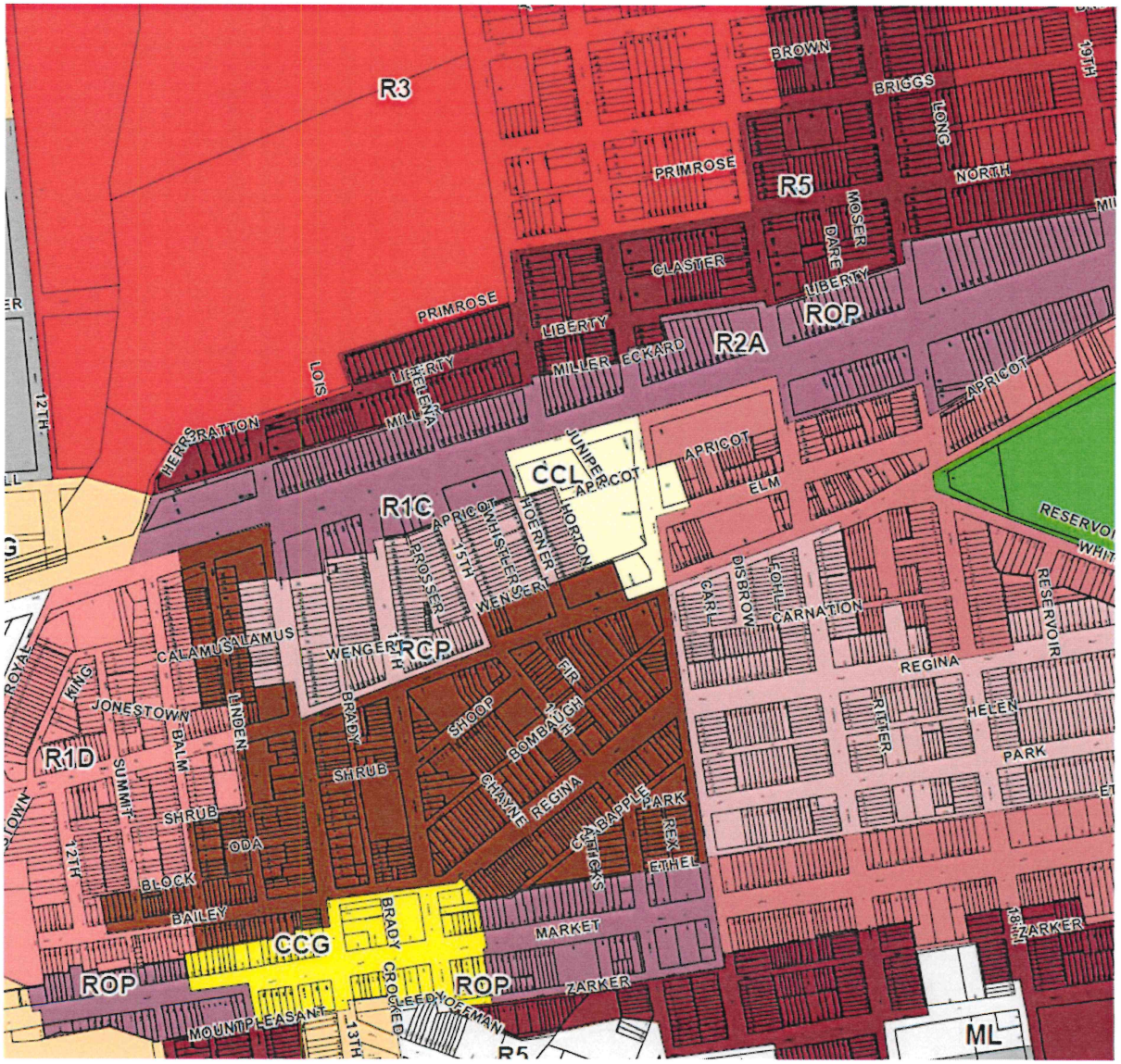



8/22/2020
NOW WE SERVE
HOT FOOD
NUT ST

12/30/2020


Food Mart
WE SERVE
T FOOD
-236-2740
JQ ONE STOP
GENERAL MECHANIC


100 N 16th St
Harrisburg, Pennsylvania
Google Street View
Apr 2026 See latest date
N 16TH ST
WALNUT ST
N 16th St


R3
R5
R2A
ROP
R1C
CCL
RCP
R1D
CCG
ML
BROWN
BRIGGS
LONG
NORTH
PRIMROSE
CLASTIER
MOSER
DARE
LIBERTY
MILLER
ECKARD
APRICOT
ELM
JUNIPER
HORTON
HOERNER
WHISLER
WENGERT
ROSSER
15TH
CALAMUS
JONESTOWN
KING
LINDEN
BRADY
SHRUB
SHOOP
FIR
BOMBAUCH
CHAYNE
REGINA
CANDY APPLE
PARK
REX
ETHEL
CARL
DISBROW
LEOHLE
CARNATION
RESERVOIR
HELEN
RITTER
SUMMIT
BALM
ODA
BLOCK
BAILEY
MARKET
ZARKER
CROCKED
LEEDY
HERMAN
MOUNT PLEASANT
HERRS
RATTON
LOIS
HELENA
MILLER
12TH
13TH
19TH

(f) The following provisions shall apply to any lot or development which abuts the right-of-way of Front Street or any side street between Front and Second Streets:

(1) No building, structure or use located within a SPD District shall be permitted under any circumstances to be extended, expanded or enlarged onto any land zoned residential pursuant to Chapter 7-309 of this Code, whether by application for Special Exception pursuant to the provisions of Chapter 7-305 or otherwise; provided, however, that this exclusion shall not apply to any residential use expressly permitted by right in both the SPD District and the adjoining residential zone.

(2) The foregoing prohibition shall apply equally and completely to all buildings, structures and uses which are accessory or appurtenant to any building, structure or use located within the SPD District, including but not limited to accessory parking and driveways.

(Ord. 21-1991.)

7-311.7 COMMUNITY COMMERCIAL LIMITED ZONE (CCL)

(a) Principal Uses. In a CCL Zone, only the following buildings, structures and uses shall be permitted:

(1) bakeries;

(2) barber and beauty shops;

(3) confectionery stores with fountain;

(4) dairy product stores;

(5) delicatessens;

(6) dry cleaners (no on-site cleaning plant);

(7) florist shops;

(8) grocery stores;
(9) laundromats;

(10) pharmacy or drug stores;

(11) professional offices for the following: accountant, attorney, physician, osteopath, dentist, optometrist, optician, chiropractor, engineer, city planner, registered lobbyist, architect, landscape architect or surveyor, or other like professional person;

(12) studios for the following: interior designer, photographer, artist, tailor or dressmaker, or specialty boutique;

(13) one-and two-family dwellings;

(14) Planned Residential Development approved pursuant to the provisions of Chapter 7-321.

(Ord. 26-1977.)

(b) Special Exception. Uses that may be permitted by special exception, pursuant to the provisions of Chapter 7-305, include the following:

(1) restaurants;

(2) cocktail lounges and bars;

(Ord. 19-1985.)

(3) public parking structures, private off-site accessory parking structures and commercial parking structures, except that commercial parking structures are not permitted by special exception in Special Intensity Districts governed by the provisions of Chapter 7-333. (Ord. 4-1993.)

(c) Dimensional Requirements.

(1) In a CCL Zone, no new building, structure, expansion, or enlargement shall exceed fifty (50) feet in height, with the exception of any new building, structure, expansion or enlargement authorized pursuant to either Chapter 7-321 or Chapter 7-333, in which case a new building, structure, expansion or enlargement may be erected to the maximum height allowable under each of those specified chapters.

(2) In a CCL Zone, each lot shall have front, side and rear yard setbacks of not less than the depth or width indicated below:

ATTORNEYS AT LAW
JOHNSON DUFFIE
FOUNDED 1914
LEMOYNE • WYOMISSING • LEWISTOWN • LANCASTER

WRITER'S EXT. NO. 142
rjames@johnsonduffie.com

April 27, 2026

Re: Zoning Hearing Application
1544 Side Walnut Street
Angel Cruz, Applicant – M&D Mechanic Shop

Dear Property Owner:

Please be advised that an application has been submitted to the City of Harrisburg Zoning Hearing Board regarding the property located at 1544 Side Walnut Street, Harrisburg, PA 17103, within the City's Commercial Neighborhood (CN) Zoning District.

The Applicant, Angel Cruz, is requesting zoning relief to permit the operation of a small-scale automotive maintenance business (M&D Mechanic Shop) within the existing commercial building. The requested relief includes, but may not be limited to: (i) a use variance and/or special exception approval to allow an automotive repair and maintenance use that is not currently permitted by right within the CN District; and (ii) any additional relief deemed necessary by the Zoning Hearing Board.

The City of Harrisburg Zoning Hearing Board will conduct a public hearing on this matter on:

May 18, 2026 @ 6:00 P.M.
City Council Chambers
MLK Government Center
10 North 2nd Street
Harrisburg, PA 17101

You are invited to attend this hearing and provide any comments or questions regarding the proposed request. If you have any questions or would like additional information, please feel free to contact us below.

Very truly yours,

JOHNSON, DUFFIE, STEWART & WEIDNER

Rachel L. James, Esquire
Johnson, Duffie, Stewart & Weidner
301 Market Street ~ P.O. Box 109
Lemoyne, PA 17043-0109
Email: rjames@johnsonduffie.com
Phone: 717.761.4540 ~ Fax: 717.761.3015

Owner Full Name	Full Address	Parcel Number
BENISAIDA MENA BRUNO	43 N 18TH ST, HARRISBURG, PA 17103	09-030-007
77 ESTATE E LLC	3915-437 UNION DEPOSIT RD, HARRISBURG, PA 17109	09-030-015
RA LOVE HOMES LLC	PO BOX 6095, HUNTINGTON BEACH, CA 92615	09-030-008
ALBERT S LEWIS	1818 REGINA ST, HARRISBURG, PA 17103	09-026-013
MAI THANH NGUYEN	1812 REGINA ST, HARRISBURG, PA 17103	09-026-016
PENN RM PROPERTIES LLC	1122 68TH ST, GRAND RAPIDS, MI 49508	09-026-014
B Y D PROPERTIES LLC	1624 MITCHELL RD, HARRISBURG, PA 17110	09-026-015
RONALD L WIEST JR	1828 PARK ST, HARRISBURG, PA 17103	09-030-035
SONIA JAQUELIN GARCIA	1815 REGINA ST, HARRISBURG, PA 17103	09-030-018
DARIEL PICHARDO	2244 LOGAN ST, HARRISBURG, PA 17110	09-030-020
JERRI LYNN CARMO	1817 REGINA ST, HARRISBURG, PA 17103	09-030-019
JOANNE JEAN FRANCOIS	1825 REGINA ST, HARRISBURG, PA 17103	09-030-023
HARRISBURG HOUSING AUTHORITY	351 CHESTNUT ST, HARRISBURG, PA 171012751	09-030-021
WILLIAM C MATTHEWS	115 RIDGEWAY RD, BIRDSBORO, PA 19508	09-030-009
MARIA MOSCOSO	1812 PARK ST, HARRISBURG, PA 17103	09-030-027
FRANCISCO PEREZ	1814 PARK ST, HARRISBURG, PA 17103	09-030-028
WILLIAM ENGLISH	1816 PARK ST, HARRISBURG, PA 171032536	09-030-029
JONATHAN BAILEY	1822 PARK ST, HARRISBURG, PA 17103	09-030-032
CHARLES C TRISSLER	121 SADDLEBACK DR, MARIETTA, PA 17547	09-030-001
COOPER HAWK LLC	121 COOPERS HAWK DR, MECHANICSBURG, PA 17050	09-030-005
KYLE A PALMER	2721 N 4TH ST, HARRISBURG, PA 17110	09-030-006
FRANKLIN J VASQUEZ	53 N 18TH ST, HARRISBURG, PA 17103	09-030-002
DANIEL P VIGILANTE	999 TABOR RD, MORRIS PLAINS, NJ 07940	09-030-022
MANUEL CAMACHO	1813 REGINA ST, HARRISBURG, PA 17103	09-030-017
MICHAEL BALTOZER	1336 DERRY ST, HARRISBURG, PA 17104	09-030-016
MANUEL PEREZ PEREZ	1827 REGINA ST, HARRISBURG, PA 17103	09-030-024
NATIVIDAD GARCIA VALENZUELA	1824 PARK ST, HARRISBURG, PA 17103	09-030-033
ZOILA PENA	1826 PARK ST, HARRISBURG, PA 17103	09-030-034
MICHAEL BALTOZER	1336 DERRY ST, HARRISBURG, PA 17104	09-030-004
MERCEDES ANTONIA TEJADA	2010 SWATARA ST, HARRISBURG, PA 17104	09-030-003
TEOFILO PEREZ	1818 PARK ST, HARRISBURG, PA 17103	09-030-030
TINHEL LLC	4411 N FRONT ST, HARRISBURG, PA 17110	09-030-031
ANDERSON STEVEN VERA PEREZ	1810 REGINA ST, HARRISBURG, PA 17103	09-026-017
PEDRO VICTOR LEON	1198 BAILEY ST, HARRISBURG, PA 17103	09-030-026

PENNSYLVANIA COMMERCIAL LEASE AGREEMENT

I. THE PARTIES. This Commercial Lease Agreement ("Agreement") made on November 1, 20 25 by and between: Landlord: Catherine Mcmullen with a mailing address of 2608 Derry St ("Landlord") who agrees to lease the Premises to: Tenant: Angel Cruz, with a mailing address of 1544 Walnut St Hbg PA 17103 ("Tenant"), who agrees to rent the Premises under the following terms: Collectively the Landlord and Tenant shall be known as the "Parties."

II. DESCRIPTION OF LEASED PREMISES. The Landlord agrees to lease to the Tenant the following described space: Street Address: 1544 Walnut St Hbg PA 17103 Square Feet: 2080 SF Type of Space: Commercial (retail, office, industrial, etc.) Other Description: _____ Hereinafter known as the "Premises."

III. USE OF LEASED PREMISES. The Tenant agrees to use the Premises for: (check one) ☐ - All purposes legal under law. ☑ - Only the following purposes: M&D Mechanic Shop. Any change in the above-mentioned purposes of the Premises shall only be permitted upon the Landlord's prior written consent.

IV. TERM OF LEASE. The term of this Agreement shall be for a period of 5 Years commencing on 11-1, 20 25 and expiring at midnight on 11-1, 20 30 ("Initial Term").

V. SECURITY DEPOSIT. The Tenant is: (check one)

a. ☐ - Not Required to Pay a Deposit. There shall be no deposit required for the successful performance of this Agreement by the Tenant ("Security Deposit").
b. ☑ - Required to Pay a Deposit. The Tenant is required to pay $ 2,100 00 and shall be due and payable in advance of the Term or at the signing of this Agreement ("Security Deposit").
c. The Security Deposit shall be held in escrow by the Landlord in a separate bank account as security for the successful performance of the terms and conditions of this Agreement. The Security Deposit may not be used to pay the last month's Rent unless written permission is granted by the Landlord.

VI. RENT. The Tenant shall be obligated to pay $ 2100 00 each month with the first payment due upon the commencement of this Agreement and each monthly installment payable thereafter on the ____ day of each month ("Due Date") after the Initial Term ("Base Rent"). The Base Rent shall also be applied to any pro-rata period when the Tenant occupies the Premises for less than a one (1) month period. a.) Percentage Rent. In addition to the Base Rent, Tenant shall be: (check one)

a. ☑ - Not required to make payments related to Tenant's sales or revenue ("Percentage Rent").
b. ☐ - Required to pay ____% of _____ (gross sales, net sales, etc.). Such payment shall be made with a receipt and proof of calculation and paid each: (check one)
    i. ☐ Monthly
    ii. ☐ Quarterly
    iii. ☐ Annually The Base Rent and the Percentage Rent shall be referred collectively to as the "Rent."

VII. LATE FEE. If Rent has not been paid on the Due Date, there shall be: (check one)
a. ☐ - No Late Fee. The Tenant shall not be liable to pay a penalty for any late payment due under this Agreement.
b. ☑ - A Late Fee. If the Rent is not paid within 5 days of the Due Date, the Landlord will charge a penalty in the following manner: (check one)
c. ☐ - Flat Fee. The late fee shall be equal to $ 25 00 and applied each ☐ occurrence ☑ day until the Rent is paid in full.
d. ☐ - Based on Interest. The late fee shall be equal to the Rent Due with interest accumulating at a rate of ____% per annum and applied each ☐ occurrence ☐ day until the Rent is paid in full. All late payments made related to Rent shall be first applied to the late fee and all remaining amounts toward the outstanding Rent amounts.

VIII. EXPENSES. (check one)

a. ☐ - GROSS LEASE. It is recognized by both Parties that the Rent is the entirety of the payments to the Landlord. Therefore, the Tenant is not obligated to pay any additional expenses, which include utilities, real estate taxes, insurance (other than on the Tenant's personal property), charges, or expenses of any nature whatsoever in connection with the ownership and operation of the Premises. The Landlord shall be obligated to maintain the general exterior structure of the Premises, in addition, shall maintain all major systems such as the heating, plumbing, and electrical. The parking area shall be maintained by the Landlord, including the removal of any snow or environmental hazards as well as the grounds and lands surrounding the Premises. The Landlord shall maintain at their expense casualty insurance for the Premises against loss by fire which may or may not include any extended coverage. The Tenant will provide and maintain personal liability and property damage insurance as a lessee, at least to the limits of One Million Dollars ($1,000,000.00), that will designate the Landlord as an "also named insured" and shall provide the Landlord with a copy of such insurance certification or policy prior to the effective date of this Agreement.

b. ☐ - MODIFIED-GROSS LEASE. Tenant shall be responsible for the following expenses:

Landlord shall be responsible for the following expenses:

Taxes, water, Trash
Building exterior maintenance only

The Landlord and Tenant agree to the following shared expenses:

N/A

IX. OPTION TO RENEW. The Tenant may: (check one)

a. ☐ - Not Renew this Agreement.
b. ☑ - Renew this Agreement. The Tenant may have the option to renew this Agreement with a total of ____ renewal period(s) with each term being ____ year(s) ____ month(s), which may be exercised by giving written notice to the Landlord no less than 60 days prior to the expiration of this Agreement or renewal period thereafter ("Renewal Periods"). Rent for each Renewal Period shall: (check one) ☐ - Not increase. ☐ - Increase as calculated by multiplying the Rent by the annual change in the Consumer Price Index (CPI) published by the Bureau of Labor Statistics by the most recent publication to the option period start date. ☐ - Increase by ____% ☐ - Increase by $_____. The Initial Term and any renewal periods mentioned shall be collectively referred to as the "Term."

X. LEASEHOLD IMPROVEMENTS. The Tenant agrees that no leasehold improvements, alterations, or changes of any nature (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent

Landlord no less than 60 days prior to the expiration of this Agreement or renewal period thereafter ("Renewal Periods"). Rent for each Renewal Period shall: (check one) ☐ - Not increase. ☐ - Increase as calculated by multiplying the Rent by the annual change in the Consumer Price Index (CPI) published by the Bureau of Labor Statistics by the most recent publication to the option period start date. ☐ - Increase by ____% ☐ - Increase by $_____. The Initial Term and any renewal periods mentioned shall be collectively referred to as the "Term."

X. LEASEHOLD IMPROVEMENTS. The Tenant agrees that no leasehold improvements, alterations, or changes of any nature (except for those listed on any attached addenda) shall be made to the leasehold premises or the exterior of the building without first obtaining the consent of the Landlord in writing, which consent shall not be unreasonably withheld, and thereafter, any and all leasehold improvements made to the Premises which become affixed or attached to the leasehold Premises shall remain the property of the Landlord at the expiration or termination of this Agreement. Furthermore, any leasehold improvements shall be made only in accordance with applicable federal, state, or local codes, ordinances, or regulations, having due regard for the type of construction of the building housing the subject leasehold Premises. If the Tenant makes any improvements to the Premises, the Tenant shall be responsible for any costs associated, except the following: Nothing in this Agreement shall be construed to authorize the Tenant or any other person acting for the Tenant to encumber the rents of the Premises or the interest of the Tenant in the Premises or any person under and through whom the Tenant has acquired its interest in the Premises with a mechanic's lien or any other type of encumbrance. Under no circumstance shall the Tenant be construed to be the agent, employee, or representative of Landlord. In the event a lien is placed against the Premises, through actions of the Tenant, Tenant will promptly pay the same or bond against the same and take steps immediately to have such lien removed. If the Tenant fails to have the lien removed, the Landlord shall take steps to remove the lien, and the Tenant shall pay Landlord for all expenses related to the lien and removal thereof and shall be in default of this Agreement.

XI. DEFAULT AND POSSESSION. In the event that the Tenant shall fail to pay said Rent, and expenses as set forth herein, or any part thereof, when the same is due and payable, or shall otherwise be in default of any other terms of said Agreement for a period of more than 15 days, after receiving notice of said default, then the parties hereto expressly agree and covenant that the Landlord may declare this Agreement terminated and may immediately re-enter said Premises and take possession of the same together with any of Tenant's personal property, equipment or fixtures left on the Premises which items may be held by the Landlord as security for the Tenant's eventual payment and/or satisfaction of rental defaults or other defaults of Tenant under this Agreement. It is further agreed that if the Tenant is in default, that the Landlord shall be entitled to take any and all action to protect its interest in the personal property and equipment, to prevent the unauthorized removal of said property or equipment which threatened action would be deemed to constitute

irreparable harm and injury to the Landlord in violation of its security interest in said items of personal property. Furthermore, in the event of default, the Landlord may expressly undertake all reasonable preparations and efforts to release the Premises including, but not limited to, the removal of all inventory, equipment or leasehold improvements of the Tenant's, at the Tenant's expense, without the need to first procure an order of any court to do so, although obligated in the interim to undertake reasonable steps and procedures to safeguard the value of Tenant's property, including the storage of the same, under reasonable terms and conditions at Tenant's expense, and, in addition, it is understood that the Landlord may sue the Tenant for any damages or past Rents due and owing and may undertake all and additional legal remedies then available. In the event any legal action must be instituted to enforce any terms or provisions under this Agreement, then the prevailing party in said action shall be entitled to recover a reasonable attorney's fee in addition to all costs of said action.

XII. LICENSES AND PERMITS. A copy of all local, state, or federal permits acquired by the Tenant which are required for the use of the Premises shall always be kept on-site and shall be readily accessible and produced to the Landlord and/or their agents or any local, state, or federal officials upon demand.

XIII. OBLIGATIONS OF TENANT. The Tenant shall be primarily responsible whenever needed for the maintenance and general pickup of the entranceway leading into the Premises so that this is kept in a neat, safe, and presentable condition. The Tenant shall also be responsible for all minor repairs and maintenance of the leasehold Premises, particularly those items which need immediate attention and which the Tenants, or their employees, can do and perform on their own, including but not limited to, the replacement of light bulbs, as well as the normal repair and cleaning of windows, cleaning, and clearing of toilets, etc., and the Tenant shall properly maintain the Premises in a good, safe, and clean condition. The Tenant shall properly and promptly remove all rubbish and hazardous wastes and see that the same are properly disposed of according to all local, state, or federal laws, rules, regulations, or ordinances. In the event the structure of the Premises is damaged as a result of any neglect or negligence of Tenant, their employees, agents, business invitees, or any independent contractors serving the Tenant or in any way as a result of Tenant's use and occupancy of the Premises, then the Tenant shall be primarily responsible for seeing that the proper claims are placed with the Tenant's insurance company, or the damaging party's insurance company, and shall furthermore be responsible for seeing that the building is safeguarded with respect to said damage and that all proper notices with respect to said damage, are made in a timely fashion, including notice to the Landlord, and the party or parties causing said damage. Any damage that is not covered by an insurance company will be the liability of the Tenant. The Tenant shall, during the Term of this Agreement, and in the renewal thereof, at its sole expense, keep the interior of the Premises in as good a condition and repair as it is at the date of this Agreement, reasonable wear and use excepted. This obligation would include the obligation to replace any plate glass damaged as a result of the neglect or acts of Tenant or her guests or invitees. Furthermore, the Tenant shall not knowingly commit

nor permit to be committed any act or thing contrary to the rules and regulations prescribed from time to time by any federal, state, or local authorities and shall expressly not be allowed to keep or maintain any hazardous waste materials or contaminates on the Premises. Tenant shall also be responsible for the cost, if any, which would be incurred to bring her contemplated operation and business activity into compliance with any law or regulation of a federal, state, or local authority.

XIV. INSURANCE. In the event the Tenant shall fail to obtain the insurance required hereunder and fails to maintain the same in force continuously during the Term, Landlord may, but shall not be required to, obtain the same and charge the Tenant for same as additional Rent. Furthermore, Tenant agrees not to keep upon the Premises any articles or goods which may be prohibited by the standard form of fire insurance policy, and in the event, the insurance rates applicable to fire and extended coverage covering the Premises shall be increased by reason of any use of the Premises made by Tenant, then Tenant shall pay to Landlord, upon demand, such increase in insurance premium as shall be caused by said use or Tenant's proportionate share of any such increase.

XV. SUBLET/ASSIGNMENT. The Tenant may not transfer or assign this Agreement or any right or interest hereunder or sublet said leased Premises or any part thereof without first obtaining the prior written consent and approval of the Landlord.

XVI. DAMAGE TO LEASED PREMISES. In the event the building housing the Premises shall be destroyed or damaged as a result of any fire or other casualty which is not the result of the intentional acts or neglect of Tenant and which precludes or adversely affects the Tenant's occupancy of the Premises, then in every such cause, the Rent herein set forth shall be abated or adjusted according to the extent to which the leased Premises have been rendered unfit for use and occupation by the Tenant and until the demised Premises have been put in a condition at the expense of the Landlord, at least to the extent of the value and as nearly as possible to the condition of the Premises existing immediately prior to such damage. It is understood, however, in the event of total or substantial destruction to the Premises that in no event shall the Landlord's obligation to restore, replace or rebuild exceed an amount equal to the sum of the insurance proceeds available for reconstruction with respect to said damage.

XVII. INDEMNIFICATION. The Tenant hereby covenants and agrees to indemnify, defend, and hold the Landlord harmless from any and all claims or liabilities which may arise from any cause whatsoever as a result of Tenant's use and occupancy of the Premises, and further shall indemnify the Landlord for any losses which the Landlord may suffer in connection with the Tenant's use and occupancy or care, custody, and control of the Premises. The Tenant also hereby covenants and agrees to indemnify and hold harmless the Landlord from any and all claims or liabilities which may arise from any latent defects in the subject Premises that the Landlord is not aware of at the signing of the lease or at any time during the Term.

XVIII. BANKRUPTCY - INSOLVENCY. The Tenant agrees that in the event all or a substantial portion of the Tenant's assets are placed in the hands of a receiver or a Trustee, and such status continues for a period of 30 days, or should the Tenant make an assignment for the benefit of creditors or be adjudicated bankrupt; or should the Tenant institute any proceedings under the bankruptcy act or any amendment thereto, then such Agreement or interest in and to the leased Premises shall not become an asset in any such proceedings and, in such event, and in addition to any and all other remedies of the Landlord hereunder or by law provided, it shall be lawful for the Landlord to declare the Term hereof ended and to re-enter the leased land and take possession thereof and all improvements thereon and to remove all persons therefrom, and the Tenant shall have no further claim thereon.

XIX. SUBORDINATION AND ATTORNMENT. Upon request of the Landlord, Tenant will subordinate its rights hereunder to the lien of any mortgage now or hereafter in force against the property or any portion thereof, and to all advances made or hereafter to be made upon the security thereof, and to any ground or underlying lease of the property provided, however, that in such case the holder of such mortgage or the Landlord under such Agreement shall agree that this Agreement shall not be divested or in any way affected by foreclosure, or other default proceedings under the said mortgage, obligation secured thereby, or agreement, so long as the Tenant shall not be in default under the terms of this Agreement. Tenant agrees that this Agreement shall remain in full force and effect notwithstanding any such default proceedings under said mortgage or obligation secured thereby. Tenant shall, in the event of the sale or assignment of Landlord's interest in the building of which the Premises form a part, or in the event of any proceedings brought for the foreclosure of, or in the event of exercise of the power of sale under any mortgage made by Landlord covering the Premises, attorn to the purchaser and recognize such purchaser as Landlord under this Agreement.

XX. MISCELLANEOUS TERMS. a.) Usage by Tenant. Tenant shall comply with all rules, regulations, and laws of any governmental authority with respect to use and occupancy. Tenant shall not conduct or permit to be conducted upon the Premises any business or permit any act which is contrary to or in violation of any law, rules or regulations and requirements that may be imposed by any authority or any insurance company with which the Premises is insured, nor will the Tenant allow the Premises to be used in any way which will invalidate or be in conflict with any insurance policies applicable to the building. In no event shall explosives or extra hazardous materials be taken onto or retained on the Premises. Furthermore, Tenant shall not install or use any equipment that will cause undue interference with the peaceable and quiet enjoyment of the Premises by other tenants of the building. b.) Signs. Tenant shall not place on any exterior door, wall, or window of the Premises any sign or advertising matter without Landlord's prior written consent and the approval of the local municipality. Thereafter, Tenant agrees to maintain such sign or advertising matter as first approved by Landlord in good condition and repair. Furthermore,

Tenant shall conform to any uniform, reasonable sign plan or policy that the Landlord may introduce with respect to the building. Upon vacating the Premises, Tenant agrees to remove all signs and to repair all damages caused or resulting from such removal. c.) Pets. Unless otherwise stated in this Agreement, the only pets that shall be allowed on the Premises are those needed legally due to a disability or handicap. d.) Condition of Premises/Inspection by Tenant. The Tenant has had the opportunity to inspect the Premises and acknowledges with its signature on this Agreement that the Premises are in good condition and comply in all respects with the requirements of this Agreement. Furthermore, the Landlord makes no representation or warranty with respect to the condition of the Premises or its fitness or availability for any particular use, and the Landlord shall not be liable for any latent or patent defect therein. Furthermore, the Tenant represents that Tenant has inspected the Premises and is leasing and will take possession of the Premises with all current fixtures present in their "as is" condition as of the date hereof. e.) Right of Entry. It is agreed and understood that the Landlord and its agents shall have the complete and unencumbered right of entry to the Premises at any time or times for purposes of inspecting or showing the Premises and for the purpose of making any necessary repairs to the building or equipment as may be required of the Landlord under the terms of this Agreement or as may be deemed necessary with respect to the inspection, maintenance or repair of the building.

XXI. ESTOPPEL CERTIFICATE. Tenant at any time and from time to time, upon at least ten (10) days prior notice by Landlord, shall execute, acknowledge and deliver to Landlord, and/or to any other person, firm or corporation specified by Landlord, a statement certifying that this Agreement is unmodified and in full force and effect, or if this Agreement has been modified, then that the same is in full force and effect except as modified and stating the modifications, stating the dates to which the Rent have been paid, and stating whether or not there exists any default by Landlord under this Agreement and, if so, specifying each such default.

XXII. HOLDOVER. Should Tenant remain in possession of the Premises after the cancellation, expiration, or sooner termination of this Agreement, or any renewal thereof, without the execution of a new agreement or addendum, such holding over in the absence of a written agreement to the contrary shall be deemed, if Landlord so elects, to have created and be construed to be a tenancy from month to month, terminable upon thirty (30) days' notice by either party.

XXIII. WAIVER. Waiver by Landlord of a default under this Agreement shall not constitute a waiver of a subsequent default of any nature.

XXIV. GOVERNING LAW. This Agreement shall be governed by the laws in the state of Pennsylvania.

XXV. NOTICES. Payments and notices shall be addressed to the following: Landlord Name: Catherine Mcmullen Address: 2608 Derry St Hbg PA 17111 Phone: 717-649-4423 E-Mail: _____ Tenant Name: Angel Cruz Address: 1544 Walnut St Hbg Pa 17103 Phone: 717-836-8454 E-Mail: Cangelc@gmail.com

XXVI. AMENDMENT. No amendment of this Agreement shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

XXVII. BINDING EFFECT. This Agreement and any amendments thereto shall be binding upon the Landlord and the Tenants and/or their respective successors, heirs, assigns, executors, and administrators.

XXVIII. ADDITIONAL TERMS & CONDITIONS.

IN WITNESS WHEREOF, the Parties have indicated their acceptance of the terms and conditions of this Agreement by their signatures below on the dates indicated.

Landlord's Signature: Catherine mcmullen Date: 11-1-25

Print Name: Catherine Mcmullen

Tenant's Signature: _____ Date: 11-1-2025

Print Name: Angel Cruz

Property address: 1544 Walnut st, Harrisburg PA 17103

To whom this may concern, On 12/15/2025 I Catherine McMullen give Angel Cruz permission to apply for Zoning relief application: Variance and special exception.

Sincerely,
Landlord/Owner
Catherine McMullen

Any question please reach out to,
Landlord at;
c: 717-649-4423

Signature(s):
Catherine McMullen

Angel Cruz

INST#: 20100032472 Recorded: 11/02/2010 at 02:20:58 PM 4 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: DJENKYN

Tax Claim Bureau Deed

This Deed Made this *2nd* day of *November* , *2010*, between the TAX CLAIM BUREAU, of the County of Dauphin, Pennsylvania, as Trustee, GRANTOR, and *Catherine D McMullen* Grantee

Witnesseth, that in consideration of *$500.00* in hand paid, receipt whereof is hereby acknowledged, the said Grantor does hereby grant and convey unto the said Grantee, *her* heirs and assigns, the certain premises situate in *City of Harrisburg*, Dauphin County, Pennsylvania, as follows:

SOLD AS THE PROPERTY OF: Real Estate Multiple Deal Solutions Inc
KNOWN AS: 1544 Walnut Street
PARCEL NUMBER: 08-017-010
REPOSITORY SALE: This sale was made in accordance with Section 627 of the Act of July 7, 1947, as amedned (72 P.S. section 5860.627).
ASSESSED VALUE: $197,700.00

the same having been sold by the Tax Claim Bureau to the said grantee, on the *2nd* day of *November* Anno Domini two thousand and *ten*, after due advertisement according to law, the period of redemption for the payment of tax claims having expired without the property having been redeemed, or any tax judgments heretofore having been entered against the described property having not been satisfied, or no agreement to stay the sale of the within described property having been entered into, or the within described real estate no longer remaining in possession of a sequestrator, by Upset Price Sale, Private Bid Sale or by order of Court for Judicial Sale entered to No. Term, in the Court of Common Pleas in and for the County of Dauphin under and by virtue of the Act of 1947 PL 1368 (Real Estate Tax Sale Law).

In Witness Whereof, said Grantor has hereunto caused this Deed to be executed by its Director the day and year first above written.

Signed, Sealed and Delivered in the presence of:

TAX CLAIM BUREAU OF DAUPHIN COUNTY, PENNSYLVANIA, TRUSTEE

Karen E. Lingle

By _____ (SEAL)
Director

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN } ss:

On this, the *2nd* day of *November, 2010*, before me, the Prothonotary of the County of Dauphin, the undersigned officer, personally appeared *Steven L. Howe*, Director of the Tax Claims Bureau of the County of Dauphin, Commonwealth of Pennsylvania, known to me to be the person described in the foregoing instrument and acknowledged that he executed the same in the capacity therein stated and for the purposes therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

_____

Certificate of Residence

I hereby certify that the precise residence of the grantee herein is as follows:

2608 Derry Street, Harrisburg, PA 17111

County of Dauphin
Office of Tax Assessment
UPI Certifications
Date: 11-2-10
Number of UPI's 1
Initials: AB

Deed

Tax Claim Bureau
of
Dauphin County
Trustee

TO

Catherine D McMullen

08-017-010

November 2, 2010

COMMONWEALTH OF PENNSYLVANIA }
COUNTY OF DAUPHIN } ss:

RECORDED on this _____ day of _____ A.D. _____

in the Recorder's Office of said County, in Deed Book _____, Vol._____, Page _____.

Given under my hand and seal of the said office, the date above written.

_____, Recorder

Rev-183 Ex (12-89)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT 280603
HARRISBURG, PA 17128-0603

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

Recorder's Use Only	
State Tax Paid	500
Book Number	201000 32472
Page Number	
Date Recorded	11/2/2010

Complete each section and file in duplicate with Recorder of Deeds when (1) the full value/consideration is not set forth in the deed, (2) when the deed is without consideration, or by gift, or (3) a tax exemption is claimed. A Statement of Value is not required if the transfer is wholly exempt from tax based on: (1) family relationship or (2) public utility easement. If more space is needed, attach additional sheet(s).

A CORRESPONDENT - All inquiries may be directed to the following person:

Name	Telephone Number:
DAUPHIN COUNTY TAX CLAIM BUREAU	Area Code (717) 780-6125

Street Address	City	State	Zip Code
P.O. BOX 1295	HARRISBURG	PENNSYLVANIA	17108-1295

B TRANSFER DATA

Grantor(s)/Lessor(s)	Date of Acceptance of Document	Grantee(s)/Lessee(s)
DAUPHIN COUNTY TAX CLAIM BUREAU	November 2, 2010	Catherine D McMullen

Street Address	Street Address
P.O. BOX 1295	2608 Derry Street

City	State	Zip Code	City	State	Zip Code
HARRISBURG	PENNSYLVANIA	17108-1295	Harrisburg	PA	17111

C PROPERTY LOCATION

Street Address	City, Township, Borough
1544 Walnut Street	Harrisburg City

County	School District	Tax Parcel Number
DAUPHIN	Harrisburg City	08-017-010

D VALUATION DATA

1. Actual Cash Consideration	2. Other Consideration	3. Total Consideration
$ 500.00	+ $ 0	= $ 500.00
4. County Assessed Value	**5. Common Level Ratio Factor**	**6. Fair Market Value**
$ 197700.00	x 1.42	= $ 280734.00

E EXEMPTION DATA

1a. Amount of Exemption Claimed	1b. Percentage of Interest Conveyed
$ 0.00	100

2. Check Appropriate Box Below for Exemption Claimed

- ☐ Will or intestate succession
  (Name of Decedent) _____ (Estate File Number) _____
- ☐ Transfer to Industrial Development Agency.
- ☐ Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- ☐ Transfer between principal and agent. (Attach copy of agency/straw trust agreement). Tax paid prior deed $ _____
- ☐ Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- ☐ Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ , Page Number _____
- ☐ Corrective deed (Attach copy of the prior deed).
- ☐ Statutory corporate consolidation, merger or division. (Attach copy of articles).
- ☒ Other (Please explain exemption claimed, if other than listed above.) *Private Bid Sale*

Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.

Signature of Correspondent or Responsible Party	Date
Teresa Catherine	11/02/10

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy

Recorder of Deeds

Harrisburg, Pennsylvania

Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

CERTIFIED END PAGE

INSTRUMENT #: 20100032472
RECORD DATE: 11/2/2010 2:20:58 PM
RECORDED BY: DJENKYN
DOC TYPE: DEED HBG
AGENT: TAX CLAIM BUREAU
DIRECT NAME: REAL ESTATE MULTIPLE DEAL SOLUTIONS INC BY T C B
INDIRECT NAME: MCMULLEN, CATHERINE D

ACT 8 OF 1998: $5.00

COMMONWEALTH OF PA: $5.00
MUNICIPALITY: $2.50 HARRISBURG CITY
SCHOOL DISTRICT: $2.50 HARRISBURG
AOPC: $23.50
AFFORDABLE HOUSING: $13.00

UPICount: 1
UPIFee: 10
UPIList: 08-017-010-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

James M. Zugay, *Recorder of Deeds*

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM in the City Council Chambers at the Dr. Martin L. King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101 on:

July 20, 2026

In reference to Case No. 2643, a request for:

Variance Application for 1544 Walnut Street, zoned Commercial Neighborhood (CN), filed by Angel Cruz, to establish an "Auto Body Shop and/or Repair Garage" on-site.

The **Harrisburg Planning Commission** will review the application on **July 1, 2026, at 6:30 PM** in the City Council Chambers, 10 North 2nd Street.

Interested parties are invited to attend and express their views. Related information may be obtained by contacting the Planning Bureau at 717-255-6408. Case documentation will also be posted on the Planning Commission's webpage at least 24 hours in advance of the meeting.

Wanda Williams
Mayor

Harrisburg City Council

Posted On: June 24, 2026

Harrisburg Planning Bureau
https://harrisburgpa.gov/services/planning/index.php

August 14, 2026

Angel Cruz c/o Rachel L. James, Esq.
301 Market Street
P.O. Box 109
Lemoyne, PA 17043

Re: August 17, 2026 Harrisburg Zoning Hearing Board Meeting
1544 Walnut Street – Variance Application

Ms. James:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on August 17, 2026, at 6:00 PM in the City Council Chambers of the Rev. Dr. Martin Luther King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101. Your application(s) will be heard at that time. **The owner or an authorized representative must attend this meeting in order for the Zoning Hearing Board to take action on the application(s).**

A Meeting Notice has been posted on the property for which you have submitted an application. Please do not remove it until after the ZHB meeting has taken place. The agenda and case documentation will be posted to the Planning Bureau's webpage (https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/zoning_hearing_board.php) at least 24 hours ahead of the meeting date/time.

If you have any questions, please contact me at by email at sethompson@harrisburgpa.gov.

Sincerely,

Stephanie Thompson
Deputy Planning Director

Knight, Geoffrey H.

From: Rachel L. James <rjames@johnsonduffie.com>
Sent: Friday, July 17, 2026 3:02 PM
To: Thompson, Stephanie E
Cc: Knight, Geoffrey H.
Subject: 1544 Walnut Street - Continuance Request

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

Good afternoon-

I, Rachel James, representative of the Applicant for Case #2643 for 1544 Walnut Street, do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting.

Thank you and have a great weekend,

ATTORNEYS AT LAW
JOHNSON DUFFIE

BEST LAW FIRMS RANKED BY Best Lawyers UNITED STATES 2024

Rachel L. James
Associate
Johnson, Duffie, Stewart & Weidner
301 Market Street ~ P.O. Box 109
Lemoyne, PA 17043-0109
Email: rjames@johnsonduffie.com
Phone: 717.761.4540 ~ Fax: 717.761.3015
For more information about our comprehensive services, please visit our website at www.johnsonduffie.com

This communication, along with attachments, contains information that is protected by the attorney/client and/or other privileges and is considered confidential. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege. It constitutes non-public information intended to be delivered only to the designated recipient. This communication is also protected from disclosure under applicable law. If the reader or recipient of this communication is not the intended recipient, an employee or agent of the intended recipient or you believe that you have received this communication in error, please notify the sender immediately by return e-mail. The email should also be promptly deleted. Any review, retransmission, dissemination or duplication of this e-mail and/or attachments, will be considered unauthorized use and is prohibited.

Wanda Williams, Mayor

RESOLUTION
OF THE
HARRISBURG PLANNING COMMISSION

633 Woodbine Street

SPECIAL EXCEPTION REQUEST:
The Applicant is proposing to establish a new three-story mixed-use building with a "Personal Services" use on the first floor and one residential dwelling unit occupying the second and third floors; the proposal requires ZHB approval of Special Exceptions for the proposed use, per Section 7-305.7 of the Zoning Code and for relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

PROPERTY DESCRIPTION:
The property at 633 Woodbine Street is a 0.02-acre vacant lot. The property is bounded by Woodbine Street to the north, the property at 637 Woodbine Street to the east, the property at 2155 Jefferson Street to the south, and Jefferson Street to the west.

BACKGROUND: SPECIAL EXCEPTION REQUIREMENTS:
Minimum Requirements of the Code
Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Personal Services" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below. There are no Specific Criteria regulations regarding "Personal Services" uses.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Personal Services" use requires one space per 200 square feet of gross floor area and one space per each employee. As the building occupies the majority of the site, and the width of the lot (only 16.0 feet) would not permit the establishment of legal parking spaces accessible from Woodbine Street or Jefferson Street and there is no way to provide the required off-street parking on-site. Based on the commercial unit floor plan provided by the Applicant, and assuming the business only occupies the first floor, it appears that the business will utilize approximately 550 square feet of the first floor; thus, the use would require three spaces for visiting customers as well as one space for each employee per the Zoning Code. The Applicant has not indicated whether they intend on having additional staff beyond a single business owner/operator, but it appears at this time that there would be no additional employees; as such, the use would only require one additional off-street parking space based on the current

implied number of employees. In total, the proposed business space would require four off-street parking spaces for the commercial service use alone as well as one space for the residential unit. Considering the property cannot accommodate them on-site, the Applicant is requesting full relief from all five (5) of the required off-street parking spaces.

The Planning Bureau notes that as a corner lot, the property has more on-street frontage than most other properties in the neighborhood, which does establish some justification for the request (although the Planning Bureau would note that illegal sidewalk parking on Jefferson Street is rampant and was observed during the site visit, and that the Bureau's report includes a condition that physical obstructions be installed along the curb to prevent such actions). Finally, personal service uses are generally not destination businesses and serve clientele from the immediate neighborhood who can walk or bike to the business, thus reducing the demand for parking. Given the above, the Bureau believes that the Applicant has met the requisite criteria for relief from the off-street parking requirements.

Neighborhood Character

With respect to the proposed use, the Applicant has stated:
"The property currently consists of a vacant corner lot."
With respect to the existing use, the Applicant has stated:
"The site was previously improved with a residential structure prior to demolition."

The Planning Bureau generally concurs with the Applicant's assessment that the proposed use will not be contrary to the character of the neighborhood. It is likely that any impacts will be limited to the availability of on-street parking; as noted above, the proposed use requires the provision of five (5) off-street parking spaces which cannot be provided on-site. The Bureau notes that while the property does not have an official history of commercial businesses within the Harrisburg mercantile records, the property once hosted a restaurant on the first floor known as "Sharky's Eats" according to Google Streetview, and the neighborhood itself features a mix of uses; while the majority of the immediate neighborhood is residential, there are non-residential uses in the blocks to the west, south and east of the subject property, including the Camp Curtin YMCA across from the property on Jefferson Street, barber shops, restaurants, and convenience stores. Given the context of the neighborhood, and the relative limited impact that a personal services use based would have, the Bureau believes that the proposed use and request for relief from off-street parking will not be contrary to the general character of the neighborhood.

Ingress & Egress

The Applicant has stated:
Primary pedestrian access to the proposed building is provided from Woodbine Street.Secondary access is provided from the rear yard and deck area adjacent to Jefferson Street. One off-street parking space is proposed on-site utilizing the existing curb cut along Jefferson Street. No new curb cuts or significant roadway modifications are proposed. The project is located within an existing urban neighborhood with established pedestrian circulation, sidewalks, and street access. Due to the limited scale of the proposed Personal Services use and residential occupancy, traffic generation is expected to remain low and consistent with surrounding neighborhood conditions.

The submitted floor and site plans for the proposed development show the primary pedestrian access points will closely simulate the former structure, with a formal entrance to the building from Jefferson Street and decks located in the back of the property also accessible from Jefferson Street. The Planning Bureau notes that the Applicant has stated that there is one off-street parking space; in fact, there is no legal off-street parking on the property and the parking referenced by the Applicant reflects an illegal curb cut and driveway from the former owner. Because there is no off-street parking on the property currently, which will not change as part of the proposed use, there will be no impact on vehicular access.

Off-Street Parking & Loading

The Applicant has stated:

"One off-street parking space is proposed on-site and accessed from the existing curb cut along .Jefferson Street. The proposed parking configuration is intended to comply with the applicable off-street parking requirements for the proposed development. No additional drive aisles or parking areas arc proposed beyond the existing urban site configuration. Due to the limited scale of the proposed mixed-use development and the walkable urban context of the neighborhood, parking demand is expected to remain minimal. No bicycle parking is proposed or required for the project."

The Planning Bureau notes that the Applicant has stated that there is one off-street parking space along Jefferson Street; in fact, there is no legal off-street parking on the property and the parking referenced by the Applicant appears to reference an illegal curb cut and sidewalk right-of-way parking into an accessory shed area established by a previous owner. In looking at property on Google Streets View, it is evident that this illegal parking has been occurring continuously since at least September 2023. Because the proposed business may generate additional parking demand, and because the Applicant has purchased the property and thus is responsible for maintenance/management of the sidewalk, the Bureau feels the Applicant must address this illegal sidewalk parking as part of any approvals. To address this illegal parking, the Bureau is recommending that obstructions be installed along the curb (and not blocking the sidewalk as much as possible) to prevent this type of illegal activity.

Yards, Setbacks & Open Space

The Applicant has stated:

The proposed project consists of the construction of a new three-story mixed-use infill building on an existing vacant corner lot. The development includes a compact building footprint designed to remain consistent with the established urban rowhouse pattern and surrounding neighborhood character. One off-street parking space is proposed utilizing the existing curb cut along Jefferson Street. The project maintains rear open space and minimizes additional impervious coverage beyond what is necessary to accommodate the proposed development. No side yard setbacks are provided, consistent with the existing urban context and adjacent properties. The proposed building massing, scale, and site layout are intended to complement the surrounding residential neighborhood and existing development pattern.

The Planning Bureau notes the proposal involves utilizing the limited footprint of the original site, including the former structure's foundation and yard area. The mentioned off-street parking space was illegally created and is considered a public right-of-way sidewalk.

Building Character
The Applicant has stated:
"The proposed project includes limited exterior site improvements associated with new construction and the proposed off-street parking area. Improvements generally include pedestrian access, exterior stairs/deck areas, utility connections, and minor paved surface improvements associated with the parking configuration. No significant grading, retaining walls, large-scale landscaping, or substantial site disturbance is proposed. Exterior lighting, screening, and final site improvements will comply with applicable City requirements during the building permit phase. The proposed development is not expected to create adverse impacts on adjacent properties or surrounding neighborhood conditions."

The Planning Bureau notes that due to the limited amount of land within the tract, the proposed development will be constrained to the footprint of the previous structure and resemble the previous construction's shape and density albeit built with modern materials and craftsmanship; it will differ from the established neighborhood as many homes that resembled the property's previous iteration have also been razed to build Contemporary-styled dwellings. The aforementioned off-street parking space was illegally created and is considered a public right-of-way sidewalk and should not be considered a legal parking configuration for further development. Any existing aspect of the structure's density footprint that is not in conformance with the Zoning Code would be considered a legal, non-conforming use.

Signage
The Applicant has stated:
"No detailed signage package is proposed at this time. Any future exterior signage associated with the proposed Personal Services use will comply with the applicable requirements of Chapter 7-325 of the Harrisburg Zoning Code and will be submitted for separate review and permitting if required."

The Planning Bureau notes that signage in the Residential Medium-Density (RM) zoning district is outlined in Section 7-325.6(a) of the Zoning Code and that wall signs and projecting signs are limited to four square feet in area. Because the property does not feature a traditional, plate-glass, storefront window per the submitted Conceptual Rendering, the Applicant will likely not be able to take advantage of the more lenient regulations for window signs. As such, while the Applicant has not provided specifications on the proposed signage, it is likely that any proposed signage would require zoning relief.

Utilities
The Applicant has stated:
"The proposed project will connect to existing public utility services typical for urban infill development, including water, sanitary sewer, electric, gas, and telecommunications services. No significant new utility infrastructure is proposed. The proposed off-street parking space will utilize an existing paved area and existing curb cut along Jefferson Street. No substantial new impervious surface area or major site disturbance is proposed as part of this application."

The Planning Bureau is notes that the property has been leveled to its foundation with some new development of a basement in its footprint; all previous utilities have been removed and new

utilities will require reestablishment of service accounts and subsequent safety inspections by the Codes Bureau. The Bureau is unsure of exactly what types of utilities – beyond those generally provided for buildings such as electricity, plumbing, and heating – would be required for the proposed "personal services" use, but it is likely that the previous set up of water, sewer, electrical, and gas services to the building were sufficient to meet the needs of previous residents and thus would be sufficient for the limited impact of the proposed use. While water/sewer use might increase slightly, depending on the services provided by the business, it is likely that any impacts on utilities would be negligible and not require additional investments. The Bureau does not believe that the potential "personal services" use would produce refuse substantially in excess of that handled by a single-family residence and previous businesses on-site, and thus refuse generated by the business can be managed by the existing trash disposal method. The Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved).
The Planning Bureau notes that the aforementioned off-street parking space along Jefferson Street was illegally created and is considered a public right-of-way sidewalk and should not be considered a legal parking configuration for further development.

Other Factors
With respect to whether the proposal will comply with the Environmental Performance Standards in Chapter 7-331, the Applicant has stated:
"The proposed mixed-use development is not expected to create adverse environmental or public safety impacts. The proposed Personal Services use is intended to be low-intensity and neighborhood-compatible. No hazardous materials, outdoor storage, industrial operations, excessive noise, glare, vibration, smoke, or explosive hazards are proposed as part of this application. Refuse storage and utility equipment will be maintained in accordance with applicable City requirements during permit and occupancy review."

With respect to the establishment of a business, the Applicant has stated:
"The first-floor commercial space is proposed for a future Personal Services use permitted through Special Exception review. The exact tenant has not yet been finalized; however, the intended use is anticipated to be a low-intensity neighborhood-oriented business with limited staffing and customer traffic. Typical operations are expected to occur during normal daytime and evening business hours. The proposed commercial space is designed to remain compatible with the surrounding residential neighborhood context."

With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The proposed development is not expected to create adverse impacts on the surrounding neighborhood. The project consists of a small-scale urban infill mixed-use building designed to remain consistent with the existing neighborhood development pattern and residential character. The proposed Personal Services use is anticipated to generate limited traffic, noise, and activity consistent with typical neighborhood commercial operations. No heavy industrial activity, late-night operations, outdoor amplified sound, or high-intensity commercial uses are proposed. The project is intended to improve and reactivate a currently vacant corner lot with new residential occupancy and neighborhood-serving commercial space."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that "Personal Services" uses generally do not create issues; although there may be some minor impacts during construction, they will not continue into occupancy of the building. It is anticipated that the clientele will mainly consist of local residents and/or workers, many of whom can walk or bike to the business. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will generally be compatible with the residential nature of the neighborhood.

DISCUSSION:

The case was represented by Christopher DeJesus Torres, owner of the proposed development property, living at 2155 Jefferson Street, Harrisburg, PA 17100 (aka "the Applicant").

Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. The Applicant must install physical obstructions along the curb along the side frontage with Jefferson Street to prevent further illegal sidewalk parking on to the public right-of-way.

Commissioner Alsberry stated the Applicant had heard the Staff Report and the one condition. Commissioner Alsberry asked Mr. Torres if this was acceptable. Mr. Torres responded in the affirmative.

Commissioner Alsberry asked if the Applicant wanted to add anything to the report. Mr. Torres responded he has nothing further to add and that he wants to complete this project.

Commissioner O'Toole asked what the personal services would be on the first floor. Mr. Torres responded that he could not find a business that would be appropriate for this space so he decided it would be an office to manage his properties. He admitted that when he applied to begin development, he wanted three residential units but it was not permitted by zoning so he went this route. Mr. Torres elaborated that he runs into this issue often buying properties in the City of Harrisburg and does not know enough about zoning and would like to learn more. Mr. Torres explained he invests a lot into these properties and sometimes it is not worth it which is why he created a commercial unit in a residential neighborhood to bring up its property value. Mr. Torres stated he owns 2155, 2153, and 2151 on Jefferson Street so he has repaired many properties in that area.

Commissioner O'Toole stated he observed the current foundation and asked if the building was recently torn down. Mr. Torres stated the building was demolished because it was collapsing. Commissioner O'Toole asked if this was the location of the former business "Sharkey's". Mr. Torres responded in the affirmative and that he knew there was a business formerly there but did not know what type; he was interested initially to create a residential space. Commissioner O'Toole responded that whatever he does, it will be an improvement.

Commissioner Reed had no questions.

Commissioner Jordan asked if the small shed in the photos would be going away for the Applicant's proposed parking space. Mr. Torres responded in the affirmative and that they would be knocking that shed down.

Commissioner Vincent had no questions.

Commissioner Alsberry opened the floor for public comment. No members of the public gave comment. Commissioner O'Toole moved to approve with condition and was seconded by Commissioner Jordan. The motion was adopted by a unanimous vote (5-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on July 10, 2024, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Section 7-305.4 of the Planning and Zoning Code, and heard testimony from the Applicants, and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission, by a unanimous vote (5-0), recommends that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. The Applicant must install physical obstructions along the curb along the side frontage with Jefferson Street to prevent further illegal sidewalk parking on to the public right-of-way.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission, by a unanimous vote (5-0), recommends that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The property exists in a mixed-use corridor with nearby residential, commercial, institutional, and industrial uses, and thus the proposed use should not have an adverse impact on the neighborhood.

2. The proposal will enable the Applicant to revitalize a conspicuous corner in a freshly renewed residential neighborhood with more available housing and a new commercial business opportunity.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 1st day of July, 2026.

Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Special Exception Application: 633 Woodbine Street

PROPERTY ADDRESS(ES): 633 Woodbine Street	**APPLICANT:** Christopher DeJesus Torres	**SUBMISSION DATE:** June 3, 2026
PID: 10-012-038	**APPLICANT STATUS:** Owner	**HPC DATE:** July 1, 2026
ZONING: Residential Medium-Density (RM)	**HISTORIC DISTRICT:** N/A	**ZHB DATE:** Ju1y 20, 2026
ZHB CASE #: 2645	**FLOODPLAIN:** Zone X (No Floodplain)	**SITE VISIT DATE(S):** June 24, 2026

REQUEST:
The Applicant is proposing to establish a new three-story mixed-use building with a "Personal Services" use on the first floor and one residential dwelling unit occupying the second and third floors; the proposal requires ZHB approval of Special Exceptions for the proposed use, per Section 7-305.7 of the Zoning Code and for relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

PROPERTY DESCRIPTION:
The property at 633 Woodbine Street is a 0.02-acre vacant lot. The property is bounded by Woodbine Street to the north, the property at 637 Woodbine Street to the east, the property at 2155 Jefferson Street to the south, and Jefferson Street to the west.

SPECIAL EXCEPTION REQUIREMENTS
(per Section 7-323.6 of the Zoning Code)

1. **The Board shall determine that the minimum requirements of this Code as set forth in Section 7-301.1 have been met**.

Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Personal Services" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below. There are no Specific Criteria regulations regarding "Personal Services" uses.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Personal Services" use requires one space per 200 square feet of gross floor area and one space per each employee. As the building occupies the majority of the site, and the width of the lot (only 16.0 feet) would not permit the establishment of legal parking spaces accessible from Woodbine Street or Jefferson Street and there is no way to provide the required off-street parking on-site. Based on the commercial unit floor plan provided by the Applicant, and assuming the business only occupies the first floor, it appears that the business will utilize approximately 550 square feet of the first floor; thus, the use would require three spaces for visiting customers as well as one space for each employee per the Zoning Code. The Applicant has not indicated whether they intend on having additional staff beyond a single business owner/operator, but it appears at this time that there would be no additional employees; as such, the use would only require one additional off-street parking space based on the current implied number of employees. In total, the proposed business space would require four off-street parking spaces for the commercial service use alone as well as one space for the residential unit. Considering the property cannot accommodate them on-site, the Applicant is requesting full relief from all five (5) of the required off-street parking spaces.

The Planning Bureau notes that as a corner lot, the property has more on-street frontage than most other properties in the neighborhood, which does establish some justification for the request (although the Planning Bureau would note that illegal sidewalk parking on Jefferson Street is rampant and was observed during the site visit, and that the Bureau's report includes a condition that physical obstructions be installed along the curb to prevent such actions). Finally, personal service uses are generally not destination businesses and serve clientele from the immediate neighborhood who can walk or bike to the business, thus reducing the demand for parking. Given the above, the Bureau believes that the Applicant has met the requisite criteria for relief from the off-street parking requirements.

2. The Board shall find that the use, structure, or action authorized by the special permit will not be contrary to the preservation of the general character of the neighborhood involved.

With respect to the proposed use, the Applicant has stated:
"The property currently consists of a vacant corner lot."
With respect to the existing use, the Applicant has stated:
"The site was previously improved with a residential structure prior to demolition."

The Planning Bureau generally concurs with the Applicant's assessment that the proposed use will not be contrary to the character of the neighborhood. It is likely that any impacts will be limited to the availability of on-street parking; as noted above, the proposed use requires the provision of five (5) off-street parking spaces which cannot be provided on-site. The Bureau notes that while the property does not have an official history of commercial businesses within the Harrisburg mercantile records, the property once hosted a restaurant on the first floor known as "Sharky's Eats" according to Google Streetview, and the neighborhood itself features a mix of uses; while the majority of the immediate neighborhood is residential, there are non-residential uses in the blocks to the west, south and east of the subject property, including the Camp Curtin

YMCA across from the property on Jefferson Street, barber shops, restaurants, and convenience stores. Given the context of the neighborhood, and the relative limited impact that a personal services use based would have, the Bureau believes that the proposed use and request for relief from off-street parking will not be contrary to the general character of the neighborhood.

3. The Board shall duly consider the following factors, as appropriate:

(A) ingress and egress to property and existing and proposed structures thereon, with particular attention paid to automotive and pedestrian safety and convenience; traffic generation, flow and control relative to existing and future vehicular capacity or nearby public rights of way; and access in case of fire, flood or other catastrophe;

The Applicant has stated:
"Primary pedestrian access to the proposed building is provided from Woodbine Street. Secondary access is provided from the rear yard and deck area adjacent to Jefferson Street. One off-street parking space is proposed on-site utilizing the existing curb cut along Jefferson Street. No new curb cuts or significant roadway modifications are proposed. The project is located within an existing urban neighborhood with established pedestrian circulation, sidewalks, and street access. Due to the limited scale of the proposed Personal Services use and residential occupancy, traffic generation is expected to remain low and consistent with surrounding neighborhood conditions."

The submitted floor and site plans for the proposed development show the primary pedestrian access points will closely simulate the former structure, with a formal entrance to the building from Jefferson Street and decks located in the back of the property also accessible from Jefferson Street. The Planning Bureau notes that the Applicant has stated that there is one off-street parking space; in fact, there is no legal off-street parking on the property and the parking referenced by the Applicant reflects an illegal curb cut and driveway from the former owner. Because there is no off-street parking on the property currently, which will not change as part of the proposed use, there will be no impact on vehicular access.

(B) off-street parking and loading areas where required, with particular attention paid to the factors in paragraph (A) above and the noise, glare, odor, or traffic effects of the special exception on adjoining properties and properties generally in the neighborhood;

The Applicant has stated:
"One off-street parking space is proposed on-site and accessed from the existing curb cut along Jefferson Street. The proposed parking configuration is intended to comply with the applicable off-street parking requirements for the proposed development. No additional drive aisles or parking areas arc proposed beyond the existing urban site configuration. Due to the limited scale of the proposed mixed-use development and the walkable urban context of the neighborhood, parking demand is expected to remain minimal. No bicycle parking is proposed or required for the project."

The Planning Bureau notes that the Applicant has stated that there is one off-street parking space along Jefferson Street; in fact, there is no legal off-street parking on the property and the parking

referenced by the Applicant appears to reference an illegal curb cut and sidewalk right-of-way parking into an accessory shed area established by a previous owner. In looking at property on Google Streets View, it is evident that this illegal parking has been occurring continuously since at least September 2023. Because the proposed business may generate additional parking demand, and because the Applicant has purchased the property and thus is responsible for maintenance/management of the sidewalk, the Bureau feels the Applicant must address this illegal sidewalk parking as part of any approvals. To address this illegal parking, the Bureau is recommending that obstructions be installed along the curb (and not blocking the sidewalk as much as possible) to prevent this type of illegal activity.

(C) required yards, setbacks and other open space;

The Applicant has stated:
"The proposed project consists of the construction of a new three-story mixed-use infill building on an existing vacant corner lot. The development includes a compact building footprint designed to remain consistent with the established urban rowhouse pattern and surrounding neighborhood character. One off-street parking space is proposed utilizing the existing curb cut along Jefferson Street. The project maintains rear open space and minimizes additional impervious coverage beyond what is necessary to accommodate the proposed development. No side yard setbacks are provided, consistent with the existing urban context and adjacent properties. The proposed building massing, scale, and site layout are intended to complement the surrounding residential neighborhood and existing development pattern."

The Planning Bureau notes the proposal involves utilizing the limited footprint of the original site, including the former structure's foundation and yard area. The mentioned off-street parking space was illegally created and is considered a public right-of-way sidewalk.

(D) and size, bulk, use, and general character of a proposed building, structure, expansion, or enlargement in relation to adjacent properties and the neighborhood generally, and screening and other buffering with reference to type, dimensions and character;

The Applicant has stated:
"The proposed project includes limited exterior site improvements associated with new construction and the proposed off-street parking area. Improvements generally include pedestrian access, exterior stairs/deck areas, utility connections, and minor paved surface improvements associated with the parking configuration. No significant grading, retaining walls, large-scale landscaping, or substantial site disturbance is proposed. Exterior lighting, screening, and final site improvements will comply with applicable City requirements during the building permit phase. The proposed development is not expected to create adverse impacts on adjacent properties or surrounding neighborhood conditions."

The Planning Bureau notes that due to the limited amount of land within the tract, the proposed development will be constrained to the footprint of the previous structure and resemble the previous construction's shape and density albeit built with modern materials and craftsmanship; it will differ from the established neighborhood as many homes that resembled the property's

previous iteration have also been razed to build Contemporary-styled dwellings. The aforementioned off-street parking space was illegally created and is considered a public right-of-way sidewalk and should not be considered a legal parking configuration for further development. Any existing aspect of the structure's density footprint that is not in conformance with the Zoning Code would be considered a legal, non-conforming use.

(E) signs, if any, and existing and proposed exterior lighting with reference to glare, traffic safety and compatibility and harmony with properties in the neighborhood;

The Applicant has stated:
"No detailed signage package is proposed at this time. Any future exterior signage associated with the proposed Personal Services use will comply with the applicable requirements of Chapter 7-325 of the Harrisburg Zoning Code and will be submitted for separate review and permitting if required."

The Planning Bureau notes that signage in the Residential Medium-Density (RM) zoning district is outlined in Section 7-325.6(a) of the Zoning Code and that wall signs and projecting signs are limited to four square feet in area. Because the property does not feature a traditional, plate-glass, storefront window per the submitted Conceptual Rendering, the Applicant will likely not be able to take advantage of the more lenient regulations for window signs. As such, while the Applicant has not provided specifications on the proposed signage, it is likely that any proposed signage would require zoning relief.

(F) utilities, with reference to locations, availability and compatibility;

The Applicant has stated:
"The proposed project will connect to existing public utility services typical for urban infill development, including water, sanitary sewer, electric, gas, and telecommunications services. No significant new utility infrastructure is proposed. The proposed off-street parking space will utilize an existing paved area and existing curb cut along Jefferson Street. No substantial new impervious surface area or major site disturbance is proposed as part of this application."

The Planning Bureau is notes that the property has been leveled to its foundation with some new development of a basement in its footprint; all previous utilities have been removed and new utilities will require reestablishment of service accounts and subsequent safety inspections by the Codes Bureau. The Bureau is unsure of exactly what types of utilities – beyond those generally provided for buildings such as electricity, plumbing, and heating – would be required for the proposed "personal services" use, but it is likely that the previous set up of water, sewer, electrical, and gas services to the building were sufficient to meet the needs of previous residents and thus would be sufficient for the limited impact of the proposed use. While water/sewer use might increase slightly, depending on the services provided by the business, it is likely that any impacts on utilities would be negligible and not require additional investments. The Bureau does not believe that the potential "personal services" use would produce refuse substantially in excess of that handled by a single-family residence and previous businesses on-site, and thus refuse generated by the business can be managed by the existing trash disposal method. The

Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved).

The Planning Bureau notes that the aforementioned off-street parking space along Jefferson Street was illegally created and is considered a public right-of-way sidewalk and should not be considered a legal parking configuration for further development.

(G) other factors, if any, which have a bearing on the compatibility of the special exception with adjacent properties and the neighborhood generally.

With respect to whether the proposal will comply with the Environmental Performance Standards in Chapter 7-331, the Applicant has stated:
"The proposed mixed-use development is not expected to create adverse environmental or public safety impacts. The proposed Personal Services use is intended to be low-intensity and neighborhood-compatible. No hazardous materials, outdoor storage, industrial operations, excessive noise, glare, vibration, smoke, or explosive hazards are proposed as part of this application. Refuse storage and utility equipment will be maintained in accordance with applicable City requirements during permit and occupancy review."

With respect to the establishment of a business, the Applicant has stated:
"The first-floor commercial space is proposed for a future Personal Services use permitted through Special Exception review. The exact tenant has not yet been finalized; however, the intended use is anticipated to be a low-intensity neighborhood-oriented business with limited staffing and customer traffic. Typical operations are expected to occur during normal daytime and evening business hours. The proposed commercial space is designed to remain compatible with the surrounding residential neighborhood context."

With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The proposed development is not expected to create adverse impacts on the surrounding neighborhood. The project consists of a small-scale urban infill mixed-use building designed to remain consistent with the existing neighborhood development pattern and residential character. The proposed Personal Services use is anticipated to generate limited traffic, noise, and activity consistent with typical neighborhood commercial operations. No heavy industrial activity, late-night operations, outdoor amplified sound, or high-intensity commercial uses are proposed. The project is intended to improve and reactivate a currently vacant corner lot with new residential occupancy and neighborhood-serving commercial space."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that "Personal Services" uses generally do not create issues; although there may be some minor impacts during construction, they will not continue into occupancy of the building. It is anticipated that the clientele will mainly consist of local residents and/or workers, many of whom can walk or bike to the business. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will generally be compatible with the residential nature of the neighborhood.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following condition(s):

1. The Applicant must install physical obstructions along the curb along the side frontage with Jefferson Street to prevent further illegal sidewalk parking on to the public right-of-way.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. The property exists in a mixed-use corridor with nearby residential, commercial, institutional, and industrial uses, and thus the proposed use should not have an adverse impact on the neighborhood.
2. The proposal will enable the Applicant to revitalize a conspicuous corner in a freshly renewed residential neighborhood with more available housing and a new commercial business opportunity.

REVIEW PROCESS:

1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal of Building Permit application to the Codes Bureau for any proposed work, or Mercantile Permit application to the Tax & Enforcement Office for proposed use, and review by City staff against specifics and conditions of ZHB decision.
5. Codes Bureau and Planning Bureau inspections of work being performed, as necessary.

ATTACHMENTS:

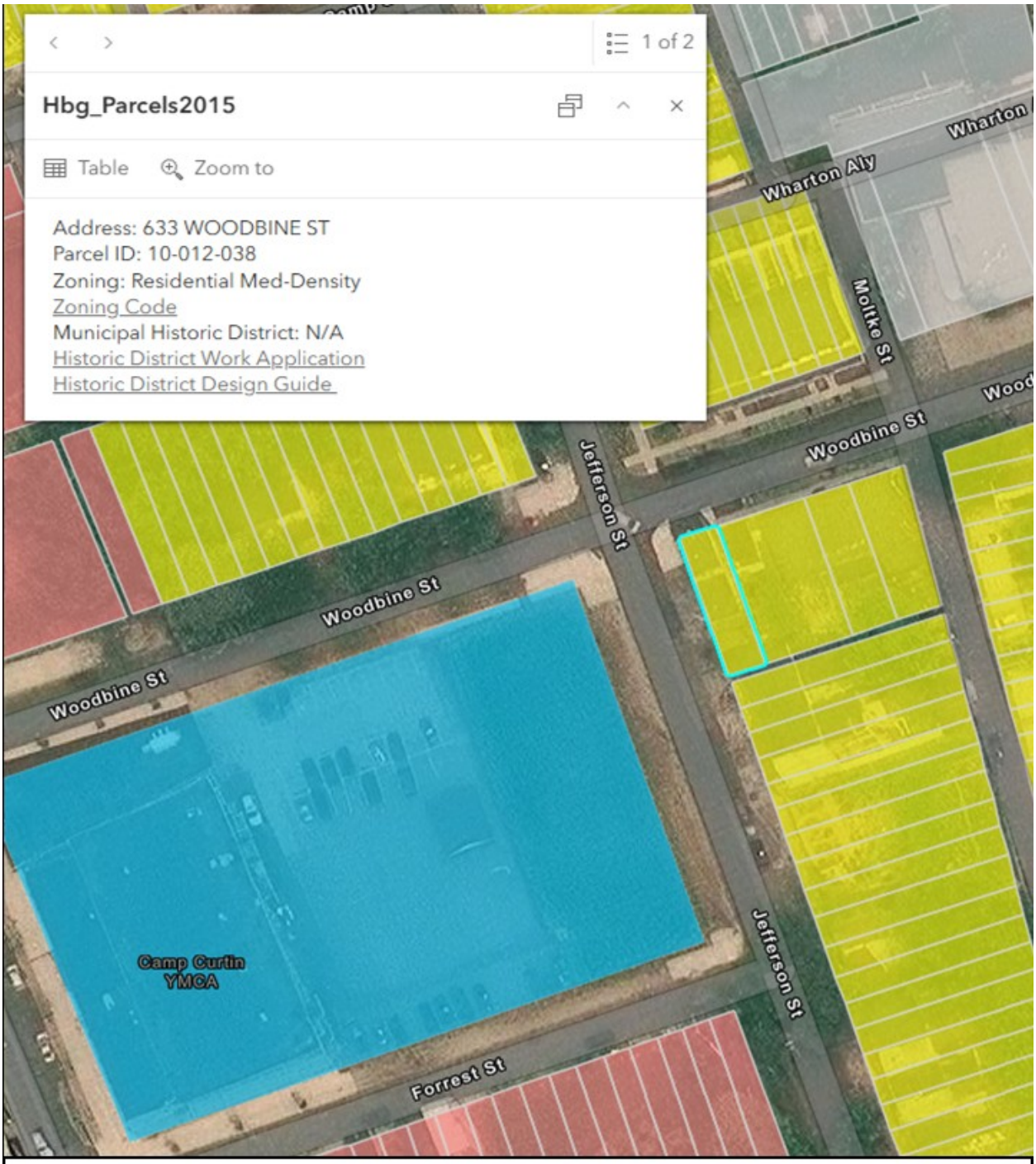
1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Special Exception Application
4. Location & Plat Map
5. Existing Conditions Photos
6. Sketch Building Plan
7. Notification Letter
8. Deed

PROPERTY PHOTOS:









Zoning & Location Map
633 Woodbine Street
Residential Medium-Density (RM)

City of Harrisburg, PA
2026 Variance & Special Exception Application

Property Address: *633 Woodbine St, Harrisburg, PA 17110* **(10-012-038)**

Applicant (*this individual is the main contact and will receive all formal communications)*

☑ Owner ☐ Lessee ☐ Contractor ☐ Other

Name (Company) *Christopher DeJesus Torres*

Address *532 Penn Ayr RdCamp Hill, PA 17011*

Phone *(717) 503-4899*

Email *Akilysconstruction@gmail.com*

Property Owner *(if different from the Applicant)*

Name (Company) *Same as Applicant*

Address *Same as Applicant*

Phone *Same as Applicant*

Email *Same as Applicant*

Project Architect/Engineer/Contractor *(if different from the Applicant)*

Name (Company)

Address

Phone

Email

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

Applicant's Signature 06/04/26 Date

Property Owner's Signature Date

The owner **MUST** *sign this application. The Applicant's signature is required when different from owner.*

Harrisburg Planning Bureau
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101
https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/planning_commission.php

SPECIAL EXCEPTION APPLICATION

Primary Property Address: 633 Woodbine St, Harrisburg, PA 17110 **Zoning District:** RM

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.6 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Provide a detailed explanation of the project/proposal, and its relationship to the applicable zoning regulations (i.e., what specific regulations in the Zoning Code does it address).

The Applicant proposes the construction of a new three-story mixed-use infill building at 633 Woodbine Street within the RM (Residential Medium-Density) zoning district.The proposed development includes a low-impact Personal Services commercial use on the first floor and one residential duplex dwelling unit occupying the second and third floors.The Applicant requests a Special Exception pursuant to Section 7-305.7 of the Harrisburg Zoning Code to permit a Personal Services use within the RM zoning district.The proposed commercial use is intended to operate as a small-scale, appointment-based business with limited customer traffic and no outdoor operations, storage, or loading activities.The project is designed to remain compatible with the surrounding residential neighborhood context while improving an underutilized corner property through context-sensitive urban infill development.

2. What is the current use of the property or, if vacant, what was the property's most recent use?

The property currently consists of a vacant corner lot.The site was previously improved with a residential structure prior to demolition.

3. Describe existing and proposed ingress and egress to the property. Outline any new infrastructure to be installed (sidewalks, driveways, bicycle racks, etc.) and how they will be configured to ensure safety for all users, particularly pedestrians and bicyclists, as well as emergency vehicle access. Provide information on trip generation and expected modal splits (driving/walking/bicycling/mass transit) relative to existing and future site conditions.

Primary pedestrian access to the proposed building is provided from Woodbine Street.Secondary access is provided from the rear yard and deck area adjacent to Jefferson Street.One off-street parking space is proposed on-site utilizing the existing curb cut along Jefferson Street.No new curb cuts or significant roadway modifications are proposed.The project is located within an existing urban neighborhood with established pedestrian circulation, sidewalks, and street access.Due to the limited scale of the proposed Personal Services use and residential occupancy, traffic generation is expected to remain low and consistent with surrounding neighborhood conditions.

4. How many off-street parking spaces are being provided? Does the proposed parking meet the minimum requirements for the proposed use outlined in Section 7-327.6 the Zoning Code? Does any new parking meet the required standards (for space and drive aisle dimensions, landscaping, etc.)? Does the project include any required bicycle parking?

One off-street parking space is proposed on-site and accessed from the existing curb cut along Jefferson Street.The proposed parking configuration is intended to comply with the applicable off-street parking requirements for the proposed development.No additional drive aisles or parking areas are proposed beyond the existing urban site configuration.Due to the limited scale of the proposed mixed-use development and the walkable urban context of the neighborhood, parking demand is expected to remain minimal.No bicycle parking is proposed or required for the project.

5. Describe any new or expanded development on-site, including new structures or impervious surface coverage (such as parking areas) and whether such development is in conformance with required front, side, and rear yard setbacks and impervious surface coverage regulations. Does the project/development reflect the character of adjacent properties and the surrounding neighborhood?

The proposed project consists of the construction of a new three-story mixed-use infill building on an existing vacant corner lot.The development includes a compact building footprint designed to remain consistent with the established urban rowhouse pattern and surrounding neighborhood character.One off-street parking space is proposed utilizing the existing curb cut along Jefferson Street.The project maintains rear open space and minimizes additional impervious coverage beyond what is necessary to accommodate the proposed development.No side yard setbacks are provided, consistent with the existing urban context and adjacent properties.The proposed building massing, scale, and site layout are intended to complement the surrounding residential neighborhood and existing development pattern.

6. Does the project involve exterior site work that may impact adjacent properties including landscaping, plant screening, walls, fences, lighting, and/or trash/refuse/compost areas? If yes, please describe such installations; a site/landscaping/photometric plan may be required to confirm conformance with the applicable regulations in the Zoning Code.

The proposed project includes limited exterior site improvements associated with new construction and the proposed off-street parking area.Improvements generally include pedestrian access, exterior stairs/deck areas, utility connections, and minor paved surface improvements associated with the parking configuration.No significant grading, retaining walls, large-scale landscaping, or substantial site disturbance is proposed.Exterior lighting, screening, and final site improvements will comply with applicable City requirements during the building permit phase.The proposed development is not expected to create adverse impacts on adjacent properties or surrounding neighborhood conditions.

7. Will there be any improved or additional signage proposed as part of the project? If so, please describe the sign(s), provide a color rendering or specifications, and confirm whether the sign meets the applicable requirements outlined in Chapter 7-325 the Zoning Code?

No detailed signage package is proposed at this time.Any future exterior signage associated with the proposed Personal Services use will comply with the applicable requirements of Chapter 7-325 of the Harrisburg Zoning Code and will be submitted for separate review and permitting if required.

8. Describe any new utilities (water, sewer, gas, electricity, etc.) being provided as part of this project/development. If new impervious surfaces are proposed (structures, parking areas, etc.), please confirm whether you have coordinated with Capital Region Water (CRW) as it relates to stormwater management?

The proposed project will connect to existing public utility services typical for urban infill development, including water, sanitary sewer, electric, gas, and telecommunications services.No significant new utility infrastructure is proposed.The proposed off-street parking space will utilize an existing paved area and existing curb cut along Jefferson Street.No substantial new impervious surface area or major site disturbance is proposed as part of this application.

9. Will the proposed use/development comply with the Environmental Performance Standards in Chapter 7-331 related to public safety hazards (i.e. fire, toxic, or explosive hazards); light spillover; outdoor storage; and placement/screening of dumpsters and refuse containers?

The proposed mixed-use development is not expected to create adverse environmental or public safety impacts.The proposed Personal Services use is intended to be low-intensity and neighborhood-compatible.No hazardous materials, outdoor storage, industrial operations, excessive noise, glare, vibration, smoke, or explosive hazards are proposed as part of this application.Refuse storage and utility equipment will be maintained in accordance with applicable City requirements during permit and occupancy review.

10. If the request involves establishing a business, submit a business plan, including: How many employees working at a time? Expected customer base? Hours of operation for the business?

The first-floor commercial space is proposed for a future Personal Services use permitted through Special Exception review.The exact tenant has not yet been finalized; however, the intended use is anticipated to be a low-intensity neighborhood-oriented business with limited staffing and customer traffic.Typical operations are expected to occur during normal daytime and evening business hours.The proposed commercial space is designed to remain compatible with the surrounding residential neighborhood context.

11. Describe any potential adverse impacts on the character of the surrounding neighborhood, such as generating heavy truck traffic, creating noise or odors, or late hours of operation. Has there been outreach to the surrounding neighborhood, beyond the required notification letters? If so, please submit any evidence of neighborhood support.

The proposed development is not expected to create adverse impacts on the surrounding neighborhood.The project consists of a small-scale urban infill mixed-use building designed to remain consistent with the existing neighborhood development pattern and residential character.The proposed Personal Services use is anticipated to generate limited traffic, noise, and activity consistent with typical neighborhood commercial operations.No heavy industrial activity, late-night operations, outdoor amplified sound, or high-intensity commercial uses are proposed.The project is intended to improve and reactivate a currently vacant corner lot with new residential occupancy and neighborhood-serving commercial space.

VARIANCE APPLICATION

Primary Property Address: 633 Woodbine St, Harrisburg, PA 17110 **Zoning District:** RM

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.7 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Identify any unique physical circumstances/conditions **specific to the property** which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

The subject property is an existing undersized urban corner lot located within an established rowhouse neighborhood in the RM (Residential Medium-Density) zoning district. The parcel contains approximately 1,200 square feet of lot area and is constrained by its narrow width, shallow overall dimensions, and corner lot configuration.The proposed project consists of a compact three-story mixed-use infill building with a small-scale Personal Services use on the first floor and one residential dwelling unit occupying the second and third floors.Due to the limited lot area and existing urban lot pattern, strict compliance with the minimum lot area requirement of 1,500 square feet per dwelling unit is not feasible while allowing reasonable redevelopment of the property. The hardship is related to the physical characteristics and size limitations of the parcel itself and not to the general conditions of the neighborhood.

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

Given the existing size and configuration of the property, strict conformity with the minimum lot area requirement would significantly limit reasonable redevelopment of the site.The proposed development represents a modest urban infill project that is consistent with the surrounding neighborhood pattern and scale. The requested variance is necessary to permit reasonable use of the property while maintaining compatibility with adjacent residential and mixed-use development.

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

No. The hardship was not created by the Applicant.The subject property is an existing legally created urban parcel with longstanding dimensional limitations. The requested variance results from the pre-existing size and configuration of the lot and existing zoning requirements, rather than any action of the Applicant.

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

No. The requested variance will not alter the essential character of the surrounding neighborhood or zoning district.The proposed development consists of a modest mixed-use urban infill building designed to remain compatible with the existing residential rowhouse context in terms of scale, massing, and site layout. The project maintains the established urban development pattern and is intended to complement surrounding residential and neighborhood-serving uses.The proposed variance is limited in scope and is not expected to create adverse impacts on adjacent properties, traffic conditions, public safety, or neighborhood character.

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

Yes. The requested variance represents the minimum relief necessary to allow reasonable redevelopment of the existing undersized urban parcel.The proposed project includes only one residential dwelling unit above a small-scale first-floor commercial use and maintains a compact building footprint consistent with the surrounding neighborhood context.The requested relief is limited solely to the minimum lot area requirement associated with the existing lot size and does not seek additional dimensional variances beyond what is necessary to permit reasonable use of the property.

ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

633 WOODBINE ST, HARRISBURG, PA 17110

PROJECT DESCRIPTION

The project consists of the proposed **new construction of a three-story mixed-use infill building** located at **633 Woodbine St, Harrisburg, PA 17110**. The development is situated on an existing urban lot within the Residential Medium-Density (RM) zoning district.

The proposed building includes a **low-impact, appointment-based Personal Services use on the first floor**, with a **single residential dwelling unit (duplex) occupying the second and third floors**. The project is designed to provide a compatible mixed-use condition that aligns with the scale and character of the surrounding neighborhood.

The layout is organized with a clear vertical separation of uses. The ground floor accommodates the commercial space, including an accessible restroom and circulation areas. The upper floors contain the residential unit, including living, kitchen, bedroom, and bathroom spaces connected by an interior stair.

The project is designed as a **compact infill development on a constrained lot**, maintaining a building form and scale consistent with adjacent rowhouse typologies.

Parking Summary

One off-street parking space (approx. 11'-0" × 18'-0") is proposed utilizing the existing curb cut and paved access area along Jefferson Street.

BUILDING DATA

Occupancy Classification:

- Group B - Business (Personal Services, 1st Floor)
- Group R-2 - Residential (1 Dwelling Unit, 2nd & 3rd Floors)

Construction Type:
Type V-B (Proposed)

Dwelling Units:
1 (Duplex)

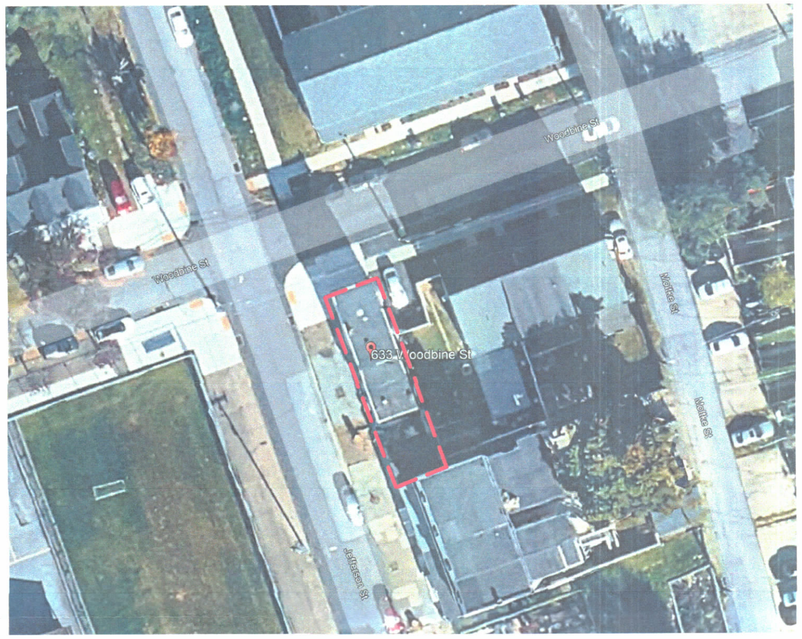
Stories:
3

Basement:
Unfinished Utility / Storage Basement

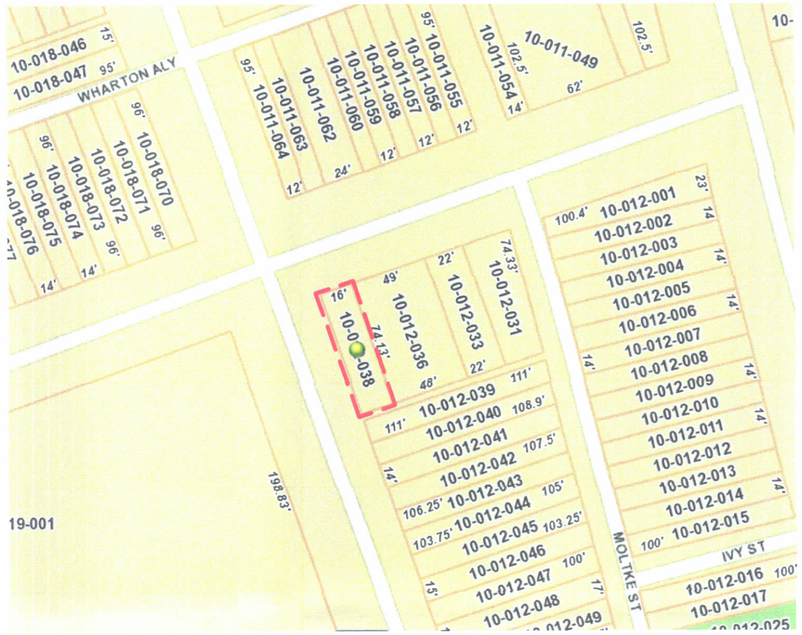
Sprinklers:
Not Provided *(confirm later depending on code path)*

GENERAL NOTES

1. These drawings are prepared for building permit documentation and trade coordination only.
2. Structural calculations, member sizing, connection details, and any foundation or framing design required by the Authority Having Jurisdiction shall be provided by a Pennsylvania-licensed professional engineer.
3. Mechanical, electrical, and plumbing systems shown on these drawings are diagrammatic for coordination purposes only. Final equipment selection, sizing, load calculations, pipe/duct sizing, and complete system design shall be provided by licensed contractors or design professionals under separate trade permits as required.
4. The contractor shall field-verify all existing conditions, dimensions, and site conditions prior to construction. Any discrepancies between field conditions and these drawings shall be reported to the licensed design professional of record before proceeding with work.
5. Existing site utilities, including water, sewer, gas, and electrical service locations and capacities, shall be verified in the field prior to construction and coordinated with proposed work.
6. All materials, products, and construction methods shall comply with applicable industry standards, manufacturer installation instructions, and referenced code standards.
7. The contractor shall coordinate all work with adjacent structures and party-wall conditions, maintaining required fire-resistance ratings and separations between dwelling units and adjoining properties.
8. Final installation of all structural, mechanical, electrical, and plumbing components shall comply with all required inspections and approvals by the Authority Having Jurisdiction.
9. Drawings are intended for zoning and conceptual review purposes only. Final construction documents and engineering, if required, shall be submitted separately for building permit approval.



VICINITY MAP



PARCEL VIEW

SCOPE OF WORK

The project consists of the **proposed new construction of a three-story mixed-use infill building** located at 633 Woodbine St, Harrisburg, PA.

The proposed development includes:

- **Personal Services use on the first floor (low-impact, appointment-based)**
- **One residential dwelling unit (duplex) on the second and third floors**

This submission is prepared for **Zoning Hearing Board review** and includes requests for applicable **Special Exceptions and Variances** required for the proposed use.

No construction work is authorized under this submission. Final construction documents will be submitted separately following zoning approval.

ZONING RELIEF REQUESTED

The proposed project requires the following zoning approvals from the City of Harrisburg Zoning Hearing Board:

- **Special Exception** to permit a **Personal Services use** within the RM (Residential Medium-Density) zoning district, in accordance with **Section 7-305.7** of the Zoning Code.
- **Special Exception** to permit a **Multifamily Dwelling use** (one residential dwelling unit above a non-residential use), in accordance with **Section 7-305.7** of the Zoning Code.
- **Variance** from **Section 7-307.3** (Density Requirements), which requires a minimum of **1,500 SF of lot area per dwelling unit**, where **1,200 SF is provided**.
- **Variance** from **Section 7-307.3** (Specific Criteria), which requires a minimum building area of **2,500 SF** for conversion to multiple units, where a smaller building is proposed.

THERMAL ENVELOPE COMPLIANCE (IECC 2018 – CLIMATE ZONE 5A) –

Roof/Ceiling: R-49

Above-grade Wall: R-20 or R-13 cavity + R-5 continuous

Floors over unconditioned space: R-30

Basement Walls: R-15 continuous / R-19 cavity

Mass Walls: R-13 interior / R-17 exterior

Slab-on-grade: R-10 to 2 ft depth

Air sealing and insulation per IECC Section R402 and R402.4

DRAWING LIST

A-00	COVER SHEET & PROJECT DATA
A-01	SITE PLAN
A-02	COMMERCIAL UNIT FLOOR PLANS
A-03	RESIDENTIAL DUPLEX FLOOR PLANS
A-04	RENDERED FLOOR PLANS & MASSING STUDY

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

COVER PAGE

DATE
MAY 2026

SCALE
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

SHEET NUMBER
A-00

ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

633 WOODBINE ST, HARRISBURG, PA 17110

SITE PLAN NOTES

- **Lot Area:** 1,200 SF (approx. 16'-0" × 74'-0")
- **Proposed Building Footprint:** 768 SF (16'-0" × 48'-0")
- **Proposed Rear Deck:** 160 SF (16'-0" × 10'-0")
- **Proposed Off-Street Parking Stall:** 198 SF (approx. 11'-0" × 18'-0")
- **Total Proposed Impervious / Developed Area:** Approx. 1,126 SF
- **Open Yard Area Maintained:** Approx. 74 SF

The project consists of the proposed construction of a new three-story **mixed-use infill building** on an existing urban corner lot located at **633 Woodbine St, Harrisburg, PA**.

The proposed development includes:

- **Personal Services commercial use** on the first floor
- **One residential dwelling unit (duplex)** occupying the second and third floors

The proposed building maintains a compact urban footprint while preserving rear exterior access and accommodating a new off-street parking space on the same parcel. The development is designed to align with the existing urban fabric and surrounding rowhouse context.

- **Setbacks:** Existing rowhouse alignment maintained; no side setbacks provided (typical urban condition). Rear yard area maintained.
- **Access:**

Primary pedestrian access provided from **Woodbine Street**. Secondary access provided from the rear deck and yard area.

- **Parking:**

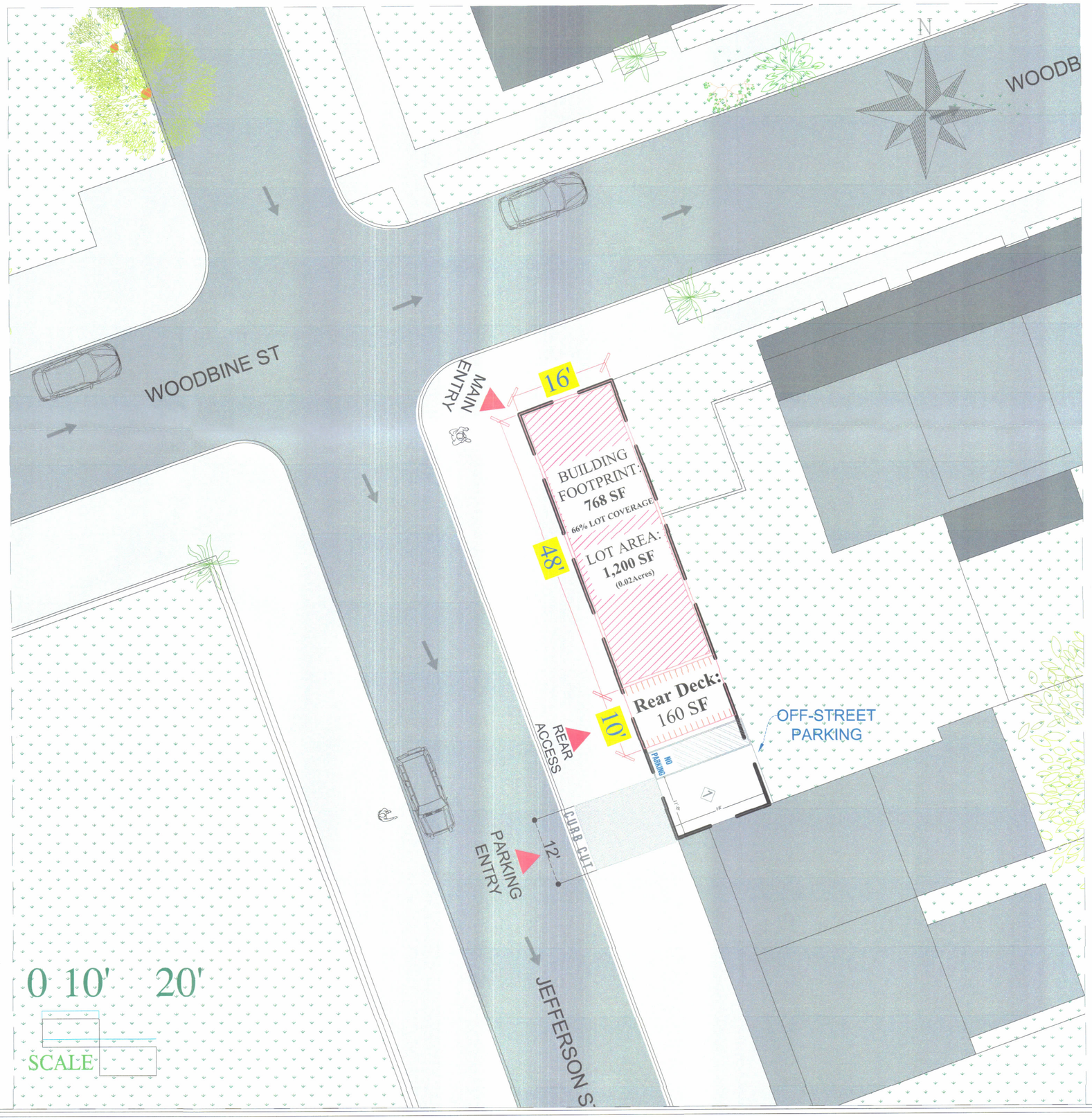
One off-street parking stall is proposed on-site and accessed from the existing curb cut along Jefferson Street. Existing accessory shed to be removed.

- **Site Improvements:**

Minor site modifications associated with parking and exterior access improvements only. No significant site grading proposed.

- **Utilities:**

Utility connections to remain typical for urban infill development; final utility coordination to occur during permit phase.



SITE PLAN

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

SITE PLAN

DATE
MAY 2026

SCALE
1/8" = 1'-0" BAR 1" WIDTH TO SCALE
OR AS NOTED IN DETAIL

REVISIONS
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SHEET NUMBER
A-01







ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

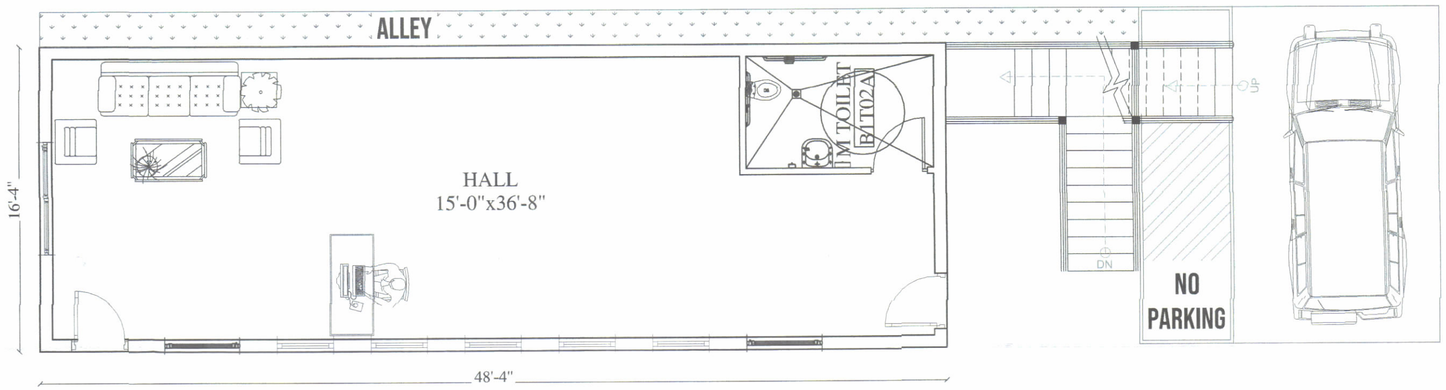
633 WOODBINE ST, HARRISBURG, PA 17110

COMMERCIAL UNIT

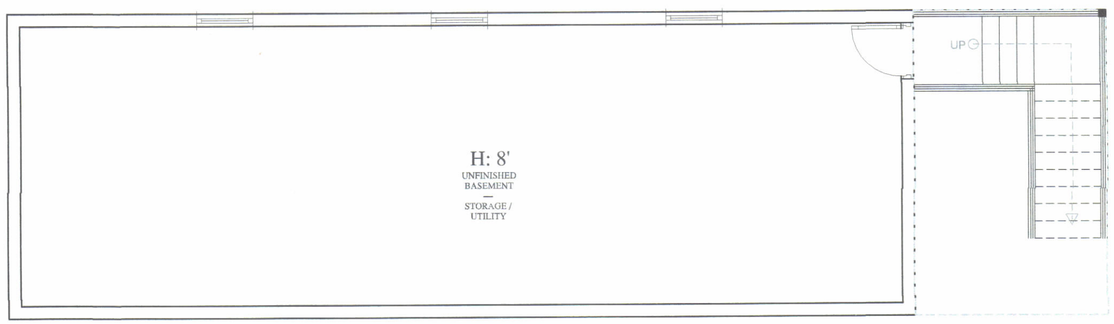
(BASEMENT + FIRST FLOOR)

GENERAL PLAN NOTES

1. Dimensions are to face of framing unless noted otherwise.
2. Contractor shall verify all existing conditions prior to construction.
3. All work shall comply with applicable Pennsylvania UCC and City of Harrisburg codes.
4. Basement level to remain unfinished at this phase unless otherwise noted.
5. Commercial space intended for future Personal Services use. Final tenant fit-out may require separate permits.
6. Means of egress, lighting, ventilation, and accessibility requirements to be verified during permit phase.
7. Smoke and carbon monoxide detectors shall be installed per code requirements.
8. Existing curb cut to remain; proposed off-street parking stall provided on-site.



FIRST FLOOR PLAN



BASEMENT PLAN
ACCESSORY COMMERCIAL STORAGE / UTILITY

SCALE: 3/16"=1'

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

COMMERCIAL UNIT FLOOR PLANS

DATE
MAY 2026

SCALE
0 1' 2' 4' 8"
(BAR IF WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
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3

SHEET NUMBER
A-02

ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

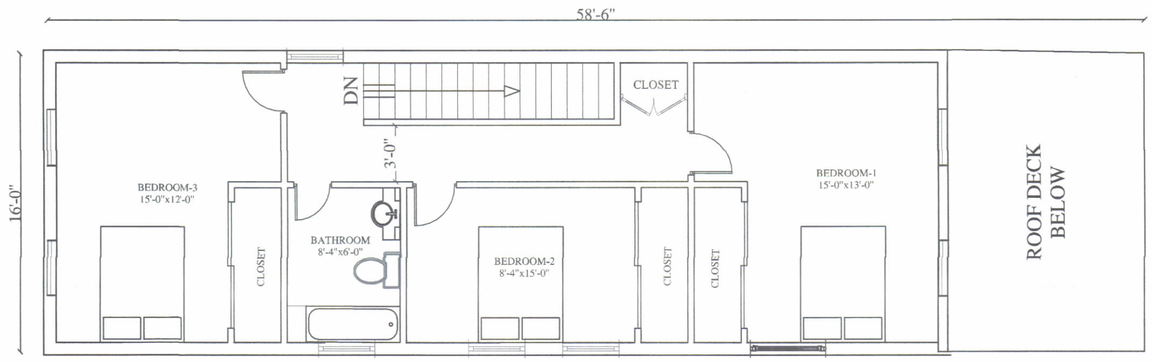
633 WOODBINE ST, HARRISBURG, PA 17110

RESIDENTIAL UNIT

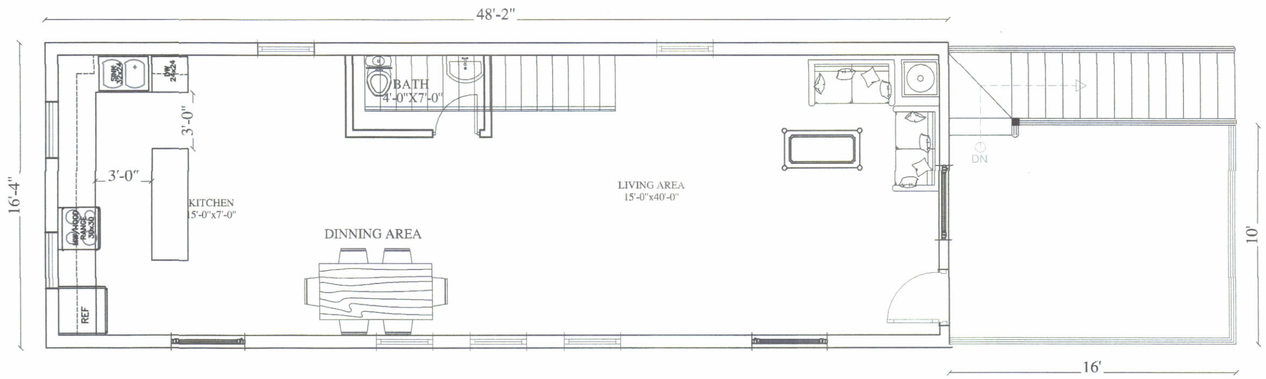
(2ND + 3RD FLOOR)

GENERAL PLAN NOTES

1. Proposed residential unit consists of one duplex dwelling unit occupying the second and third floors.
2. All bedrooms shall comply with emergency escape and rescue opening requirements.
3. Stair geometry shown diagrammatically; final construction dimensions to comply with code requirements.
4. Contractor shall verify all field dimensions and existing conditions prior to construction.
5. All work shall comply with applicable Pennsylvania UCC and City of Harrisburg codes.
6. Smoke and carbon monoxide detectors shall be *installed per code requirements.*
7. All windows indicated on plans are proposed openings unless otherwise noted.



THIRD FLOOR PLAN



SECOND FLOOR PLAN

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

RESIDENTIAL DUPLEX FLOOR PLANS

DATE
MAY 2026

SCALE
0 1' 2' 4' 8"
BAR 1" WHEN TO SCALE
OR AS NOTED IN DETAIL

REVISIONS
1 -
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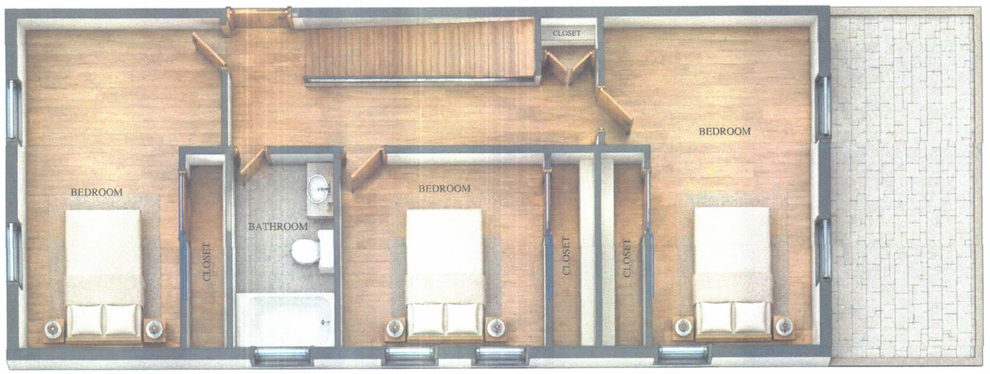
SHEET NUMBER
A-03

ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

633 WOODBINE ST, HARRISBURG, PA 17110



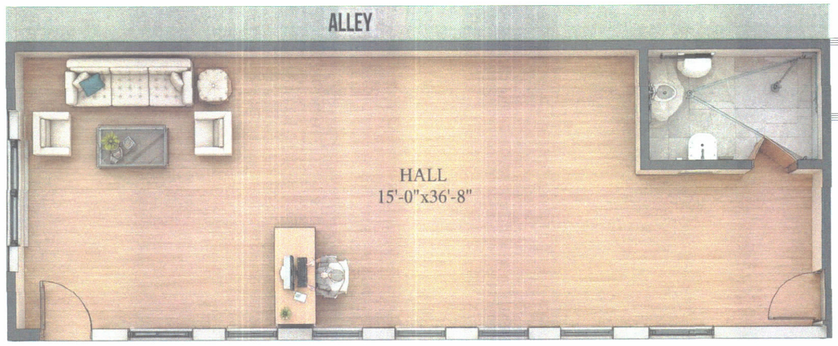
CONCEPTUAL RENDERING

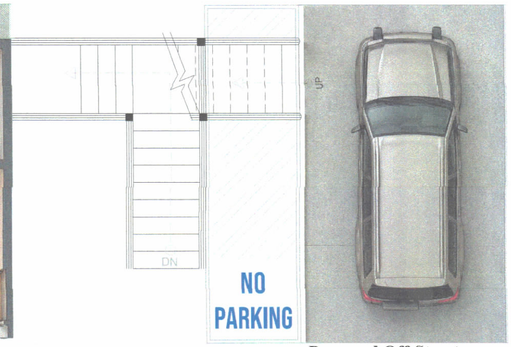


THIRD FLOOR — RESIDENTIAL DUPLEX



SECOND FLOOR — RESIDENTIAL DUPLEX





FIRST FLOOR — COMMERCIAL / PERSONAL SERVICES

Proposed Off-Street Parking Stall
Approx. 11'-0" × 18'-0"
Accessed from existing curb cut at Jefferson St.

NOTES: Conceptual rendered floor plans and massing studies provided for zoning visualization purposes only. Final construction layouts and dimensions subject to permit-phase coordination.

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

RENDERED FLOOR PLANS & MASSING STUDY

DATE
MAY 2026

SCALE
0 1' 2' 4' 8'
BAR IS WHEN TO SCALE
OR AS NOTED IN DETAIL

REVISIONS
1 -
2 -
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SHEET NUMBER
A-04

AKLLYS CONSTRUCTION

BUSINESS & OPERATIONS PLAN

PROPOSED SELF-SERVICE LAUNDROMAT

Property Address: 633 Woodbine Street, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning District: Residential Medium-Density (RM)
Proposed Use: Neighborhood-Oriented Self-Service Laundromat

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1. BUSINESS DESCRIPTION

The proposed first-floor business will operate as a **neighborhood-oriented self-service laundromat** providing washing and drying facilities for personal and household laundry.

Customers will bring their laundry to the premises, operate the self-service washing and drying equipment, utilize the designated sorting and folding areas, and remove their laundry upon completion.

The proposed laundromat will occupy the first-floor commercial space as identified on **Revised Sheet A-02 – Proposed Laundromat Floor Plan**.

The proposed operation is **self-service only**. No commercial or industrial laundry processing, dry-cleaning operation, wash-dry-fold/drop-off service, wholesale laundry service, or laundry pickup/delivery operation is proposed.

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2. HOURS OF OPERATION

The proposed hours of operation are:

Monday through Sunday: 7:00 AM to 9:00 PM

No overnight or 24-hour operation is proposed.

The proposed operating hours are intended to provide reasonable access to neighborhood customers while maintaining compatibility with the surrounding residential area.

---

3. STAFFING AND MANAGEMENT

The business is anticipated to have **one attendant on-site at a time during operating hours**.

The attendant will generally be responsible for:

- Customer assistance and general supervision;
- Routine cleaning and maintenance of the premises;
- Monitoring washing and drying equipment;
- Maintaining the customer waiting, sorting, and folding areas;
- Monitoring vending and accessory areas; and
- General oversight of the facility.

The proposed business is not intended to generate significant employee traffic or shift-change activity.

---

4. LAUNDRY EQUIPMENT AND INTERIOR FACILITIES

As shown on Revised Sheet A-02, the proposed laundromat layout provides:

Washing Equipment:
16 washer compartments (8 double-stack units)

Drying Equipment:
12 dryer compartments (6 double-stack units)

Total:
28 washer/dryer compartments

The facility will also include customer sorting and folding tables, a customer waiting area, vending area, attendant/storage area, and an accessible toilet room.

Final equipment manufacturer, model, capacity, water consumption, electrical/gas requirements, and other utility specifications will be established during final equipment selection and permit/utility coordination.

---

5. CUSTOMER OPERATIONS

The laundromat is intended primarily as a **neighborhood-serving use** for customers requiring access to self-service laundry facilities.

Customers will enter the facility with personal or household laundry, use the available washing and drying equipment, fold and organize laundry within the designated interior areas, and leave the premises upon completion.

Customer arrivals and departures are anticipated to occur throughout the operating day rather than during a single concentrated period.

All laundry activities will occur **within the enclosed first-floor commercial space**. No outdoor washing, drying, sorting, folding, or storage of laundry is proposed.

---

6. DELIVERIES, STORAGE AND VENDING

Deliveries are anticipated to be limited to routine supplies and materials required for operation and maintenance of the laundromat and vending equipment.

No warehousing, distribution activity, bulk commercial laundry receiving, or outdoor storage is proposed.

Any vending provided within the premises will remain accessory to the principal laundromat operation.

---

7. PARKING, PEDESTRIAN ACCESS AND TRAFFIC

The business is intended to function as a small-scale neighborhood service within the existing urban setting.

Customer traffic is expected to be distributed throughout the operating hours. The proposed operation does not include commercial fleet vehicles, delivery vehicles associated with laundry pickup/drop-off services, or regular truck activity.

Pedestrian access, building entrances, site circulation, and the proposed off-street parking arrangement are identified on the submitted zoning drawings.

---

8. NOISE AND NEIGHBORHOOD COMPATIBILITY

All washing and drying equipment will be located and operated **within the enclosed building**.

No outdoor laundry processing, amplified entertainment, outdoor customer activity area, or overnight operation is proposed.

The laundromat is intended to operate as a neighborhood-oriented service use in a manner compatible with the surrounding residential environment.

Equipment installation, ventilation/exhaust, plumbing, electrical service, and other building systems will be designed and permitted as applicable during the building permit phase.

---

9. WATER, SEWER AND UTILITIES

AKILYS CONSTRUCTION

The proposed laundromat will connect to available public utility services serving the property, including water and sanitary sewer.

Final water and sewer demand will be determined based upon the equipment ultimately selected, manufacturer water-consumption data, anticipated operating cycles, plumbing fixtures, and applicable utility requirements.

Final utility connections and equipment requirements will be coordinated as required during the applicable utility and building permit processes.

---

10. PURPOSE OF THIS BUSINESS PLAN

This Business and Operations Plan is submitted in support of the zoning application for the proposed first-floor use at **633 Woodbine Street, Harrisburg, Pennsylvania**.

This document, together with **Revised Sheet A-02**, is intended to further identify the specific nature of the proposed business, interior layout, equipment, staffing, operating hours, customer activity, and anticipated operational characteristics of the proposed **self-service laundromat**.

The proposed operation is intended to provide a small-scale neighborhood service while maintaining compatibility with the residential character and existing development pattern of the surrounding area.

PROPERTY OWNER / APPLICANT:
Christopher DeJesus Torres

PROPERTY:
633 Woodbine Street
Harrisburg, PA 17110

DATE: August 2026

ZONING SUBMISSION - PROPOSED MIXED-USE INFILL DEVELOPMENT

633 WOODBINE ST, HARRISBURG, PA 17110

COMMERCIAL UNIT

(BASEMENT + FIRST FLOOR)

GENERAL PLAN NOTES

1. Dimensions are to face of framing unless noted otherwise.
2. Contractor shall verify all existing conditions prior to construction.
3. All work shall comply with applicable Pennsylvania UCC and City of Harrisburg codes.
4. Basement level to remain unfinished at this phase unless otherwise noted.
5. Commercial space intended for future Personal Services use. Final tenant fit-out may require separate permits.
6. Means of egress, lighting, ventilation, and accessibility requirements to be verified during permit phase.
7. Smoke and carbon monoxide detectors shall be installed per code requirements.
8. Existing curb cut to remain; proposed off-street parking stall provided on-site.

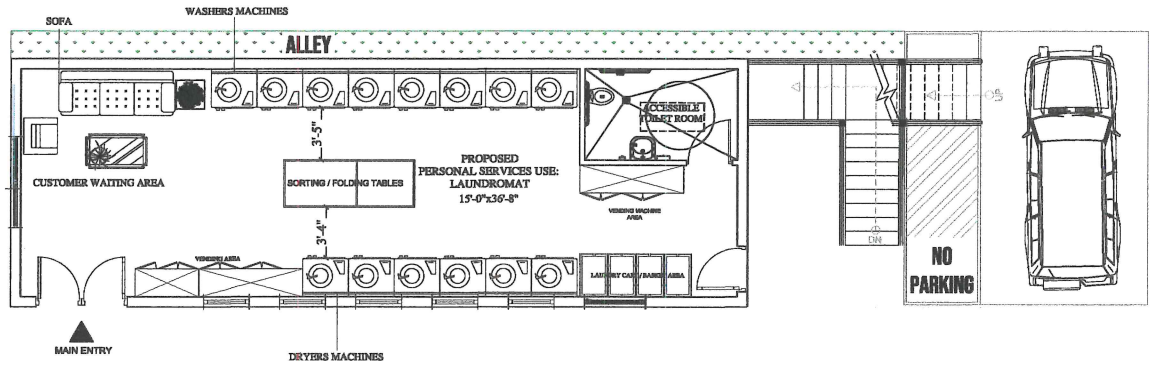
PROPOSED LAUNDRY EQUIPMENT

Washers: 16 machines (8 stacked units)

Dryers: 12 machines (6 stacked units)

Total machines: 28

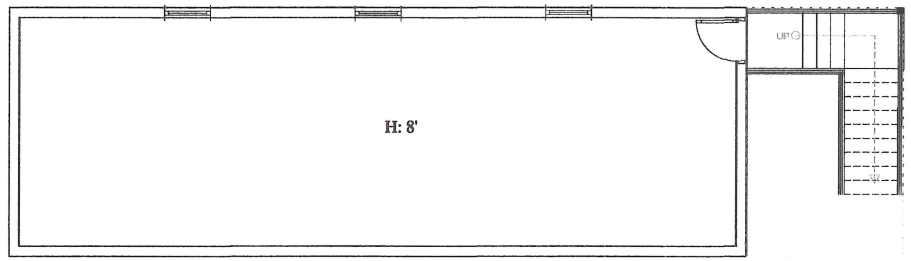
EAST



NORTH

FIRST FLOOR PLAN

SOUTH



BASEMENT PLAN
ACCESSORY COMMERCIAL STORAGE / UTILITY

WEST

SCALE: 3/16"=1'

PARCEL INFORMATION

Address: 633 Woodbine St, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning: Residential Medium-Density (RM)
Lot Area: 1,200 SF (0.03 Acres)

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

633 WOODBINE ST, HARRISBURG, PA 17110

SHEET TITLE:

PROPOSED LAUNDROMAT FLOOR PLAN

DATE
AUG 2026

SCALE
0 1' 2' 4' 8'
(3/16" WHEN SCALED)
OR AS NOTED IN DETAIL

REVISIONS
REV.1 — REVISED COMMERCIAL FLOOR PLAN TO IDENTIFY PROPOSED LAUNDROMAT USE AND EQUIPMENT LAYOUT

SHEET # / REVISION
A-02
REVISED

RE: Notice of Zoning Hearing Board Application
Property Address: 633 Woodbine Street, Harrisburg, PA 17110
Parcel ID: 10-012-038
Zoning District: Residential Medium-Density (RM)

Dear Property Owner/Resident,

This letter is to inform you that the property located at **633 Woodbine Street** has applied to the **City of Harrisburg Zoning Hearing Board** for zoning relief in the form of **Special Exceptions** and a **Dimensional Variance**.

The requested **Special Exceptions** are to permit:

- A **Personal Services** commercial use on the first floor within the RM zoning district; and
- One residential dwelling unit above a non-residential use as part of a proposed mixed-use development.

The requested **Dimensional Variance** is to permit development on an existing undersized urban parcel containing approximately **1,200 square feet of lot area**, where **1,500 square feet per dwelling unit** is otherwise required by the Harrisburg Zoning Code.

The proposed project consists of a new three-story mixed-use infill building containing a small-scale commercial space on the first floor and one residential dwelling unit occupying the second and third floors.

The **Planning Commission** and the **Zoning Hearing Board** will review and consider this request at the following public meetings:

Date & Time:

Wednesday, July 1, 2026 at 6:30 PM
(Harrisburg Planning Commission)

Monday, July 20, 2026 at 6:00 PM
(Harrisburg Zoning Hearing Board)

Location:

City Council Chambers, City Government Center
10 North 2nd Street
Harrisburg, PA 17101

*(**Note**: Meetings may also be held in Suite 1 – Basement of the City Government Center or in the EOC of the Public Safety Annex.)*

INST#: 20250024662 Recorded: 10/22/2025 at 02:10:00 PM 4 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: CMECK TAO: APABON

DAUPHIN COUNTY UPI: 10-012-038-000-0000
PREMISES: 633 WOODBINE STREET, HARRISBURG, PENNSYLVANIA

Fee Simple Deed

THIS INDENTURE, made the 21 day of October, Two Thousand Twenty-Five (2025).

BETWEEN SAAD ALI, of Mechanicsburg, Cumberland County, Pennsylvania, Grantor, Party of the First Part,

AND

CHRISTOPHER DEJESUS TORRES, of Harrisburg, Dauphin County, Pennsylvania, and FRANCISCO A. PEREZ of Garwood, New Jersey, Grantees, Parties of the Second Part,

WITNESSETH that the said Party of the First Part, for and in consideration of the sum of One Hundred Fifty-Seven Thousand and No/100 Dollar ($157,000.00), lawful money of the United States of America, well and truly paid by the said Parties of the Second Part to the said Party of the First Part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said Parties of the Second Part, their heirs, executors and administrators.

ALL THAT CERTAIN tract of land situate in the Tenth Ward of the City of Harrisburg, County of Dauphin, State of Pennsylvania, bounded and described as follows:

BEGINNING at the southeast corner of Jefferson Street and Woodbine Street;
thence eastwardly, along Woodbine Street, the distance of sixteen feet (16') to a point;
thence in a southerly direction, at right angle at Woodbine Street, the distance of seventy four feet (74') and seven inches (7") to a four feet (4') wide alley;
thence in a westerly direction along said private alley, the distance of the distance of sixteen feet (16') to Jefferson Street;
thence in a northerly direction along the eastern side of said street, the distance of seventy four feet (74') and seven inches (7") to the place of BEGINNING.

TOGETHER with the privilege of the use of the four feet (4') wide private alley above referred to in common with the owners of other property abutting thereon.

HAVING THEREON erected a three (3) story frame building, known as No. 633 Woodbine Street.

BEING designated as Dauphin County UPI: 10-012-038-000-0000.

UNDER AND SUBJECT TO any and all covenants, conditions, restrictions, rights-of-ways, easements and agreements of record.

BEING the same premises which HUSSAM ALI, by deed dated November 25, 2024, and recorded November 26, 2024, in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania at Instrument No. 20240026021, granted and conveyed unto SAAD ALI, Grantor herein.

TOGETHER with all and singular the buildings and improvements, ways, streets,

alleys, passages, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversion and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of him, the said Grantor, as well at law as in equity, of, in and to the same.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the messuage or tenement thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances unto the said Grantees, their heirs and assigns, to and for the only proper use and behoof of the said Grantees, their heirs and assigns, forever.

UNDER AND SUBJECT, nevertheless, to certain conditions and restrictions of record as aforesaid.

AND the said Grantor, for himself his heirs, executors and administrators, does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that he, the said Grantor and his heirs, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantees, their heirs and assigns, against him, the said Grantor and his heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, Subject as aforesaid, WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the said Party of the First Part, has hereunto set his hand and seal the day and year first above written.

Witness: _____

_____(SEAL)
SAAD ALI

COMMONWEALTH OF PENNSYLVANIA :
: SS
COUNTY OF DAUPHIN :

This record was acknowledged before me on October 22, 2025

by SAAD ALI

NOTARY PUBLIC

My commission expires: 04-08-2026

I hereby certify that the address of the Grantees in the within Deed is:

532 Penn Cap Road
Camp Hill, Pa 17011

Attorney for Grantees to Record

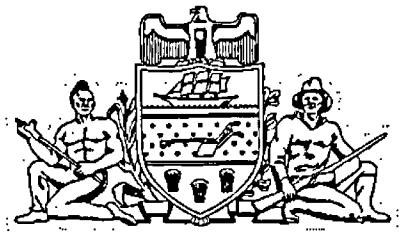
Commonwealth of Pennsylvania - Notary Seal
Robert G. Radebach, Notary Public
Dauphin County
My commission expires April 8, 2026
Commission number 1133550

RADEBACH-12098

Dauphin County

James M. Zugay, Esq.
Recorder of Deeds
jzugay@dauphincounty.gov

Candace E. Meck
First Deputy
cmeck@dauphincounty.gov



Location:
Dauphin County Court House
Room 102
101 Market Street
Harrisburg, Pennsylvania 17101-2029
(717) 780-6560

Website:
https://www.dauphincounty.gov/government/publicly-elected-officials/recorder-of-deeds

Recorder of Deeds
Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20250024662
RECORD DATE: 10/22/2025 2:10:00 PM
RECORDED BY: CMECK
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: ALI, SAAD
INDIRECT NAME: TORRES, CHRISTOPHER DEJESUS

RECORDING FEES - State: $0.50
RECORDING FEES - County: $13.00
ACT 8 OF 1998: $5.00

COMMONWEALTH OF PA: $1570.00
MUNICIPALITY: $785.00 HARRISBURG CITY
SCHOOL DISTRICT: $785.00 HARRISBURG
AOPC: $40.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPI Count: 1
UPI Fee: $20.00
UPI List: 10-012-038-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

SEAL OF THE COUNTY OF DAUPHIN PA.

James M. Zugay, *Recorder of Deeds*

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM in the City Council Chambers at the Dr. Martin L. King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101 on:

July 20, 2026

In reference to Case No. 2645, a request for:

Special Exception Application for 633 Woodbine Street, zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to establish a "Personal Services" use on-site and request relief from the off-street parking requirements associated with that use and a permitted single-family residential unit on-site.

The **Harrisburg Planning Commission** will review the application on **July 1, 2026, at 6:30 PM** in the City Council Chambers, 10 North 2nd Street.

Interested parties are invited to attend and express their views. Related information may be obtained by contacting the Planning Bureau at 717-255-6408. Case documentation will also be posted on the Planning Commission's webpage at least 24 hours in advance of the meeting.

Wanda Williams
Mayor

Harrisburg City Council

Posted On: June 24, 2026

Harrisburg Planning Bureau
https://harrisburgpa.gov/services/planning/index.php

July 16, 2026

Christopher DeJesus Torres
532 Penn Ayr Road
Camp Hill, PA 17011

Re: July 20, 2026 Harrisburg Zoning Hearing Board Meeting
633 Woodbine Street – Special Exception Application

Mr. Torres:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on July 20, 2026, at 6:00 PM in the City Council Chambers of the Rev. Dr. Martin Luther King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101. Your application(s) will be heard at that time. **The owner or an authorized representative must attend this meeting in order for the Zoning Hearing Board to take action on the application(s).**

A Meeting Notice has been posted on the property for which you have submitted an application. Please do not remove it until after the ZHB meeting has taken place. The agenda and case documentation will be posted to the Planning Bureau's webpage (https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/zoning_hearing_board.php) at least 24 hours ahead of the meeting date/time.

If you have any questions, please contact me at by email at sethompson@harrisburgpa.gov.

Sincerely,

Stephanie Thompson
Deputy Planning Director

Thompson, Stephanie E

From: Christopher Torres <akilysconstruction@gmail.com>
Sent: Friday, July 24, 2026 7:23 AM
To: Thompson, Stephanie E
Cc: Knight, Geoffrey H.
Subject: Re: Continuance Request for 633 Woodbine Street

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

I, Christopher Torres, representative of the Applicant for Case #2645 for 633 Woodbine Street do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting."

On Wed, Jul 22, 2026 at 11:04 AM Thompson, Stephanie E <sethompson@harrisburgpa.gov> wrote:

> Mr. Torres,
>
> Following up on the Zoning Hearing Board's continuance of the review of your application at their July 20th meeting, if you could please submit the following so that the Zoning Hearing Board can approve the continuance, it would be greatly appreciated:
>
> "I, Christopher Torres, representative of the Applicant for Case #2645 for 633 Woodbine Street do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting."
>
> Thank you.

Wanda Williams, Mayor

VARIANCE & SPECIAL EXCEPTION RESOLUTION OF THE HARRISBURG PLANNING COMMISSION

324 South 14th Street

REQUEST:
The Applicant is proposing to convert the existing single-family dwelling into a two-unit "Multifamily Dwelling," which requires ZHB approval of Special Exceptions for the proposed use and relief from the off-street parking requirements, per Sections 7-305.7 and 7-327.6 of the Zoning Code, respectively, and Variances for relief from the density regulations and Specific Criteria in Sections 7-307.3 and 7-309.2(v) of the Zoning Code, respectively.

PROPERTY DESCRIPTION:
The property at 324 South 14th Street is a 0.05-acre lot featuring a three-story, 2,088-square-foot structure which was constructed circa 1900 (per the Dauphin County Tax Records). The property is bounded by the property at 322 South 14th Street to the north, South 14th Street to the east, the property at 326 South 14th Street to the south, and Buckthorn Street to the west.

This semi-detached structure features elements of the Italianate architectural style. Character–defining features include: the brick façade; the brickwork below the cornice; and the lintels and sills. The main entrance is boarded up and topped with a simple wooden transom beneath a plain lintel; it is accessed by a concrete porch and stoop. Fenestration on the front façade features five window openings, all of which are boarded up. The side façade shows materials and deterioration caused by the demolition of the previously connected unit at 326 South 14th Street, which was demolished between September 2023 and April 2026. The cornice of the front façade and finials were removed during this timeframe. The framing on the rear façade is partially exposed; the third and first stories are boarded up. Although the property is deteriorating, the building mirrors architectural features of the surrounding buildings and neighborhood; as such, the building contributes to the architectural and historic character of the streetscape and neighborhood.

SPECIAL EXCEPTION REQUIREMENTS
Minimum Requirements of the Code
Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Multifamily Dwelling" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per Section 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Multifamily Dwelling" use requires one space per unit and one space per each five units for guest parking. A two-unit conversion would thus require two (2) total parking spaces per Section 7-327.6(B) of the Zoning Code.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that while the rear yard is accessible from Buckthorn Street, the property is not wide enough to accommodate two legal, off-street parking spaces; thus, a Special Exception request for relief from one (1) required off-street parking spaces is required. On-street parking along South 14th Street can be challenging; while there is sufficient space for parking aisles along both sides of the street, the prevalence of sidewalk and yard/vacant lot parking along most of 14th Street and within the neighborhood indicates that residents are concerned about being sideswiped by drivers. Additionally, it should be noted while there is no on-street parking along Reese Street to the north of the subject property, Swatara Street to the south has some on-street parking along both sides of the street. The property is relatively close to the many bus routes that run along South 13th Street two blocks to the west and Derry Street to the north. The requested relief from one of the two off-street parking spaces is relatively minor and consistent with other proposals for conversions of existing single-family dwellings. As such, while the Bureau believes the property meets the requisite criteria for relief from the off-street parking requirements.

Neighborhood Character

With respect to the proposed use, the Applicant has stated: "The proposed project consists of the rehabilitation and interior reconfiguration of an existing three-story masonry rowhouse located at 324 S 14th Street, Harrisburg, PA. The project proposes the conversion of the existing structure from a single-family dwelling into a two-family residential dwelling consisting of one dwelling unit occupying the first floor and basement level. One duplex dwelling unit occupying the second and third floors. The project includes interior alterations, structural stabilization, and reconstruction of portions of the structure affected by prior deterioration and partial collapse conditions. No expansion of the existing building footprint or building height is proposed. The request includes Special Exception approval for the proposed two-family residential use within the existing Residential Med-Density zoning district and associated off-street parking relief Dimensional variance relief is also requested for limited rear setback encroachment associated with the proposed parking configuration due to existing lot constraints and existing building conditions. The proposed rehabilitation maintains the existing residential character of the structure and surrounding rowhouse context."

With respect to the existing/current use, the Applicant has stated: "The property was historically utilized as a single-family residential rowhouse. The structure is currently in partially deteriorated condition and undergoing rehabilitation and reconstruction work associated with stabilization of the existing building."

The project involves the conversion of the existing deteriorated, formerly attached unit into a two-unit "Multifamily Dwelling". The property, which generally detracts from the character of the block and the surrounding community due to its blighting condition, will be restored as a residential structure. The Planning Bureau notes the Special Exception request is related to both

the use and relief from the required off-street parking spaces. A review of the Codes Bureau's records indicates that many of the properties in the surrounding community have been converted to multiple units, although it is unclear when these conversions occurred and whether they are fully in compliance with all relevant zoning and building regulations, these conditions appear to support the Applicant's assertion that the proposed development will maintain the character of the surrounding neighborhood.

Many of the properties fronting 14th Street do not feature rear-yard parking areas (or, at least, formal or conforming parking areas) and, as noted, the rear yard of the subject property is likewise not wide enough to accommodate two required formal spaces. It should be acknowledged that while there are other multifamily conversions on the same block, those do somewhat complicate the request for relief from the off-street parking requirements, as tenants in the additional units in those properties may increase the demand on the available on-street spaces. A number of bus routes run along South 13th Street two blocks west and Derry Street two blocks north to the property, which connect the neighborhood to destinations both downtown and within the nearby suburbs to the east and south. Ultimately, between the potential on-street parking availability, and nearby mass transit routes, the Bureau believes the proposed requests will not be contrary to the character of the neighborhood.

Ingress & Egress

The Applicant has stated: "Primary pedestrian access to the property will continue from South 14th Street utilizing the existing front entrance. The project proposes one off-street parking space located at the rear portion of the property accessed from the existing rear access area. No significant modifications to existing sidewalks, public streets, or vehicular circulation patterns are proposed. The proposed residential use is consistent with the surrounding neighborhood context and is not anticipated to create adverse traffic or circulation impacts. Emergency access to the structure will continue to be provided from the existing public street frontage."

As the Applicant references, there will be pedestrian access to the site from the South 14th Street frontage, as well as secondary access via the Buckthorn Street and the service alley beginning at the rear of the property; there is a vehicular curb cut onto the property from Buckthorn Street from a previous created and subsequently razed garage at the end of the property, although given the long-term lack of development on-site, there is no legal parking area and thus, effectively, no current formal vehicular access.

With respect to pedestrian access, the building will be accessible at various points on the first floor; the first-floor duplex unit on either side of the residence will have access from the front and rear porches, while the units on the upper floors will be accessed via a stacked parallel stairwell accessible from the entrance lobby on the first floor. Given the above, the existing vehicular access will not change appreciably, and the necessary infrastructure improved; overall, the project will result in significant improvements to access infrastructure.

Off-Street Parking & Loading

The Applicant has stated: "One (1) off-street parking space is proposed at the rear portion of the property. The proposed two-family residential use would typically require two off-street parking spaces; however, due to the narrow existing urban lot configuration, existing building placement,

and existing site constraints, only one parking space can reasonably be accommodated on-site. The proposed parking area is accessed from the existing rear access condition and is intended to minimize site disturbance while maintaining compatibility with the surrounding row house context. Relief is requested associated with the off-street parking requirement and limited dimensional encroachment related to the proposed parking configuration. No bicycle parking is proposed or required for the project."

The Planning Bureau notes that, per Section 7-327.6 of the Zoning Code, a two-unit "Multifamily Dwelling" would require two (2) off-street parking spaces. Because the rear yard is not wide enough to accommodate two legal parking spaces, and thus any proposal for on-site parking would require additional zoning relief (specifically Variances), the proposal requires relief from both of the required off-street spaces. As noted elsewhere in this case report, while there is available on-street parking along South 14th Street, residents tend to illegally park on the surrounding streets' sidewalk, on curbs and in yards to avoid being hit by passing vehicles. Additionally, there are many bus routes that run along 13th Street two blocks to the west of the subject property and along Derry Street two blocks to the north, as well as the potential that tenants who walk, bike, or take mass transit will rent units on-site. Given the above, the Bureau believes the request should not adversely impact adjacent properties.

The Planning Bureau requests the implemented off-street parking be constructed with pervious (permeable) pavers to maintain the standard for stormwater maintenance and comply with Capital Region Water's green initiatives within the City of Harrisburg.

Building Size & Character

The Applicant has stated:

"No expansion of the existing building footprint or building height is proposed. The project consists primarily of interior rehabilitation, structural stabilization, and reconfiguration of the existing three-story masonry rowhouse structure. Limited site improvements include the proposed rear off-street parking area and associated access improvements. Due to the constrained dimensions of the existing urban lot and existing building conditions, limited rear setback encroachment associated with the parking configuration is requested. The proposed rehabilitation and improvements maintain the residential character of the property and are consistent with the surrounding neighborhood context and adjacent rowhouse development pattern."

The Planning Bureau notes that the project involves rebuilding directly on top of the existing foundation, and that the Applicant has indicated that no additional development or expansion of the building are proposed. It should be noted there are no existing off-street parking spaces and thus parking demand from tenants and guests will likely be accommodated on South 14th Street. The proposed development, while dense, features similar height, massing, and configuration to the previous dwelling footprint on-site. The above ground habitable space will occupy three floors, which is a similar height to the other buildings in the South Allison Hill neighborhood. The Bureau notes while the density and building width both require Variance approvals from relief from those aspects of the Development Standards, the Applicant has indicated reasonable justifications for the proposed building width, noting the design is intended to recreate the former dwelling footprint as well as maintain an attached townhome typology that is prevalent throughout the city. While the modern architectural design will differentiate the project, the

Applicant proposes to use similar façade and fenestration patterns to surrounding residences. The surrounding uses are primarily residential, although there are significant non-profit organizations directly west behind the property, including the nonprofit Wildheart | Love the Hill and Mount Calvary Missionary Baptist Church.

Yards, Setbacks & Open Space

The Applicant has stated: "Limited exterior site work is proposed in association with the rear parking area and minor site improvements. No significant changes to landscaping public sidewalks, fencing lighting, or adjacent properties are proposed. The project does not introduce substantial new impervious coverage beyond the limited rear parking improvement area. All proposed site improvements will remain generally consistent with the existing residential and urban rowhouse context."

The Planning Bureau notes that the project involves the reconfiguration and reuse of interior space, and that the Applicant has indicated that no additional development or expansion of the building is proposed beyond the creation of a parking pad in the rear yard. The Planning Bureau recommends the Applicant consider enclosing this space with a six-foot-high fence (perhaps sharing this fence with the proposed adjoining 326 South 14th Street property), to provide additional security and prevent unauthorized access.

Signage

The Applicant has stated: "No new commercial or exterior signage is proposed as part of the project. The proposed use is residential in nature and no additional signage requiring zoning review is anticipated." The Planning Bureau notes residential projects, and especially conversions of existing single-family dwellings, generally do not involve signage.

Utilities

The Applicant stated: "The project will continue to utilize existing public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property. Limited utility upgrades and reconnections associated with the rehabilitation and reconfiguration of the existing structure may occur as part of the construction process. No substantial new utility infrastructure or major impervious surface development is proposed bevond the limited rear parking improvement area."

The Planning Bureau notes that given the state of the building and the lengthy period of vacancy (it appears the property has been vacant and subsequently condemned since about 2011, as per the Harrisburg Codes Bureau records), it is likely that significant investment will need to be made installing new electrical, plumbing, and gas networks throughout the building. It is presumed the Applicant will ensure that additional utilities such as cable, internet, and/or other telecommunications will be sufficient to meet future residents' needs. The Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved) and to confirm the location of refuse storage bins and pick-up.

Other Factors

With respect to the proposal complying with the Environmental Performance Standards in Chapter 7-331, in their supplemental narrative, the Applicant has stated: "Yes. The proposed

residential use is not anticipated to generate hazardous materials, excessive noise, vibration, glare, odor, smoke, fumes, or other environmental impacts beyond those normally associated with residential occupancy. No outdoor storage, industrial activity, or commercial refuse operations are proposed. The project is expected to remain compatible with the surrounding residential neighborhood context."

With respect to the impact on the character of the neighborhood, in their supplemental narrative, the Applicant has stated: "The proposed project is not anticipated to create adverse impacts on the surrounding neighborhood. The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential neighborhood. No expansion of the building footprint or building height is proposed, and the project maintains the existing residential character and scale of the surrounding rowhouse context. The proposed two-family residential use is compatible with surrounding residential development patterns and is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that residential uses generally do not create issues; although there may be some impacts during construction (especially given the significant deterioration of the structure and rehabilitation work necessary), they will not continue into occupancy of the building. Otherwise, the project will have a significant positive impact on the neighborhood, reconstructing a deteriorating and decaying building with a rehabilitated dwelling accommodating two new units to provide housing for new or existing residents of the community, who will grow the customer base for surrounding businesses. If not granted approval of the requested zoning relief, it is likely the building will continue its extended vacancy and further deteriorate, and potentially risk damaging the adjacent structure at 322 South 14th Street, which will result in less housing units, a loss of quality architecture, and a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the character of the neighborhood.

VARIANCE REQUIREMENTS

Unique Physical Circumstances Peculiar to the Property:

The Applicant has stated: "The subject property is an existing narrow urban masonry row house located within an established residential block in the City of Harrisburg. Unique physical conditions affecting the property include: narrow lot width, constrained rear yard area, existing building placement, existing urban rowhouse configuration, and limitations associated with rehabilitation of an existing partially deteriorated structure. These existing site conditions significantly limit the ability to provide fully compliant off-street parking and setback dimensions while maintaining practical residential rehabilitation of the existing structure. The requested variance relief is associated with limited rear setback encroachment and reduced off-street parking accommodations due to the existing physical constraints of the property and not conditions created by the applicant."

The Planning Bureau notes that the project requires approval of two Variances: one for relief from the density regulations in Section 7-307.3A of the Zoning Code, as the property is 2,278 square feet and 3,000 square feet would be necessary for the by-right establishment of two units;

and one for relief from the Specific Criteria outlined in Section 7-309.2(v)(1) of the Zoning Code, as the structure is only 2,088 square feet and would need to be 2,500 square feet to allow by-right conversion to two units. The Bureau acknowledges that neither Variance could be considered de minimis, and both require significant zoning relief; as such, under normal circumstances, the current proposal would likely not establish a justification and would thus not receive approval.

However, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the building has been vacant for over a decade, and is in a significantly deteriorated state that necessitates significant investment needed to bring the building into code-compliance, which justifies the granting of zoning relief for one more unit than would be permitted by right. Per review of the City's records (specifically the property database managed and primarily utilized by the Codes Bureau), the subject property has been listed as a single unit from June 2000 to October 2003. Otherwise, the records from March 2011 through November 2023 reflects a history of condemnations for violations such as: general disrepair and lack of property maintenance and vandalization per its extended vacancy. The lengthy period of vacancy and overall property deterioration do create conditions that necessitate additional investment to correct violations, address potential structure issues, and bring the property into code compliance. Approval of the proposal would retain housing units, rehabilitate an architecturally-significant building, and maintain the streetscape along a major corridor, while denial may remove housing units, threaten the adjacent building, and diminish the streetscape, all of which would run counter to the City's Zoning Code and Comprehensive Plan. Based on the above, the Bureau feels the Applicant has met this standard for granting a Variance.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated: "Strict conformity with the applicable zoning requirements is not reasonably feasible due to the existing narrow lot dimensions, existing structure placement, and constrained rear yard conditions. Providing fully compliant parking and setback dimensions would substantially limit practical use of the property and hinder rehabilitation of the existing residential structure. The proposed variance represents the minimum relief necessary to reasonably accommodate the proposed residential rehabilitation while maintaining compatibility with the surrounding neighborhood context."

The Planning Bureau notes the only viable use of the property in conformance with the Zoning Code would be a single-family dwelling; however, based on the aforementioned information regarding the deteriorated condition of the property and over a decade of vacancy, reverting the property to a single unit would be considered logistically- and financially-prohibitive. While a financial pro forma has not been submitted comparing redevelopment and reuse of the property as a single unit to the proposal for a two-unit "Multifamily Dwelling," given the property history and the issues identified through the property research and the Bureau, there is some justification for the proposal.

***Hardship not Created by the Applicant*:**
The Applicant has stated: "No. The hardship conditions associated with the property were not created by the applicant and are the result of longstanding existing lot dimensions, existing urban rowhouse development patterns, and existing site constraints that predate the current ownership.

The applicant did not create the narrow lot configuration, existing building placement, or constrained rear yard conditions necessitating the requested variance relief."

The Planning Bureau concurs with the Applicant the conditions referenced in their application (such as the overall condition of the property) and those identified by the Bureau in its research existed prior to their ownership of the property.

***Essential Character of the Neighborhood*:**
The Applicant has stated: "No. The requested variance relief will not alter the essential character of the surrounding neighborhood or zoning district. The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential area characterized by similar attached residential buildings and constrained lot conditions. No expansion of the existing building footprint or building height is proposed, and the requested relief is limited in scope to accommodate practical residential reuse of the property. The proposed improvements are not anticipated to substantially impair adjacent properties or create adverse impacts related to traffic, noise, safety, or public welfare."

The Planning Bureau concurs with the Applicant that the current two-unit configuration does not create an adverse impact on the surrounding community. The property has an extensive history of condemnations for things like a lack of property maintenance and is generally a blighting influence on the block. The Bureau is aware of other conversions of nearby properties, although whether such conversions received the requisite Planning and Codes Bureau approvals is unclear, and thus a two-unit conversion of the subject property would not deviate significantly from those properties.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated: "Yes. The requested variance relief represents the minimum modification necessary to reasonably accommodate rehabilitation and continued residential use of the existing structure. The proposal provides one off-street parking space within the constrained site conditions while limiting the extent of requested setback encroachment to only what is necessary due to the existing lot dimensions and existing building placement. No additional expansion, density increase beyond the proposed two-family configuration, or unnecessary site modification is proposed. The requested relief is limited to the minimum variance necessary to permit reasonable use and rehabilitation of the property while maintaining compatibility with the surrounding neighborhood context."

The Planning Bureau concurs the Variances for relief from the density and Specific Criteria regulations represent minor deviations from the relevant zoning regulations. The Applicant is proposing only one more unit than would be permitted by right, although a two-unit "Multifamily Dwelling" would require at least 3,000 square feet of lot area and the subject property is only 2,278 square feet. The requested relief from the Specific Criteria is of a lesser magnitude; a building must have 2,500 square feet of lot area and the subject structure is only 2,088 square feet. The extended vacancy and deterioration of the building over the past decade prior to the Applicant's ownership requires investment in interior and exterior structural aspects, utility systems, and code compliance issues for the building; while a quantitative analysis of this

cost has not been provided, it is reasonable to conclude that two units are necessary to defray the rehabilitation costs to a level that each unit is nominally affordable to the median renter in the city. While it would be preferable to have explicit data on that consideration, it may not be possible to confirm final costs until the requested zoning relief is granted and a more thorough inspection of the site and determination of costs can be made. Given the above, the Bureau believes the Applicant has met their burden of proof regarding this criterion.

DISCUSSION:
The case was represented by Christopher Torres and Francisco Firas Morillo with FK Investment LLC (the property owners), 2155 Jefferson Street, Harrisburg, PA 17110 (aka "the Applicants").

Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy.
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the rear parking area, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

Commissioner Alsberry asked the Applicants if the conditions of approval were acceptable; they confirmed they were acceptable. Commissioner Alsberry asked the Applicants if they had anything else to add to the case report; they stated they did not.

Commissioner Alsberry stated he had no questions asked whether any of the other commissioners had questions or comments about the project.

Commissioner McKissick stated he had no specific questions and stated that he appreciated the Applicant's proposal package.

Commissioner O'Toole stated he had no questions and the project was straightforward. He commended the Applicants for making substantial improvements to a blighted property.

Commissioner Marek stated she had no questions or comments and thanked the Applicant for their project application.

Commissioner Jordan stated he had no questions or comments.

Commissioner Vincent stated he had no questions or comments and concurred that it was a good project.

Commissioner Alsberry asked if there was anyone from the public for or against the project; there were no questions or comments from the public. He concurred that it was a good project and expressed gratitude that the Applicants were taking on some of the many blighted buildings in Harrisburg.

Commissioner O'Toole moved, and Commissioner Marek seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (6-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on August 5, 2026, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Chapter 7-323 of the Planning and Zoning Code, and heard testimony from the Applicant(s), and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy.
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the rear parking area, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The property has experienced extended vacancy over the past decade resulting in significant deterioration and a general lack of basic elements such as walls and utilities that threatens the long-term viability of the structure and, potentially, the stability of the attached rowhome; as such, there is justification for the allowance of more units than would be permitted by right.
2. The project will reconstruct a blighting influence and attractive nuisance into new units that will contribute to the housing inventory in the city generally and the neighborhood specifically, and represents a significant improvement over expected future conditions should the property continue to remain vacant.
3. The project advances the purpose of the RM zoning district provided in Chapter 7-305.4(c) of the Zoning Code, as it provides a development at medium densities that will not adversely affect the stability of the area, and advances Chapter 7-301.2 (7) of the

Zoning Code, by protecting the residential neighborhood and providing diverse housing opportunities.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 5th day of August, 2026.

Geoffrey Knight, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance & Special Exception Application: 324 South 14th Street

PROPERTY ADDRESS(ES): 324 South 14th Street	**APPLICANT:** Christopher DeJesus Torres	**SUBMISSION DATE:** June 4, 2026
PID: 02-020-017	**APPLICANT STATUS:** Owner	**HPC DATE:** August 5, 2026
ZONING: Residential Medium-Density (RM)	**HISTORIC DISTRICT:** Mount Pleasant National Historic District	**ZHB DATE:** August 17, 2026
ZHB CASE #: 2646	**FLOODPLAIN:** Zone X (No Floodplain)	**SITE VISIT DATE(S):** June 24, 2026

REQUEST:
The Applicant is proposing to convert the existing single-family dwelling into a two-unit "Multifamily Dwelling," which requires ZHB approval of Special Exceptions for the proposed use and relief from the off-street parking requirements, per Sections 7-305.7 and 7-327.6 of the Zoning Code, respectively, and Variances for relief from the density regulations and Specific Criteria in Sections 7-307.3 and 7-309.2(v) of the Zoning Code, respectively.

PROPERTY DESCRIPTION:
The property at 324 South 14th Street is a 0.05-acre lot featuring a three-story, 2,088-square-foot structure which was constructed circa 1900 (per the Dauphin County Tax Records). The property is bounded by the property at 322 South 14th Street to the north, South 14th Street to the east, the property at 326 South 14th Street to the south, and Buckthorn Street to the west.

This semi-detached structure features elements of the Italianate architectural style. Character–defining features include: the brick façade; the brickwork below the cornice; and the lintels and sills. The main entrance is boarded up and topped with a simple wooden transom beneath a plain lintel; it is accessed by a concrete porch and stoop. Fenestration on the front façade features five window openings, all of which are boarded up. The side façade shows materials and deterioration caused by the demolition of the previously connected unit at 326 South 14th Street, which was demolished between September 2023 and April 2026. The cornice of the front façade and finials were removed during this timeframe. The framing on the rear façade is partially exposed; the third and first stories are boarded up. Although the property is deteriorating, the building mirrors architectural features of the surrounding buildings and neighborhood; as such,

the building contributes to the architectural and historic character of the streetscape and neighborhood.

SPECIAL EXCEPTION REQUIREMENTS
(per Section 7-323.6 of the Zoning Code)

1. **The Board shall determine that the minimum requirements of this Code as set forth in Section 7-301.1 have been met**.

Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Multifamily Dwelling" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per Section 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Multifamily Dwelling" use requires one space per unit and one space per each five units for guest parking. A two-unit conversion would thus require two (2) total parking spaces per Section 7-327.6(B) of the Zoning Code.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that while the rear yard is accessible from Buckthorn Street, the property is not wide enough to accommodate two legal, off-street parking spaces; thus, a Special Exception request for relief from one (1) required off-street parking spaces is required. On-street parking along South 14th Street can be challenging; while there is sufficient space for parking aisles along both sides of the street, the prevalence of sidewalk and yard/vacant lot parking along most of 14th Street and within the neighborhood indicates that residents are concerned about being sideswiped by drivers. Additionally, it should be noted while there is no on-street parking along Reese Street to the north of the subject property, Swatara Street to the south has some on-street parking along both sides of the street. The property is relatively close to the many bus routes that run along South 13th Street two blocks to the west and Derry Street to the north. The requested relief from one of the two off-street parking spaces is relatively minor and consistent with other proposals for conversions of existing single-family dwellings. As such, while the Bureau believes the property meets the requisite criteria for relief from the off-street parking requirements.

2. **The Board shall find that the use, structure, or action authorized by the special permit will not be contrary to the preservation of the general character of the neighborhood involved.**

With respect to the proposed use, the Applicant has stated:
"The proposed project consists of the rehabilitation and interior reconfiguration of an existing three-story masonry rowhouse located at 324 S 14th Street, Harrisburg, PA. The project proposes the conversion of the existing structure from a single-family dwelling into a two-family residential dwelling consisting of one dwelling unit occupying the first floor and basement level. One duplex dwelling unit occupying the second and third floors. The project includes interior alterations, structural stabilization, and reconstruction of portions of the structure affected by prior deterioration and partial collapse conditions. No expansion of the existing building

footprint or building height is proposed. The request includes Special Exception approval for the proposed two-family residential use within the existing Residential Med-Density zoning district and associated off-street parking relief Dimensional variance relief is also requested for limited rear setback encroachment associated with the proposed parking configuration due to existing lot constraints and existing building conditions. The proposed rehabilitation maintains the existing residential character of the structure and surrounding rowhouse context."

With respect to the existing/current use, the Applicant has stated:
"The property was historically utilized as a single-family residential rowhouse. The structure is currently in partially deteriorated condition and undergoing rehabilitation and reconstruction work associated with stabilization of the existing building."

The project involves the conversion of the existing deteriorated, formerly attached unit into a two-unit "Multifamily Dwelling". The property, which generally detracts from the character of the block and the surrounding community due to its blighting condition, will be restored as a residential structure. The Planning Bureau notes the Special Exception request is related to both the use and relief from the required off-street parking spaces. A review of the Codes Bureau's records indicates that many of the properties in the surrounding community have been converted to multiple units, although it is unclear when these conversions occurred and whether they are fully in compliance with all relevant zoning and building regulations, these conditions appear to support the Applicant's assertion that the proposed development will maintain the character of the surrounding neighborhood.

Many of the properties fronting 14th Street do not feature rear-yard parking areas (or, at least, formal or conforming parking areas) and, as noted, the rear yard of the subject property is likewise not wide enough to accommodate two required formal spaces. It should be acknowledged that while there are other multifamily conversions on the same block, those do somewhat complicate the request for relief from the off-street parking requirements, as tenants in the additional units in those properties may increase the demand on the available on-street spaces. A number of bus routes run along South 13th Street two blocks west and Derry Street two blocks north to the property, which connect the neighborhood to destinations both downtown and within the nearby suburbs to the east and south. Ultimately, between the potential on-street parking availability, and nearby mass transit routes, the Bureau believes the proposed requests will not be contrary to the character of the neighborhood.

3. The Board shall duly consider the following factors, as appropriate:

(A) ingress and egress to property and existing and proposed structures thereon, with particular attention paid to automotive and pedestrian safety and convenience; traffic generation, flow and control relative to existing and future vehicular capacity or nearby public rights of way; and access in case of fire, flood, or other catastrophe;

The Applicant has stated:
"Primary pedestrian access to the property will continue from South 14th Street utilizing the existing front entrance. The project proposes one off-street parking space located at the rear portion of the property accessed from the existing rear access area. No significant modifications

to existing sidewalks, public streets, or vehicular circulation patterns are proposed. The proposed residential use is consistent with the surrounding neighborhood context and is not anticipated to create adverse traffic or circulation impacts. Emergency access to the structure will continue to be provided from the existing public street frontage."

As the Applicant references, there will be pedestrian access to the site from the South 14th Street frontage, as well as secondary access via the Buckthorn Street and the service alley beginning at the rear of the property; there is a vehicular curb cut onto the property from Buckthorn Street from a previous created and subsequently razed garage at the end of the property, although given the long-term lack of development on-site, there is no legal parking area and thus, effectively, no current formal vehicular access.

With respect to pedestrian access, the building will be accessible at various points on the first floor; the first-floor duplex unit on either side of the residence will have access from the front and rear porches, while the units on the upper floors will be accessed via a stacked parallel stairwell accessible from the entrance lobby on the first floor. Given the above, the existing vehicular access will not change appreciably, and the necessary infrastructure improved; overall, the project will result in significant improvements to access infrastructure.

(B) off-street parking and loading areas where required, with particular attention paid to the factors in paragraph (A) above and the noise, glare, odor, or traffic effects of the special exception on adjoining properties and properties generally in the neighborhood;

The Applicant has stated:
"One (1) off-street parking space is proposed at the rear portion of the property. The proposed two-family residential use would typically require two off-street parking spaces; however, due to the narrow existing urban lot configuration, existing building placement, and existing site constraints, only one parking space can reasonably be accommodated on-site. The proposed parking area is accessed from the existing rear access condition and is intended to minimize site disturbance while maintaining compatibility with the surrounding row house context. Relief is requested associated with the off-street parking requirement and limited dimensional encroachment related to the proposed parking configuration. No bicycle parking is proposed or required for the project."

The Planning Bureau notes that, per Section 7-327.6 of the Zoning Code, a two-unit "Multifamily Dwelling" would require two (2) off-street parking spaces. Because the rear yard is not wide enough to accommodate two legal parking spaces, and thus any proposal for on-site parking would require additional zoning relief (specifically Variances), the proposal requires relief from both of the required off-street spaces. As noted elsewhere in this case report, while there is available on-street parking along South 14th Street, residents tend to illegally park on the surrounding streets' sidewalk, on curbs and in yards to avoid being hit by passing vehicles. Additionally, there are many bus routes that run along 13th Street two blocks to the west of the subject property and along Derry Street two blocks to the north, as well as the potential that tenants who walk, bike, or take mass transit will rent units on-site. Given the above, the Bureau believes the request should not adversely impact adjacent properties.

The Planning Bureau requests the implemented off-street parking be constructed with pervious (permeable) pavers to maintain the standard for stormwater maintenance and comply with Capital Region Water's green initiatives within the City of Harrisburg.

(C) size, bulk, use, and general character of a proposed building, structure, expansion, or enlargement in relation to adjacent properties and the neighborhood generally, and screening and other buffering with reference to type, dimensions, and character;

The Applicant has stated:
"No expansion of the existing building footprint or building height is proposed. The project consists primarily of interior rehabilitation, structural stabilization, and reconfiguration of the existing three-story masonry rowhouse structure. Limited site improvements include the proposed rear off-street parking area and associated access improvements. Due to the constrained dimensions of the existing urban lot and existing building conditions, limited rear setback encroachment associated with the parking configuration is requested. The proposed rehabilitation and improvements maintain the residential character of the property and are consistent with the surrounding neighborhood context and adjacent rowhouse development pattern."

The Planning Bureau notes that the project involves rebuilding directly on top of the existing foundation, and that the Applicant has indicated that no additional development or expansion of the building are proposed. It should be noted there are no existing off-street parking spaces and thus parking demand from tenants and guests will likely be accommodated on South 14th Street. The proposed development, while dense, features similar height, massing, and configuration to the previous dwelling footprint on-site. The above ground habitable space will occupy three floors, which is a similar height to the other buildings in the South Allison Hill neighborhood. The Bureau notes while the density and building width both require Variance approvals from relief from those aspects of the Development Standards, the Applicant has indicated reasonable justifications for the proposed building width, noting the design is intended to recreate the former dwelling footprint as well as maintain an attached townhome typology that is prevalent throughout the city. While the modern architectural design will differentiate the project, the Applicant proposes to use similar façade and fenestration patterns to surrounding residences. The surrounding uses are primarily residential, although there are significant non-profit organizations directly west behind the property, including the nonprofit Wildheart | Love the Hill and Mount Calvary Missionary Baptist Church.

(D) required yards, setbacks, and other open space;

The Applicant has stated:
"Limited exterior site work is proposed in association with the rear parking area and minor site improvements. No significant changes to landscaping public sidewalks, fencing lighting, or adjacent properties are proposed. The project does not introduce substantial new impervious coverage beyond the limited rear parking improvement area. All proposed site improvements will remain generally consistent with the existing residential and urban rowhouse context."

The Planning Bureau notes that the project involves the reconfiguration and reuse of interior space, and that the Applicant has indicated that no additional development or expansion of the building is proposed beyond the creation of a parking pad in the rear yard. The Planning Bureau recommends the Applicant consider enclosing this space with a six-foot-high fence (perhaps sharing this fence with the proposed adjoining 326 South 14th Street property), to provide additional security and prevent unauthorized access.

(E) signs, if any, and existing and proposed exterior lighting with reference to glare, traffic safety, and compatibility and harmony with properties in the neighborhood;

The Applicant has stated:
"No new commercial or exterior signage is proposed as part of the project. The proposed use is residential in nature and no additional signage requiring zoning review is anticipated."

The Planning Bureau notes residential projects, and especially conversions of existing single-family dwellings, generally do not involve signage.

(F) utilities, with reference to locations, availability and compatibility;

Applicant stated:
"The project will continue to utilize existing public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property. Limited utility upgrades and reconnections associated with the rehabilitation and reconfiguration of the existing structure may occur as part of the construction process. No substantial new utility infrastructure or major impervious surface development is proposed bevond the limited rear parking improvement area."

The Planning Bureau notes that given the state of the building and the lengthy period of vacancy (it appears the property has been vacant and subsequently condemned since about 2011, as per the Harrisburg Codes Bureau records), it is likely that significant investment will need to be made installing new electrical, plumbing, and gas networks throughout the building. It is presumed the Applicant will ensure that additional utilities such as cable, internet, and/or other telecommunications will be sufficient to meet future residents' needs. The Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved) and to confirm the location of refuse storage bins and pick-up.

(G) other factors, if any, which have a bearing on the compatibility of the special exception with adjacent properties and the neighborhood generally.

With respect to the proposal complying with the Environmental Performance Standards in Chapter 7-331, in their supplemental narrative, the Applicant has stated:
"Yes. The proposed residential use is not anticipated to generate hazardous materials, excessive noise, vibration, glare, odor, smoke, fumes, or other environmental impacts beyond those normally associated with residential occupancy. No outdoor storage, industrial activity, or commercial refuse operations are proposed. The project is expected to remain compatible with the surrounding residential neighborhood context."

With respect to the impact on the character of the neighborhood, in their supplemental narrative, the Applicant has stated:
"The proposed project is not anticipated to create adverse impacts on the surrounding neighborhood. The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential neighborhood. No expansion of the building footprint or building height is proposed, and the project maintains the existing residential character and scale of the surrounding rowhouse context. The proposed two-family residential use is compatible with surrounding residential development patterns and is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that residential uses generally do not create issues; although there may be some impacts during construction (especially given the significant deterioration of the structure and rehabilitation work necessary), they will not continue into occupancy of the building. Otherwise, the project will have a significant positive impact on the neighborhood, reconstructing a deteriorating and decaying building with a rehabilitated dwelling accommodating two new units to provide housing for new or existing residents of the community, who will grow the customer base for surrounding businesses. If not granted approval of the requested zoning relief, it is likely the building will continue its extended vacancy and further deteriorate, and potentially risk damaging the adjacent structure at 322 South 14th Street, which will result in less housing units, a loss of quality architecture, and a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the character of the neighborhood.

VARIANCE REQUIREMENTS
(per Section 7-323.7 of the Zoning Code)

1. **There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.**

The Applicant has stated:
"The subject property is an existing narrow urban masonry row house located within an established residential block in the City of Harrisburg. Unique physical conditions affecting the property include: narrow lot width, constrained rear yard area, existing building placement, existing urban rowhouse configuration, and limitations associated with rehabilitation of an existing partially deteriorated structure. These existing site conditions significantly limit the ability to provide fully compliant off-street parking and setback dimensions while maintaining practical residential rehabilitation of the existing structure. The requested variance relief is associated with limited rear setback encroachment and reduced off-street parking

accommodations due to the existing physical constraints of the property and not conditions created by the applicant."

The Planning Bureau notes that the project requires approval of two Variances: one for relief from the density regulations in Section 7-307.3A of the Zoning Code, as the property is 2,278 square feet and 3,000 square feet would be necessary for the by-right establishment of two units; and one for relief from the Specific Criteria outlined in Section 7-309.2(v)(1) of the Zoning Code, as the structure is only 2,088 square feet and would need to be 2,500 square feet to allow by-right conversion to two units. The Bureau acknowledges that neither Variance could be considered de minimis, and both require significant zoning relief; as such, under normal circumstances, the current proposal would likely not establish a justification and would thus not receive approval.

However, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the building has been vacant for over a decade, and is in a significantly deteriorated state that necessitates significant investment needed to bring the building into code-compliance, which justifies the granting of zoning relief for one more unit than would be permitted by right. Per review of the City's records (specifically the property database managed and primarily utilized by the Codes Bureau), the subject property has been listed as a single unit from June 2000 to October 2003. Otherwise, the records from March 2011 through November 2023 reflects a history of condemnations for violations such as: general disrepair and lack of property maintenance and vandalization per its extended vacancy. The lengthy period of vacancy and overall property deterioration do create conditions that necessitate additional investment to correct violations, address potential structure issues, and bring the property into code compliance. Approval of the proposal would retain housing units, rehabilitate an architecturally-significant building, and maintain the streetscape along a major corridor, while denial may remove housing units, threaten the adjacent building, and diminish the streetscape, all of which would run counter to the City's Zoning Code and Comprehensive Plan. Based on the above, the Bureau feels the Applicant has met this standard for granting a Variance.

2. **That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable reuse of the property.**

The Applicant has stated:
"Strict conformity with the applicable zoning requirements is not reasonably feasible due to the existing narrow lot dimensions, existing structure placement, and constrained rear yard conditions. Providing fully compliant parking and setback dimensions would substantially limit practical use of the property and hinder rehabilitation of the existing residential structure. The proposed variance represents the minimum relief necessary to reasonably accommodate the proposed residential rehabilitation while maintaining compatibility with the surrounding neighborhood context."

The Planning Bureau notes the only viable use of the property in conformance with the Zoning Code would be a single-family dwelling; however, based on the aforementioned information

regarding the deteriorated condition of the property and over a decade of vacancy, reverting the property to a single unit would be considered logistically- and financially-prohibitive. While a financial pro forma has not been submitted comparing redevelopment and reuse of the property as a single unit to the proposal for a two-unit "Multifamily Dwelling," given the property history and the issues identified through the property research and the Bureau, there is some justification for the proposal.

3. That such unnecessary hardship has not been created by the appellant.

The Applicant has stated:
"No. The hardship conditions associated with the property were not created by the applicant and are the result of longstanding existing lot dimensions, existing urban rowhouse development patterns, and existing site constraints that predate the current ownership. The applicant did not create the narrow lot configuration, existing building placement, or constrained rear yard conditions necessitating the requested variance relief."

The Planning Bureau concurs with the Applicant the conditions referenced in their application (such as the overall condition of the property) and those identified by the Bureau in its research existed prior to their ownership of the property.

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

The Applicant has stated:
"No. The requested variance relief will not alter the essential character of the surrounding neighborhood or zoning district. The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential area characterized by similar attached residential buildings and constrained lot conditions. No expansion of the existing building footprint or building height is proposed, and the requested relief is limited in scope to accommodate practical residential reuse of the property. The proposed improvements are not anticipated to substantially impair adjacent properties or create adverse impacts related to traffic, noise, safety, or public welfare."

The Planning Bureau concurs with the Applicant that the current two-unit configuration does not create an adverse impact on the surrounding community. The property has an extensive history of condemnations for things like a lack of property maintenance and is generally a blighting influence on the block. The Bureau is aware of other conversions of nearby properties, although whether such conversions received the requisite Planning and Codes Bureau approvals is unclear, and thus a two-unit conversion of the subject property would not deviate significantly from those properties.

5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The Applicant has stated:
"Yes. The requested variance relief represents the minimum modification necessary to reasonably accommodate rehabilitation and continued residential use of the existing structure. The proposal provides one off-street parking space within the constrained site conditions while limiting the extent of requested setback encroachment to only what is necessary due to the existing lot dimensions and existing building placement. No additional expansion, density increase beyond the proposed two-family configuration, or unnecessary site modification is proposed. The requested relief is limited to the minimum variance necessary to permit reasonable use and rehabilitation of the property while maintaining compatibility with the surrounding neighborhood context."

The Planning Bureau concurs the Variances for relief from the density and Specific Criteria regulations represent minor deviations from the relevant zoning regulations. The Applicant is proposing only one more unit than would be permitted by right, although a two-unit "Multifamily Dwelling" would require at least 3,000 square feet of lot area and the subject property is only 2,278 square feet. The requested relief from the Specific Criteria is of a lesser magnitude; a building must have 2,500 square feet of lot area and the subject structure is only 2,088 square feet. The extended vacancy and deterioration of the building over the past decade prior to the Applicant's ownership requires investment in interior and exterior structural aspects, utility systems, and code compliance issues for the building; while a quantitative analysis of this cost has not been provided, it is reasonable to conclude that two units are necessary to defray the rehabilitation costs to a level that each unit is nominally affordable to the median renter in the city. While it would be preferable to have explicit data on that consideration, it may not be possible to confirm final costs until the requested zoning relief is granted and a more thorough inspection of the site and determination of costs can be made. Given the above, the Bureau believes the Applicant has met their burden of proof regarding this criterion.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following conditions:

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy.
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the rear parking area, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

Planning Bureau staff recommends that the request be **Approved** for the following reasons:

1. The property has experienced extended vacancy over the past decade resulting in significant deterioration and a general lack of basic elements such as walls and utilities that threatens the

long-term viability of the structure and, potentially, the stability of the attached rowhome; as such, there is justification for the allowance of more units than would be permitted by right.

2. The project will reconstruct a blighting influence and attractive nuisance into new units that will contribute to the housing inventory in the city generally and the neighborhood specifically, and represents a significant improvement over expected future conditions should the property continue to remain vacant.

3. The project advances the purpose of the RM zoning district provided in Chapter 7-305.4(c) of the Zoning Code, as it provides a development at medium densities that will not adversely affect the stability of the area, and advances Chapter 7-301.2 (7) of the Zoning Code, by protecting the residential neighborhood and providing diverse housing opportunities.

REVIEW PROCESS:

1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal of Building Permit application to the Codes Bureau for any proposed work, or Mercantile Permit application to the Tax & Enforcement Office for proposed use, and review by City staff against specifics and conditions of ZHB decision.
5. Codes Bureau and Planning Bureau inspections of work being performed, as necessary.

ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Variance & Special Exception Application
4. Proposed Project Plans
5. Notification Letter
6. Proof of Legal Standing
7. Continuance Request, dated July 20, 2026

PROPERTY PHOTOS:








Zoning & Location Map
324 South 14th Street
Residential Medium-Density (RM)

VARIANCE APPLICATION

Primary Property Address: *324 S 14TH ST, HARRISBURG, PA 17104* **Zoning District:** *Residential Med-Density*

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.7 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Identify any unique physical circumstances/conditions **specific to the property** which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

The subject property is an existing narrow urban masonry rowhouse located within an established residential block in the City of Harrisburg.
Unique physical conditions affecting the property include:
narrow lot width,
constrained rear yard area,
existing building placement,
existing urban rowhouse configuration,
and limitations associated with rehabilitation of an existing partially deteriorated structure.
These existing site conditions significantly limit the ability to provide fully compliant off-street parking and setback dimensions while maintaining practical residential rehabilitation of the existing structure.The requested variance relief is associated with limited rear setback encroachment and reduced off-street parking accommodations due to the existing physical constraints of the property and not conditions created by the applicant.

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

Strict conformity with the applicable zoning requirements is not reasonably feasible due to the existing narrow lot dimensions, existing structure placement, and constrained rear yard conditions.Providing fully compliant parking and setback dimensions would substantially limit practical use of the property and hinder rehabilitation of the existing residential structure.The proposed variance represents the minimum relief necessary to reasonably accommodate the proposed residential rehabilitation while maintaining compatibility with the surrounding neighborhood context.

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

No.The hardship conditions associated with the property were not created by the applicant and are the result of longstanding existing lot dimensions, existing urban rowhouse development patterns, and existing site constraints that predate the current ownership.The applicant did not create the narrow lot configuration, existing building placement, or constrained rear yard conditions necessitating the requested variance relief.

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

No.The requested variance relief will not alter the essential character of the surrounding neighborhood or zoning district.
The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential area characterized by similar attached residential buildings and constrained lot conditions.
No expansion of the existing building footprint or building height is proposed, and the requested relief is limited in scope to accommodate practical residential reuse of the property.
The proposed improvements are not anticipated to substantially impair adjacent properties or create adverse impacts related to traffic, noise, safety, or public welfare.

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

Yes.
The requested variance relief represents the minimum modification necessary to reasonably accommodate rehabilitation and continued residential use of the existing structure.
The proposal provides one off-street parking space within the constrained site conditions while limiting the extent of requested setback encroachment to only what is necessary due to the existing lot dimensions and existing building placement.
No additional expansion, density increase beyond the proposed two-family configuration, or unnecessary site modification is proposed.
The requested relief is limited to the minimum variance necessary to permit reasonable use and rehabilitation of the property while maintaining compatibility with the surrounding neighborhood context.

SPECIAL EXCEPTION APPLICATION

Primary Property Address: *324 S 14TH ST, HARRISBURG, PA 17104* **Zoning District:** *Residential Med-Density*

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.6 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Provide a detailed explanation of the project/proposal, and its relationship to the applicable zoning regulations (i.e., what specific regulations in the Zoning Code does it address).

The proposed project consists of the rehabilitation and interior reconfiguration of an existing three-story masonry rowhouse located at 324 S 14th Street, Harrisburg, PA.The project proposes the conversion of the existing structure from a single-family dwelling into a two-family residential dwelling consisting of:• One dwelling unit occupying the first floor and basement level• One duplex dwelling unit occupying the second and third floorsThe project includes interior alterations, structural stabilization, and reconstruction of portions of the structure affected by prior deterioration and partial collapse conditions.No expansion of the existing building footprint or building height is proposed.The request includes Special Exception approval for the proposed two-family residential use within the existing Residential Med-Density zoning district and associated off-street parking relief. Dimensional variance relief is also requested for limited rear setback encroachment associated with the proposed parking configuration due to existing lot constraints and existing building conditions.The proposed rehabilitation maintains the existing residential character of the structure and surrounding rowhouse context.

2. What is the current use of the property or, if vacant, what was the property's most recent use?

The property was historically utilized as a single-family residential rowhouse.The structure is currently in partially deteriorated condition and undergoing rehabilitation and reconstruction work associated with stabilization of the existing building.

3. Describe existing and proposed ingress and egress to the property. Outline any new infrastructure to be installed (sidewalks, driveways, bicycle racks, etc.) and how they will be configured to ensure safety for all users, particularly pedestrians and bicyclists, as well as emergency vehicle access. Provide information on trip generation and expected modal splits (driving/walking/bicycling/mass transit) relative to existing and future site conditions.

Primary pedestrian access to the property will continue from South 14th Street utilizing the existing front entrance configuration.The project proposes one off-street parking space located at the rear portion of the property accessed from the existing rear access area.No significant modifications to existing sidewalks, public streets, or vehicular circulation patterns are proposed.The proposed residential use is consistent with the surrounding neighborhood context and is not anticipated to create adverse traffic or circulation impacts.Emergency access to the structure will continue to be provided from the existing public street frontage.

4. How many off-street parking spaces are being provided? Does the proposed parking meet the minimum requirements for the proposed use outlined in Section 7-327.6 the Zoning Code? Does any new parking meet the required standards (for space and drive aisle dimensions, landscaping, etc.)? Does the project include any required bicycle parking?

One (1) off-street parking space is proposed at the rear portion of the property.The proposed two-family residential use would typically require two off-street parking spaces; however, due to the narrow existing urban lot configuration, existing building placement, and existing site constraints, only one parking space can reasonably be accommodated on-site.The proposed parking area is accessed from the existing rear access condition and is intended to minimize site disturbance while maintaining compatibility with the surrounding rowhouse context.Relief is requested associated with the off-street parking requirement and limited dimensional encroachment related to the proposed parking configuration.No bicycle parking is proposed or required for the project.

5. Describe any new or expanded development on-site, including new structures or impervious surface coverage (such as parking areas) and whether such development is in conformance with required front, side, and rear yard setbacks and impervious surface coverage regulations. Does the project/development reflect the character of adjacent properties and the surrounding neighborhood?

No expansion of the existing building footprint or building height is proposed.The project consists primarily of interior rehabilitation, structural stabilization, and reconfiguration of the existing three-story masonry rowhouse structure.Limited site improvements include the proposed rear off-street parking area and associated access improvements. Due to the constrained dimensions of the existing urban lot and existing building conditions, limited rear setback encroachment associated with the parking configuration is requested.The proposed rehabilitation and improvements maintain the residential character of the property and are consistent with the surrounding neighborhood context and adjacent rowhouse development pattern.

6. Does the project involve exterior site work that may impact adjacent properties including landscaping, plant screening, walls, fences, lighting, and/or trash/refuse/compost areas? If yes, please describe such installations; a site/landscaping/photometric plan may be required to confirm conformance with the applicable regulations in the Zoning Code.

Limited exterior site work is proposed in association with the rear parking area and minor site improvements.No significant changes to landscaping, public sidewalks, fencing, lighting, or adjacent properties are proposed.The project does not introduce substantial new impervious coverage beyond the limited rear parking improvement area.All proposed site improvements will remain generally consistent with the existing residential and urban rowhouse context.

7. Will there be any improved or additional signage proposed as part of the project? If so, please describe the sign(s), provide a color rendering or specifications, and confirm whether the sign meets the applicable requirements outlined in Chapter 7-325 the Zoning Code?

No new commercial or exterior signage is proposed as part of the project.The proposed use is residential in nature and no additional signage requiring zoning review is anticipated.

8. Describe any new utilities (water, sewer, gas, electricity, etc.) being provided as part of this project/development. If new impervious surfaces are proposed (structures, parking areas, etc.), please confirm whether you have coordinated with Capital Region Water (CRW) as it relates to stormwater management?

The project will continue to utilize existing public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property.Limited utility upgrades and reconnections associated with the rehabilitation and reconfiguration of the existing structure may occur as part of the construction process.No substantial new utility infrastructure or major impervious surface development is proposed beyond the limited rear parking improvement area.

9. Will the proposed use/development comply with the Environmental Performance Standards in Chapter 7-331 related to public safety hazards (i.e. fire, toxic, or explosive hazards); light spillover; outdoor storage; and placement/screening of dumpsters and refuse containers?

Yes.The proposed residential use is not anticipated to generate hazardous materials, excessive noise, vibration, glare, odor, smoke, fumes, or other environmental impacts beyond those normally associated with residential occupancy.No outdoor storage, industrial activity, or commercial refuse operations are proposed.The project is expected to remain compatible with the surrounding residential neighborhood context.

10. If the request involves establishing a business, submit a business plan, including: How many employees working at a time? Expected customer base? Hours of operation for the business?

Not applicable.The proposed project consists solely of residential use within an existing rowhouse structure and does not involve the establishment of a commercial business operation.

11. Describe any potential adverse impacts on the character of the surrounding neighborhood, such as generating heavy truck traffic, creating noise or odors, or late hours of operation. Has there been outreach to the surrounding neighborhood, beyond the required notification letters? If so, please submit any evidence of neighborhood support.

The proposed project is not anticipated to create adverse impacts on the surrounding neighborhood.The project consists of the rehabilitation and continued residential use of an existing urban rowhouse structure within an established residential neighborhood.No expansion of the building footprint or building height is proposed, and the project maintains the existing residential character and scale of the surrounding rowhouse context.The proposed two-family residential use is compatible with surrounding residential development patterns and is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy.

City of Harrisburg, PA
2026 Variance & Special Exception Application

Applicant (*this individual is the main contact and will receive all formal communications)*

☐ Owner ☐ Lessee ☐ Contractor ☐ Other

Name (Company) CHRISTOPHER DEJESUS TORRES

Address 532 PENN AYR RDCAMP HILL, PA 17011

Phone (717) 503-4899

Email Akilysconstruction@gmail.com

Property Owner *(if different from the Applicant)*

Name (Company)

Address

Phone

Email

Project Architect/Engineer/Contractor *(if different from the Applicant)*

Name (Company)

Address

Phone

Email

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

Applicant's Signature 06/04/26 Date

Property Owner's Signature Date

The owner **MUST** *sign this application. The Applicant's signature is required when different from owner.*

Harrisburg Planning Bureau
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101
https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/planning_commission.php

ZONING HEARING BOARD SUBMISSION | PROPOSED CONVERSION TO TWO-FAMILY DWELLING

324 S 14TH ST, HARRISBURG, PA 17104

PROJECT DESCRIPTION:

The project consists of the rehabilitation and interior reconfiguration of an existing three-story masonry rowhouse currently under construction and partially framed on site.

The proposed work includes the conversion of the structure into two (2) residential dwelling units while coordinating the plans with the current as-built field conditions as closely as reasonably possible.

- Unit 1 is located on the first floor and basement
- Unit 2 is a duplex unit occupying the second and third floors.

No expansion to the existing building footprint is proposed.

The drawings have been updated to reflect the existing construction progress, structural reconstruction, and current framing conditions observed on site.

OCCUPANCY CLASSIFICATION:

R-3 - Residential (Two Dwelling Units)

Off-street parking is provided on site. rear access

SCOPE OF PROJECT:

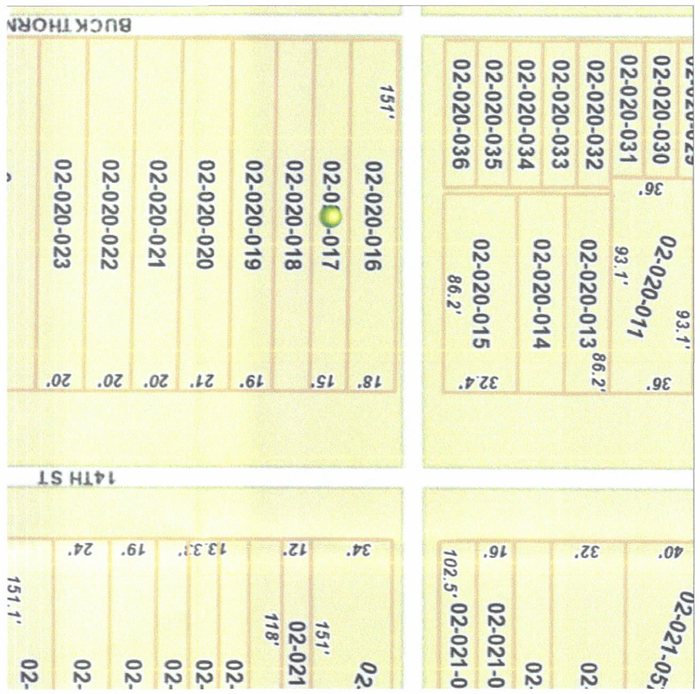
- Interior alterations and reconfiguration to create two dwelling units
- Coordination of drawings with existing partially completed construction and as-built conditions
- Structural repairs, reinforcement, and reconstruction where required due to previous structural deterioration and partial collapse
- New framing and floor system coordination with existing masonry bearing walls
- No increase beyond two dwelling units
- No expansion of existing building footprint
- Exterior façade improvements and window/door coordination as indicated on elevations
- New plumbing, electrical, HVAC, and life-safety systems as required for residential occupancy
- Existing masonry walls to remain unless otherwise noted
- Field verification by contractor required prior to construction

INDEX LIST

A-00	COVER PAGE
A-01	SITE PLAN
A-02	RESIDENTIAL UNIT #1 PROPOSED FLOOR PLANS
A-03	RESIDENTIAL UNIT #2 PROPOSED FLOOR PLANS
A-04	RESIDENTIAL UNITS 1 & 2 | RENDERED FLOOR PLANS & FRONT ELEVATION



VICINITY MAP



PARCEL VIEW

THERMAL ENVELOPE COMPLIANCE (IECC 2018 – CLIMATE ZONE 5A) –

Roof/Ceiling: R-49

Above-grade Wall: R-20 or R-13 cavity + R-5 continuous

Floors over unconditioned space: R-30

Basement Walls: R-15 continuous / R-19 cavity

Mass Walls: R-13 interior / R-17 exterior

Slab-on-grade: R-10 to 2 ft depth

Air sealing and insulation per IECC Section R402 and R402.4

GENERAL NOTES

UNIT COUNT LIMITATION

This permit authorizes a maximum of two (2) dwelling units within the existing building.
Any increase in the number of dwelling units shall require separate zoning approval and a separate building permit.

EXTERIOR CONFORMANCE

Exterior materials, façade proportions, window openings, porches, and architectural features shall remain compatible with the existing rowhouse context and surrounding residential character.

No incompatible exterior materials or architectural elements are proposed.

No exterior alterations are proposed except as specifically indicated on the approved drawings.

BASEMENT USE

The basement level is incorporated as part of Unit 1 and is not intended to function as a separate dwelling unit.

The basement contains accessory residential spaces associated with the first-floor dwelling unit, including habitable and non-habitable areas as indicated on the drawings.

No additional dwelling unit is proposed within the basement level.

STRUCTURAL REPAIRS - PRIOR DAMAGE

Due to prior structural deterioration and partial structural failure, repairs to the existing foundation, framing, floor systems, masonry stabilization, sill plate anchorage, and structural connections are included as part of this scope of work.

All structural work shall be performed in accordance with the approved construction documents and applicable building codes.

EXISTING BUILDING

This project involves alterations and reconstruction within an existing three-story masonry rowhouse structure.

No expansion of the existing building footprint or building height is proposed.

MEANS OF EGRESS AND LIFE SAFETY

Means of egress, smoke alarms, carbon monoxide alarms, emergency escape openings, and related life-safety components shall comply with the applicable provisions of the adopted building codes.

Emergency lighting and exit signage, where provided, are supplemental residential safety features and are not intended to imply commercial occupancy classification.

MECHANICAL / ELECTRICAL / PLUMBING SYSTEMS

Mechanical, electrical, plumbing, and HVAC systems shall be installed in accordance with the approved construction documents and applicable adopted codes.

All equipment installations shall comply with manufacturer specifications and applicable code requirements.

CONTRACTOR RESPONSIBILITY

The contractor shall verify all existing conditions, dimensions, framing layouts, and field conditions prior to construction.

Any discrepancies between field conditions and construction documents shall be reported prior to proceeding with work.

INTERIOR NON-LOAD-BEARING MODIFICATIONS

Interior non-load-bearing partitions may be modified as indicated on the drawings.

All modifications shall remain compliant with applicable structural, fire-resistance, and life-safety requirements.

FIELD VERIFICATION

Due to the nature of the existing structure and partially completed on-site construction, certain dimensions and framing conditions are based on field observations and available site measurements.

Final coordination and verification shall be performed by the contractor prior to fabrication, installation, and construction.



FRONT VIEW



REAR VIEW

PARCEL INFORMATION

Address: 324 S 14th St, Harrisburg, PA 17104
Parcel ID: 02-020-017
Zoning: Residential Med-Density
Lot Area: about 2,278 SF / 0.05 acres

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

324 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

COVER PAGE

DATE
Jan 02, 2026

SCALE
0 1' 2' 4' 8' (BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

SHEET NUMBER
A-00

PERMIT DRAWINGS - CONVERSION TO TWO-FAMILY RESIDENCE

324 S 14TH ST, HARRISBURG, PA 17104

SITE PLAN

SITE PLAN NOTES

- **Setbacks remain unchanged.** The proposed work remains within the **existing building footprint**.
- **No horizontal footprint expansion** is proposed.
- The proposed work is limited to the **existing structure / existing building envelope**.
- **No site grading** is proposed.
- **No utility relocation** is proposed.
- Proposed **off-street parking layout** is shown on this plan.
- **Rear access** is provided from **Buckthorn St**, as shown.



REAR PARKING ACCESS



PARCEL INFORMATION

Address: 324 S 14th St, Harrisburg, PA 17104
Parcel ID: 02-020-017
Zoning: Residential Med-Density
Lot Area: about 2,278 SF / 0.05 acres

APPLICABLE CODES:

2021 International Building Code (IBC)
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All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

324 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

SITE PLAN

DATE
MAY, 2026

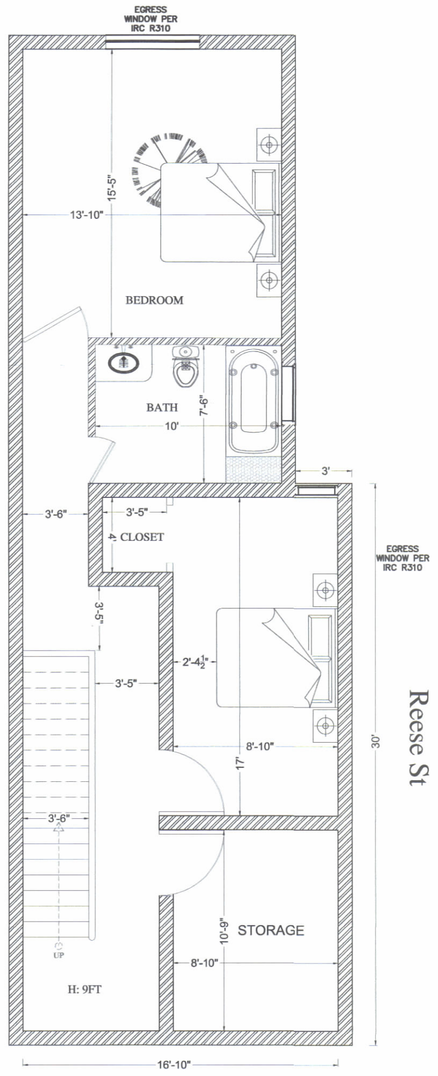
SCALE
(BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

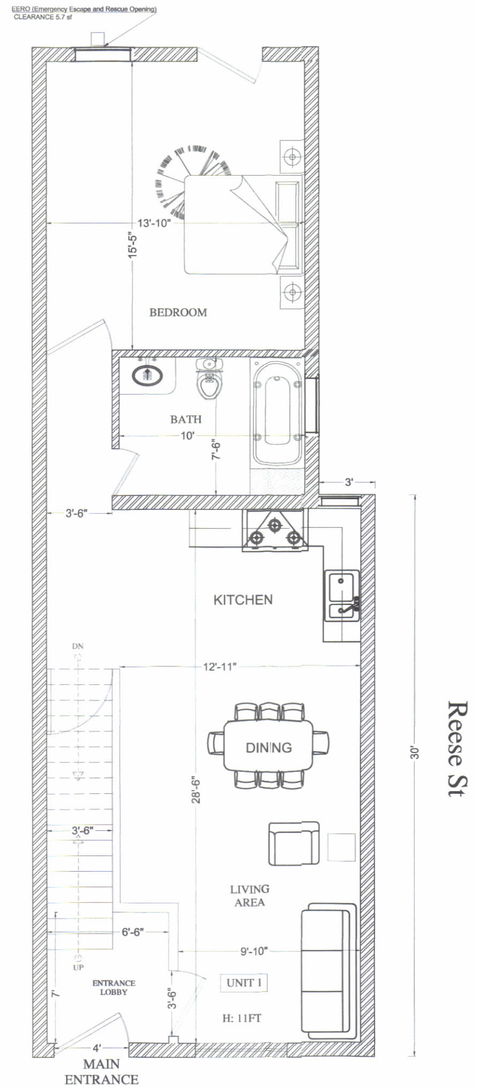
SHEET NUMBER
A-01

PERMIT DRAWINGS - CONVERSION TO TWO-FAMILY RESIDENCE

324 S 14TH ST, HARRISBURG, PA 17104



BASEMENT FLOOR PLAN
SCALE 3/16"=1'



FIRST FLOOR PLAN
SCALE 3/16"=1'

UNIT 1
SCALE 3/16"=1'

PARCEL INFORMATION

Address: 324 S 14th St, Harrisburg, PA 17104
Parcel ID: 02-020-017
Zoning: Residential Med-Density
Lot Area: about 2,278 SF / 0.05 acres

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

324 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #1 PROPOSED FLOOR PLANS

DATE
MAY, 2026

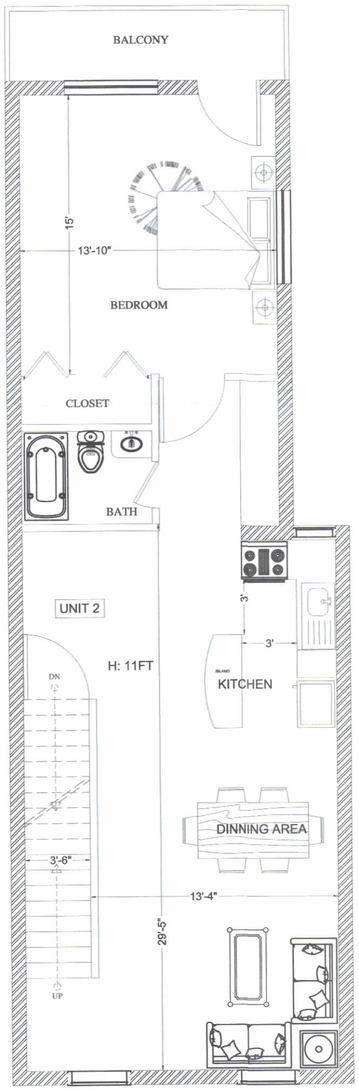
SCALE
0 1' 2' 4' 8' (BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1 -
2 -
3

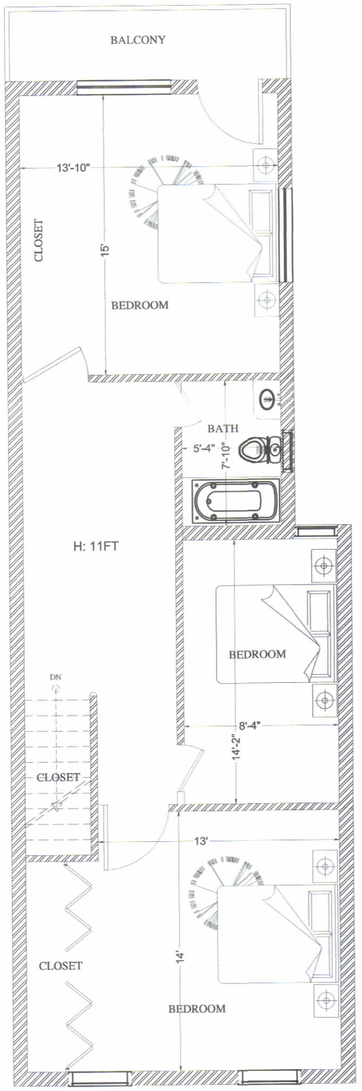
SHEET NUMBER
A-02

PERMIT DRAWINGS - CONVERSION TO TWO-FAMILY RESIDENCE

324 S 14TH ST, HARRISBURG, PA 17104



SECOND FLOOR PLAN
SCALE 3/16"=1'



THIRD FLOOR PLAN
SCALE 3/16"=1'

UNIT 2
SCALE 3/16"=1'

PARCEL INFORMATION

Address: 324 S 14th St, Harrisburg, PA 17104
Parcel ID: 02-020-017
Zoning: Residential Med-Density
Lot Area: about 2,278 SF / 0.05 acres

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

324 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #2 PROPOSED FLOOR PLANS

DATE
MAY, 2026

SCALE
0 1' 2' 4' 8" (BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

SHEET NUMBER
A-03

PERMIT DRAWINGS - CONVERSION TO TWO-FAMILY RESIDENCE

324 S 14TH ST, HARRISBURG, PA 17104



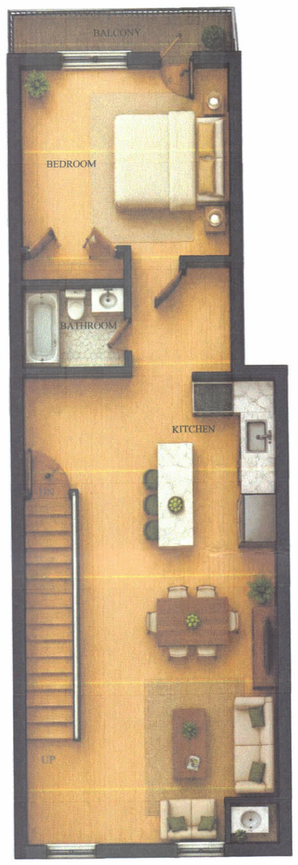
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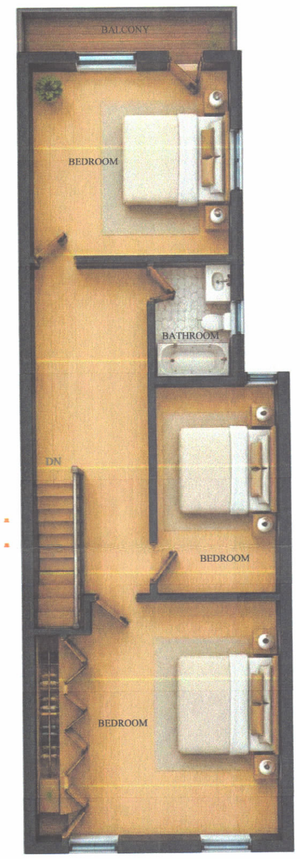
- BRICK VENEER (EXISTING / PROPOSED)
- METAL LINTEL (BLACK)
- WINDOWS (BLACK FRAME)
- ENTRY DOOR (BLACK)
- CONCRETE STOOP / FOUNDATION



UNIT 1

BASEMENT & FIRST FLOOR





UNIT 2

SECOND FLOOR & THIRD FLOOR

NOTES:

Rendered floor plans are diagrammatic representations intended for presentation purposes only. Refer to construction drawings for dimensions and technical information.

PARCEL INFORMATION

Address: 324 S 14th St, Harrisburg, PA 17104
Parcel ID: 02-020-017
Zoning: Residential Med-Density
Lot Area: about 2,278 SF / 0.05 acres

APPLICABLE CODES:

2021 International Building Code (IBC)
2021 International Existing Building Code (IEBC)
2021 International Mechanical Code (IMC)
2021 International Plumbing Code (IPC)
2021 International Energy Conservation Code (IECC)
2020 National Electrical Code (NEC) - NFPA 70
2021 International Fire Code (IFC), *only where referenced by IBC Chapter 35*
ICC A117.1-2009 - Accessible and Usable Buildings and Facilities

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

324 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNITS 1 & 2 | RENDERED FLOOR PLANS & FRONT ELEVATION

DATE
MAY, 2026

SCALE
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REVISIONS
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SHEET NUMBER
A-04

Christopher DeJesus Torres
532 Penn Ayr Rd
Camp Hill, PA 17011
(717) 503-4899
Akilysconstruction@gmail.com

RE: Zoning Hearing Board Application
324 S 14th Street
Harrisburg, PA 17104

Dear Property Owner,

Please be advised that an application has been submitted to the City of Harrisburg Zoning Hearing Board regarding the property located at:

324 S 14th Street
Harrisburg, PA 17104

The application requests Special Exception and limited Variance relief associated with the proposed conversion of an existing residential rowhouse into a two-family residential dwelling.

The project includes rehabilitation and continued residential use of the existing structure while maintaining compatibility with the surrounding neighborhood context.

The application is scheduled to be reviewed at the following public meetings:

Harrisburg Planning Commission
Wednesday, July 1, 2026 – 6:30 PM

Harrisburg Zoning Hearing Board
Monday, July 20, 2026 – 6:00 PM

Meetings are typically held at:

City Council Chambers
10 North 2nd Street
Harrisburg, PA 17101

You are invited to attend the meetings and provide comments regarding the proposed application.

If you have questions regarding the project, please contact the applicant directly.

Respectfully,

Christopher DeJesus Torres
Applicant / Property Owner

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Total Postage and Fees	$6.08

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Street and Apt. No., or PO Box No.: 2020 Bellevue RD
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Street and Apt. No., or PO Box No.: 3405 N 5th st
City, State, ZIP+4®: Harrisburg PA 17110

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Sent To: Edilio Manzueta
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Sent To: Daniel Boyle
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Sent To: Damien Reyes
Street and Apt. No., or PO Box No.: 1312 Kittatinny St
City, State, ZIP+4®: Harrisburg PA 17104

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Sent To: William Aybar
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324 & 326 South 14th Street

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City, State, ZIP+4®: Harrisburg PA 17104

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Sent To: Hector Alfredo Cumba
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Sent To: Fernandez Holdings LLC
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City, State, ZIP+4®: Harrisburg PA 17111

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Postage	$0.78
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Sent To: Sylvester Crosstrenden
Street and Apt. No., or PO Box No.: 327 Buckeye st
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Sent To: Evrilda Perez ortiz
Street and Apt. No., or PO Box No.: 318 S 14th st
City, State, ZIP+4®: Harrisburg PA 17104

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Sent To: Mauricio Mercado Lopez
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City, State, ZIP+4®: Harrisburg PA 17104

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York Haven, PA 17370

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Sent To: Robert Bowser
Street and Apt. No., or PO Box No.: 3255 old Trail Rd
City, State, ZIP+4®: York Haven PA 17370

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Sent To: Elizabeth (Mercedes De Ruiz
Street and Apt. No., or PO Box No.: 345 s 14th st
City, State, ZIP+4®: Harrisburg PA 17104

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Postage	$0.78
Total Postage and Fees	$6.08

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06/26/2026
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Sent To: James A Morant
Street and Apt. No., or PO Box No.: 305 Millstone Dr
City, State, ZIP+4®: Mountville PA 17554

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Port Trevorton, PA 17864

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CAMP HILL PA 17011

Sent To: Lewis Duffy
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Harrisburg, PA 17103

Certified Mail Fee	$5.30
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Sent To: Fellowship Baptist church of HBG
Street and Apt. No., or PO Box No.: 315 Daisy st
City, State, ZIP+4®: Harrisburg PA 17103

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Mountville, PA 17554

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Postage	$0.78
Total Postage and Fees	$6.08

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06/26/2026
CAMP HILL PA 17011

Sent To: James A Morant
Street and Apt. No., or PO Box No.: 305 Millstone Dr
City, State, ZIP+4®: Mountville PA 17554

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

324 & 326 South 14th Street

9589 0710 5270 3701 1485 11

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For delivery information, visit our website at *www.usps.com®*.
Harrisburg, PA 17101

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☐ Return Receipt (hardcopy)	$ $0.00
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☐ Certified Mail Restricted Delivery	$ $0.00
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☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

USPS 0011 69
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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: Harrisburg Housing Authority
Street and Apt. No., or PO Box No.: 351 Chestnut st
City, State, ZIP+4®: Harrisburg PA 17101

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

324 & 326 South 14th Street

324-326 South 14th Stre

PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS

Pennsylvania Department of State
-FILED-
File #: 0013569713
Date Filed: 9/5/2023

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☐ Return document by email to: AKilysConstruction@Gmail.com

Read all instructions prior to completing. This form may be submitted online at https://www.corporations.pa.gov/.

Fee: $125 ☐ I qualify for a veteran/reservist-owned small business fee exemption (see instructions)

In compliance with the requirements of 15 Pa.C.S. § 8821 (relating to certificate of organization), the undersigned desiring to organize a limited liability company, hereby certifies that:

1. The name of the limited liability company is: FK INVESMENT LLC
(designator is required, e.g., "company," "limited" or "limited liability company" or any abbreviation thereof)

2. *Complete part (a) or (b) – not both:*

(a) The address of this limited liability company's registered office in this Commonwealth is:
(post office box alone is not acceptable)

2155 Jefferson st Harrisburg PA 17110 Dauphin
Number and Street City State Zip County

(b) The name of this limited liability company's commercial registered office provider and county of venue is:

c/o:
Name of Commercial Registered Office Provider County

3. The name of each organizer is *(all organizers must sign on page 2)*:

Christopher de Jesus Torres
Francisco Frias Morillo

4. Effective date of Certificate of Organization *(check, and if appropriate complete, one of the following)*:

■ The Certificate of Organization shall be effective upon filing in the Department of State.

☐ The Certificate of Organization shall be effective on: _____ at _____.
Date (MM/DD/YYYY) Hour (if any)

PA DEPT OF STATE
SEP 05 2023

88591-5847 09/05/2023 10:05 AM Received by Pennsylvania Department of State

B8591-5848 09/05/2023 10:05 AM Received by Pennsylvania Department of State

5. Restricted professional companies only.
Check the box if the limited liability company is organized to render a restricted professional service and check the type of restricted professional service(s).

☐ The company is a restricted professional company organized to render the following restricted professional service(s):

- ☐ Chiropractic
- ☐ Dentistry
- ☐ Law
- ☐ Medicine and surgery
- ☐ Optometry
- ☐ Osteopathic medicine and surgery
- ☐ Podiatric medicine
- ☐ Public accounting
- ☐ Psychology
- ☐ Veterinary medicine

6. Benefit companies only.
Check the box immediately below if the limited liability company is organized as a benefit company:

☐ This limited liability company shall have the purpose of creating general public benefit.

Optional specific public benefit purpose. *Check the box immediately below if the benefit company is organized to have one or more specific public benefits and supply the specific public benefit(s). See instructions for examples of specific public benefit.*

☐ This limited liability company shall have the purpose of creating the enumerated specific public benefit(s):

_____

_____

_____

7. For additional provisions of the certificate, if any, attach 8½ x 11 sheet(s).

IN TESTIMONY WHEREOF, the organizer(s) has (have) executed this Certificate of Organization this

_____ day of _____, 20_____.

_____
Signature

_____
Signature

_____
Signature

Property Information

Parcel Number	Owner Name & Address	Mailing Name & Address
02-020-017-000-0000	FK INVESTMENT LLC 2155 JEFFERSON ST HARRISBURG, PA 17104	FK INVESTMENT LLC 2155 JEFFERSON ST HARRISBURG, PA 17104
Tax Year 2026		
Property Class R04 - 3 STORY RESIDENCE	**Neighborhood** 02003 - 15th -- CAMERON	**Site Address** 324 S 14TH ST
Township CITY OF HARRISBURG	**Tax Code** 10 - HARRISBURG CITY	**Tax Status** Taxable

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2023	20230023931	99 Other Questionable Sale	11/2/2023	PEDRO TOMAS PENA TEJADA	FK INVESTMENT LLC	$5,000.00
2022	20220026324	99 Other Questionable Sale	8/30/2022	CARL ROMULUS ELIZABETH NAVARRO	PEDRO TOMAS PENA TEJADA	$5,000.00
2022	20220015868	7 Family/Gift	5/24/2022	CARL ROMULUS ELIZABETH NAVARRO	CARL ROMULUS	$1.00
2020	20200003981	99 Other Questionable Sale	2/11/2020	JUAN F LOPEZ RODRIGUEZ MARIA V GUTIERREZ ABREU	CARL ROMULUS ELIZABETH NAVARRO	$4,000.00
2019	20190014256	99 Other Questionable Sale	6/18/2019	DEREN DE LEON MARTINE	JUAN F LOPEZ RODRIGUEZ MARIA V GUTIERREZ ABREU	$100.00
2019	20190002433	99 Other Questionable Sale	2/1/2019	BRYAN SANTANA	DEREN DE LEON MARTINE	$10,000.00
2019	20190001408	2 Tax Sale	1/18/2019	LOUISE POSEY HERMAN LAWSON	BRYAN SANTANA	$500.00
1985	0068400081	0 Valid	11/13/1985		LOUISE POSEY	$6,000.00

Related Names

	Name	Relationship	Status
>	FK INVESTMENT LLC	PARCEL OWNER	CURRENT

INST#: 20230023931 Recorded: 11/02/2023 at 04:03:06 PM 3 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: CWASHINGER

Harrisburg City Property ID No. 02 - 020-017

County of Dauphin
Office of Tax Assessment
UPI Certifications
Date: 11/2/23
Number of UPI's 1
Initials: amp

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

THIS DEED``

MADE the 29th day of October 2023

BETWEEN

PEDRO TOMAS PENA TEJADA, of the city of Harrisburg, County of Dauphin, Pennsylvania, Grantors.

-AND-

FK INVESTMENT LLC, of the city of Harrisburg, County of Dauphin, Pennsylvania, **Grantee.**

WITNESSETH, that the Grantors for and in consideration of five thousand ($5,000.00) Dollar, lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantee, at or before sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever.

Beginning at a point on the westerly right of way ling of south 14th street, said point being located 18 feed south of the southwest corner of South 14th Street and Reese Street; thence along said westerly right of line of South 14th Street, South 9 degrees 30 minutes east, the distance of 15 feet to a point, a corner of 326 South 14th Street; thence along the same, South 80 degrees 30 minutes West, the distance of 151.83 feed to a point on the easterly right of way line of Buckhorn Street; thence along the same, North 9 degrees 30 minutes West, the distance of 15.00 feet to a point; a corner of number 322 South 14th Street; thence along the same, North 80 degrees 30 minutes East, the distance of 151.83 feet to a point, the place of BEGINNING.

Having thereon erected a three story brick dwelling house known and numbered as 324 South 14th Street, Harrisburg, Pennsylvania, 17104.

TOGETHER with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainder, rents, issues and profits thereof, and of every part and parcel, thereof **AND**

ALSO, all the estate, right, title, interest, use, possession, property, claim and demand whatsoever of the Grantors both in law and in equity, of in and to the premises hereon described and every part and parcel thereof with the appurtenances.

TO HAVE AND TO HOLD all and singular the premises herein described together with the hereditaments and appurtenances unto the Grantee and to the Grantee's proper use and benefit forever.

AND the Grantors covenant that, except as may be herein set forth, they do and will forever specially warrant and defend the lands and premises, hereditaments and appurtenances hereby conveyed, against the Grantors and all other persons lawfully claiming the same or to claim the same or any part thereof, by, from or under it, them or any of them.

IN WITNESS WHEREOF, The Grantor has signed and sealed this present day of the year first written above, Signed, sealed, and delivered in the presence of:

Pedro Tomas Pena — 10/29/23

PEDRO TOMAS PENA TEJADA, Grantor — Date

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

On the 29th day of October,2023, before me, the undersigned officer, personally **PEDRO TOMAS PENA TEJADA,** owner of known to me, or satisfactory proven to be, the person whose name is subscribed to the within instrument, and knowledge that she executed the same for the purpose herein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

MARIA BARBERENA
NOTARY PUBLIC PENNSYLVANIA
HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires Feb 15, 2024

Maria Barberena

Maria Barberena, Notary Public
Dauphin County, State of Pennsylvania
My Commission Expires: Feb. 15, 2024

I hereby certify that the precise residence of the grantee herein is as follows:
2155 Jefferson Street, Harrisburg PA 17104

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meck
First Deputy
www.dauphinc.org/deeds

Dauphin County

Recorder of Deeds

Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20230023931
RECORD DATE: 11/2/2023 4:03:06 PM
RECORDED BY: CWASHINGER
DOC TYPE: DEED HBG
AGENT: MARIA BARBERENA
DIRECT NAME: TEJADA, PEDRO TOMAS PENA
INDIRECT NAME: FK INVESTMENT LLC

ACT 8 OF 1998: $5.00

COMMONWEALTH OF PA: $50.00
MUNICIPALITY: $25.00 HARRISBURG CITY
SCHOOL DISTRICT: $25.00 HARRISBURG
AOPC: $40.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPICount: 1
UPIFee: 20
UPIList: 02-020-017-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

James M. Zugay, *Recorder of Deeds*

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM in the City Council Chambers at the Dr. Martin L. King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101 on:

July 20, 2026

In reference to Case No. 2646, a request for:

Variance & Special Exception Application for 324 South 14th Street, zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to convert the existing single-family dwelling into a two-unit "Multifamily Dwelling," which requires ZHB approval of two Special Exceptions for the use and relief from the off-street parking requirements, and two Variances for relief from the density and Specific Criteria regulations.

The **Harrisburg Planning Commission** will review the application on **July 1, 2026, at 6:30 PM** in the City Council Chambers, 10 North 2nd Street.

Interested parties are invited to attend and express their views. Related information may be obtained by contacting the Planning Bureau at 717-255-6408. Case documentation will also be posted on the Planning Commission's webpage at least 24 hours in advance of the meeting.

Wanda Williams
Mayor

Harrisburg City Council

Posted On: June 24, 2026

Harrisburg Planning Bureau
https://harrisburgpa.gov/services/planning/index.php

August 14, 2026

Christopher DeJesus Torres
532 Penn Ayr Road
Camp Hill, PA 17011

Re: August 17, 2026 Harrisburg Zoning Hearing Board Meeting
633 Woodbine Street – Special Exception Application
324 South 14th Street – Variance & Special Exception Application
39 South Summit Street – Variance & Special Exception Application

Mr. Torres:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on August 17, 2026, at 6:00 PM in the City Council Chambers of the Rev. Dr. Martin Luther King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101. Your application(s) will be heard at that time. **The owner or an authorized representative must attend this meeting in order for the Zoning Hearing Board to take action on the application(s).**

A Meeting Notice has been posted on the property for which you have submitted an application. Please do not remove it until after the ZHB meeting has taken place. The agenda and case documentation will be posted to the Planning Bureau's webpage (https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/zoning_hearing_board.php) at least 24 hours ahead of the meeting date/time.

If you have any questions, please contact me at by email at sethompson@harrisburgpa.gov.

Sincerely,

Stephanie Thompson
Deputy Planning Director

Thompson, Stephanie E

From: Christopher Torres <akilysconstruction@gmail.com>
Sent: Monday, July 20, 2026 9:27 AM
To: Thompson, Stephanie E

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

I, Christopher Torres, representative of the Applicant for Case #2646 for 324 South 14th Street do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting."

Wanda Williams, Mayor

VARIANCE & SPECIAL EXCEPTION RESOLUTION OF THE HARRISBURG PLANNING COMMISSION

39 South Summit Street

REQUEST:
The Applicant is proposing to construct a three-story, two-unit "Multifamily Dwelling"; this project requires ZHB approval of two Special Exceptions for the proposed use and relief from the off-street parking requirements, per Sections 7-305.7 and 7-327.6 of the Zoning Code, respectively, and two Variances for relief from the density and allowable building width regulations in Section 7-307.3 of the Zoning Code. The project will include two (2) three-bedroom units.

PROPERTY DESCRIPTION:
The property is comprised of a mostly-vacant 0.03-acre lot. Remnants of the prior building remain, which was demolished between October 2020 and April 2026. A portion of the front wall, including the three-light wood front door, transom, and concrete stoop, remain, as does the rear masonry wall. The project site is bounded by the property at 37 South Summit Street to the north, the property at 38 Honey Street to the east, the properties at 1200-1210 Chestnut Street to the south, and a South Summit Street to the west.

SPECIAL EXCEPTION REQUIREMENTS
Minimum Requirements of the Code
Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Multifamily Dwelling" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per Section 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Multifamily Dwelling" use requires one (1) space per unit and one (1) space per each five units for guest parking. A two-unit apartment would thus require two (2) total off-street parking spaces per Section 7-327.6(A) of the Zoning Code. A Special Exception request for relief from one (1) of the two (2) off-street parking spaces is required.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that while the rear yard is accessible from Honey Street, the property is not wide enough to accommodate two legal, off-street parking spaces; thus, a Special Exception request for relief

from one (1) required off-street parking spaces is required. On-street parking along South Summit Street is plentiful though there is still the occurrence of parking on the public right-of-way along the street which indicates that residents are concerned about being sideswiped by drivers. The property is relatively close to the many bus routes that run along Market Street two blocks to the north and South 13th Street to the east. As such, the requested relief from the two off-street parking spaces is relatively minor and consistent with other proposals for conversions of existing single-family dwellings. As such, the Bureau believes the site meets the requisite criteria for relief from the off-street parking requirements.

Neighborhood Character

With respect to the proposed use, the Applicant has stated: "The proposed project consists of the redevelopment and reconstruction of a previously demolished three-story residential rowhouse within the existing building footprint and established urban building envelope at 39 South Summit Street. The proposal includes two residential dwelling units: • Unit A occupying the basement and first floor • Unit B occupying the second and third floors. The project maintains the historic row house scale and neighborhood character of the surrounding area and does not propose any horizontal expansion beyond the prior building footprint. The applicant requests: • A Special Exception for the proposed two-unit residential redevelopment within the RM Zoning District. • Any dimensional variance determined necessary for off-street parking requirements under Section 7-327.6(A) • Any dimensional variance determined necessary for minimum lot area or density requirements under Section 7-307.3. The proposal represents contextual urban infill redevelopment intended to restore residential use to a previously demolished and underutilized parcel."

With respect to the existing/current use, the Applicant has stated: "The property is currently vacant following the demolition of a previous residential row house structure. The historic use of the property was residential occupancy consistent with the surrounding row house neighborhood pattern."

The project involves the conversion of the existing, demolished, attached unit into a two-unit "Multifamily Dwelling". The property, which generally detracts from the character of the block and the surrounding community due to its blighting condition, will be restored as a residential structure. The Planning Bureau notes the Special Exception request is related to both the use and relief from the required off-street parking spaces. A review of the Codes Bureau's records indicates that many of the properties in the surrounding community have been converted to multiple units, although it is unclear when these conversions occurred and whether they are fully in compliance with all relevant zoning and building regulations, these conditions appear to support the Applicant's assertion that the proposed development will maintain the character of the surrounding neighborhood.

The properties in the South Summit Street neighborhood do not feature rear-yard parking areas (or, at least, formal or conforming parking areas) and, as noted, the rear yard of the subject property is likewise not wide enough to accommodate two required formal spaces. It should be acknowledged that while there are other multifamily conversions and similarly dense housing situations in the surrounding area, those do somewhat complicate the request for relief from the off-street parking requirements, as tenants in the additional units in those properties may increase

the demand on the available on-street spaces. A number of routes run along Market Street two blocks north and along South 13th Street two blocks east, which connect the neighborhood to destinations both downtown and within the nearby suburbs to the east and south. Ultimately, between the potential on-street parking availability and nearby mass transit routes, the Bureau believes the proposed requests will not be contrary to the character of the neighborhood.

Ingress & Egress

The Applicant has stated: "Primary pedestrian access is provided from South Summit Street through the existing front entrance location consistent with the traditional rowhouse streetscape pattern. Rear access to the property is available through the existing rear alley and rear garage area intended to provide off-street parking accommodation for the proposed residential use. No major changes to existing street access, sidewalks, or traffic circulation patterns are proposed. The project is expected to generate residential traffic consistent with typical urban rowhouse occupancy within the surrounding neighborhood context. The redevelopment maintains the established pedestrian-oriented character of the area while improving utilization of a currently vacant parcel."

As the Applicant references, there will be pedestrian access to the site from the South Summit Street frontage, as well as secondary access via the rear alley and rear parking area on Honey Street; there is a vehicular curb cut onto the property from Honey Street from a previously created and subsequently razed garage at the end of the property, although given the long-term lack of development on-site, there is no legal parking area and thus, effectively, no current formal vehicular access.

With respect to tenant access, the building will be accessible at various points on the first floor; the first-floor duplex unit will have rear and front access, while the units on the upper floors will be accessed via a stacked parallel stairwell accessible from the front entrance lobby on the first floor. Given the above, the existing vehicular access will not change appreciably, and the necessary infrastructure improved; overall, the project will result in significant improvements to access infrastructure.

Off-Street Parking & Loading

The Applicant has stated: "The project proposes one existing off-street parking space located at the rear garage area with access provided from the existing rear alley. Due to the dimensional constraints of the existing urban row house parcel and the intent to maintain the established building footprint and neighborhood character, the applicant may request dimensional relief from any additional off-street parking requirements determined applicable under Section 7-327.6(A) of the Zoning Code. No new surface parking areas or major paving expansions are proposed. Bicycle parking, if required, will be accommodated internally or within the rear garage area."

The Planning Bureau notes that, per Section 7-327.6 of the Zoning Code, a two-unit "Multifamily Dwelling" would require two (2) off-street parking spaces. Because the rear yard is not wide enough to accommodate two legal parking spaces, the proposal requires relief from one of the required off-street spaces. As noted elsewhere in this case report, while there is available on-street parking along South Summit Street, residents tend to illegally park on the surrounding streets' sidewalk, on curbs and in yards to avoid being hit by passing vehicles. Additionally,

there are many bus routes that run along Market two blocks to the north and along South 13th Street two blocks to the east, as well as the potential that tenants who walk, bike, or take other forms of mass transit will rent units on-site. Given the above, the Bureau believes the request should not adversely impact adjacent properties.

Further, the Planning Bureau requests the implemented off-street parking be constructed with pervious (permeable) pavers to comply with Capital Region Water's green initiatives for stormwater maintenance within the City of Harrisburg.

Building Size & Character

The Applicant has stated: "The project consists of the redevelopment and reconstruction of a previously demolished residential row house within the existing footprint and established building envelope. No horizontal expansion beyond the prior structure footprint is proposed. The redevelopment maintains the traditional rowhouse massing, scale, orientation, and relationship to adjacent properties consistent with the surrounding neighborhood character. Existing lot coverage and setback conditions substantially remain unchanged. The proposal is intended to reactivate a currently vacant parcel through context-sensitive urban residential redevelopment."

The Planning Bureau notes that the project involves rebuilding directly on top of the existing foundation, and that the Applicant has indicated that no additional development or expansion of the building are proposed. It should be noted there are no existing off-street parking spaces and thus parking demand from tenants and guests will likely be accommodated on South Summit Street. The proposed development, while dense, features similar height, massing, and configuration to the previous dwelling footprint on-site. The above ground habitable space will occupy three floors, which is a similar height to the other buildings in the South Allison Hill neighborhood. The Bureau notes while the density and building width both require Variance approvals from relief from those aspects of the Development Standards, the Applicant has indicated reasonable justifications for the proposed building width, noting the design is intended to recreate the former dwelling footprint as well as maintain an attached townhome typology that is prevalent throughout the city. While its modern architectural design will differentiate the project, the Applicant proposes to use similar façade and fenestration patterns to surrounding residences, sans the typical porch or awning. The surrounding uses are primarily residential with a major institution, the YWCA of Greater Harrisburg, located directly across from the property.

Yards, Setbacks & Open Space

The Applicant has stated: "Limited exterior improvements associated with the redevelopment may include minor landscaping, site cleanup, utility coordination, lighting, drainage repairs, and restoration of rear access and parking areas. No significant grading, roadway modifications, or large-scale site alterations are proposed. Exterior improvements are intended to improve the appearance, safety, and functionality of the currently vacant property while remaining compatible with the surrounding residential neighborhood."

The Planning Bureau notes that the project involves the reconfiguration and reuse of the foundational footprint, and that the Applicant has indicated that no additional development or expansion of the building is proposed beyond the creation of a parking pad in the rear yard.

Signage
The Applicant has stated: "No commercial or freestanding signage is proposed as part of this residential redevelopment project. Any future address identification or required life-safety signage will comply with applicable provisions of Chapter 7-325 of the Zoning Code and applicable building code requirements."

The Planning Bureau notes residential projects, and especially conversions of existing single-family dwellings and generally do not involve signage beyond building numbers.

Utilities
The Applicant has stated: "The redevelopment will reconnect to existing and available public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property. Utility improvements are expected to consist primarily of service upgrades, repairs, and coordination associated with reconstruction of the residential structure within the existing footprint. No major utility extensions or significant increases in impervious coverage are proposed beyond the redevelopment of the previously developed parcel. Stormwater impacts are expected to remain substantially consistent with historic site conditions due to the maintenance of the existing building footprint and urban lot configuration."

The Planning Bureau notes that given the state of the building and the lengthy period of vacancy, it is likely that significant investment will need to be made installing new electrical, plumbing, and gas networks throughout the building. It is presumed the Applicant will ensure that additional utilities such as cable, internet, and/or other telecommunications will be sufficient to meet future residents' needs. The Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved) and to confirm the location of refuse storage bins and pick-up.

Other Factors
With respect to the proposal complying with the Environmental Performance Standards in Chapter 7-331, the Applicant has stated: "Yes. The proposed residential redevelopment is not expected to generate hazardous materials, excessive noise, vibration, smoke, glare, odors, toxic emissions, or other adverse environmental impacts beyond those normally associated with residential occupancy. The project is intended to restore productive residential use to a previously demolished and currently underutilized urban parcel in a manner compatible with the surrounding neighborhood context."

With respect to the establishment of a business, the Applicant has stated: "Not applicable. The proposed project is a residential redevelopment consisting of two dwelling units and does not involve commercial or business operations."

With respect to the impact on the character of the neighborhood, the Applicant has stated: "The proposed redevelopment is not expected to create adverse impacts on the surrounding neighborhood character. The project restores a vacant and previously demolished residential parcel with context-sensitive infill housing consistent with the traditional row house development pattern of the area. The redevelopment maintains the established building scale, orientation, footprint, and residential character of the neighborhood while improving safety,

occupancy, and long-term property maintenance conditions. The applicant believes the project represents a positive neighborhood reinvestment effort that supports residential stability and urban revitalization within the RM District."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that residential uses generally do not create issues; although there may be some impacts during construction (especially given the significant deterioration of the structure and rehabilitation work necessary), they will not continue into occupancy of the building. Otherwise, the project will have a significant positive impact on the neighborhood, reconstructing a deteriorating and decaying building with a rehabilitated dwelling accommodating two new units to provide housing for new or existing residents of the community. If not granted approval of the requested zoning relief, it is likely the building will continue its extended vacancy and further deteriorate, and potentially risk damaging the adjoining structure at 37 South Summit Street, which will result in less housing units, a loss of quality architecture, and a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the character of the neighborhood.

VARIANCE REQUIREMENTS

Unique Physical Circumstances Peculiar to the Property:

The Applicant has stated: "The subject property is a narrow urban rowhouse parcel located within an established residential block in the RM Residential Medium-Density Zoning District. The property is constrained by its historic rowhouse lot configuration, existing neighborhood development pattern, limited lot width, attached side conditions, and previously established building footprint. The site also contains an existing rear access condition and limited rear yard area, which restrict the ability to fully accommodate modern off-street parking and density standards without substantial alteration to the traditional urban form. The property was previously improved with a residential structure that has since been demolished, leaving a vacant and underutilized infill parcel surrounded by attached residential development. These conditions are unique to the property and neighborhood context and are not generally created by the provisions of the Zoning Code itself."

The Planning Bureau notes that the project requires approval of one Variance: relief from the density regulations in Section 7-307.3A of the Zoning Code, as the property is 1,600 square feet and 3,000 square feet would be necessary for the by-right establishment of two units; the proposed approximate gross floor area above grade will be 2,592 square feet and complies to the 2,500 square feet to allow by-right conversion to two units, conforming to the Specific Criteria outlined in Section 7-309.2(v)(1) of the Zoning Code. The Bureau acknowledges that the Variance requested would not be considered de minimis, and requires significant zoning relief; as such, under normal circumstances, the current proposal would likely not establish a justification and would thus not receive approval.

However, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the building has been vacant for over a decade, and is in a significantly deteriorated state that necessitates significant investment needed to bring the building into code-compliance, which justifies the granting of zoning relief for one more unit

than would be permitted by right. Per review of the City's records (specifically the property database managed and primarily utilized by the Codes Bureau), the subject property has been listed as a single unit from February 2006 to April 2026, briefly and illegally converted to two units in January 2018. Otherwise, the records from February 2012 through April 2026 reflects a history of repeated condemnations, with the house ultimately collapsing June 2024. The lengthy period of vacancy and overall property deterioration do create conditions that necessitate additional investment to correct violations, address potential structure issues, and bring the property into code compliance. Approval of the proposal would retain housing units, rehabilitate an architecturally-significant building, and maintain the streetscape along a major corridor, while denial may remove housing units, threaten the adjacent building, and diminish the streetscape, all of which would run counter to the City's Zoning Code and Comprehensive Plan. Based on the above, the Bureau feels the Applicant has met this standard for granting a Variance.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated: "Strict conformity with all dimensional and parking requirements would significantly limit the reasonable redevelopment potential of the property and would make construction of context-sensitive multi-unit residential housing difficult within the existing rowhouse footprint and lot configuration. Due to the narrow lot dimensions, attached urban conditions, and existing development pattern, full compliance with certain parking and dimensional standards would likely require substantial modification of the building form, reduction of residential utility, or elimination of one proposed dwelling unit. The requested zoning relief is intended to allow practical redevelopment of a currently vacant parcel in a manner consistent with the surrounding residential neighborhood and historic urban development pattern."

The Planning Bureau notes the only viable use of the property in conformance with the Zoning Code would be a single-family dwelling; however, based on the aforementioned information regarding the deteriorated condition of the property and over a decade of vacancy, reverting the property to a single unit would be considered logistically- and financially-prohibitive. While a financial pro forma has not been submitted comparing redevelopment and reuse of the property as a single unit to the proposal for a two-unit "Multifamily Dwelling," given the property history and the issues identified through the property research and the Bureau, there is some justification for the proposal.

***Hardship not Created by the Applicant*:**
The Applicant has stated: "No. The hardship conditions associated with the property are the result of the historic urban row house lot configuration, attached building conditions, existing neighborhood development pattern, and dimensional characteristics of the parcel. The applicant did not create these physical site limitations or the previously established lot conditions that necessitate the requested zoning relief The proposed redevelopment seeks to reasonably utilize the property within its existing urban context while restoring productive residential use to a currently vacant parcel."

The Planning Bureau concurs with the Applicant the conditions referenced in their application (such as the overall condition of the property) and those identified by the Bureau in its research existed prior to their ownership of the property.

***Essential Character of the Neighborhood*:**
The Applicant has stated: "No. The proposed redevelopment is consistent with the historic residential rowhouse character of the surrounding neighborhood and maintains the existing urban development pattern, building footprint, scale, and orientation typical of the RM Residential Medium-Density District. The project restores productive residential use to a previously demolished and currently vacant parcel and is expected to improve neighborhood stability, property maintenance conditions, and overall streetscape continuity. The requested zoning relief is not anticipated to impair adjacent properties or create adverse impacts to public health, safety, or welfare."

The Planning Bureau concurs with the Applicant that the current two-unit configuration does not create an adverse impact on the surrounding community. The property has an extensive history of condemnations for things like a lack of property maintenance and is generally a blighting influence on the block. The Bureau is aware of other multi-family constructions and conversions of nearby properties, although whether these conversions received the requisite Planning and Codes Bureau approvals is unclear, and thus a two-unit conversion of the subject property would not deviate significantly from those properties.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated: "Yes. The requested zoning relief represents the minimum variance necessary to allow reasonable redevelopment of the property as a context-sensitive two-unit residential structure within the existing row house footprint and established urban lot conditions. The proposal maintains the traditional building envelope and does not involve substantial horizontal expansion, excessive site disturbance, or major deviation from the surrounding neighborhood character. The redevelopment also incorporates available rear access and an existing rear garage area to partially accommodate off-street parking demands while minimizing the extent of requested relief. The applicant believes the proposal represents the least modification necessary to enable practical redevelopment of the currently vacant parcel."

The Planning Bureau concurs the Variances for relief from the density and Specific Criteria regulations represent minor deviations from the relevant zoning regulations. The Applicant is proposing only one more unit than would be permitted by right, although a two-unit "Multifamily Dwelling" would require at least 3,000 square feet of lot area and the subject property is only 1,600 square feet. The extended vacancy and deterioration of the building over the past decade prior to the Applicant's ownership requires investment in interior and exterior structural aspects, utility systems, and code compliance issues for the building; while a quantitative analysis of this cost has not been provided, it is reasonable to conclude that two units are necessary to defray the rehabilitation costs to a level that each unit is nominally affordable to the median renter in the city. While it would be preferable to have explicit data on that consideration, it may not be possible to confirm final costs until the requested zoning relief is granted and a more thorough inspection of the site and determination of costs can be made. Given the above, the Bureau believes the Applicant has met their burden of proof regarding this criterion.

DISCUSSION:
The case was represented by Christopher Torres and Francisco Firas Morillo with FK Investment LLC (the property owners), 2155 Jefferson Street, Harrisburg, PA 17110 (aka "the Applicants").

Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the construction of the rear parking space, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

Commissioner Alsberry asked the Applicants if the conditions of approval were acceptable; they confirmed they were.

Commissioner Alsberry asked Mr. Knight if this project was considered "affordable housing." Mr. Knight responded that Applicants had not specified or made a commitment to creating any affordable housing with this project. He advised the Applicants to consider what that would mean in terms of project costs and revenue, but noted there was no requirement for the Applicants to create affordable housing at this time.

Commissioner Alsberry asked whether any of the other commissioners had questions or comments about the project.

Commissioner McKissick reinforced Planning Bureau staff's request that some articulation be created at the front of the dwelling unit, whether it was a canopy or another porch element to conform with the surrounding neighborhood. He commended the Applicants again for their bravery and interest in reconstructing a fifteen-foot-wide infill building.

Commissioner O'Toole commended the Applicant on the improvement the project will bring to a vacant infill lot in the Summit Hill neighborhood, an area generally ignored for decades. The Applicants thanked the commissioner and assured him they will continue building there.

Commissioner Marek inquired if the project will be similar to the previous project with the introduction of a finished basement as part of the first-floor unit, with the second unit consisting of the second and third floors. The Applicants confirmed that was the case. Commissioner Marek noted there was a discrepancy on the plan set and noted the plan sets indicated that both units were are on the second floor. She advised the Applicants to revise the documentation for future meetings.

Commissioner Jordan stated that he had no questions or comments.

Commissioner Vincent stated that he had no questions or comments.

Commissioner Alsberry asked if there was anyone from the public for or against the project; there were no questions or comments from the public.

Commissioner Alsberry expressed gratitude that the Applicants were taking care of Harrisburg's vacant lots and dilapidated properties with new construction and congratulated the Applicants on their proposal.

Commissioner Jordan moved, and Commissioner O'Toole seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (6-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on August 5, 2026, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Chapter 7-323 of the Planning and Zoning Code, and heard testimony from the Applicant(s), and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the construction of the rear parking space, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The project advances the purpose of the RM zoning district provided in Chapter 7-305.4(c) of the Zoning Code, as it provides a development at medium densities that will not adversely affect the stability of the area, and advances Chapter 7-301.2 (7) of the Zoning Code, by protecting the residential neighborhood and providing diverse housing opportunities.

2. The property has experienced extended vacancy over the past decade resulting in significant deterioration and a general lack of basic elements such as walls and utilities that threatens the long-term viability of the structure and, potentially, the stability of the attached rowhome; as such, there is justification for the allowance of more units than would be permitted by right. The configuration of the property, surrounded on two sides with similarly narrow developed lots, presents challenges regarding access to the property and supports the requested relief from off-street parking.
3. The project will reconstruct a blighting influence and attractive nuisance into new units that will contribute to the housing inventory in the city generally and the neighborhood specifically, and represents a significant improvement over expected future conditions should the property continue to remain vacant.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 5th day of August, 2026.

Geoffrey Knight, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance & Special Exception Application: 39 South Summit Street

PROPERTY ADDRESS(ES): 39 South Summit Street	**APPLICANT:** Christopher DeJesus Torres	**SUBMISSION DATE:** June 5, 2026
PID: 09-044-039	**APPLICANT STATUS:** Property Owner	**HPC DATE:** August 5, 2026
ZONING: Residential Medium-Density (RM)	**HISTORIC DISTRICT:** N/A	**ZHB DATE:** August 17, 2026
ZHB CASE #: 2648	**FLOODPLAIN:** Zone X (No Floodplain)	**SITE VISIT DATE(S):** June 24, 2026

REQUEST:
The Applicant is proposing to construct a three-story, two-unit "Multifamily Dwelling"; this project requires ZHB approval of two Special Exceptions for the proposed use and relief from the off-street parking requirements, per Sections 7-305.7 and 7-327.6 of the Zoning Code, respectively, and two Variances for relief from the density and allowable building width regulations in Section 7-307.3 of the Zoning Code. The project will include two (2) three-bedroom units.

PROPERTY DESCRIPTION:
The property is comprised of a mostly-vacant 0.03-acre lot. Remnants of the prior building remain, which was demolished between October 2020 and April 2026. A portion of the front wall, including the three-light wood front door, transom, and concrete stoop, remain, as does the rear masonry wall. The project site is bounded by the property at 37 South Summit Street to the north, the property at 38 Honey Street to the east, the properties at 1200-1210 Chestnut Street to the south, and a South Summit Street to the west.

SPECIAL EXCEPTION REQUIREMENTS
(per Section 7-323.6 of the Zoning Code)

1. **The Board shall determine that the minimum requirements of this Code as set forth in Section 7-301.1 have been met**.

Per Section 7-305.7 of the Zoning Code, the Zoning Hearing Board may grant a Special Exception to establish a "Multifamily Dwelling" use in the Residential Medium-Density (RM) zoning district, subject to the criteria listed below.

The Zoning Hearing Board may grant a Special Exception for relief from the off-street parking requirements, per Section 7-327.8 of the Zoning Code, if certain criteria can be met. Per Section 7-327.6 of the Zoning Code, a "Multifamily Dwelling" use requires one (1) space per unit and one (1) space per each five units for guest parking. A two-unit apartment would thus require two (2) total off-street parking spaces per Section 7-327.6(A) of the Zoning Code. A Special Exception request for relief from one (1) of the two (2) off-street parking spaces is required.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that while the rear yard is accessible from Honey Street, the property is not wide enough to accommodate two legal, off-street parking spaces; thus, a Special Exception request for relief from one (1) required off-street parking spaces is required. On-street parking along South Summit Street is plentiful though there is still the occurrence of parking on the public right-of-way along the street which indicates that residents are concerned about being sideswiped by drivers. The property is relatively close to the many bus routes that run along Market Street two blocks to the north and South 13th Street to the east. As such, the requested relief from the two off-street parking spaces is relatively minor and consistent with other proposals for conversions of existing single-family dwellings. As such, the Bureau believes the site meets the requisite criteria for relief from the off-street parking requirements.

2. **The Board shall find that the use, structure, or action authorized by the special permit will not be contrary to the preservation of the general character of the neighborhood involved.**

With respect to the proposed use, the Applicant has stated:
"The proposed project consists of the redevelopment and reconstruction of a previously demolished three-story residential rowhouse within the existing building footprint and established urban building envelope at 39 South Summit Street. The proposal includes two residential dwelling units: • Unit A occupying the basement and first floor • Unit B occupying the second and third floors. The project maintains the historic row house scale and neighborhood character of the surrounding area and does not propose any horizontal expansion beyond the prior building footprint. The applicant requests: • A Special Exception for the proposed two-unit residential redevelopment within the RM Zoning District. • Any dimensional variance determined necessary for off-street parking requirements under Section 7-327.6(A) • Any dimensional variance determined necessary for minimum lot area or density requirements under Section 7-307.3. The proposal represents contextual urban infill redevelopment intended to restore residential use to a previously demolished and underutilized parcel."

With respect to the existing/current use, the Applicant has stated:
"The property is currently vacant following the demolition of a previous residential row house structure. The historic use of the property was residential occupancy consistent with the surrounding row house neighborhood pattern."

The project involves the conversion of the existing, demolished, attached unit into a two-unit "Multifamily Dwelling". The property, which generally detracts from the character of the block and the surrounding community due to its blighting condition, will be restored as a residential structure. The Planning Bureau notes the Special Exception request is related to both the use and relief from the required off-street parking spaces. A review of the Codes Bureau's records indicates that many of the properties in the surrounding community have been converted to multiple units, although it is unclear when these conversions occurred and whether they are fully in compliance with all relevant zoning and building regulations, these conditions appear to support the Applicant's assertion that the proposed development will maintain the character of the surrounding neighborhood.

The properties in the South Summit Street neighborhood do not feature rear-yard parking areas (or, at least, formal or conforming parking areas) and, as noted, the rear yard of the subject property is likewise not wide enough to accommodate two required formal spaces. It should be acknowledged that while there are other multifamily conversions and similarly dense housing situations in the surrounding area, those do somewhat complicate the request for relief from the off-street parking requirements, as tenants in the additional units in those properties may increase the demand on the available on-street spaces. A number of routes run along Market Street two blocks north and along South 13th Street two blocks east, which connect the neighborhood to destinations both downtown and within the nearby suburbs to the east and south. Ultimately, between the potential on-street parking availability and nearby mass transit routes, the Bureau believes the proposed requests will not be contrary to the character of the neighborhood.

3. The Board shall duly consider the following factors, as appropriate:

(A) ingress and egress to property and existing and proposed structures thereon, with particular attention paid to automotive and pedestrian safety and convenience; traffic generation, flow and control relative to existing and future vehicular capacity or nearby public rights of way; and access in case of fire, flood, or other catastrophe;

The Applicant has stated:
"Primary pedestrian access is provided from South Summit Street through the existing front entrance location consistent with the traditional rowhouse streetscape pattern. Rear access to the property is available through the existing rear alley and rear garage area intended to provide off-street parking accommodation for the proposed residential use. No major changes to existing street access, sidewalks, or traffic circulation patterns are proposed. The project is expected to generate residential traffic consistent with typical urban rowhouse occupancy within the surrounding neighborhood context. The redevelopment maintains the established pedestrian-oriented character of the area while improving utilization of a currently vacant parcel."

As the Applicant references, there will be pedestrian access to the site from the South Summit Street frontage, as well as secondary access via the rear alley and rear parking area on Honey Street; there is a vehicular curb cut onto the property from Honey Street from a previously created and subsequently razed garage at the end of the property, although given the long-term lack of development on-site, there is no legal parking area and thus, effectively, no current formal vehicular access.

With respect to tenant access, the building will be accessible at various points on the first floor; the first-floor duplex unit will have rear and front access, while the units on the upper floors will be accessed via a stacked parallel stairwell accessible from the front entrance lobby on the first floor. Given the above, the existing vehicular access will not change appreciably, and the necessary infrastructure improved; overall, the project will result in significant improvements to access infrastructure.

(B) off-street parking and loading areas where required, with particular attention paid to the factors in paragraph (A) above and the noise, glare, odor, or traffic effects of the special exception on adjoining properties and properties generally in the neighborhood;

The Applicant has stated:
"The project proposes one existing off-street parking space located at the rear garage area with access provided from the existing rear alley. Due to the dimensional constraints of the existing urban row house parcel and the intent to maintain the established building footprint and neighborhood character, the applicant may request dimensional relief from any additional off-street parking requirements determined applicable under Section 7-327.6(A) of the Zoning Code. No new surface parking areas or major paving expansions are proposed. Bicycle parking, if required, will be accommodated internally or within the rear garage area."

The Planning Bureau notes that, per Section 7-327.6 of the Zoning Code, a two-unit "Multifamily Dwelling" would require two (2) off-street parking spaces. Because the rear yard is not wide enough to accommodate two legal parking spaces, the proposal requires relief from one of the required off-street spaces. As noted elsewhere in this case report, while there is available on-street parking along South Summit Street, residents tend to illegally park on the surrounding streets' sidewalk, on curbs and in yards to avoid being hit by passing vehicles. Additionally, there are many bus routes that run along Market two blocks to the north and along South 13th Street two blocks to the east, as well as the potential that tenants who walk, bike, or take other forms of mass transit will rent units on-site. Given the above, the Bureau believes the request should not adversely impact adjacent properties.
Further, the Planning Bureau requests the implemented off-street parking be constructed with pervious (permeable) pavers to comply with Capital Region Water's green initiatives for stormwater maintenance within the City of Harrisburg.

(C) size, bulk, use, and general character of a proposed building, structure, expansion, or enlargement in relation to adjacent properties and the neighborhood generally, and screening and other buffering with reference to type, dimensions, and character;

The Applicant has stated:
"The project consists of the redevelopment and reconstruction of a previously demolished residential row house within the existing footprint and established building envelope. No horizontal expansion beyond the prior structure footprint is proposed. The redevelopment maintains the traditional rowhouse massing, scale, orientation, and relationship to adjacent

properties consistent with the surrounding neighborhood character. Existing lot coverage and setback conditions substantially remain unchanged. The proposal is intended to reactivate a currently vacant parcel through context-sensitive urban residential redevelopment."

The Planning Bureau notes that the project involves rebuilding directly on top of the existing foundation, and that the Applicant has indicated that no additional development or expansion of the building are proposed. It should be noted there are no existing off-street parking spaces and thus parking demand from tenants and guests will likely be accommodated on South Summit Street. The proposed development, while dense, features similar height, massing, and configuration to the previous dwelling footprint on-site. The above ground habitable space will occupy three floors, which is a similar height to the other buildings in the South Allison Hill neighborhood. The Bureau notes while the density and building width both require Variance approvals from relief from those aspects of the Development Standards, the Applicant has indicated reasonable justifications for the proposed building width, noting the design is intended to recreate the former dwelling footprint as well as maintain an attached townhome typology that is prevalent throughout the city. While its modern architectural design will differentiate the project, the Applicant proposes to use similar façade and fenestration patterns to surrounding residences, sans the typical porch or awning. The surrounding uses are primarily residential with a major institution, the YWCA of Greater Harrisburg, located directly across from the property.

(D) required yards, setbacks, and other open space;

The Applicant has stated:
"Limited exterior improvements associated with the redevelopment may include minor landscaping, site cleanup, utility coordination, lighting, drainage repairs, and restoration of rear access and parking areas. No significant grading, roadway modifications, or large-scale site alterations are proposed. Exterior improvements are intended to improve the appearance, safety, and functionality of the currently vacant property while remaining compatible with the surrounding residential neighborhood."

The Planning Bureau notes that the project involves the reconfiguration and reuse of the foundational footprint, and that the Applicant has indicated that no additional development or expansion of the building is proposed beyond the creation of a parking pad in the rear yard.

(E) signs, if any, and existing and proposed exterior lighting with reference to glare, traffic safety, and compatibility and harmony with properties in the neighborhood;

The Applicant has stated:
"No commercial or freestanding signage is proposed as part of this residential redevelopment project. Any future address identification or required life-safety signage will comply with applicable provisions of Chapter 7-325 of the Zoning Code and applicable building code requirements."

The Planning Bureau notes residential projects, and especially conversions of existing single-family dwellings and generally do not involve signage beyond building numbers.

(F) utilities, with reference to locations, availability and compatibility;

The Applicant has stated:
"The redevelopment will reconnect to existing and available public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property. Utility improvements are expected to consist primarily of service upgrades, repairs, and coordination associated with reconstruction of the residential structure within the existing footprint. No major utility extensions or significant increases in impervious coverage are proposed beyond the redevelopment of the previously developed parcel. Stormwater impacts are expected to remain substantially consistent with historic site conditions due to the maintenance of the existing building footprint and urban lot configuration."

The Planning Bureau notes that given the state of the building and the lengthy period of vacancy, it is likely that significant investment will need to be made installing new electrical, plumbing, and gas networks throughout the building. It is presumed the Applicant will ensure that additional utilities such as cable, internet, and/or other telecommunications will be sufficient to meet future residents' needs. The Applicant should coordinate with the Department of Public Works to ensure the account information reflects the new use (if approved) and to confirm the location of refuse storage bins and pick-up.

(G) other factors, if any, which have a bearing on the compatibility of the special exception with adjacent properties and the neighborhood generally.

With respect to the proposal complying with the Environmental Performance Standards in Chapter 7-331, the Applicant has stated:
"Yes. The proposed residential redevelopment is not expected to generate hazardous materials, excessive noise, vibration, smoke, glare, odors, toxic emissions, or other adverse environmental impacts beyond those normally associated with residential occupancy. The project is intended to restore productive residential use to a previously demolished and currently underutilized urban parcel in a manner compatible with the surrounding neighborhood context."

With respect to the establishment of a business, the Applicant has stated:
"Not applicable. The proposed project is a residential redevelopment consisting of two dwelling units and does not involve commercial or business operations."

With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The proposed redevelopment is not expected to create adverse impacts on the surrounding neighborhood character. The project restores a vacant and previously demolished residential parcel with context-sensitive infill housing consistent with the traditional row house development pattern of the area. The redevelopment maintains the established building scale, orientation, footprint, and residential character of the neighborhood while improving safety, occupancy, and long-term property maintenance conditions. The applicant believes the project represents a positive neighborhood reinvestment effort that supports residential stability and urban revitalization within the RM District."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that residential uses generally do not create issues; although there may be some impacts during construction (especially given the significant deterioration of the structure and rehabilitation work necessary), they will not continue into occupancy of the building. Otherwise, the project will have a significant positive impact on the neighborhood, reconstructing a deteriorating and decaying building with a rehabilitated dwelling accommodating two new units to provide housing for new or existing residents of the community. If not granted approval of the requested zoning relief, it is likely the building will continue its extended vacancy and further deteriorate, and potentially risk damaging the adjoining structure at 37 South Summit Street, which will result in less housing units, a loss of quality architecture, and a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the character of the neighborhood.

VARIANCE REQUIREMENTS
(per Section 7-323.7 of the Zoning Code)

1. **There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.**

The Applicant has stated:
"The subject property is a narrow urban rowhouse parcel located within an established residential block in the RM Residential Medium-Density Zoning District. The property is constrained by its historic rowhouse lot configuration, existing neighborhood development pattern, limited lot width, attached side conditions, and previously established building footprint. The site also contains an existing rear access condition and limited rear yard area, which restrict the ability to fully accommodate modern off-street parking and density standards without substantial alteration to the traditional urban form. The property was previously improved with a residential structure that has since been demolished, leaving a vacant and underutilized infill parcel surrounded by attached residential development. These conditions are unique to the property and neighborhood context and are not generally created by the provisions of the Zoning Code itself."

The Planning Bureau notes that the project requires approval of one Variance: relief from the density regulations in Section 7-307.3A of the Zoning Code, as the property is 1,600 square feet and 3,000 square feet would be necessary for the by-right establishment of two units; the proposed approximate gross floor area above grade will be 2,592 square feet and complies to the 2,500 square feet to allow by-right conversion to two units, conforming to the Specific Criteria outlined in Section 7-309.2(v)(1) of the Zoning Code. The Bureau acknowledges that the Variance requested would not be considered de minimis, and requires significant zoning relief; as such, under normal circumstances, the current proposal would likely not establish a justification and would thus not receive approval.

However, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the building has been vacant for over a decade, and is in a significantly deteriorated state that necessitates significant investment needed to bring the building into code-compliance, which justifies the granting of zoning relief for one more unit than would be permitted by right. Per review of the City's records (specifically the property database managed and primarily utilized by the Codes Bureau), the subject property has been listed as a single unit from February 2006 to April 2026, briefly and illegally converted to two units in January 2018. Otherwise, the records from February 2012 through April 2026 reflects a history of repeated condemnations, with the house ultimately collapsing June 2024. The lengthy period of vacancy and overall property deterioration do create conditions that necessitate additional investment to correct violations, address potential structure issues, and bring the property into code compliance. Approval of the proposal would retain housing units, rehabilitate an architecturally-significant building, and maintain the streetscape along a major corridor, while denial may remove housing units, threaten the adjacent building, and diminish the streetscape, all of which would run counter to the City's Zoning Code and Comprehensive Plan. Based on the above, the Bureau feels the Applicant has met this standard for granting a Variance.

2. **That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable reuse of the property.**

The Applicant has stated:
"Strict conformity with all dimensional and parking requirements would significantly limit the reasonable redevelopment potential of the property and would make construction of context-sensitive multi-unit residential housing difficult within the existing rowhouse footprint and lot configuration. Due to the narrow lot dimensions, attached urban conditions, and existing development pattern, full compliance with certain parking and dimensional standards would likely require substantial modification of the building form, reduction of residential utility, or elimination of one proposed dwelling unit. The requested zoning relief is intended to allow practical redevelopment of a currently vacant parcel in a manner consistent with the surrounding residential neighborhood and historic urban development pattern."

The Planning Bureau notes the only viable use of the property in conformance with the Zoning Code would be a single-family dwelling; however, based on the aforementioned information regarding the deteriorated condition of the property and over a decade of vacancy, reverting the property to a single unit would be considered logistically- and financially-prohibitive. While a financial pro forma has not been submitted comparing redevelopment and reuse of the property as a single unit to the proposal for a two-unit "Multifamily Dwelling," given the property history and the issues identified through the property research and the Bureau, there is some justification for the proposal.

3. **That such unnecessary hardship has not been created by the appellant.**

The Applicant has stated:

"No. The hardship conditions associated with the property are the result of the historic urban row house lot configuration, attached building conditions, existing neighborhood development pattern, and dimensional characteristics of the parcel. The applicant did not create these physical site limitations or the previously established lot conditions that necessitate the requested zoning relief The proposed redevelopment seeks to reasonably utilize the property within its existing urban context while restoring productive residential use to a currently vacant parcel."

The Planning Bureau concurs with the Applicant the conditions referenced in their application (such as the overall condition of the property) and those identified by the Bureau in its research existed prior to their ownership of the property.

4. **The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.**

The Applicant has stated:
"No. The proposed redevelopment is consistent with the historic residential rowhouse character of the surrounding neighborhood and maintains the existing urban development pattern, building footprint, scale, and orientation typical of the RM Residential Medium-Density District.
The project restores productive residential use to a previously demolished and currently vacant parcel and is expected to improve neighborhood stability, property maintenance conditions, and overall streetscape continuity. The requested zoning relief is not anticipated to impair adjacent properties or create adverse impacts to public health, safety, or welfare."

The Planning Bureau concurs with the Applicant that the current two-unit configuration does not create an adverse impact on the surrounding community. The property has an extensive history of condemnations for things like a lack of property maintenance and is generally a blighting influence on the block. The Bureau is aware of other multi-family constructions and conversions of nearby properties, although whether these conversions received the requisite Planning and Codes Bureau approvals is unclear, and thus a two-unit conversion of the subject property would not deviate significantly from those properties.

5. **The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.**

The Applicant has stated:
"Yes. The requested zoning relief represents the minimum variance necessary to allow reasonable redevelopment of the property as a context-sensitive two-unit residential structure within the existing row house footprint and established urban lot conditions. The proposal maintains the traditional building envelope and does not involve substantial horizontal expansion, excessive site disturbance, or major deviation from the surrounding neighborhood character. The redevelopment also incorporates available rear access and an existing rear garage area to partially accommodate off-street parking demands while minimizing the extent of requested relief. The applicant believes the proposal represents the least modification necessary to enable practical redevelopment of the currently vacant parcel."

The Planning Bureau concurs the Variances for relief from the density and Specific Criteria regulations represent minor deviations from the relevant zoning regulations. The Applicant is proposing only one more unit than would be permitted by right, although a two-unit "Multifamily Dwelling" would require at least 3,000 square feet of lot area and the subject property is only 1,600 square feet. The extended vacancy and deterioration of the building over the past decade prior to the Applicant's ownership requires investment in interior and exterior structural aspects, utility systems, and code compliance issues for the building; while a quantitative analysis of this cost has not been provided, it is reasonable to conclude that two units are necessary to defray the rehabilitation costs to a level that each unit is nominally affordable to the median renter in the city. While it would be preferable to have explicit data on that consideration, it may not be possible to confirm final costs until the requested zoning relief is granted and a more thorough inspection of the site and determination of costs can be made. Given the above, the Bureau believes the Applicant has met their burden of proof regarding this criterion.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following conditions:

1. If granted zoning approval to move forward with the project as proposed, the Applicant shall allow the Codes Bureau to perform a comprehensive inspection to identify any outstanding code violations, and will receive approval for all necessary City permits prior to receiving a Certificate of Occupancy
2. The Planning Bureau recommends the Applicant conform to elements of the neighborhood's historic and architectural features by adding a covered porch awning to the frontage of the building.
3. The Planning Bureau recommends the Applicant install permeable pavers in the construction of the rear parking space, increasing the pervious surface coverage of the lot and comply with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

Planning Bureau staff recommends that the request be **Approved** for the following reasons:

1. The project advances the purpose of the RM zoning district provided in Chapter 7-305.4(c) of the Zoning Code, as it provides a development at medium densities that will not adversely affect the stability of the area, and advances Chapter 7-301.2 (7) of the Zoning Code, by protecting the residential neighborhood and providing diverse housing opportunities.
2. The property has experienced extended vacancy over the past decade resulting in significant deterioration and a general lack of basic elements such as walls and utilities that threatens the long-term viability of the structure and, potentially, the stability of the attached rowhome; as such, there is justification for the allowance of more units than would be permitted by right. The configuration of the property, surrounded on two sides with similarly narrow developed lots, presents challenges regarding access to the property and supports the requested relief from off-street parking.
3. The project will reconstruct a blighting influence and attractive nuisance into new units that will contribute to the housing inventory in the city generally and the neighborhood

specifically, and represents a significant improvement over expected future conditions should the property continue to remain vacant.

REVIEW PROCESS:

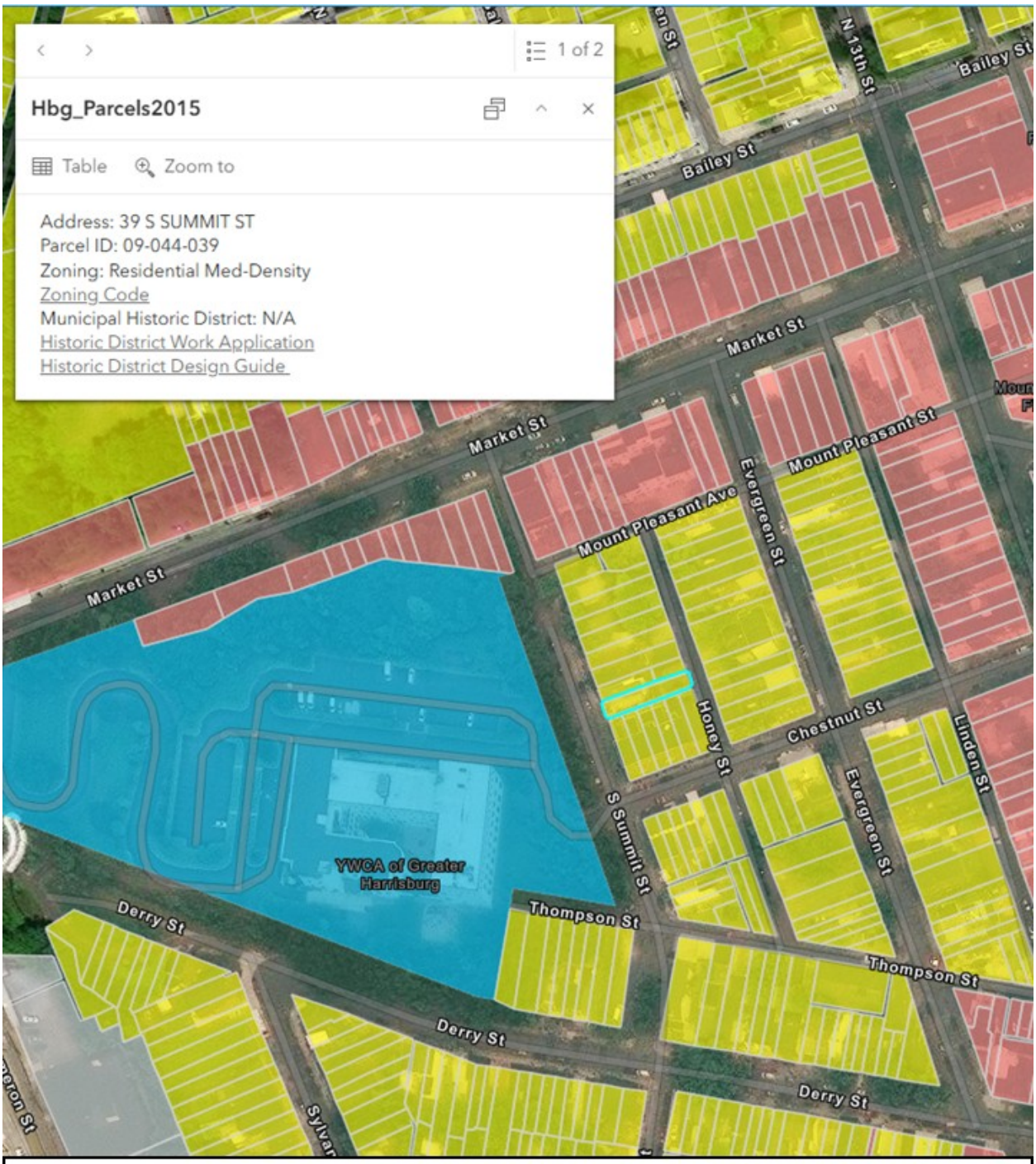
1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal of Building Permit application to the Codes Bureau for any proposed work, or Mercantile Permit application to the Tax & Enforcement Office for proposed use, and review by City staff against specifics and conditions of ZHB decision.
5. Codes Bureau and Planning Bureau inspections of work being performed, as necessary.

ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Variance & Special Exception Application
4. Project Plan Set
5. Notification Letter
6. Proof of Legal Standing
7. Continuance Request

PROPERTY PHOTOS:





Zoning & Location Map
39 South Summit Street
Residential Medium-Density (RM)

VARIANCE APPLICATION

Primary Property Address: *39 S Summit St, Harrisburg, PA 17104* **Zoning District:** *RM*

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.7 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Identify any unique physical circumstances/conditions **specific to the property** which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

The subject property is a narrow urban rowhouse parcel located within an established residential block in the RM Residential Medium-Density Zoning District.
The property is constrained by its historic rowhouse lot configuration, existing neighborhood development pattern, limited lot width, attached side conditions, and previously established building footprint.
The site also contains an existing rear access condition and limited rear yard area, which restrict the ability to fully accommodate modern off-street parking and density standards without substantial alteration to the traditional urban form.
The property was previously improved with a residential structure that has since been demolished, leaving a vacant and underutilized infill parcel surrounded by attached residential development.These conditions are unique to the property and neighborhood context and are not generally created by the provisions of the Zoning Code itself.

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

Strict conformity with all dimensional and parking requirements would significantly limit the reasonable redevelopment potential of the property and would make construction of context-sensitive multi-unit residential housing difficult within the existing rowhouse footprint and lot configuration.Due to the narrow lot dimensions, attached urban conditions, and existing development pattern, full compliance with certain parking and dimensional standards would likely require substantial modification of the building form, reduction of residential utility, or elimination of one proposed dwelling unit.The requested zoning relief is intended to allow practical redevelopment of a currently vacant parcel in a manner consistent with the surrounding residential neighborhood and historic urban development pattern.

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

No.The hardship conditions associated with the property are the result of the historic urban rowhouse lot configuration, attached building conditions, existing neighborhood development pattern, and dimensional characteristics of the parcel.The applicant did not create these physical site limitations or the previously established lot conditions that necessitate the requested zoning relief.The proposed redevelopment seeks to reasonably utilize the property within its existing urban context while restoring productive residential use to a currently vacant parcel.

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

No. The proposed redevelopment is consistent with the historic residential rowhouse character of the surrounding neighborhood and maintains the existing urban development pattern, building footprint, scale, and orientation typical of the RM Residential Medium-Density District.
The project restores productive residential use to a previously demolished and currently vacant parcel and is expected to improve neighborhood stability, property maintenance conditions, and overall streetscape continuity.
The requested zoning relief is not anticipated to impair adjacent properties or create adverse impacts to public health, safety, or welfare.

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

Yes. The requested zoning relief represents the minimum variance necessary to allow reasonable redevelopment of the property as a context-sensitive two-unit residential structure within the existing rowhouse footprint and established urban lot conditions.
The proposal maintains the traditional building envelope and does not involve substantial horizontal expansion, excessive site disturbance, or major deviation from the surrounding neighborhood character.
The redevelopment also incorporates available rear access and an existing rear garage area to partially accommodate off-street parking demands while minimizing the extent of requested relief.
The applicant believes the proposal represents the least modification necessary to enable practical redevelopment of the currently vacant parcel.

SPECIAL EXCEPTION APPLICATION

Primary Property Address: *39 S Summit Street, Harrisburg, PA 17104* **Zoning District:** *RM*

Additional Parcel Addresses: _____

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.6 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Provide a detailed explanation of the project/proposal, and its relationship to the applicable zoning regulations (i.e., what specific regulations in the Zoning Code does it address).

The proposed project consists of the redevelopment and reconstruction of a previously demolished three-story residential rowhouse within the existing building footprint and established urban building envelope at 39 S Summit Street. The proposal includes two residential dwelling units: • Unit A occupying the basement and first floor • Unit B occupying the second and third floors. The project maintains the historic rowhouse scale and neighborhood character of the surrounding area and does not propose any horizontal expansion beyond the prior building footprint.
The applicant requests: • A Special Exception for the proposed two-unit residential redevelopment within the RM Zoning District. • Any dimensional variance determined necessary for off-street parking requirements under Section 7-327.6(A)
.• Any dimensional variance determined necessary for minimum lot area or density requirements under Section 7-307.3
The proposal represents contextual urban infill redevelopment intended to restore residential use to a previously demolished and underutilized parcel.

2. What is the current use of the property or, if vacant, what was the property's most recent use?

The property is currently vacant following the demolition of a previous residential rowhouse structure.
The historic use of the property was residential occupancy consistent with the surrounding rowhouse neighborhood pattern.

3. Describe existing and proposed ingress and egress to the property. Outline any new infrastructure to be installed (sidewalks, driveways, bicycle racks, etc.) and how they will be configured to ensure safety for all users, particularly pedestrians and bicyclists, as well as emergency vehicle access. Provide information on trip generation and expected modal splits (driving/walking/bicycling/mass transit) relative to existing and future site conditions.

Primary pedestrian access is provided from South Summit Street through the existing front entrance location consistent with the traditional rowhouse streetscape pattern.
Rear access to the property is available through the existing rear alley and rear garage area intended to provide off-street parking accommodation for the proposed residential use.No major changes to existing street access, sidewalks, or traffic circulation patterns are proposed. The project is expected to generate residential traffic consistent with typical urban rowhouse occupancy within the surrounding neighborhood context.The redevelopment maintains the established pedestrian-oriented character of the area while improving utilization of a currently vacant parcel.

4. How many off-street parking spaces are being provided? Does the proposed parking meet the minimum requirements for the proposed use outlined in Section 7-327.6 the Zoning Code? Does any new parking meet the required standards (for space and drive aisle dimensions, landscaping, etc.)? Does the project include any required bicycle parking?

The project proposes one existing off-street parking space located at the rear garage area with access provided from the existing rear alley.
Due to the dimensional constraints of the existing urban rowhouse parcel and the intent to maintain the established building footprint and neighborhood character, the applicant may request dimensional relief from any additional off-street parking requirements determined applicable under Section 7-327.6(A) of the Zoning Code.
No new surface parking areas or major paving expansions are proposed. Bicycle parking, if required, will be accommodated internally or within the rear garage area.

5. Describe any new or expanded development on-site, including new structures or impervious surface coverage (such as parking areas) and whether such development is in conformance with required front, side, and rear yard setbacks and impervious surface coverage regulations. Does the project/development reflect the character of adjacent properties and the surrounding neighborhood?

The project consists of the redevelopment and reconstruction of a previously demolished residential rowhouse within the existing footprint and established building envelope.
No horizontal expansion beyond the prior structure footprint is proposed.
The redevelopment maintains the traditional rowhouse massing, scale, orientation, and relationship to adjacent properties consistent with the surrounding neighborhood character.
Existing lot coverage and setback conditions substantially remain unchanged. The proposal is intended to reactivate a currently vacant parcel through context-sensitive urban residential redevelopment.

6. Does the project involve exterior site work that may impact adjacent properties including landscaping, plant screening, walls, fences, lighting, and/or trash/refuse/compost areas? If yes, please describe such installations; a site/landscaping/photometric plan may be required to confirm conformance with the applicable regulations in the Zoning Code.

Limited exterior improvements associated with the redevelopment may include minor landscaping, site cleanup, utility coordination, lighting, drainage repairs, and restoration of rear access and parking areas.No significant grading, roadway modifications, or large-scale site alterations are proposed.Exterior improvements are intended to improve the appearance, safety, and functionality of the currently vacant property while remaining compatible with the surrounding residential neighborhood.

7. Will there be any improved or additional signage proposed as part of the project? If so, please describe the sign(s), provide a color rendering or specifications, and confirm whether the sign meets the applicable requirements outlined in Chapter 7-325 the Zoning Code?

No commercial or freestanding signage is proposed as part of this residential redevelopment project.Any future address identification or required life-safety signage will comply with applicable provisions of Chapter 7-325 of the Zoning Code and applicable building code requirements.

8. Describe any new utilities (water, sewer, gas, electricity, etc.) being provided as part of this project/development. If new impervious surfaces are proposed (structures, parking areas, etc.), please confirm whether you have coordinated with Capital Region Water (CRW) as it relates to stormwater management?

The redevelopment will reconnect to existing and available public utility services including water, sanitary sewer, electric, gas, and telecommunications infrastructure serving the property.Utility improvements are expected to consist primarily of service upgrades, repairs, and coordination associated with reconstruction of the residential structure within the existing footprint.No major utility extensions or significant increases in impervious coverage are proposed beyond the redevelopment of the previously developed parcel.Stormwater impacts are expected to remain substantially consistent with historic site conditions due to the maintenance of the existing building footprint and urban lot configuration.

9. Will the proposed use/development comply with the Environmental Performance Standards in Chapter 7-331 related to public safety hazards (i.e. fire, toxic, or explosive hazards); light spillover; outdoor storage; and placement/screening of dumpsters and refuse containers?

Yes. The proposed residential redevelopment is not expected to generate hazardous materials, excessive noise, vibration, smoke, glare, odors, toxic emissions, or other adverse environmental impacts beyond those normally associated with residential occupancy.The project is intended to restore productive residential use to a previously demolished and currently underutilized urban parcel in a manner compatible with the surrounding neighborhood context.

10. If the request involves establishing a business, submit a business plan, including: How many employees working at a time? Expected customer base? Hours of operation for the business?

Not applicable.The proposed project is a residential redevelopment consisting of two dwelling units and does not involve commercial or business operations.

11. Describe any potential adverse impacts on the character of the surrounding neighborhood, such as generating heavy truck traffic, creating noise or odors, or late hours of operation. Has there been outreach to the surrounding neighborhood, beyond the required notification letters? If so, please submit any evidence of neighborhood support.

The proposed redevelopment is not expected to create adverse impacts on the surrounding neighborhood character. The project restores a vacant and previously demolished residential parcel with context-sensitive infill housing consistent with the traditional rowhouse development pattern of the area.The redevelopment maintains the established building scale, orientation, footprint, and residential character of the neighborhood while improving safety, occupancy, and long-term property maintenance conditions.The applicant believes the project represents a positive neighborhood reinvestment effort that supports residential stability and urban revitalization within the RM District.

PERMIT & ZONING DRAWINGS | PROPOSED TWO-DWELLING REDEVELOPMENT

39 S Summit St, Harrisburg, PA 17104

PROJECT DESCRIPTION:

Proposed redevelopment involving the reconstruction of a previously demolished residential structure within the existing building footprint and general building envelope at **39 S Summit St, Harrisburg, PA**.

The proposal consists of a **new construction in-place residential redevelopment** containing **two dwelling units** within a three-story rowhouse configuration.

Unit A is proposed to occupy the **basement and first floor levels**.
Unit B is proposed to occupy the **second and third floor levels**.

The project is intended to provide productive reuse of an existing urban residential parcel while maintaining the established neighborhood scale, street rhythm, and traditional rowhouse character of the surrounding area.

The proposed redevelopment maintains the **existing building footprint** with **no horizontal expansion** beyond the prior structure footprint.

The project includes conceptual architectural layouts and diagrammatic coordination of structural, mechanical, electrical, and plumbing systems for zoning and redevelopment review purposes.

The property includes **existing rear access and an existing rear garage** intended to provide **off-street parking accommodation** for the proposed residential use.

The proposed structure contains approximately **2,592 SF of gross floor area above grade** and approximately **3,456 SF total gross building area including basement level**, and is intended to comply with the specific criteria outlined in **Section 7-309.2(v)** of the Zoning Code regarding minimum building area for residential conversion or redevelopment into multiple dwelling units.

Structural design, engineering calculations, and final construction documents, if required, shall be provided under separate documentation by licensed design professionals as required by the Authority Having Jurisdiction.

BUILDING DATA:

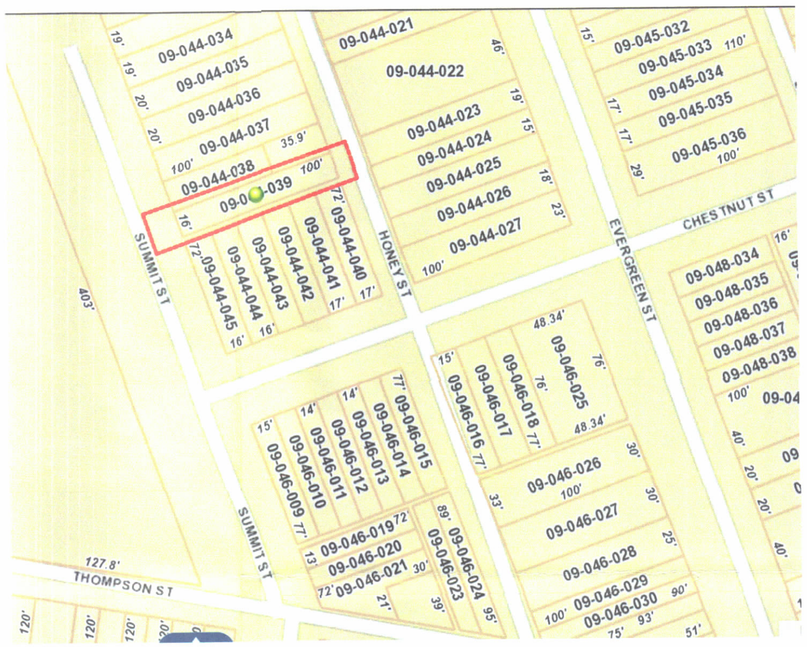
Occupancy Classification: **R-3 Residential**
Construction Type: **Type V-B**
Proposed Dwelling Units: **2**
Stories: **3**
Basement: **Yes**
Approximate Gross Floor Area Above Grade: **2,592 SF**
Approximate Total Gross Building Area: **3,456 SF**
Off-Street Parking: **Existing Rear Garage / Rear Access**
Sprinklers: **To Be Determined per Applicable Code Requirements**

GENERAL NOTES

1. These drawings are prepared for permit documentation and coordination purposes only.
2. The project consists of the reconstruction of a previously demolished residential structure within the existing building footprint and envelope.
3. Structural calculations, member sizing, connection details, and foundation design shall be provided by a Pennsylvania-licensed professional engineer where required by the Authority Having Jurisdiction.
4. Mechanical, electrical, and plumbing systems shown on these drawings are diagrammatic for coordination purposes only. Final equipment sizing, load calculations, pipe/duct sizing, and system design shall be provided by licensed contractors or design professionals under separate trade permits as required.
5. The contractor shall verify all field conditions, dimensions, and site conditions prior to construction. Any discrepancies shall be reported to the designer before proceeding with work.
6. All construction shall comply with the Pennsylvania Uniform Construction Code (PA UCC) and the currently adopted editions of the International Residential Code (IRC) and applicable referenced standards, as well as all local regulations.
7. Existing site utilities including water, sewer, gas, and electrical service locations shall be verified in the field prior to construction.



VICINITY MAP



PARCEL VIEW

THERMAL ENVELOPE COMPLIANCE (IECC 2021 – CLIMATE ZONE 5A) –

Roof/Ceiling: R-60

Above-grade Wall: R-20 or R-13 cavity + R-5 continuous

Floors over unconditioned space: R-30

Basement Walls: R-15 continuous / R-19 cavity

Mass Walls: R-13 interior / R-17 exterior

Slab-on-grade: R-10 to 4 ft depth

Air sealing and insulation per IECC Section R402 and R402.4



FRONT VIEW



REAR VIEW



SIDE VIEW

INDEX SHEET	
A-00	COVER SHEET
A-01	SITE PLAN
A-02	RESIDENTIAL UNIT #1 PROPOSED FLOOR PLANS
A-03	RESIDENTIAL UNIT #2 PROPOSED FLOOR PLANS
A-04	RESIDENTIAL UNITS 1 & 2 | RENDERED FLOOR PLANS & FRONT ELEVATION

PARCEL INFORMATION

Address: *39 S Summit St,* Harrisburg, PA 17104
Parcel ID: 09-044-039
Zoning: Residential Med-Density
Lot Area
1,600 SF (0.03 Acres)

APPLICABLE CODES:
Pennsylvania Uniform Construction Code **(PA UCC)**

2021 International Residential Code **(IRC)**
2021 International Mechanical Code **(IMC)**
2021 International Plumbing Code **(IPC)**
2021 International Energy Conservation Code **(IECC)**
2020 National Electrical Code **(NEC) – NFPA 70**

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

39 S Summit St, Harrisburg, PA 17104

SHEET TITLE:

COVER SHEET

DATE
MAY 2026

SCALE
0 1' 2' 4' 8' (BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

SHEET NUMBER
A-00

PERMIT & ZONING DRAWINGS | PROPOSED TWO-DWELLING REDEVELOPMENT

39 S Summit St, Harrisburg, PA 17104

SITE PLAN

SITE PLAN NOTES

Lot Area: **1,600 SF (0.03 Acres)**

Approximate Building Footprint: **16'-0" × 54'-0" (≈ 864 SF per floor)** -- dimensions to be field verified.

Approximate Gross Floor Area Above Grade: **≈ 2,592 SF**

Existing setbacks and lot lines shall remain unchanged. All proposed work occurs within the existing building footprint and established building envelope.

No horizontal expansion of the structure is proposed.

The proposed redevelopment consists of the reconstruction of a previously demolished residential structure within the existing urban rowhouse footprint.

Existing rear access and rear garage are intended to provide off-street parking accommodation for the proposed residential redevelopment.

No site grading, changes to overall impervious coverage, or utility relocation are included in this project other than localized repairs and utility coordination as required.



PARCEL INFORMATION

***Address**: 39 S Summit St, Harrisburg, PA 17104*
Parcel ID: 09-044-039
Zoning: Residential Med-Density
Lot Area
1,600 SF (0.03 Acres)

APPLICABLE CODES:

Pennsylvania Uniform Construction Code **(PA UCC)**

2021 International Residential Code **(IRC)**
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All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

39 S Summit St, Harrisburg, PA 17104

SHEET TITLE:

SITE PLAN

DATE
MARCH 2026

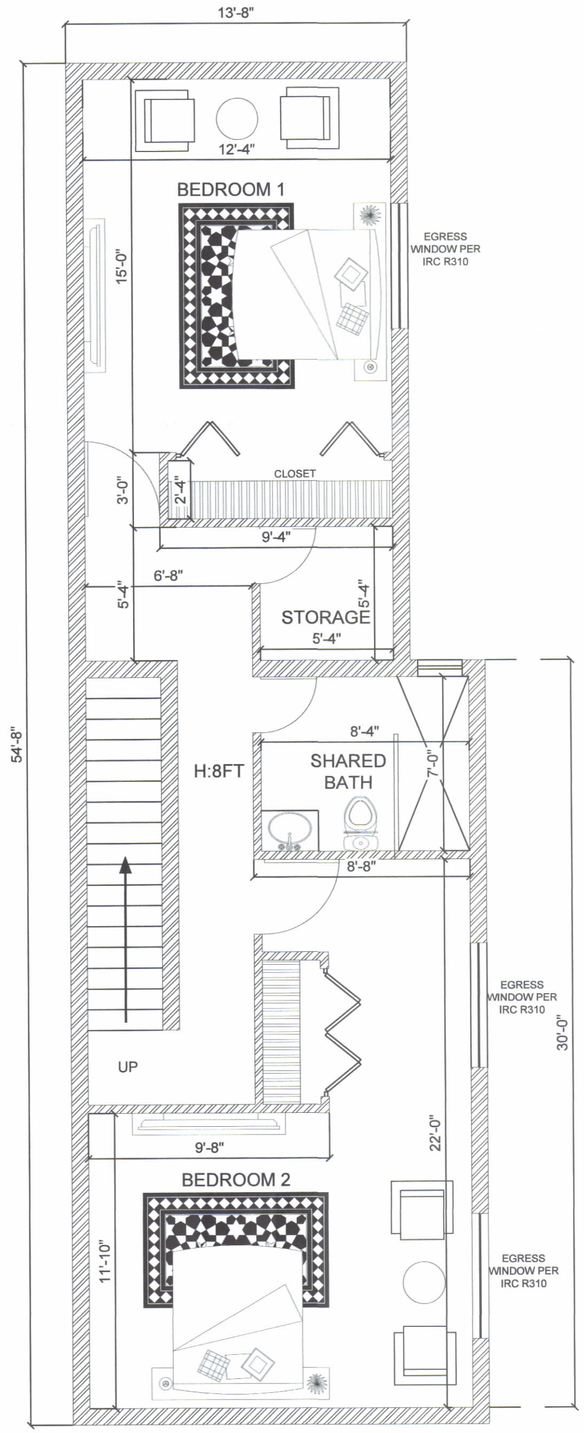
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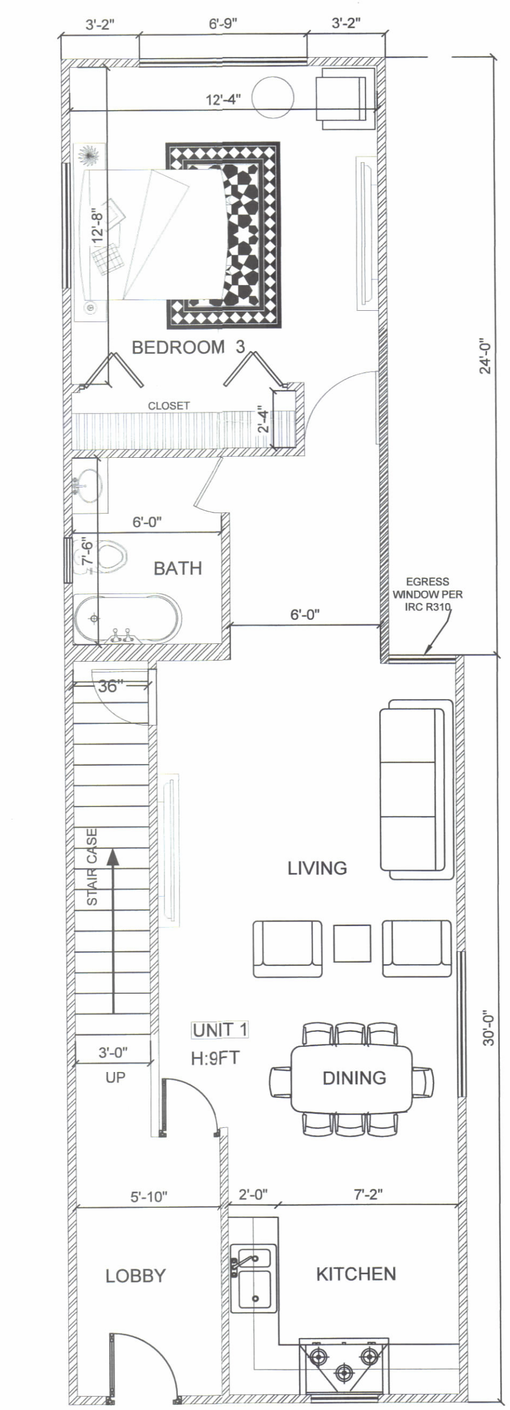
SHEET NUMBER
A-01

PERMIT & ZONING DRAWINGS | PROPOSED TWO-DWELLING REDEVELOPMENT

39 S Summit St, Harrisburg, PA 17104



FIRST FLOOR PLAN
SCALE 1/4"=1'



2ND FLOOR PLAN
SCALE 1/4"=1'

PARCEL INFORMATION

Address: 39 S Summit St, Harrisburg, PA 17104
Parcel ID: 09-044-039
Zoning: Residential Med-Density
Lot Area
1,600 SF (0.03 Acres)

APPLICABLE CODES:
Pennsylvania Uniform Construction Code **(PA UCC)**

2021 International Residential Code **(IRC)**
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All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

39 S Summit St, Harrisburg, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #1 PROPOSED FLOOR PLANS

DATE
MAY 2026

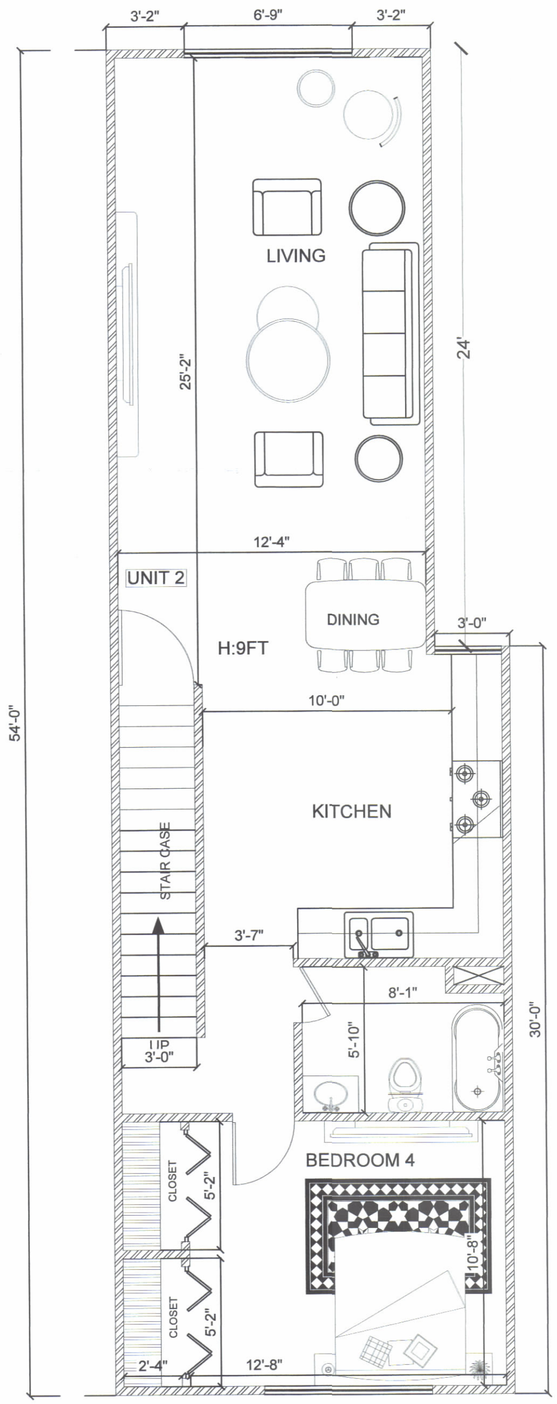
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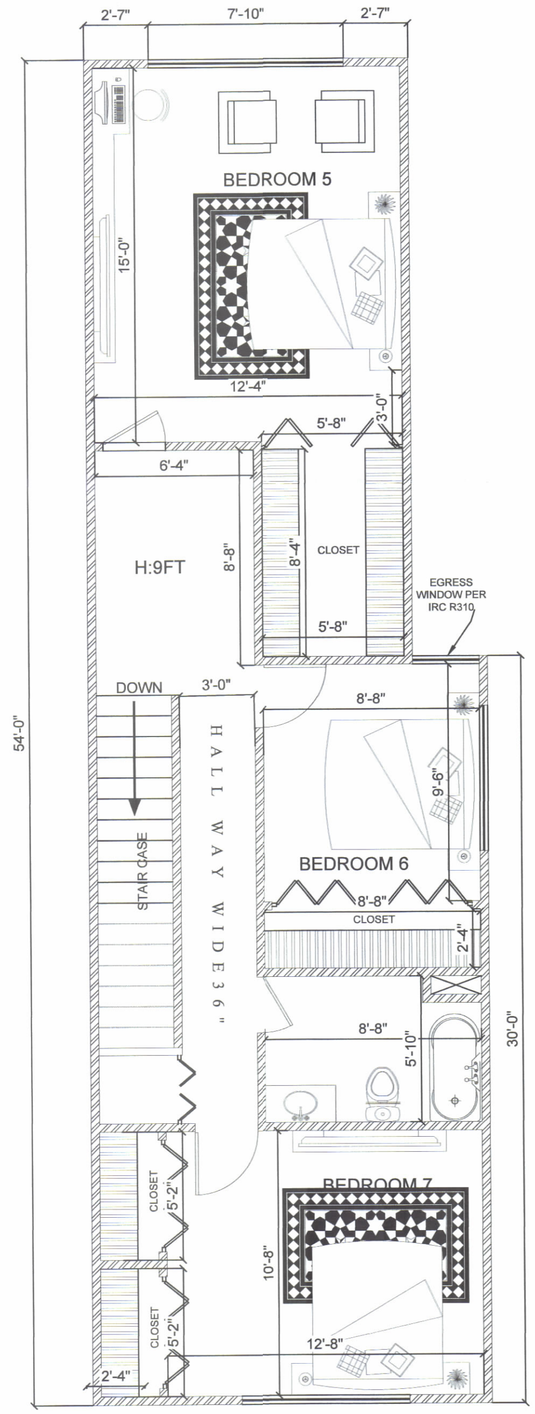
SHEET NUMBER
A-02

PERMIT & ZONING DRAWINGS | PROPOSED TWO-DWELLING REDEVELOPMENT

39 S Summit St, Harrisburg, PA 17104



SECOND FLOOR PLAN
SCALE 1/4"=1'



THIRD FLOOR PLAN
SCALE 1/4"=1'

PARCEL INFORMATION

Address: 39 S Summit St, Harrisburg, PA 17104
Parcel ID: 09-044-039
Zoning: Residential Med-Density
Lot Area
1,600 SF (0.03 Acres)

APPLICABLE CODES:
Pennsylvania Uniform Construction Code **(PA UCC)**

2021 International Residential Code **(IRC)**
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2021 International Energy Conservation Code **(IECC)**
2020 National Electrical Code **(NEC) – NFPA 70**

All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

39 S Summit St, Harrisburg, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #2 PROPOSED FLOOR PLANS

DATE
MAY 2026

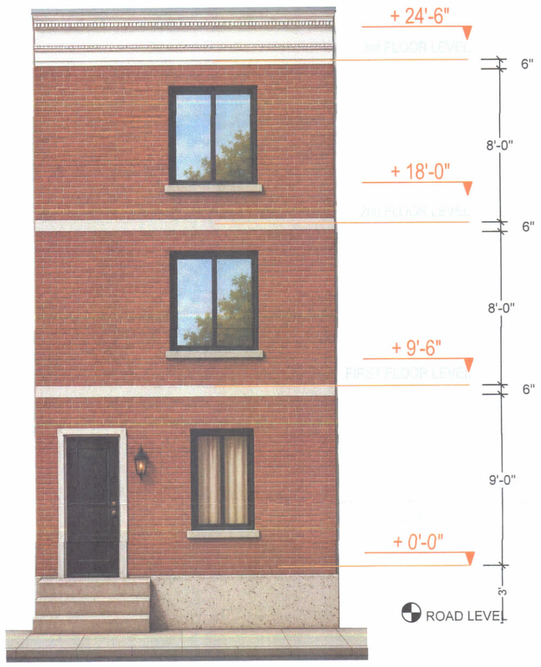
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OR AS NOTED IN DETAIL

REVISIONS
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2 -
3 -

SHEET NUMBER
A-03

PERMIT & ZONING DRAWINGS | PROPOSED TWO-DWELLING REDEVELOPMENT

39 S Summit St, Harrisburg, PA 17104





UNIT 1
BASEMENT & FIRST FLOOR



UNIT 2
SECOND & THIRD FLOOR

PARCEL INFORMATION

Address: 39 S *Summit St*, Harrisburg, PA 17104
Parcel ID: 09-044-039
Zoning: Residential Med-Density
Lot Area
1,600 SF (0.03 Acres)

APPLICABLE CODES:

Pennsylvania Uniform Construction Code **(PA UCC)**

2021 International Residential Code **(IRC)**
2021 International Mechanical Code **(IMC)**
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All codes as adopted by the Pennsylvania Uniform Construction Code (UCC) and enforced by the City of Harrisburg at the time of permit application.

PROJECT NAME:

39 S Summit St, Harrisburg, PA 17104

SHEET TITLE:

RESIDENTIAL UNITS 1 & 2 | RENDERED FLOOR PLANS & FRONT ELEVATION

DATE
MAY 2026

SCALE
(BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

SHEET NUMBER
A-04

6/1/2026

RE: Notice of Zoning Hearing Board Application
Property Address: 39 S Summit Street, Harrisburg, PA 17104
Parcel ID: 09-044-039
Zoning District: Residential Medium-Density (RM)

Dear Property Owner/Resident,

Please be advised that the property located at **39 S Summit Street** has applied to the **City of Harrisburg Zoning Hearing Board** for zoning relief in the form of a **Special Exception** related to the redevelopment of the property into a **two-unit residential dwelling**.

The proposal consists of the reconstruction of a previously demolished three-story residential rowhouse within the existing building footprint and established neighborhood context. The project includes:

- **Unit A:** Basement and First Floor
- **Unit B:** Second and Third Floor
- Existing rear access and rear garage for off-street parking
- No expansion beyond the previous building footprint

The application will be reviewed by the **Harrisburg Planning Commission** and the **Zoning Hearing Board** at the following public meetings:

Planning Commission Meeting: Wednesday, July 1, 2026 – 6:30 PM
Zoning Hearing Board Meeting: Monday, July 20, 2026 – 6:00 PM

Location: City Council Chambers, City Government Center
10 North 2nd Street, Harrisburg, PA 17101

(Meetings may alternatively be held in Suite 1 – Basement of the City Government Center or within the EOC of the Public Safety Annex.)

You are welcome to attend the hearing or submit comments regarding this application to the City of Harrisburg Planning Bureau prior to the hearing date.

Sincerely,

Christopher DeJesus Torres
Property Owner / Applicant

9589 0710 5270 3701 1485 28

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39 South Summit Street

(1)

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City, State, ZIP+4®: Elizabeth NJ 07202

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Sent To: Mark Steven Baker
Street and Apt. No., or PO Box No.: 1220 CHestnut st
City, State, ZIP+4®: Harrisburg PA 17104

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39 South Summit Street

(4)

39 S. Summit Street

OPERATING AGREEMENT OF E&C 1430 LLC

This Operating Agreement ("Agreement") is entered into as of 05/28/2024, by and between Emill Torres and Christopher Torres (collectively, the "Members") for E&C 1430 LLC, a Pennsylvania limited liability company.

1. Formation

E&C 1430 LLC is organized under the laws of the Commonwealth of Pennsylvania.

2. Business Purpose

The Company may engage in any lawful business, including acquiring, owning, renovating, leasing, managing, selling, and financing real estate and any related lawful business activity.

3. Members and Ownership

The Members are:

- Emill Torres – 50% Membership Interest
- Christopher Torres – 50% Membership Interest

Each Member has equal rights and responsibilities unless otherwise agreed in writing.

4. Capital Contributions

Each Member shall contribute capital, property, or services as agreed. Additional capital contributions require the written consent of both Members.

5. Allocation of Profits and Losses

All profits, losses, distributions, and tax allocations shall be divided equally: 50% to Emill Torres and 50% to Christopher Torres.

6. Management

The Company shall be member-managed. Each Member has equal authority in the ordinary course of business. The following require unanimous written approval: admitting a new member, borrowing money outside the ordinary course of business, selling substantially all assets, amending this Agreement, dissolving the Company, or purchasing/selling real estate owned by the Company.

7. Banking

Company funds shall be maintained in accounts titled in the Company's name. Records shall be maintained accurately and be available to both Members.

8. Transfer of Membership Interests

No Member may sell, assign, pledge, or transfer any ownership interest without the prior written consent of the other Member. The remaining Member shall have a right of first refusal.

9. Death or Disability

Upon the death or permanent disability of a Member, the remaining Member shall have the option to purchase the departing Member's interest under mutually agreed valuation terms or as otherwise provided by law.

10. Tax Matters

The Members shall elect the tax classification that best serves the Company and cooperate in preparing tax filings.

11. Indemnification

The Company shall indemnify Members acting in good faith on behalf of the Company to the fullest extent permitted by Pennsylvania law.

12. Dissolution

The Company may be dissolved only by unanimous written consent of the Members or as required by law. Assets shall be distributed after payment of debts, with remaining proceeds divided 50% to each Member.

13. Governing Law

This Agreement shall be governed by the laws of the Commonwealth of Pennsylvania.

Signature Page

The Members agree to be bound by this Operating Agreement.

Member	Signature / Date
Emill Torres	05/28/24
Christopher Torres	05/28/2024

□

Exhibit A – Membership Interests

Member	Ownership	Capital Contribution
Emill Torres	50%	As Agreed
Christopher Torres	50%	As Agreed

Property Information

Parcel Number	Owner Name & Address	Mailing Name & Address
09-044-039-000-0000	E&C 1430 LLC 7818 FARMDALE AVE HARRISBURG, PA 17112	E&C 1430 LLC 7818 FARMDALE AVE HARRISBURG, PA 17112
Tax Year 2026		
Property Class L01 - BLDG LOT-UNDER 1 ACRE	**Neighborhood** 09005 - 18th -- CAMERON	**Site Address** 39 S SUMMIT ST
Township CITY OF HARRISBURG	**Tax Code** 10 - HARRISBURG CITY	**Tax Status** Taxable

Sales History

Year	Document #	Sale Type	Sale Date	Sold By	Sold To	Price
2026	20260007555	99 Other Questionable Sale	4/2/2026	1214 BAILEY STREET LLC	E&C 1430 LLC	$15,000.00
2024	20240008214	99 Other Questionable Sale	4/25/2024	39 SUMMIT ST LLC	1214 BAILEY STREET LLC	$11,000.00
2018	20180003619	99 Other Questionable Sale	2/12/2018	KAB RENTALS LLC	39 SUMMIT ST LLC	$1,200.00
2017	20170014750	2 Tax Sale	6/9/2017	VICTOR OTERO ROSA RAMIREZ	KAB RENTALS LLC	$500.00
2000	0370900628	Source Cannot be Determined	6/30/2000	VICTOR & RAMIREZ ROSA E OTERO	VICTOR & RAMIREZ ROSA E OTERO	$1.00
1992	0175900611	Demolition or Reconstruction	5/28/1992		VICTOR OTERO	$3,400.00

Related Names

	Name	Relationship	Status
>	1214 BAILEY STREET LLC	PARCEL OWNER	RETIRED
>	E&C 1430 LLC	PARCEL OWNER	CURRENT

TAX PARCEL NO.: 09-044-039
ADDRESS: 39 Summit St.
Harrisburg, PA 17104

THIS DEED

MADE THE 27th day of March in the year of our Lord two thousand twenty-six (2026).

BETWEEN 1214 BAILEY STREET LLC, a Pennsylvania limited liability company

Grantor,

and E&C 1430 LLC, a Pennsylvania limited liability company

Grantee,

WITNESSETH, that in consideration of FIFTEEN THOUSAND and 00/100--------($15,000.00)----------Dollars, in hand paid, the receipt whereof is hereby acknowledged, the said Grantor do hereby grant and convey to the said Grantee, its successors and assigns,

ALL THAT CERTAIN piece or parcel of land situate in the 9th Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows:

BEGINNING at a point on the East side of Summit Street at the Northern side of a 3 feet wide private alley, which point is 75 feet, more or less, North of the North side of Chestnut Street thence Northwardly along the East side of Summit Street, 16 feet, more or less, to the line of property now or formerly of Pasquale Filipelli and Rosina Filipelli, his wife; thence Eastwardly along the line of said property and for part of the distance through the center of the partition wall, 100 feet to the Western side of Honey Street thence Southwardly along the Westerly side of Honey Street, 16 feet, more or less, to the North side of said 3 feet wide private alley; and thence Westwardly along the North side of said 3 feet wide private alley, 100 feet to the place of **BEGINNING.**

TOGETHER with the right to the use of the three (3) feet wide private alley in the rear to common with the owners and occupiers of the other properties abutting thereon.

HAVING THEREON erected a dwelling house known and numbered as 39 Summit St. Harrisburg, PA.

BEING the same premises which 39 Summit St. LLC, a Pennsylvania limited liability company, by Deed dated April 12, 2024, and recorded April 25, 2024, in the Office of the Recorder of Deeds in and for the County of Dauphin, Pennsylvania, as Instrument No. 20240008214, granted and conveyed unto 1214 Bailey Street LLC, a Pennsylvania limited liability company, Grantor herein.

AND the said Grantor hereby covenants and agrees that it will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has caused this Indenture to be executed by its Member who has hereunto set his hand and seal the day and year first above written.

WITNESS:

1214 BAILEY STREET LLC,
a Pennsylvania limited liability company

By _____ -SEAL-
TOMER VERSANO, Member

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF CUMBERLAND :

On this, the 27 day of March, 2026, before me the undersigned officer, a Notary Public, personally appeared TOMER VERSANO, who acknowledged himself to be the Member of 1214 BAILEY STREET LLC, a Pennsylvania limited liability company, and that he as such Member being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the Company by himself as Member.

_____
Notary Public

I hereby certify that the precise residence and complete post office address of the within named Grantee is: 7818 Farmdale Ave, Harrisburg, PA 17112

DATED: 3/27/26

Attorney for Grantee

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM in the City Council Chambers at the Dr. Martin L. King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101 on:

July 20, 2026

In reference to Case No. 2648, a request for:

Variance & Special Exception Application for 39 South Summit Street, zoned Residential Medium-Density (RM), filed by Christopher DeJesus Torres, to reconstruct a demolished building into a two-unit "Multifamily Dwelling," which requires ZHB approval of two Special Exceptions for the use and relief from the off-street parking requirements, and one Variance for relief from the density regulation.

The **Harrisburg Planning Commission** will review the application on **July 1, 2026, at 6:30 PM** in the City Council Chambers, 10 North 2nd Street.

Interested parties are invited to attend and express their views. Related information may be obtained by contacting the Planning Bureau at 717-255-6408. Case documentation will also be posted on the Planning Commission's webpage at least 24 hours in advance of the meeting.

Wanda Williams
Mayor

Harrisburg City Council

Posted On: June 24, 2026

Harrisburg Planning Bureau
https://harrisburgpa.gov/services/planning/index.php

August 14, 2026

Christopher DeJesus Torres
532 Penn Ayr Road
Camp Hill, PA 17011

Re: August 17, 2026 Harrisburg Zoning Hearing Board Meeting
633 Woodbine Street – Special Exception Application
324 South 14th Street – Variance & Special Exception Application
39 South Summit Street – Variance & Special Exception Application

Mr. Torres:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on August 17, 2026, at 6:00 PM in the City Council Chambers of the Rev. Dr. Martin Luther King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101. Your application(s) will be heard at that time. **The owner or an authorized representative must attend this meeting in order for the Zoning Hearing Board to take action on the application(s).**

A Meeting Notice has been posted on the property for which you have submitted an application. Please do not remove it until after the ZHB meeting has taken place. The agenda and case documentation will be posted to the Planning Bureau's webpage (https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/zoning_hearing_board.php) at least 24 hours ahead of the meeting date/time.

If you have any questions, please contact me at by email at sethompson@harrisburgpa.gov.

Sincerely,

Stephanie Thompson
Deputy Planning Director

Thompson, Stephanie E

From: Christopher Torres <akilysconstruction@gmail.com>
Sent: Monday, July 20, 2026 9:27 AM
To: Thompson, Stephanie E

CAUTION: This email originated from outside of the organization! Do not click links, open attachments or reply, unless you recognize the sender's email address and know the content is safe!

I, Christopher Torres, representative of the Applicant for Case #2648 for 39 South Summit Street do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting."

Wanda Williams, Mayor

VARIANCE RESOLUTION
OF
HARRISBURG PLANNING COMMISSION

401 North 2nd Street

REQUEST:
The Applicant is proposing to convert the existing office building into a seven-unit, "Multifamily Dwelling," which requires ZHB approval of a Variance from the density requirements outlined in Section 7-307.3(a) of the Zoning Code. The building will be converted into one- and two-bedroom units ranging in size from 600 square feet to 1,030 square feet.

PROPERTY DESCRIPTION:
The property at 401 North 2nd Street is a 0.09-acre (4,226-square-foot) lot featuring two main structures which have been connected through historic and modern additions: the primary building at the front of the property, a three-story, 6,134-square-foot structure constructed in 1887, and a three-story, 1,752-square-foot structure at the rear of the property constructed circa 1900 (per the Dauphin County Tax Records); these structures are connected by a two-story addition. The property is bounded by the property at 403 North 2nd Street to the north, Spring Street to the east, South Street to the south, and North 2nd Street to the west.

The property is comprised of two main buildings connected through a two-story hyphen with an historic first floor and more modern second story. The primary building on North 2nd Street features elements of the Queen Anne architectural style. Character-defining features include: the red brick façade and brownstone water table with decorative metal grates over the basement windows; the infilled arched entryway; decorative brickwork and the "1887" decorative motif on the side façade; segmental arches above the unique, divided lite windows; the modern second-story on the connection between the buildings; scalloped shingles cladding the faces of the gable, dormers, and turret; the oriel window within the gable front with lower cross gables beneath the hipped roof; real slate shingles with ice stops atop the roofs and turret; and the decorative brick chimney on the side elevation. The main entrance is accessed via substantial brownstone stairs with brownstone knee walls and metal handrails; a decorative brick arch is above the entrance. The main entry door is a seven-paneled wooden door surrounded by sidelights, paneling, and a transom. Fenestration in the principal structure features wooden windows with varied patterned panes above single panes and topped with segmented brick arches; the third floor features a front-facing gable clad in scalloped, slate shingles and an oriel window set atop a brass base; the roof features large end brackets and decorative brick and woodwork below the cornice. The turret contains three (3) twelve-over-one wooden windows, wooden shingles, a paneled cornice,

and a finial atop the slate shingle roof. There is a shed roof dormer containing three wood windows with real slate shingles on the dormer cheeks, and the side façade features a cross gable decorated with scalloped shingles, paired windows, and molded cornice.

The rear brick building is a three-story structure clad in a similar brick to the principal structure, and topped with a substantial brick cornice and flat rubber roofs. The main entrance faces the rear courtyard which is enclosed by a six-foot-high brick wall topped with sandstone caps; it features full-view metal double doors flanked by sidelites and is sheltered by a small awning with real slate shingles. There is a secondary entrance on the side façade featured a paneled wooden door topped with a simple transom, although it is inoperable and inaccessible. Fenestration includes primarily six-over-six wooden windows fronted by storm windows, although there is a two-story glass curtain wall above the rear entrance. This structure is connected to the principal building by the two-story hyphen; the older first story, features a brick façade with four (4) one-over-one wooden windows above a sandstone lintel with lintels above each, topped with a shed roof clad in slate shingles. The second story of the connector features similar ribbon windows to the curtain wall on the rear elevation and a stucco façade.

Although there have been minimal modern alterations over the years, the building retains much of its architectural and historic integrity and reflects features seen on other historic properties throughout the downtown historic district; as such, the structures contribute significantly to the eclectic and diverse architectural and historic character of the streetscape and neighborhood.

VARIANCE REQUIREMENTS:

Unique Physical Circumstances Peculiar to the Property:

In their supplemental narrative, the Applicant has stated: "As depicted on the Existing Conditions images attached as Exhibit A, the Property is a narrow corner lot located north of the intersection of North Second Street and South Street. The Property is surrounded on four sides by land in the CN District, with: (i) an office building attached to the north; (ii) Spring Street and the South Street parking garage to the east; (iii) South Street to the south; and (iv) North Second Street to the west. The Property is in a mixed-use neighborhood with medium- and high-density residential dwellings, offices and neighborhood retail activities."

and

"As depicted on the Site Plan attached as Exhibit B, the Property is approximately 4,226 square feet. The Property has approximately 22.5 feet of frontage along North Second Street and about 120 feet along South Street. The Property is fully developed with the approximately 8,617-square-foot Building, an end unit of an existing row of attached buildings, believed to have been constructed circa 1887. The Building's exterior, primarily built of red brick is similar to those of other buildings and homes in the neighborhood and contributes to the streetscape of North Second Street. The Building has an area of approximately 6,689 square feet spread across three above-ground stories, and an additional approximately 1,928 square feet in the basement. The basement is currently used for HVAC, utilities, and storage.

and

"Applicant intends to rehabilitate and convert the existing Building. As evidenced by the photos provided, the rehabilitation will require significant effort and be relatively expensive. Consequently, Applicant must convert the Building to a seven-unit, multifamily dwelling use. As depicted on the Site Plan attached as Exhibit B, the Building will consist of two two-bedroom one-bath units and five one-bedroom one-bath units. The units will be accessed via the Building's front door and via the existing steps at the rear of the Building. Notably, all units exceed the City Building Code's minimum area requirements. In addition to their own bathrooms and bedrooms, each unit will have a kitchen, a living area and a laundry unit. The basement will continue to be used for HVAC, utilities, and storage. Applicant intends to offer the dwelling units to residents at "market rates," meaning rates that are affordable to residents who desire to live in this neighborhood. Other than the relief requested, Applicant intends to comply with all City, state, and applicable federal codes, laws, and regulations in its rehabilitation of the Property."

The Planning Bureau generally concurs with the Applicant's overall perspective regarding the appropriateness of the project, and notes the Applicant has established a hardship by identifying circumstances or conditions of the property that justify permitting four more units than would be permitted by right. They have asserted that the size of the building and the "Property's size, shape, historic nature, and location along 2nd Street" make the property unique and reference the cost of conversion – the requirements for residential units (specifically kitchens and bathrooms) are expenses that likely require more units than the three which would be permitted by right.

The subject property is currently functioning as an "Office" use, and is internally configured for commercial use. The proposed "Multifamily Dwelling" use is permitted by right in the CN district per Section 7-305.7 of the Zoning Code; thus, the project proposes a deviation from the density regulations of the Zoning Code for a use permitted by right. From the provided site plans, the proposed floor plans indicate the two main structures are connected via a central two-story addition. It is reasonable to presume a commercial structure comprised of two connected buildings will have a substantially different configuration then would be required for residential units, and thus that significant investment would be required to convert the property, which requires either additional units or more expensive units. The location of structural walls, building footprint, and the presence of aspects such as windows, doors, and stairways further direct the internal division of space. As such, there does appear to be justification for approving more units than would be permitted by right.

Necessary for Reasonable Reuse of the Property:
In their supplemental narrative, the Applicant has stated: "Section 7-307.3A, Development Standards of the Zoning Code requires a minimum of 1,200 square feet of lot area for each dwelling unit in the CN District. As depicted on the Site Plan, the Property has an overall area of approximately 4,226 square feet, such that only 3.5 dwelling units are permitted. Applicant proposes seven multifamily dwelling units. Therefore, Applicant requests a dimensional variance from Section 7-307.3A, Development Standards of the Zoning Code, to permit an additional 3.5 dwelling units than would otherwise be permitted on the Property.

and

"The lot size, Building footprint, orientation, and historic construction are fixed physical conditions inherent to the Property and were not created by Applicant. Strict compliance with the current lot area and density limitations would prevent reasonable residential reuse of the Building and would render rehabilitation economically infeasible. Moreover, the Building has sat vacant for the past five years."

and

"The Proposed Use, as seven multifamily dwelling units, is permitted by right in the CN District. The variance request relates solely to lot area and density, not to use. As the Pennsylvania Supreme Court stated in Hertzberg v. Zoning Bd. of Adj. of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998), "[w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations." The Court declared in that case that a lesser quantum of proof is required for dimensional variances. Given the character of this request and the lesser quantum of proof in an instance such as this, it is appropriate to grant the requested dimensional variance."

The Planning Bureau generally concurs with the Applicant's position. The Planning Bureau also notes that the property *may* be able to use or lease the property in a conforming manner, as the CN district is fairly permissive with respect to allowable uses. Given the larger, years-long trend towards conversion of office space to residential units downtown, however, is likely than an "Office" use might be difficult to lease. In fact, per Google Streets View images, the property has been marketed on and off over the years as office suites, but the persistent presence of real estate leasing signs demonstrates the difficulty in retaining such businesses on-site. As previously noted, the proposed use *is* permitted by right, so the issue is not whether the use is conforming or appropriate. The property's location, in a mixed-use neighborhood with relative transit accessibility and easy access to a variety of goods and services, does support a denser development than may be appropriate for a neighborhood such as Uptown or Southside, which are not within a similar mixed-use neighborhood. As such, the Bureau does feel there is justification for the requested Variance.

***Hardship not Created by the Applicant*:**
In their supplemental narrative, the Applicant has stated: "The Property is a small, narrow, fully developed corner lot created nearly 140 years ago, long before adoption of contemporary zoning standards. It is improved with the three-story, historic brick Building occupying nearly the entire site. The lot size, Building footprint, orientation, and historic construction are fixed physical conditions inherent to the Property and were not created by Applicant."

and

"Accordingly, due to the historic and fully developed nature of the Property, the pre-existing size and configuration of the Property and Building, and the need to rehabilitate the vacant Building for residential use, strict application of the lot area and density requirements would result in unnecessary hardship."

and

"The requested variance is limited strictly to the number of units necessary to make rehabilitation economically viable. Fewer units would not generate sufficient revenue to offset the substantial costs of rehabilitating the aging, vacant Building."

The Planning Bureau notes that the justifications referenced by the Applicant (the size, shape, historic nature, location, and vacancy of the structure) do appear to establish a hardship. It is likely the individual structures that comprise the property were originally constructed as either offices or single-family dwellings, and could thus be used as such going forward. The Planning Bureau notes that the internal configuration of the space compels a certain shape of units and/or number of units due to the presence of irreconcilable features such as walls, windows, doors, and stairs. These features were established by the buildings' developers over a hundred years ago; as such, the Applicant has not created the conditions which establish the hardship imposed by the property.

***Essential Character of the Neighborhood*:**
In their supplemental narrative, the Applicant has stated: "Applicant proposes seven multifamily dwelling units based on the existing Building's size of approximately 6,689 square feet over three floors. No Building expansion, addition, or new construction is proposed."

and

"The surrounding neighborhood contains a mix of residential and commercial uses, including multifamily dwellings. The proposed density will not alter the external appearance of the Building or introduce scale inconsistent with the area. Because the proposed improvements occur entirely within the existing Building, there will be no change to the Building's height, massing, setbacks, or lot coverage. As a result, the variance will not substantially impair the use or development of adjacent properties nor alter the essential character of the CN District."

and

"Finally, there is a need for additional quality and reasonably priced housing units in the neighborhood and in the City. In order to help address this housing need and enable reasonable reuse and rehabilitation of the Building and the Property as envisioned, the requested relief is necessary. The requested dimensional variance, if granted, will help address housing and market realities and maximize and avoid the waste of prior and ongoing public and private investment."

and

"Approval of the dimensional variance supports several stated objectives of the Zoning Code, including: (i) encouraging the rehabilitation and reuse of vacant structures; (ii) expanding opportunities for quality and reasonably priced housing; (iii) preserving certain buildings and neighborhood character; and (iv) promoting efficient use of existing infrastructure and development patterns. Denying the variance would likely result in continued vacancy, further deterioration, and potential loss of a significant structure."

The Planning Bureau concurs with the Applicant's assertation that the project is consistent with the provisions of the Zoning Code which encourage the rehabilitation and reuse of vacant structures and the preservation of specific buildings and by extension, the urban neighborhood's historic character. Currently, the 400 block of North 2nd Street and nearby blocks of State Street primarily feature commercial uses, including offices and restaurants, as well as other "Multifamily Dwelling" conversions of buildings. More broadly, this built environment in the downtown generally and the surrounding neighborhood specifically support the establishment of a denser residential apartment building.

With respect to the historic district considerations, the Applicant has indicated they will not be making exterior alterations or improvements, yet the concept floor plans reference the installation of new egress windows on the first (Unit 1), second (unit 3), and third (unit 7) floor elevations, visible from South Street and thus subject to HARB review and approval of a Certificate of Appropriateness (COA) application.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
In their supplemental narrative, the Applicant has stated: "The requested variance is limited strictly to the number of units necessary to make rehabilitation economically viable. Fewer units would not generate sufficient revenue to offset the substantial costs of rehabilitating the aging, vacant Building.

and

As explained above, the requested dimensional variance represents the minimum relief necessary to permit a reasonable and beneficial use of the Property, will not alter the essential character of the CN District, and will not be detrimental to the public health, safety, or welfare."

As noted elsewhere, the Bureau concurs with the Applicant that there are conditions inherent in the property – primarily the existing building layout and internal configuration and the location of architectural elements – that do create hardship for developing a use which would otherwise be permitted by right (specifically, a three-unit "Multifamily Dwelling"). The configuration of the space creates natural boundaries for proposed apartments, and the work need to install required elements of residential units such as kitchens and bathrooms requires a substantial investment that must be recouped through either more units or more expensive units. Given the relative vacancy of the property, and considering the Applicant will be reinvesting in the Downtown Center district by reinvesting in a conspicuous historic property and establishing a mix of one- and two-bedroom units, the former option is more desirable and more in conformance with the City's Comprehensive Plan.

DISCUSSION:
The case was represented by Peter Kramer with McNees, Wallace & Nurick, LLC (the legal counsel), 100 Pine Street, Harrisburg, PA 17101 (aka "the Applicant").

Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the conditions were that:

1. Any exterior alterations to the building, specifically replacements of windows or roofing elements, will receive approval from the Historic Preservation Specialist or, if necessary, receive HARB approval of a Certificate of Appropriateness (COA) application.
2. If granted approval for the requested zoning relief, the Applicant will subsequently file a Lot Consolidation & Land Development Plan and receive approval from the Planning Commission and City Council.

Commissioner Alsberry asked the Applicant if the conditions of approval were acceptable; he confirmed they were.

The Applicant confirmed they were requesting a dimensional variance to place multifamily apartments into this property, and that the project proposed a use permitted by right. The Applicant stated there will only be clean-up work on the exterior and they were amendable to a appropriate implementation of that work.

Commissioner Alsberry asked Mr. Knight for details regarding the parking situation. Mr. Knight confirmed that since the property was located in the Commercial Neighborhood zoning district, it did not require off-street parking. He noted the property is located beneath a large parking garage and if the Applicants needed parking in the future, they could secure spaces in that facility. Commissioner Alsberry stated that his main concern had been satisfied.

Commissioner McKissick asked if the property was bundled with the Belco banking building. Mr. Knight stated he did not know but had seen separate for-sale signs on each building. Commissioner McKissick confirmed that no subdivision was necessary; Mr. Knight affirmed the lot consolidation reference in the case report was a cut & paste error, and the property is its own distinct parcel. Commissioner McKissick noted the parking at the next door property and wanted to confirm that it was not available to the proposed development.

Commissioner McKissick noted the property is converting back to residential use, and though he does not know the back building specifically, he knew the property was large enough for the proposed number of units, and was previously built with this purpose in mind. He stated that it was good that it was being put back into use.

Commissioner O'Toole affirmed he is in favor of this project and noted his professional office is in this neighborhood and warned the Applicant that Our Daily Bread Ministries allowed many of their homeless clients to camp in that area.

Commissioner Marek concurred and stated she had no questions regarding the application. She also noted the trend in downtown converting the glut of office spaces to residential properties.

Commissioner Jordan stated he was in favor of the project and was happy to see new housing downtown as opposed to vacant office spaces.

Commissioner Vincent stated he was always in favor of adaptive reuse in the City's housing and wished the Applicant luck.

Commissioner Alsberry asked if there was anyone from the public for or against the project; there were no questions or comments from the public.

Commissioner Vincent moved, and Commissioner Marek seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (6-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on August 5, 2026, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Chapter 7-323 of the Planning and Zoning Code, and heard testimony from the Applicant(s), and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. Any exterior alterations to the building, specifically replacements of windows or roofing elements, will receive approval from the Historic Preservation Specialist or, if necessary, receive HARB approval of a Certificate of Appropriateness (COA) application.
2. If granted approval for the requested zoning relief, the Applicant will subsequently file a Lot Consolidation & Land Development Plan and receive approval from the Planning Commission and City Council.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (6-0), that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The internal configuration of the attached buildings – specifically the locations of aspects such as walls, stairs, and doors/windows – compels the reorganization of space into more units than would be permitted by right, and the components necessary for the establishment of the by-right "Multifamily Dwelling" use – such as additional kitchens and bathrooms – requires investment that is compensated for through the inclusion of additional units.
2. The project advances aspects of the City's Zoning Code and Comprehensive Plan regarding the expansion of housing inventory in the downtown neighborhood, the adaptive reuse of historic resources, and the retention of architectural character that defines neighborhoods.
3. The proposed reuse will add new residents to the neighborhood to activate the street on nights and weekends, and grow a customer base to support local businesses, and will provide additional units to the downtown housing inventory. The range of unit sizes and the mix of one- and two-bedroom units will accommodate a variety of household sizes and needs, helping to further diversify the downtown housing inventory.
4. Other conversions of former office buildings in the surrounding neighborhood have demonstrated the proposed use will not adversely impact the character of the community.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 5th day of August, 2026.

Geoffrey Knight, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance Application:
401 North 2nd Street

PROPERTY ADDRESS: 401 North 2nd Street	**APPLICANT:** Jarred Neal w/ Halden Horizons Group, LLC	**SUBMISSION DATE:** June 25, 2026
PID: 04-018-035	**APPLICANT STATUS:** Owner	**HPC DATE:** August 5, 2026
ZONING: Commercial Neighborhood (CN)	**HISTORIC DISTRICT:** Old Harrisburg Municipal & Harrisburg National Historic Districts	**ZHB DATE:** August 17, 2026
ZHB CASE #: 2650	**FLOODPLAIN:** Zone X (No Floodplain)	**SITE VISIT DATE(S):** July 23 & 29, 2026

REQUEST:
The Applicant is proposing to convert the existing office building into a seven-unit, "Multifamily Dwelling," which requires ZHB approval of a Variance from the density requirements outlined in Section 7-307.3(a) of the Zoning Code. The building will be converted into one- and two-bedroom units ranging in size from 600 square feet to 1,030 square feet.

PROPERTY DESCRIPTION:
The property at 401 North 2nd Street is a 0.09-acre (4,226-square-foot) lot featuring two main structures which have been connected through historic and modern additions: the primary building at the front of the property, a three-story, 6,134-square-foot structure constructed in 1887, and a three-story, 1,752-square-foot structure at the rear of the property constructed circa 1900 (per the Dauphin County Tax Records); these structures are connected by a two-story addition. The property is bounded by the property at 403 North 2nd Street to the north, Spring Street to the east, South Street to the south, and North 2nd Street to the west.

The property is comprised of two main buildings connected through a two-story hyphen with an historic first floor and more modern second story. The primary building on North 2nd Street features elements of the Queen Anne architectural style. Character-defining features include: the red brick façade and brownstone water table with decorative metal grates over the basement windows; the infilled arched entryway; decorative brickwork and the "1887" decorative motif on the side façade; segmental arches above the unique, divided lite windows; the modern second-story on the connection between the buildings; scalloped shingles cladding the faces of the gable,

dormers, and turret; the oriel window within the gable front with lower cross gables beneath the hipped roof; real slate shingles with ice stops atop the roofs and turret; and the decorative brick chimney on the side elevation. The main entrance is accessed via substantial brownstone stairs with brownstone knee walls and metal handrails; a decorative brick arch is above the entrance. The main entry door is a seven-paneled wooden door surrounded by sidelights, paneling, and a transom. Fenestration in the principal structure features wooden windows with varied patterned panes above single panes and topped with segmented brick arches; the third floor features a front-facing gable clad in scalloped, slate shingles and an oriel window set atop a brass base; the roof features large end brackets and decorative brick and woodwork below the cornice. The turret contains three (3) twelve-over-one wooden windows, wooden shingles, a paneled cornice, and a finial atop the slate shingle roof. There is a shed roof dormer containing three wood windows with real slate shingles on the dormer cheeks, and the side façade features a cross gable decorated with scalloped shingles, paired windows, and molded cornice.

The rear brick building is a three-story structure clad in a similar brick to the principal structure, and topped with a substantial brick cornice and flat rubber roofs. The main entrance faces the rear courtyard which is enclosed by a six-foot-high brick wall topped with sandstone caps; it features full-view metal double doors flanked by sidelites and is sheltered by a small awning with real slate shingles. There is a secondary entrance on the side façade featured a paneled wooden door topped with a simple transom, although it is inoperable and inaccessible. Fenestration includes primarily six-over-six wooden windows fronted by storm windows, although there is a two-story glass curtain wall above the rear entrance. This structure is connected to the principal building by the two-story hyphen; the older first story, features a brick façade with four (4) one-over-one wooden windows above a sandstone lintel with lintels above each, topped with a shed roof clad in slate shingles. The second story of the connector features similar ribbon windows to the curtain wall on the rear elevation and a stucco façade.

Although there have been minimal modern alterations over the years, the building retains much of its architectural and historic integrity and reflects features seen on other historic properties throughout the downtown historic district; as such, the structures contribute significantly to the eclectic and diverse architectural and historic character of the streetscape and neighborhood.

VARIANCE REQUIREMENTS
(per Section 7-323.7 of the Zoning Code)

1. **There are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.**

In their supplemental narrative, the Applicant has stated:
"As depicted on the Existing Conditions images attached as Exhibit A, the Property is a narrow corner lot located north of the intersection of North Second Street and South Street. The Property is surrounded on four sides by land in the CN District, with: (i) an office building attached to the

north; (ii) Spring Street and the South Street parking garage to the east; (iii) South Street to the south; and (iv) North Second Street to the west. The Property is in a mixed-use neighborhood with medium- and high-density residential dwellings, offices and neighborhood retail activities."

and

"As depicted on the Site Plan attached as Exhibit B, the Property is approximately 4,226 square feet. The Property has approximately 22.5 feet of frontage along North Second Street and about 120 feet along South Street. The Property is fully developed with the approximately 8,617-square-foot Building, an end unit of an existing row of attached buildings, believed to have been constructed circa 1887. The Building's exterior, primarily built of red brick is similar to those of other buildings and homes in the neighborhood and contributes to the streetscape of North Second Street. The Building has an area of approximately 6,689 square feet spread across three above-ground stories, and an additional approximately 1,928 square feet in the basement. The basement is currently used for HVAC, utilities, and storage.

and

"Applicant intends to rehabilitate and convert the existing Building. As evidenced by the photos provided, the rehabilitation will require significant effort and be relatively expensive. Consequently, Applicant must convert the Building to a seven-unit, multifamily dwelling use. As depicted on the Site Plan attached as Exhibit B, the Building will consist of two two-bedroom one-bath units and five one-bedroom one-bath units. The units will be accessed via the Building's front door and via the existing steps at the rear of the Building. Notably, all units exceed the City Building Code's minimum area requirements. In addition to their own bathrooms and bedrooms, each unit will have a kitchen, a living area and a laundry unit. The basement will continue to be used for HVAC, utilities, and storage. Applicant intends to offer the dwelling units to residents at "market rates," meaning rates that are affordable to residents who desire to live in this neighborhood. Other than the relief requested, Applicant intends to comply with all City, state, and applicable federal codes, laws, and regulations in its rehabilitation of the Property."

The Planning Bureau generally concurs with the Applicant's overall perspective regarding the appropriateness of the project, and notes the Applicant has established a hardship by identifying circumstances or conditions of the property that justify permitting four more units than would be permitted by right. They have asserted that the size of the building and the "Property's size, shape, historic nature, and location along 2nd Street" make the property unique and reference the cost of conversion – the requirements for residential units (specifically kitchens and bathrooms) are expenses that likely require more units than the three which would be permitted by right.

The subject property is currently functioning as an "Office" use, and is internally configured for commercial use. The proposed "Multifamily Dwelling" use is permitted by right in the CN district per Section 7-305.7 of the Zoning Code; thus, the project proposes a deviation from the density regulations of the Zoning Code for a use permitted by right. From the provided site plans, the proposed floor plans indicate the two main structures are connected via a central two-story addition. It is reasonable to presume a commercial structure comprised of two connected

buildings will have a substantially different configuration then would be required for residential units, and thus that significant investment would be required to convert the property, which requires either additional units or more expensive units. The location of structural walls, building footprint, and the presence of aspects such as windows, doors, and stairways further direct the internal division of space. As such, there does appear to be justification for approving more units than would be permitted by right.

2. **That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable reuse of the property.**

In their supplemental narrative, the Applicant has stated:
"Section 7-307.3A, Development Standards of the Zoning Code requires a minimum of 1,200 square feet of lot area for each dwelling unit in the CN District. As depicted on the Site Plan, the Property has an overall area of approximately 4,226 square feet, such that only 3.5 dwelling units are permitted. Applicant proposes seven multifamily dwelling units. Therefore, Applicant requests a dimensional variance from Section 7-307.3A, Development Standards of the Zoning Code, to permit an additional 3.5 dwelling units than would otherwise be permitted on the Property.

and

"The lot size, Building footprint, orientation, and historic construction are fixed physical conditions inherent to the Property and were not created by Applicant. Strict compliance with the current lot area and density limitations would prevent reasonable residential reuse of the Building and would render rehabilitation economically infeasible. Moreover, the Building has sat vacant for the past five years."

and

"The Proposed Use, as seven multifamily dwelling units, is permitted by right in the CN District. The variance request relates solely to lot area and density, not to use. As the Pennsylvania Supreme Court stated in Hertzberg v. Zoning Bd. of Adj. of the City of Pittsburgh, 721 A.2d 43, 47 (Pa. 1998), "[w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations." The Court declared in that case that a lesser quantum of proof is required for dimensional variances. Given the character of this request and the lesser quantum of proof in an instance such as this, it is appropriate to grant the requested dimensional variance."

The Planning Bureau generally concurs with the Applicant's position. The Planning Bureau also notes that the property *may* be able to use or lease the property in a conforming manner, as the CN district is fairly permissive with respect to allowable uses. Given the larger, years-long trend towards conversion of office space to residential units downtown, however, is likely than an "Office" use might be difficult to lease. In fact, per Google Streets View images, the property has been marketed on and off over the years as office suites, but the persistent presence of real

estate leasing signs demonstrates the difficulty in retaining such businesses on-site. As previously noted, the proposed use *is* permitted by right, so the issue is not whether the use is conforming or appropriate. The property's location, in a mixed-use neighborhood with relative transit accessibility and easy access to a variety of goods and services, does support a denser development than may be appropriate for a neighborhood such as Uptown or Southside, which are not within a similar mixed-use neighborhood. As such, the Bureau does feel there is justification for the requested Variance.

3. That such unnecessary hardship has not been created by the appellant.

In their supplemental narrative, the Applicant has stated:
"The Property is a small, narrow, fully developed corner lot created nearly 140 years ago, long before adoption of contemporary zoning standards. It is improved with the three-story, historic brick Building occupying nearly the entire site. The lot size, Building footprint, orientation, and historic construction are fixed physical conditions inherent to the Property and were not created by Applicant."

and

"Accordingly, due to the historic and fully developed nature of the Property, the pre-existing size and configuration of the Property and Building, and the need to rehabilitate the vacant Building for residential use, strict application of the lot area and density requirements would result in unnecessary hardship."

and

"The requested variance is limited strictly to the number of units necessary to make rehabilitation economically viable. Fewer units would not generate sufficient revenue to offset the substantial costs of rehabilitating the aging, vacant Building."

The Planning Bureau notes that the justifications referenced by the Applicant (the size, shape, historic nature, location, and vacancy of the structure) do appear to establish a hardship. It is likely the individual structures that comprise the property were originally constructed as either offices or single-family dwellings, and could thus be used as such going forward. The Planning Bureau notes that the internal configuration of the space compels a certain shape of units and/or number of units due to the presence of irreconcilable features such as walls, windows, doors, and stairs. These features were established by the buildings' developers over a hundred years ago; as such, the Applicant has not created the conditions which establish the hardship imposed by the property.

4. The variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

In their supplemental narrative, the Applicant has stated:
"Applicant proposes seven multifamily dwelling units based on the existing Building's size of approximately 6,689 square feet over three floors. No Building expansion, addition, or new construction is proposed."

and

"The surrounding neighborhood contains a mix of residential and commercial uses, including multifamily dwellings. The proposed density will not alter the external appearance of the Building or introduce scale inconsistent with the area. Because the proposed improvements occur entirely within the existing Building, there will be no change to the Building's height, massing, setbacks, or lot coverage. As a result, the variance will not substantially impair the use or development of adjacent properties nor alter the essential character of the CN District."

and

"Finally, there is a need for additional quality and reasonably priced housing units in the neighborhood and in the City. In order to help address this housing need and enable reasonable reuse and rehabilitation of the Building and the Property as envisioned, the requested relief is necessary. The requested dimensional variance, if granted, will help address housing and market realities and maximize and avoid the waste of prior and ongoing public and private investment."

and

"Approval of the dimensional variance supports several stated objectives of the Zoning Code, including: (i) encouraging the rehabilitation and reuse of vacant structures; (ii) expanding opportunities for quality and reasonably priced housing; (iii) preserving certain buildings and neighborhood character; and (iv) promoting efficient use of existing infrastructure and development patterns. Denying the variance would likely result in continued vacancy, further deterioration, and potential loss of a significant structure."

The Planning Bureau concurs with the Applicant's assertation that the project is consistent with the provisions of the Zoning Code which encourage the rehabilitation and reuse of vacant structures and the preservation of specific buildings and by extension, the urban neighborhood's historic character. Currently, the 400 block of North 2nd Street and nearby blocks of State Street primarily feature commercial uses, including offices and restaurants, as well as other "Multifamily Dwelling" conversions of buildings. More broadly, this built environment in the downtown generally and the surrounding neighborhood specifically support the establishment of a denser residential apartment building.

With respect to the historic district considerations, the Applicant has indicated they will not be making exterior alterations or improvements, yet the concept floor plans reference the installation of new egress windows on the first (Unit 1), second (unit 3), and third (unit 7) floor elevations, visible from South Street and thus subject to HARB review and approval of a Certificate of Appropriateness (COA) application.

5. The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

In their supplemental narrative, the Applicant has stated:
"The requested variance is limited strictly to the number of units necessary to make rehabilitation economically viable. Fewer units would not generate sufficient revenue to offset the substantial costs of rehabilitating the aging, vacant Building.

and

As explained above, the requested dimensional variance represents the minimum relief necessary to permit a reasonable and beneficial use of the Property, will not alter the essential character of the CN District, and will not be detrimental to the public health, safety, or welfare."

As noted elsewhere, the Bureau concurs with the Applicant that there are conditions inherent in the property – primarily the existing building layout and internal configuration and the location of architectural elements – that do create hardship for developing a use which would otherwise be permitted by right (specifically, a three-unit "Multifamily Dwelling"). The configuration of the space creates natural boundaries for proposed apartments, and the work need to install required elements of residential units such as kitchens and bathrooms requires a substantial investment that must be recouped through either more units or more expensive units. Given the relative vacancy of the property, and considering the Applicant will be reinvesting in the Downtown Center district by reinvesting in a conspicuous historic property and establishing a mix of one- and two-bedroom units, the former option is more desirable and more in conformance with the City's Comprehensive Plan.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

Planning Bureau staff recommends the request be **Approved** with the following conditions(s):

1. Any exterior alterations to the building, specifically replacements of windows or roofing elements, will receive approval from the Historic Preservation Specialist or, if necessary, receive HARB approval of a Certificate of Appropriateness (COA) application.
2. If granted approval for the requested zoning relief, the Applicant will subsequently file a Lot Consolidation & Land Development Plan and receive approval from the Planning Commission and City Council.

Planning Bureau staff recommends the request be **Approved** for the following reason(s):

1. The internal configuration of the attached buildings – specifically the locations of aspects such as walls, stairs, and doors/windows – compels the reorganization of space into more units than would be permitted by right, and the components necessary for the establishment of the by-right "Multifamily Dwelling" use – such as additional kitchens and bathrooms – requires investment that is compensated for through the inclusion of additional units.

2. The project advances aspects of the City's Zoning Code and Comprehensive Plan regarding the expansion of housing inventory in the downtown neighborhood, the adaptive reuse of historic resources, and the retention of architectural character that defines neighborhoods.
3. The proposed reuse will add new residents to the neighborhood to activate the street on nights and weekends, and grow a customer base to support local businesses, and will provide additional units to the downtown housing inventory. The range of unit sizes and the mix of one- and two-bedroom units will accommodate a variety of household sizes and needs, helping to further diversify the downtown housing inventory.
4. Other conversions of former office buildings in the surrounding neighborhood have demonstrated the proposed use will not adversely impact the character of the community.

REVIEW PROCESS:

1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg Zoning Hearing Board review of application and final decision.
4. Submittal of Building Permit application to the Codes Bureau for any proposed work, or Mercantile Permit application to the Tax & Enforcement Office for a new proposed use, and review by City staff against specifics and conditions of ZHB decision.
5. Codes Bureau and Planning Bureau inspections of work being performed, as necessary.

ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Variance Application
4. Supplemental Narrative
5. Dauphin County Records Historical Photo (Exhibit A)
6. Proposed Project Plan (Exhibit B)
7. Notification Letter & Proof of Mailing
8. Deed

PROPERTY PHOTOS:











Zoning & Location Map
401 North 2nd Street
Commercial Neighborhood (CN)

VARIANCE APPLICATION

Primary Property Address: 401 North Second Street; Pin: 04-018-035 **Zoning District:** CN

Additional Parcel Addresses: N/A

The following criteria for Variance requests are outlined in the application (above) and in Section 7-323.7 of the Zoning Code. Answers must be complete and related to the justification for the requested zoning relief; **simple "Yes" or "No" answers are not sufficient**:

1. Identify any unique physical circumstances/conditions **specific to the property** which create hardship(s) necessitating a Variance? Explain how such hardship(s) are due to the property conditions and not the circumstances created by provisions of the Zoning Code?

See attached narrative

2. Given the circumstances/conditions noted above, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code? Explain why not.

See attached narrative

3. Has the unnecessary hardship been created by the Applicant? Please address when the hardship was created relative to the Applicant's ownership.

See attached narrative

4. Would the Variance, if granted, alter the essential character of the neighborhood or zoning district, substantially impair the appropriate use/development of adjacent property, or be detrimental to the public welfare?

See attached narrative

5. Would the Variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible of the regulation in issue? Explain the response.

See attached narrative

City of Harrisburg, PA
2026 Variance & Special Exception Application

Applicant (*this individual is the main contact and will receive all formal communications)*

☒ Owner ☐ Lessee ☐ Contractor ☐ Other

Name (Company) Halden Horizons Group, LLC (attn: Jarred Neal, PE)

Address 227 State Street, Harrisburg, PA 17101

Phone (570) 660-0779

Email jarred.neal@haldenhorizons.com

Property Owner *(if different from the Applicant)*

Name (Company) Applicant is owner

Address See above

Phone See above

Email See above

Project Architect/Engineer/Contractor *(if different from the Applicant)*

Name (Company) N/A

Address N/A

Phone N/A

Email N/A

APPLICANT/OWNER CERTIFICATION

I hereby certify that the proposed request is authorized by the owner of record and that I agree to conform to all applicable laws of this jurisdiction. I understand that any falsification could lead to denial or criminal penalties, or revocation of any permit pursuant to this application. I agree that work will not commence prior to final approval.

Applicant's Signature Date

Property Owner's Signature 6/24/2026 Date

The owner **MUST** *sign this application. The Applicant's signature is required when different from owner.*

Harrisburg Planning Bureau
Martin Luther King Jr. Government Center
10 North 2nd Street, Suite 405
Harrisburg, PA 17101
https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/planning_commission.php

ZONING HEARING APPLICATION NARRATIVE
HALDEN HORIZONS GROUP, LLC
401 NORTH SECOND STREET

I. INTRODUCTION

Halden Horizons Group, LLC ("Applicant") is the owner of that certain approximately 0.09-acre (i.e., approx. 4,226 SF) property located at 401 North Second Street, Harrisburg, Pennsylvania, identified as Dauphin County Tax Parcel I.D. No. 04-018-035 ("Property"), in the City of Harrisburg ("City"). The Property is in the City's Commercial Neighborhood District ("CN District"), as well as the Olde Harrisburg Historic District, in an area of the City in need of quality and reasonably priced housing units. The Property is improved with an existing office building ("Building") that has been vacant for at least the last five years. Applicant desires to rehabilitate and convert the vacant Building into a seven-unit multifamily dwelling ("Proposed Use").Given the significant amount of work required, Applicant must convert the Building into a seven-unit multifamily dwelling to offset its construction costs. Pursuant to Section 7-305.7.A, Use Table, subsection A of the City's Zoning Code ("Zoning Code"), multifamily dwellings are permitted by right in the CN District.[1] In connection with the Proposed Use, Applicant requests a dimensional variance from the lot area and density limitations of Section 7-307.3A, Development Standards of the Zoning Code, to permit seven dwelling units on the Property with a lot area of 4,226 square feet. The Proposed Use otherwise complies with the Zoning Code, such that no other relief is required.

II. BACKGROUND

As depicted on the Existing Conditions images attached as **Exhibit A**, the Property is a narrow corner lot located north of the intersection of North Second Street and South Street. The Property is surrounded on four sides by land in the CN District, with: (i) an office building attached to the north; (ii) Spring Street and the South Street parking garage to the east; (iii) South Street to the south; and (iv) North Second Street to the west. The Property is in a mixed-use neighborhood with medium- and high-density residential dwellings, offices and neighborhood retail activities.

As depicted on the Site Plan attached as **Exhibit B,** the Property is approximately 4,226 square feet. The Property has approximately 22.5 feet of frontage along North Second Street and about 120 feet along South Street. The Property is fully developed with the approximately 8,617-square-foot Building, an end unit of an existing row of attached buildings, believed to have been constructed circa 1887. The Building's exterior, primarily built of red brick is similar to those of other buildings and homes in the neighborhood and contributes to the streetscape of North Second Street. The Building has an area of approximately 6,689 square feet spread across three above-ground stories, and an

[1] See also Section 7-309.2.V of the Zoning Code.

additional approximately 1,928 square feet in the basement. The basement is currently used for HVAC, utilities, and storage.

III. PROPOSED USE

Applicant intends to rehabilitate and convert the existing Building. As evidenced by the photos provided, the rehabilitation will require significant effort and be relatively expensive. Consequently, Applicant must convert the Building to a seven-unit, multifamily dwelling use. As depicted on the Site Plan attached as **Exhibit B**, the Building will consist of two two-bedroom one-bath units and five one-bedroom one-bath units. The units will be accessed via the Building's front door and via the existing steps at the rear of the Building. Notably, all units exceed the City Building Code's minimum area requirements. In addition to their own bathrooms and bedrooms, each unit will have a kitchen, a living area and a laundry unit. The basement will continue to be used for HVAC, utilities, and storage. Applicant intends to offer the dwelling units to residents at "market rates," meaning rates that are affordable to residents who desire to live in this neighborhood. Other than the relief requested, Applicant intends to comply with all City, state, and applicable federal codes, laws, and regulations in its rehabilitation of the Property.

IV. REQUESTED RELIEF – VARIANCE

A. Dimensional Variance from the Lot Area and Dimensional Limitations to Permit Seven Dwelling Units on the Property (Section 7-307.3A, Development Standards)

Section 7-307.3A, Development Standards of the Zoning Code requires a minimum of 1,200 square feet of lot area for each dwelling unit in the CN District. As depicted on the Site Plan, the Property has an overall area of approximately 4,226 square feet, such that only 3.5 dwelling units are permitted. Applicant proposes seven multifamily dwelling units. Therefore, Applicant requests a dimensional variance from Section 7-307.3A, Development Standards of the Zoning Code, to permit an additional 3.5 dwelling units than would otherwise be permitted on the Property.

The relief requested above complies with the general standards applicable to all variance requests, as set forth in Section 910.2(a) of the Pennsylvania Municipalities Planning Code, 53 P.S. Section 10910.2(a) and Section 7-323.7.B of the Zoning Code. The Proposed Use, as seven multifamily dwelling units, is permitted by right in the CN District. The variance request relates solely to lot area and density, not to use. As the Pennsylvania Supreme Court stated in *Hertzberg v. Zoning Bd. of Adj. of the City of Pittsburgh*, 721 A.2d 43, 47 (Pa. 1998), " [w]hen seeking a dimensional variance within a permitted use, the owner is asking only for a reasonable adjustment of the zoning regulations." The Court declared in that case that a lesser quantum of proof is required for dimensional variances. Given the character of this request and the lesser quantum of proof in an instance such as this, it is appropriate to grant the requested dimensional variance.

The Property is a small, narrow, fully developed corner lot created nearly 140 years ago, long before adoption of contemporary zoning standards. It is improved with the three-story, historic brick Building occupying nearly the entire site. The lot size, Building footprint, orientation, and historic construction are fixed physical conditions inherent to the Property and were not created by Applicant. Strict compliance with the current lot area and density limitations would prevent reasonable residential reuse of the Building and would render rehabilitation economically infeasible. Moreover, the Building has sat vacant for the past five years.

Applicant proposes seven multifamily dwelling units based on the existing Building's size of approximately 6,689 square feet over three floors. No Building expansion, addition, or new construction is proposed. The requested variance is limited strictly to the number of units necessary to make rehabilitation economically viable. Fewer units would not generate sufficient revenue to offset the substantial costs of rehabilitating the aging, vacant Building.

The surrounding neighborhood contains a mix of residential and commercial uses, including multifamily dwellings. The proposed density will not alter the external appearance of the Building or introduce scale inconsistent with the area. Because the proposed improvements occur entirely within the existing Building, there will be no change to the Building's height, massing, setbacks, or lot coverage. As a result, the variance will not substantially impair the use or development of adjacent properties nor alter the essential character of the CN District.

Approval of the dimensional variance supports several stated objectives of the Zoning Code, including: (i) encouraging the rehabilitation and reuse of vacant structures; (ii) expanding opportunities for quality and reasonably priced housing; (iii) preserving certain buildings and neighborhood character; and (iv) promoting efficient use of existing infrastructure and development patterns. Denying the variance would likely result in continued vacancy, further deterioration, and potential loss of a significant structure.

Accordingly, due to the historic and fully developed nature of the Property, the pre-existing size and configuration of the Property and Building, and the need to rehabilitate the vacant Building for residential use, strict application of the lot area and density requirements would result in unnecessary hardship. As explained above, the requested dimensional variance represents the minimum relief necessary to permit a reasonable and beneficial use of the Property, will not alter the essential character of the CN District, and will not be detrimental to the public health, safety, or welfare.

Finally, there is a need for additional quality and reasonably priced housing units in the neighborhood and in the City. In order to help address this housing need and enable reasonable reuse and rehabilitation of the Building and the Property as envisioned, the requested relief is necessary. The requested dimensional variance, if granted, will help address housing and market realities and maximize and avoid the waste of prior and ongoing public and private investment.

V. CONCLUSION

For the foregoing reasons, Applicant respectfully requests that the Zoning Hearing Board grant the requested relief.

EXHIBIT A

EXISTING CONDITIONS





EXHIBIT B

SITE PLAN

APARTMENT RENOVATIONS

Client : Halden Horizons Group

401 N 2nd St., Harrisburg, Pennsylvania

GRAPHIC SYMBOLS

WALL CONSTRUCTION

- Demo - To Be Removed
- New Partitions
- To Remain / Existing

GRAPHICS

- WINDOW TYPE
- DOOR NUMBER
- EXTERIOR ELEVATION (SHEET LOCATION)
- BUILDING SECTION (SHEET LOCATION)
- DETAIL SECTION (SHEET LOCATION)
- INTERIOR ELEVATION (SHEET LOCATION)
- PARTITION TAG (SHEET LOCATION)
- LARGE DETAIL / PLAN (SHEET LOCATION)
- ROOM NAME (ROOM NUMBER)
- PLAN NOTE DESIGNATION
- REVISION CLOUD & REVISION NUMBER
- COLUMN GRID
- UNIT DESIGNATION
- DATUM / ELEVATION
- SPOT ELEVATION
- STAIR / RAMP DIRECTION
- EQUIPMENT TAG

MATERIAL DESIGNATIONS

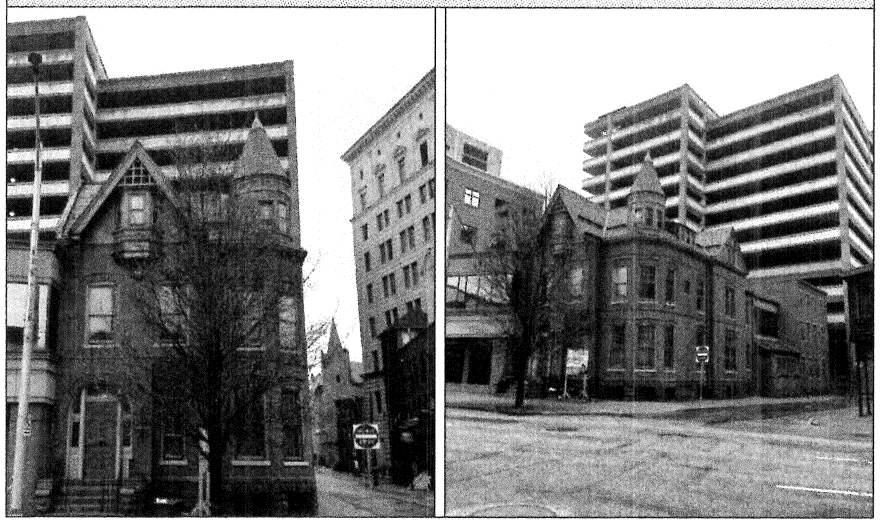
ELEVATION / PLAN

- CERAMIC TILE
- BRICK
- CMU MASONRY
- CONCRETE / PLASTER
- GLAZING
- STONE MASONRY

SECTION

- EARTH
- PARTICLE BD.
- RIGID INSULATION
- GRANULAR FILL
- ROCK
- FINISHED WD.
- CONCRETE BLOCK
- CONCRETE
- METAL
- BATT INSULATION
- BRICK
- PLYWOOD / GLUELAM
- WOOD BLOCKING
- GYPSUM BD. / PLASTER

EXISTING



ABBREVIATIONS

#	NUMBER, POUND	BSMT	BASEMENT	DIM	DIMENSION	EXIST	EXISTING	FC	FIRE CLIMBING	OPNG	OPENING	REF	REFRIGERATOR	TEMP	TEMPERED GLASS, SANDED & PAINTED
@	AT	CH	CENTER HEIGHT	DN	DOWN	EXT	EXTERIOR	INSUL	INSULATION	OSB	ORIENTED STRAND BOARD	RESID	RESIDENTIAL	TYP	TYPICAL
&	AND	CJ	CONTROL JOINT	DR	DOOR	FD	FLOOR DRAIN	INT	INTERIOR	P/B	DRUM TO BELOW	RM(S)	ROOM(S)	UNO	UNLESS NOTED OTHERWISE
AB	ANCHOR BOLT	CL	CENTER LINE	DWG(S)	DRAWING(S)	FE	FIRE EXTINGUISHER & CABINET	LAV	LAVATORY	P	PAINT	RO	ROUGH OPENING	UL	UNDERWRITERS LABORATORIES
ACT	ACOUSTICAL CEILING TILE	CLOS	CLOSET	DWLS	DOWELS	FF	FINISH FLOOR	MAS	MASONRY OPENING	PC	PLUMBING CONTRACTOR	S	SOUTH	VB	VAPOR BARRIER
AC	AIR CONDITIONING	CO	COUNTER	E	EAST	FIN	FINISH	MFR	MANUFACTURER	PERF	PERFORATED	SHT	SHEET	VCT	VAPOR CONSERVATION TAPE
ADJ	ADJACENT	CMU	CONCRETE MASONRY UNIT	EA	EACH	FLR	FLOOR	MIN	MINIMUM	PLB	POUNDS PER LINEAR FOOT	SPEC	SPECIFICATIONS	VERT	VERTICAL
APT	ABOVE FINISH FLOOR	CONC	CONCRETE	EC	ELECTRICAL CONTRACTOR	GC	GENERAL CONTRACTOR	MDF	MEDIUM DENSITY FIBERBOARD	PLYWD	PLYWOOD	SQ	SQUARE	VIF	VERIFY IN FIELD
ARC	AIR CONDITIONING UNIT	CONT	CONTINUOUS	EIFS	EXTERIOR INSULATING FINISH SYSTEM	GWB	GYPSUM WALL BOARD	MTL	METAL	PW	PRE WORLD PULLER	STD	STANDARD	VTR	VENT TO ROOF
ALUM	ALUMINUM	CPT	CARPET			HB	HOSE BIB	W	WIDTH	PSF	POUNDS PER SQUARE FOOT	STL	STEEL	W	WEST
ARCH	ARCHITECT, ARCHITECTURAL	CT	CERAMIC TILE	ELEV	ELEVATION	HD	HANDICAPPED	NA	NOT APPLICABLE	PT	PRESSURE TREATED	STRUCT	STRUCTURAL	WH	WITH
BD	BOARD	DBL	DOUBLE	EPX	EPOXY	HDR	HEADER	NIC	NOT IN CONTRACT	PVC	POLYVINYL CHLORIDE	SUSP	SUSPENDED	W/O	WITHOUT
BLDG	BUILDING	DEMO	DEMOLISH	EQ	EQUAL	HM	HOLLOW METAL	NTS	NOT TO SCALE	RAD	RADIUS	TBD	TO BE DETERMINED	WD	WOOD
BM	BEAM	DS	DOWNSPOUT	EQUIP	EQUIPMENT	HORIZ	HORIZONTAL	OC	ON CENTER	RCP	REFLECTED CEILING PLAN	TBR	TO BE REMOVED	WP	WATERPROOF
BOT	BOTTOM	DW	DISHWASHER	EXH	EXHAUST	HR	HOURLY	OFCI	OWNER FURNISHED CONTRACTOR INSTALLED	RD	ROOF DRAIN	TOC	TOP OF CONCRETE	WWF	WELDED WIRE FABRIC

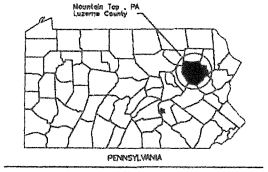
GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS.
2. CONTRACTOR SHALL THROUGHLY STUDY THE DRAWINGS AND SHALL VISIT THE SITE TO AQUAINT THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE INSTALLATION OF WORK IN ACCORDANCE WITH THE DESIGN INTENT OF THESE DOCUMENTS. ANY CONFLICTS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO SUBMITTING A BID OR SIGNING A CONTRACT TO PERFORM THE WORK.
3. DO NOT SCALE DRAWINGS, IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. LARGE SCALE DRAWINGS OR DETAILS SHALL GOVERN OVER SMALLER SCALED DRAWINGS.
4. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, APPROVALS AND CERTIFICATES REQUIRED TO FACILITATE THE IMPLEMENTATION OF THE WORK OF THE PROJECT. (FEES BY OWNER)
5. ANY SUBSTITUTIONS FROM SPECIFICATIONS MUST BE SUBMITTED TO THE OWNER / ARCHITECT FOR APPROVAL.
6. ANY CHANGES OR VARIANCES FROM APPROVED PLANS MUST BE SUBMITTED TO LOCAL CODE ENFORCEMENT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK COMMENCING.
7. ALL APPROVED SETS OF PLANS, SPECIFICATIONS AND APPROVED SHOP DRAWINGS SHALL BE KEPT ON THE JOB SITE AT ALL TIMES.
8. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES CLEAN DURING CONSTRUCTION. TRASH WILL NOT BE ALLOWED TO ACCUMULATE ON THE SITE DURING CONSTRUCTION. SAFE WORKING CONDITIONS SHALL BE MAINTAINED AT ALL TIMES.
9. WHEN ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, RAIN AND VANDALISM.
10. COORDINATION OF ALL WORK BETWEEN DIFFERENT TRADES IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.
11. DIMENSIONS ARE TO BE COORDINATED WITH ALL DISCIPLINES, VENDORS, AND DEVICES TO ASSURE PROPER PLACEMENT AND WARRANTY REQUIREMENTS.
12. THE DRYWALL SYSTEM IS BASED ON THE DETAILS OF THE U.S. GYPSUM COMPANY.
13. ALL GYPSUM ABUTTING OTHER MATERIALS IS TO BE FINISHED WITH METAL EDGES.
14. WATER RESISTANT GYPSUM BOARD DENS ARMOR PLUS IS TO BE USED BEHIND ALL PLUMBING FIXTURES.
15. ALL GWB IS TO BE PAINTED (2) COATS PRIME, (1) COAT FINISH.
16. FOR EASE OF PARTITION LAYOUT, ALL STANDARD DRYWALL PARTITIONS ARE DIMENSIONED TO FINISHED FACE OF PARTITION.
17. ALL FRAMING LUMBER TO BE 16" O.C. UNLESS SPECIFIED OTHERWISE.
18. ALL EXTERIOR WALLS ARE TO BE 2X6 FRAMING. ALL INTERIOR WALLS TO BE 2X4 FRAMING. ALL FRAMING SPECIFIED SHALL BE SPF (NORTH) #1 / #2 OR BETTER. WALL STUDS TO BE MIN. SPF #3 STANDARD OR STUD GRADE AS SPECIFIED IN CODE.
19. PROVIDE DOUBLE STUDS AT ALL DOOR, WINDOW AND DRYWALL OPENINGS.
20. CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROVIDING ALL NECESSARY BLOCKING WITHIN ANY WALLS FOR WALL MOUNTED CABINETS, MILLWORK, GRAB BARS, AND OWNER FURNISHED EQUIPMENT.
21. ALL FLOORING MATERIAL CHANGES SHALL (UNLESS OTHERWISE NOTED) SHALL OCCUR AT THE CENTERLINE OF A DOOR WITH A DIVIDER STRIP OR T-MOLD. COLOR AS SELECTED BY OWNER.
22. ALL GARAGE WALLS AND CEILINGS COMMON WITH HABITABLE SPACE SHALL HAVE 5/8" TYPE 'X' GYP BD. WALL ALL JOINTS TAPED (SECTION R302.6)
23. FLOUR AND LANDING LEVELS AT EXTERIOR DOORS SHALL CONFORM WITH 2018 IRC, (7 3/4" MAX STEP FROM FLOOR LEVEL)
24. SAFETY GLAZING SHALL BE PROVIDED IN ALL EXTERIOR DOORS, ALL WINDOWS ADJACENT TO EXIT DOORS WITHIN 12" OF VERTICAL EDGE, ALL WINDOWS LESS THAN 18" ABOVE THE FLOOR ALL WINDOWS IN A TUB OR SHOWER ENCLOSURE WHICH ARE LESS THAN 5 FEET ABOVE THE DRAIN INLET STANDING SURFACE AND ALL TUB AND SHOWER DOORS AND ENCLOSURES.
25. CABINET SHOP DRAWINGS SHALL BE PROVIDED BY CONTRACTOR.
26. REFER TO THE APPLICABLE CODES FOR INFORMATION NOT SHOWN OR NOTED ON THE ARCHITECTURAL DRAWINGS
27. GENERAL CONTRACTOR SHALL REVIEW AND APPROVE THESE PLANS FOR ACCURACY, BUILDING CODE COMPLIANCE AND ANY DISCREPANCIES OR CONDITIONS NOT SHOWN.
28. OWNER SHALL SELECT ALL FINISHES AND APPROVE ALL SHOP DRAWINGS WITH CONTRACTOR. CONTRACTOR SHALL REVIEW ALL SHOP DRAWINGS, PRODUCT, APPLIANCE, AND FIXTURE INSTALLATION REQUIREMENTS, AND PROVIDE ALL BLOCKING ANCHORAGE OR ACCESS AS REQUIRED BY MANUFACTURER APPLICABLE CODES.

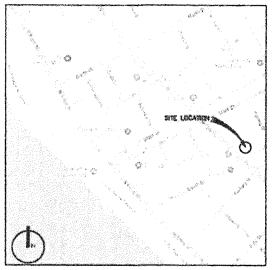
SPECIAL GENERAL CONDITIONS

* INSURANCE: THE CONTRACTOR & SUB-CONTRACTORS MUST CARRY OWNER REQUIRED MINIMUM COVERAGES OF WORKMAN'S COMPENSATION & GENERAL LIABILITY INSURANCE.
* WORKMANSHIP & CODES: ALL WORK SHALL CONFORM TO BEST INDUSTRY STANDARDS, AND ALL MATERIALS SHALL BE NEW, FIRST QUALITY AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. ALL STANDARDS PROVIDED AND WORK PERFORMED MUST CONFORM AND / OR BE ADJUSTED TO CONFORM TO ANY AND ALL APPLICABLE CODES.
* PERMITS & FEES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES NECESSARY FOR COMPLETE CONSTRUCTION.

PROJECT LOCATION MAP



VICINITY MAP



INDEX TO DRAWINGS

A0.1	COVER SHEET
A0.2	CODE ANALYSIS / LIFE SAFETY PLANS
A0.3	LIFE SAFTEY PLANS
A1.1	ARCHITECTURAL SPECS
A1.2	EXISTING / DEMO PLANS
A2.1	FIRST & SECOND FLOOR PLANS
A2.2	SECOND & THIRD FLOOR PLANS
A3.1	EXTERIOR ELEVATIONS
A4.1	ENLARGED FLOOR PLANS
A5.1	TYP. TYPE 'B' UNITS

Clients:

Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

WALL CONSTRUCTION

- Demo - To Be Removed
- New Partitions
- To Remain / Existing

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COVER SHEET

A0.1

APPLICABLE CODE | CODE ANALYSIS

THE FOLLOWING CODES APPLY TO THIS PROJECT:

2021 IBC - INTERNATIONAL BUILDING CODE
2021 IEBC - INTERNATIONAL EXISTING BUILDING CODE
2021 IRC - INTERNATIONAL RESIDENTIAL CODE
2021 IMC - INTERNATIONAL MECHANICAL CODE
2021 IPC - INTERNATIONAL PLUMBING CODE
2021 IFGC - INTERNATIONAL FUEL GAS CODE
2020 NEC - NATIONAL ELECTRICAL CODE
ICC/ANSI A117.1-2017 ACCESSIBLE AND USABLE BLDGS & FACILITIES & 2021 IBC - CH. 11

PROJECT - GENERAL INFORMATION:

NUMBER OF STORIES:	3 Level
BASEMENT FLOOR AREA:	1,970 SF
FIRST FLOOR AREA:	2,481 SF
SECOND FLOOR AREA:	2,469 SF
THIRD FLOOR AREA:	1,750 SF
TOTAL EXISTING BUILDING AREA:	8,617 SF
BUILDING CONSTRUCTION TYPE:	V-B *(IBC Table 601)*
ALLOWABLE HEIGHT & BUILDING AREA:	R-2 (3) Stories and 60 feet *(IBC Table 504.3 & 504.4)* R-2 (SM) 21,000 SF Max. *(IBC Table 506.2)*

USE & OCCUPANCY:

EXIST. OCCUPANCY CLASSIFICATION:	B (Business)
CLASSIFICATION OF WORK	Alteration Level 2 *(IEBC Section 602)*
PROPOSED OCCUPANCY CLASSIFICATION:	R-2 *(IBC Section 310.4)*

FIRE PROTECTION:

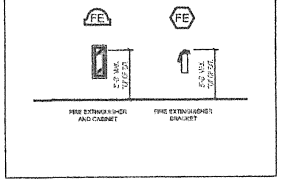
FIRE PROTECTION:	SPRINKLER TO BE PROVIDED (NFPA13)
FIRE RESISTANCE RATINGS:	Building Elements *(IBC Table 601)* Primary Structural Frame - 0hr Exterior Bearing Walls - 0hr Nonbearing Interior Walls - 0hr Floor / Ceiling Construction - 0hr Roof Construction - 0hr
TENANT SEPARATION:	(Walls) .5 HR Fire Partitions & (Ceiling) .5 HR Horizontal Separations between Dwelling Units To be provided;
PORTABLE FIRE EXTINGUISHERS:	(2) per Unit - To Be Provided Near all Exits Travel Distance Not Greater Than 90'

ENERGY CONSERVATION:

"IEBC Section 701: Alteration: In existing spaces and portions affected by the work, to comply with the energy conservation provisions of the IECC. The alterations shall conform to the requirements of the IECC as they relate to new construction exce

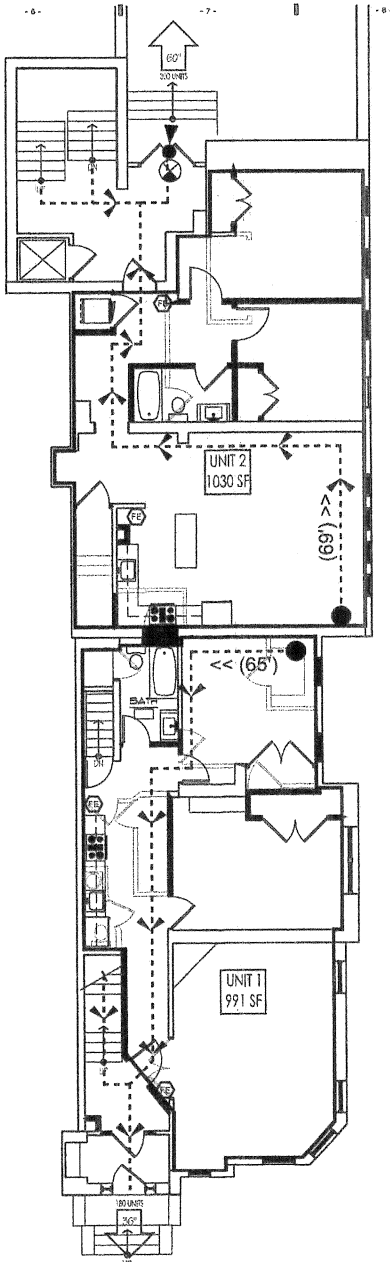
FIRE EXTINGUISHERS

SCALE: 1/4" = 1'-0"

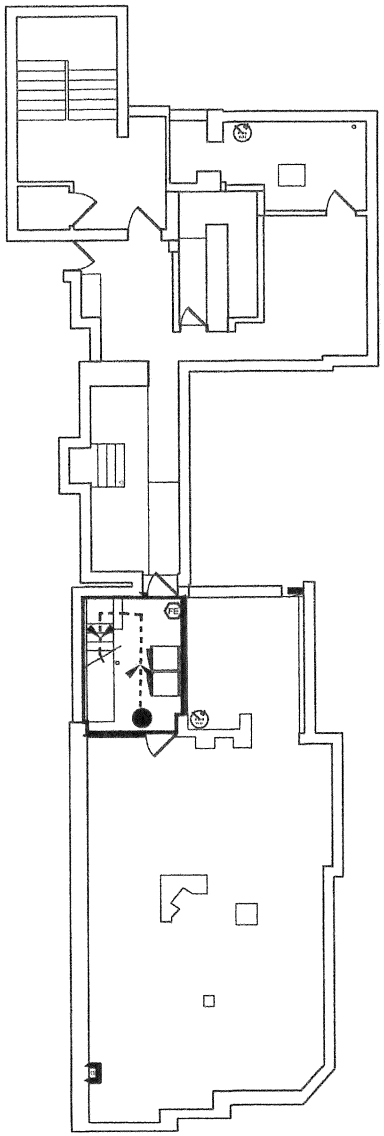


LIFE SAFETY & ACCESSIBILITY - LEGEND





LIFE SAFTEY - FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



LIFE SAFTEY - BASEMENT PLAN
SCALE: 3/16" = 1'-0"

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

WALL CONSTRUCTION
- Demo - To Be Removed
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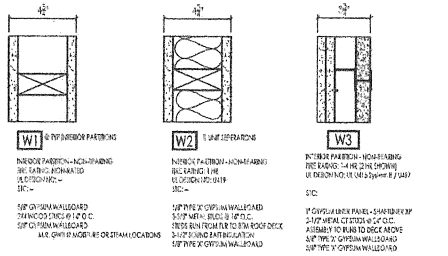
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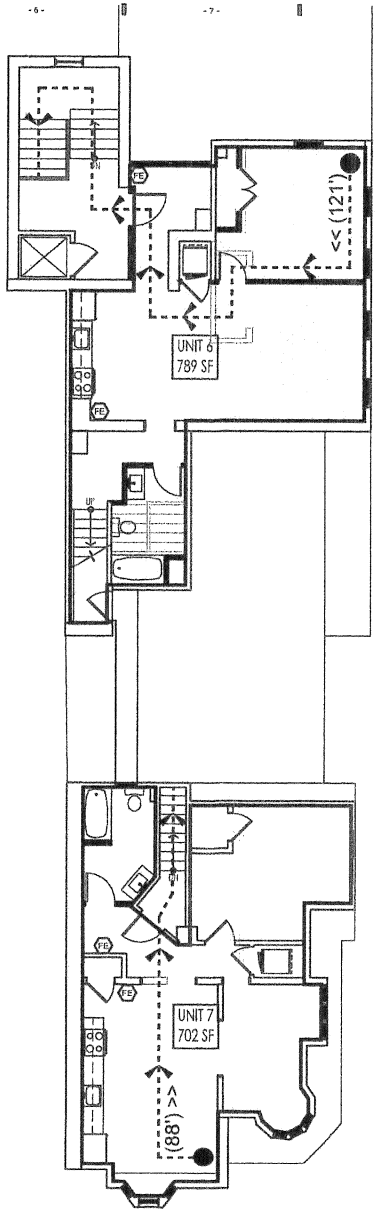
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CODE ANALYSIS / LIFE SAFETY PLANS

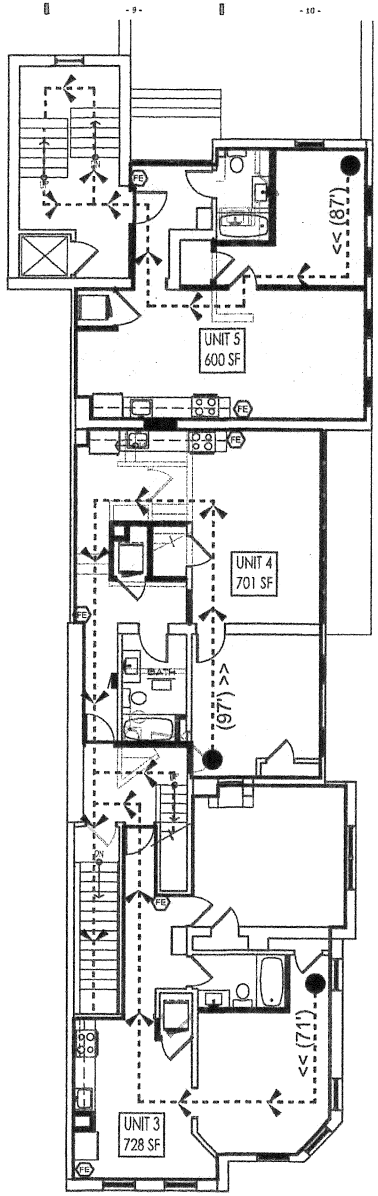
A0.2



TYP. WALL TYPES
SCALE: 3" = 1'-0"



LIFE SAFTEY - THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



LIFE SAFTEY - SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

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LIFE SAFETY PLANS

A0.3

- 1 - | - 2 - | - 3 - | - 4 - | - 5 - | - 6 - | - 7 - | - 8 - | - 9 - | - 10 -

GENERAL

1. THE FOLLOWING APPLY TO ALL SUBSEQUENT SECTIONS AND WORK ON THE PROJECT.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL CODES AND REGULATIONS WHEN CARRYING OUT THE WORK OF THE PROJECT. IF A CODES, REGULATIONS, AND/OR DRAWINGS CONFLICT THE MOST STRINGENT SHALL TAKE PRECEDENCE.
3. CONTRACTOR SHALL THOROUGHLY STUDY THE DRAWINGS AND SHALL VISIT THE SITE TO ACQUAINT THEMSELVES WITH ALL EXISTING CONDITIONS AFFECTING THE INSTALLATION OF WORK IN ACCORDANCE WITH THE DESIGN INTENT OF THESE DOCUMENTS. ANY CONFLICTS SHOULD BE BROUGHT TO THE ARCHITECTS ATTENTION FOR CLARIFICATION PRIOR TO SUBMITTING A BID OR SIGNING A CONTRACT TO PERFORM THE WORK.
4. SUBMIT ALTERNATES OR PROPOSED SUBSTITUTION WITH A FULL DESCRIPTION OF THE PROPOSED CHANGE AND THE AFFECT ON ADJACENT AND/OR RELATED WORK. PROVIDE DETAILED DESCRIPTION OF SUBSTITUTIONS TO FACILITATE APPROVAL.
5. COORDINATE SCHEDULING, SUBMITTALS, AND WORK OF THE VARIOUS TRADES TO ASSURE EFFICIENT AND ORDERLY SEQUENCE OF INSTALLATION OF INTERDEPENDENT CONSTRUCTION ELEMENTS, WITH PROVISIONS FOR ACCOMMODATING ITEMS INSTALLED LATER.
6. DO NOT SCALE DRAWINGS. IF DIMENSIONS ARE IN QUESTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATION FROM THE ARCHITECT BEFORE PROCEEDING. LARGE SCALE DRAWINGS OR DETAILS SHALL GOVERN OVER SMALLER SCALED DRAWINGS.
7. ANY DEVIATION FROM THE PLANS AND SPECIFICATIONS MUST BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. ANY CHANGES OR VARIANCES FROM APPROVED PLANS MUST BE SUBMITTED TO LOCAL CODE ENFORCEMENT FOR REVIEW AND APPROVAL PRIOR TO ANY WORK COMMENCING.
8. THE CONTRACTOR IS RESPONSIBLE FOR KEEPING THE PREMISES CLEAN DURING CONSTRUCTION. TRASH WILL NOT BE ALLOWED TO ACCUMULATE ON THE SITE DURING CONSTRUCTION. SAFE WORKING CONDITIONS SHALL BE MAINTAINED AT ALL TIMES.WHEN ANY PART OF THE STRUCTURE IS OPEN TO THE EXTERIOR, PROTECT INTERIOR FROM WIND, RAIN AND VANDALISM.
9. COORDINATE COMPLETION AND CLEAN UP OF WORK OF SEPARATE TRADES.
10. VERIFY THAT SITE CONDITIONS AND SUBSTRATE SURFACES ARE ACCEPTABLE FOR SUBSEQUENT WORK. BEGINNING NEW WORK MEANS ACCEPTANCE OF EXISTING CONDITIONS.
11. VERIFY THAT EXISTING OR INSTALLED SUBSTRATE IS CAPABLE OF STRUCTURAL ATTACHMENT OF NEW WORK, BEING APPLIED OR ATTACHED.
12. SHOP DRAWINGS: SUBMITTED FOR REVIEW FOR THE LIMITED PURPOSE OF CHECKING FOR CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
13. MARK EACH SHOP DRAWING TO IDENTIFY APPLICABLE PRODUCTS, MODELS, OPTIONS, AND OTHER DATA. SUPPLEMENT MANUFACTURERS' STANDARD DATA TO PROVIDE INFORMATION SPECIFIC TO THIS PROJECT.
14. SUBMIT SAMPLES TO ILLUSTRATE FUNCTIONAL AND AESTHETIC CHARACTERISTICS OF THE PRODUCT, WITH INTEGRAL PARTS AND ATTACHMENT DEVICES. COORDINATE SAMPLE SUBMITTALS FOR INTERFACING WORK. COLORS TO BE SELECTED FROM MANUFACTURER'S FULL RANGE OF STANDARD COLORS AND FINISHES UNLESS NOTED OTHERWISE.
15. SUBMIT TEST REPORTS FOR INFORMATION FOR THE LIMITED PURPOSE OF ASSESSING CONFORMANCE WITH INFORMATION GIVEN AND THE DESIGN CONCEPT EXPRESSED IN THE CONTRACT DOCUMENTS.
16. SUBMIT AND FOLLOW MANUFACTURER'S PRINTED INSTRUCTIONS FOR DELIVERY, STORAGE, ASSEMBLY, INSTALLATION, START-UP (IF APPLICABLE), ADJUSTING, AND FINISHING.
17. MONITOR QUALITY CONTROL OVER SUPPLIERS, MANUFACTURERS, PRODUCTS, SERVICES, SITE CONDITIONS, AND WORKMANSHIP, TO PRODUCE WORK OF SPECIFIED QUALITY.
18. COMPLY WITH SPECIFIED STANDARDS AS MINIMUM QUALITY FOR THE WORK EXCEPT WHERE MORE STRINGENT TOLERANCES, CODES, OR SPECIFIED REQUIREMENTS INDICATE HIGHER STANDARDS OR MORE PRECISE WORKMANSHIP.
19. FOR PRODUCTS OR WORKMANSHIP SPECIFIED BY ASSOCIATION, TRADE, OR OTHER CONSENSUS STANDARDS, COMPLY WITH REQUIREMENTS OF THE STANDARD, EXCEPT WHERE MORE RIGID REQUIREMENTS ARE SPECIFIED OR ARE REQUIRED BY APPLICABLE CODES.
20. ALL EMERGENCY LIGHTING, EXIT SIGNAGE AND OTHER FIRE SAFETY EQUIPMENT SHALL COMPLY WITH THE REQUIREMENTS OF THE FIRE MARSHALL, 2018 INTERNATIONAL FIRE CODE & 2018 IBC.
21. ALL HANDICAP REQUIREMENTS (INCLUDING DOOR HARDWARE) FOR THIS PROJECT SHALL COMPLY WITH THE STATE HANDICAP CODE, THE ADA REQUIREMENTS ARE FEDERAL AND CANNOT BE ENFORCED LOCALLY. THIS PROJECT MAY BE SUBJECT TO THE ARCHITECTURAL STANDARDS OF THE AMERICANS WITH DISABILITIES ACT OF 1990, INSURANCE OF A BUILDING PERMIT DOES NOT CERTIFY COMPLIANCE WITH THE FEDERAL GUIDELINES.
22. AT THE END OF CONSTRUCTION, THE CONTRACTOR SHALL DELIVER TO THE OWNER A COMPLETE SET OF AS-BUILT DRAWINGS SHOWING LOCATIONS OF WORK INSTALLED, INCLUDING CHANGES TO ALL UNDERGROUND UTILITIES, CERTIFICATES, AFFIDAVITS, OPERATION INSTRUCTIONS, MANUFACTURES INSTRUCTIONS ON ALL EQUIPMENT, AND DEMONSTRATE THAT ALL IS IN PROPER WORKING ORDER.

SPECIAL GENERAL CONDITIONS

1. INSURANCE: THE CONTRACTOR MUST CARRY $1,000,000 MINIMUM COVERAGE OF WORKMAN'S COMPENSATION & GENERAL LIABILITY INSURANCE.
2. WORKMANSHIP & CODES: ALL WORK SHALL CONFORM TO BEST INDUSTRY STANDARDS, AND ALL MATERIALS SHALL BE NEW, FIRST QUALITY AND INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURE'S INSTRUCTIONS AND RECOMMENDATIONS. ALL STANDARDS PROVIDED AND WORK PERFORMED MUST CONFORM AND / OR BE ADJUSTED TO CONFORM TO ANY AND ALL APPLICABLE CODES.
3. PERMITS & FEES: THE CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS AND FEES NECESSARY FOR COMPLETE CONSTRUCTION, INCLUDING TAP, IMPACT / DEVELOPMENT FEES, WATER, GAS AND ELECTRIC METERS AND/OR ALL ASSESSMENTS.

SECTION 01300 - SUBMITTAL PROCEDURES

1.1 DEFINITIONS
- A. ACTION SUBMITTALS: INFORMATION THAT REQUIRES ARCHITECTS RESPONSIVE ACTION.
- B. INFORMATIONAL SUBMITTALS: INFORMATION THAT DOES NOT REQUIRE ARCHITECT'S APPROVAL. SUBMITTALS MAY BE REJECTED FOR NOT COMPLYING WITH REQUIREMENTS.

1.2 PROCEDURES
- A. ELECTRONIC COPIES OF CAD DRAWINGS OF THE CONTRACT DOCUMENTS WILL BE PROVIDED BY ARCHITECT FOR CONTRACTOR'S USE FOR LIMITED PURPOSE OF PREPARING DESIGNED SESIGN SUBMITTALS.
- B. PROCESSING TIME:
  1. INITIAL REVIEW: 10 BUSINESS DAYS.
  2. RE-SUBMITTAL REVIEW: 10 BUSINESS DAYS.
  3. CONCURRENT CONSULTANT REVIEW: 10 BUSINESS DAYS.
- C. TRANSMITTAL FORM: AIA DOCUMENT G810 OR FORM INCLUDED IN PROJECT MANUAL.
- D. SUBMITTAL PROCEDURES:
  1. POST AS PDF FILES DIRECTLY TO PROJECT WEB SITE OR FTP SITE.
  2. SUBMIT VIA EMAIL AS PDF FILES.
  3. CERTIFICATES AND CERTIFICATIONS SUBMITTALS: INCLUDES SIGNATURE OF ENTITY RESPONSIBLE FOR PREPARING CERTIFICATION. PROVIDE A DIGITAL SIGNATURE ON ELECTRONICALLY-SUBMITTED CERTIFICATES AND CERTIFICATIONS WHERE INDICATED.
- E. DELEGATED DESIGN SERVICES CERTIFICATION: IN ADDITION TO OTHER REQUIRED SUBMITTALS, SUBMIT DIGITALLY-SIGNED PDF ELECTRONIC FILE AND THREE PAPER COPIES OF CERTIFICATE, SIGNED AND SEALED BY THE RESPONSIBLE DESIGN PROFESSIONAL.
- F. CONTRACTOR'S REVIEW:
  1. SUBMITTALS: MARKED WITH APPROVAL STAMP BEFORE SUBMITTING TO ARCHITECT AND CONSTRUCTION MANAGER, IF APPLICABLE.
- G. ARCHITECT'S AND CONSTRUCTION MANAGERS, IF APPLICABLE, ACTION:
  1. ACTION SUBMITTALS: STAMPED WITH AN ACTION STAMP AND RETURNED.
  2. INFORMATIONAL SUBMITTALS: REVIEWED BUT NOT RETURNED, OR REJECTED IF IT DOES NOT COMPLY WITH REQUIREMENTS.
  3. INCOMPLETE SUBMITTALS WILL BE RETURNED WITHOUT REVIEW.
  4. SUBMITTALS NOT REQUIRED: MAY NOT BE REVIEWED AND MAY BE DISCARDED.

SECTION 01700 - CLOSEOUT PROCEDURES

1.1 SUBSTANTIAL COMPLETION
- A. PRELIMINARY PROCEDURES: BEFORE REQUESTING INSPECTION, COMPLETE THE FOLLOWING:
  1. LIST OF INCOMPLETE ITEMS (PUNCH LIST) PREPARED ON CSI FORM 14.1A.
- B. SUBMIT PDF ELECTRONIC FILE.
- C. SUBMIT THREE PAPER COPIES, UNLESS OTHERWISE INDICATED. ARCHITECT, THROUGH CONSTRUCTION MANAGER, WILL RETURN TWO COPIES.
  1. OWNER ADVISED OF PENDING INSURANCE CHANGEOVER.
  2. WARRANTIES, MAINTENANCE SERVICE AGREEMENTS, AND SIMILAR DOCUMENTS SUBMITTED.
  3. RELEASES, OCCUPANCY PERMITS, AND OPERATING CERTIFICATES SUBMITTED.
  4. PROJECT RECORD DOCUMENTS SUBMITTED.
  5. TOOLS, SPARE PARTS, AND EXTRA MATERIALS DELIVERED.
  6. FINAL CHANGEOVER OF LOCKS PERFORMED.
  7. STARTUP TESTING COMPLETED.
  8. TEST/ADJUST/BALANCE RECORDS SUBMITTED.
  9. TEMPORARY FACILITIES REMOVED.
  10. OWNER ADVISED OF HEAT AND UTILITY CHANGEOVER.
  11. CHANGEOVER INFORMATION FOR USE, OPERATION, AND MAINTENANCE SUBMITTED.
  12. FINAL CLEANING PERFORMED.
  13. TOUCHUP PERFORMED.

1.2 FINAL COMPLETION
- A. PRELIMINARY PROCEDURES: BEFORE REQUESTING FINAL INSPECTION, COMPLETE THE FOLLOWING:
  1. FINAL APPLICATION FOR PAYMENT SUBMITTED.
  2. LIST OF INCOMPLETE ITEMS (PUNCH LIST) ENDORSED BY ARCHITECT AS COMPLETED OR OTHERWISE RESOLVED FOR ACCEPTANCE.
  3. EVIDENCE OF CONTINUING INSURANCE COVERAGE SUBMITTED.
  4. OWNER'S PERSONNEL INSTRUCTED IN OPERATION, ADJUSTMENT, AND MAINTENANCE OF EQUIPMENT AND SYSTEMS.

1.3 WARRANTIES / OPERATING & MAINTENANCE MANUAL
- A. PARTIAL OCCUPANCY: SUBMIT WARRANTIES WITHIN 10 DAYS OF COMPLETION OF DESIGNATED PORTIONS OF THE WORK THAT ARE OCCUPIED OR USED BY OWNER.
- B. ORGANIZE WARRANTY / O&M DOCUMENTS BASED ON THE PROJECT MANUAL AND BIND IN HEAVY-DUTY, THREE-RING, VINYL-COVERED, LOOSE-LEAF BINDERS. MANUAL SHALL CONTAIN TABLE OF CONTENTS AND TAB DIVIDERS.
- C. SCAN WARRANTIES AND BONDS INTO A SINGLE INDEXED ELECTRONIC PDF FILE.

1.4 FINAL CLEANING
- A. EACH SURFACE OR UNIT CLEANED TO CONDITION EXPECTED IN AN AVERAGE COMMERCIAL BUILDING CLEANING AND MAINTENANCE PROGRAM.
- B. REPLACE DISPOSABLE AIR FILTERS AND CLEAN PERMANENT AIR FILTERS.
- C. CLEAN DUCTS, BLOWERS, AND COIL S IF UNITS WERE OPERATED WITHOUT FILTERS DURING CONSTRUCTION.
- D. CLEAN HVAC SYSTEM IN COMPLIANCE WITH NADCA STANDARD.

SECTION 01780 - PROJECT RECORD DOCUMENTS

1.1 RECORD DRAWINGS:
- A. RECORD DRAWINGS:
  1. ONE SET OF MARKED-UP RECORD PRINTS AND ONE SET OF PDF ELECTRONIC FILES OF MARKED-UP RECORD PRINTS.
- B. RECORD SPECIFICATIONS: ONE PAPER COPY AND PDF ELECTRONIC FILES.
- C. RECORD PRODUCT DATA: ONE PAPER COPY AND PDF ELECTRONIC FILES AND DIRECTORIES.
- D. MISCELLANEOUS RECORD SUBMITTALS: ONE PAPER COPY AND PDF ELECTRONIC FILES AND DIRECTORIES.

1.2 PRODUCTS
- A. RECORD PRINTS: ONE SET OF PAPER COPIES OF CONTRACT DOCUMENTS AND SHOP DRAWINGS, MARKED TO SHOW ACTUAL INSTALLATION.

SECTION 055000 - METAL FABRICATIONS

1.1 PRODUCTS
- A. MATERIALS: STEEL PLATES, SHAPES AND BARS, STEEL TUBING, STEEL PIPE AND SLOTTED CHANNEL FRAMING.
- B. MISCELLANEOUS FRAMING AND SUPPORTS: GALVANIZED WHERE INDICATED.
  1. STEEL FRAMING AND SUPPORTS FOR OVERHEAD DOORS, COUNTERTOPS, MECHANICAL AND ELECTRICAL EQUIPMENT, AND APPLICATIONS WHERE FRAMING AND SUPPORTS ARE NOT SPECIFIED IN OTHER SECTIONS.
- C. METAL LADDERS:
  1. RUNGS: PRIMED WITH ZINC-RICH PRIMER.
- D. STRUCTURAL STEEL DOOR FRAMES:
  1. EXTERIOR FRAMES GALVANIZED.
- E. METAL BOLLARDS: SCHEDULE STEEL PIPE OR STEEL SHAPES, AS INDICATED.
  1. PRIMED WITH ZINC-RICH PRIMER.
- F. LOOSE BEARING AND LEVELING PLATES, GALVANIZED.
- G. LOOSE STEEL LINTELS, GALVANIZED AT EXTERIOR WALLS.

SECTION 061000 - ROUGH CARPENTRY

1.1 MATERIALS
- A. WOOD PRODUCTS, GENERAL:
  1. ROUGH CARPENTRY MATERIALS FSC-CERTIFIED.
     - A. DIMENSION LUMBER FRAMING.
     - B. MISCELLANEOUS LUMBER.
  2. MAXIMUM MOISTURE CONTENT OF LUMBER: 19 PERCENT FOR 2-INCH NOMINAL (50-MM ACTUAL) THICKNESS OR LESS.
- B. FIRE-RETARDANT-TREATED MATERIALS
  1. EXTERIOR TYPE BLOCKING FOR EXTERIOR ROOF LOCATIONS AND WHERE INDICATED.
  2. APPLICATION: ITEMS INDICATED AND AS FOLLOWS:
     - A. CONCEALED BLOCKING.
     - B. PLYWOOD BACKING PANELS.

SECTION 064023 - INTERIOR ARCHITECTURAL WOODWORK

1.1 SUMMARY
- A. PLASTIC-LAMINATE CABINETS.
- B. PLASTIC-LAMINATE COUNTERTOPS.

1.2 QUALITY ASSURANCE
- A. QUALITY STANDARD: AWS QUALITY CERTIFICATION PROGRAM, INCLUDING INSTALLATION.

1.3 MATERIALS
- A. CABINET HARDWARE:
  1. HINGES: BUTT, SEMI-CONCEALED.
  2. PULLS: WIRE.
  3. EXPOSED HARDWARE FINISHES: SATIN CHROMIUM PLATED.
- B. PLASTIC-LAMINATE CABINETS:
  1. GRADE: CUSTOM.
  2. ANY TYPE OF CABINET CONSTRUCTION: FLUSH OVERLAY.
  3. WIC DOOR AND DRAWER FRONT STYLE: FLUSH OVERLAY.
  4. CABINET INTERIOR: PLASTIC LAMINATE.
- C. PLASTIC LAMINATE COUNTERTOPS:
  1. GRADE: CUSTOM.
  2. EDGE TREATMENT: SELF-EDGED OR AS INDICATED.

SECTION 072100 - THERMAL INSULATION

1.1 MATERIALS
- A. INSULATION:
  1. EXTRUDED-POLYSTYRENE BOARD: TYPE IV, 25 PSI (175) KPA)
  2. MOLDED-POLYSTYRENE BOARD: TYPE VIII, 20 PSI (138 KPA), EXCLUDING EPS SYSTEM
  3. FOIL-FACED, POLYISOCYANURATE BOARD: TYPE I, CLASS 1.
  4. UNFACED GLASS-FIBER BLANKET: TYPE I.
  5. KRAFT-FACED, GLASS-FIBER BLANKET: TYPE II, CLASS C; CATEGORY 1.
  6. FOIL-FACED, GLASS-FIBER BLANKET: TYPE III, CLASS B; CATEGORY 1.
  7. UNFACED, MINERAL-WOOL BLANKET: TYPE I.
  8. CLOSED-CELL SPRAY POLYURETHANE FOAM: TYPE II, MINIMUM DENSITY OF 1.5 LB/CU. FT. (24 KG/CU. M).
- B. VAPOR RETARDERS: POLYETHYLENE OR REINFORCED POLYETHYLENE.
- C. AUXILIARY INSULATING MATERIALS:
  1. INSULATION FASTENERS.

SECTION 079200 - JOINT SEALANTS

1.1 PRE-CONSTRUCTION TESTING
- A. PRE-CONSTRUCTION COMPATIBILITY AND ADHESION TESTING.
- B. PRE-CONSTRUCTION FIELD-ADHESION TESTING.

1.2 WARRANTY
- A. INSTALLER WARRANTY: TWO YEARS.

1.3 MATERIALS
- A. VOC CONTENT OF INTERIOR SEALANTS:
  1. ARCHITECTURAL SEALANTS: 250 G/L.
  2. SEALANT PRIMERS FOR NONPOROUS SUBSTRATES: 250 G/L.
  3. SEALANT PRIMERS FOR POROUS SUBSTRATES: 775 G/L.
- B. STAIN TEST: ASTM C 1248.

1.4 JOINT SEALANTS
- A. MILDEW-RESISTANT, NEUTRAL-CURING, SILICONE JOINT SEALANT:
  1. TYPE: SINGLE COMPONENT.
  2. GRADE: NON-SAG.
  3. CLASS: 100/50.
  4. USES RELATED TO EXPOSURE: NON-TRAFFIC.
- B. URETHANE JOINT SEALANT:
  1. TYPE: MULTI-COMPONENT.
  2. GRADE: NON-SAG.
  3. CLASS: 100/50.
  4. USES RELATED TO EXPOSURE: TRAFFIC.
- C. IMMERSIBLE POLYSULFIDE JOINT SEALANT:
  1. TYPE: MULTI-COMPONENT.
  2. GRADE: NON-SAG.
  3. CLASS: 25.
  4. USES RELATED TO EXPOSURE: IMMERSIBLE.
- D. LATEX JOINT SEALANT: ACRYLIC LATEX OR SILICONIZED ACRYLIC LATEX.
- E. SOLVENT-RELEASE-CURING JOINT SEALANT: BUTYL RUBBER.
- F. PREFORMED JOINT SEALANT: PREFORMED SILICONE.
- G. ACOUSTICAL JOINT SEALANT: NON-SAG, PAINTABLE, NON-STAINING LATEX.
- H. JOINT-SEALANT BACKING: BOND-BREAKER TAPE.

1.5 FIELD QUALITY CONTROL
- A. FIELD-ADHESION TESTING.

SECTION 08110 - DOORS AND FRAMES

1.1 SUMMARY
- A. STANDARD HOLLOW METAL INSULATED DOORS AND FRAMES.

1.2 QUALITY ASSURANCE
- A. STANDARD HOLLOW METAL QUALITY STANDARD: ANSI/SDI A250.8 (OR LOCAL CODE).

1.3 PRODUCTS
- A. STANDARD HOLLOW METAL INSULATED DOORS:
  1. DESIGN: FLUSH PANEL OR AS INDICATED.
  2. THERMAL-RATED DOORS: EXTERIOR, THERMAL RESISTANCE U-0.34
- B. EXTERIOR DOORS:
  1. NONFERROUS SHEET FACES, 14 GAUGE.
  2. LEVEL 1 AND PHYSICAL PERFORMANCE LEVEL A (HEAVY DUTY).
- C. STANDARD HOLLOW METAL FRAMES:
  1. EXTERIOR FRAMES: GALVANIZED STEEL; FULL PROFILE WELDED.
  2. FRAMES FOR STEEL DOORS: 14 GAUGE.
- E. HOLLOW METAL PANELS: SAME MATERIALS, CONSTRUCTION, AND FINISH AS ADJOINING HOLLOW METAL WORK.
- F. DOOR HARDWARE: PANIC TYPE EXIT DEVICE
- G. DOOR THRESHOLDS: 1/2" HIGH, HEAVY DUTY FOR DELIVERY DOOR.
- H. ACCESSORIES:
  1. MOLDINGS AND STOPS FOR GLAZED LITES.
  2. LOUVERS: SIGHT-PROOF STEEL.
- A. FINISHES: FACTORY PRIMING FOR FIELD PAINTING.

1.4 WOOD DOORS: INTERIOR WOOD DOORS SHALL BE SOLID CORE AND COMPLY WITH THE FOLLOWING, INSTALL IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS;

- FACE: PRE-FINISHED MAPLE
- GRADE: PREMIUM
- STYLE: PANEL DOORS AS SELECTED BY OWNER.
- CORE CONSTRUCTION: GLUED BLOCK CORE
- THICKNESS: 1-3/4" THK.
- WARRANTY: 5 YEARS
- MANUFACTURER: GRAHAM OR APPROVED EQUAL.
- FIRE RATING: AS INDICATED ON DOOR SCHEDULE.

1.5 STEEL DOORS AND HOLLOW METAL FRAMES: PROVIDE STEEL DOORS AND HOLLOW METAL FRAMES COMPLYING WITH SDI-100 - RECOMMENDED SPECIFICATIONS: STANDARD STEEL DOORS AND FRAMES, DOORS AND FRAMES SHALL BE MANUFACTURED BY BENCHMARK, CECO, REPUBLIC STEEL OR APPROVED EQUAL.

1.6 INSTALLATION: INSTALL ACCORDING TO MANUFACTURER INSTRUCTIONS AND PROCEDURES.

SECTION 08710 - DOOR HARDWARE

1.1 SUMMARY
- A. MECHANICAL DOOR HARDWARE FOR SWINGING DOORS.
- B. CYLINDERS FOR DOOR HARDWARE.
- C. ELECTRIFIED LOCAL (AUDIBLE) ALARM DOOR HARDWARE.

1.2 WARRANTY
- A. MATERIALS AND WORKMANSHIP: THREE YEARS.

1.3 MAINTENANCE SERVICE
- A. FULL-MAINTENANCE SERVICE: SIX MONTHS.

1.4 PRODUCTS
- A. SCHEDULED DOOR HARDWARE: PRODUCTS SCHEDULED IN "DOOR HARDWARE SCHEDULE" ON DRAWINGS.

1.5 FIELD QUALITY CONTROL
- A. INDEPENDENT ARCHITECTURAL HARDWARE CONSULTANT: CONTRACTOR-ENGAGED TO PERFORM INSPECTIONS.
- B. OCCUPANCY ADJUSTMENT: AFTER THREE AND ELEVEN MONTHS.

1.6 DOOR HARDWARE SCHEDULE
- A. AS INDICATED ON DRAWINGS.

1.7 KEYING
- A. PROVIDE TEMPORARY CONSTRUCTION CORES, CHANGE OUT TO PERMANENT CORES AT COMPLETION OF PROJECT. KEY TO MASTER AND COORDINATE WITH TENANT SPECIFICATIONS. PROVIDE 5 SETS OF EACH KEY INCLUDING MASTER AT COMPLETION OF PROJECT.

SECTION 08800 - GLAZING

1.1 SUMMARY
- A. GLAZING REQUIRED FOR THE FOLLOWING:
  1. DOORS.
  2. WINDOWS.
  3. STOREFRONT FRAMING.

1.2 PERFORMANCE REQUIREMENTS
- A. ENGINEERING DESIGN OF GLASS BY CONTRACTOR.

1.3 QUALITY ASSURANCE
- A. MOCKUPS FOR ALUMINUM-FRAMED ENTRANCES AND STOREFRONTS

1.4 WARRANTY
- A. INSULATING GLASS: NOT LESS THAN 10 YEARS.

1.5 MARKERS
- A. GLAZING GASKETS: DENSE COMPRESSION OR LOCK STRIP.
- B. SILICONE GLAZING SEALANTS: NEUTRAL CURING, CLASS 100/50
- C. GLAZING TAPES: BACK-BEDDING MASTIC TYPE.

1.6 MONOLITHIC-GLASS TYPES
- A. GLASS TYPE FULLY TEMPERED FLOAT GLASS.

1.7 INSULATING-GLASS TYPES
- GLASS TYPE: LOW-E-COATED, DOUBLE GLAZED CLEAR INSULATING-GLASS.
  1. OUTDOOR LITE: HEAT-STRENGTHENED FLOAT GLASS OR FULLY TEMPERED FLOAT GLASS AS DESIGNATED ON DRAWINGS.
  2. INDOOR LITE: HEAT-STRENGTHENED FLOAT GLASS OR FULLY TEMPERED FLOAT GLASS.

SECTION 09000 - FINISHES

1.1 FINISHES SHALL BE OF THE SIZE, STYLE AND MANUFACTURER INDICATED ON THE FINISH SCHEDULE AND DRAWINGS, PROVIDE (1) EXTRA CARTON OF EACH FLOOR & CEILING TILE OF EACH TYPE. ALL INTERIOR FINISHES SHALL BE INSTALLED IN ACCORDANCE W/ MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR SHALL VERIFY IF SPECIAL SURFACE PREPARATION IS REQUIRED.

SECTION 092900 - GYPSUM BOARD

1.1 MATERIALS
- A. INTERIOR GYPSUM BOARD:
  1. GYPSUM WALLBOARD.
  2. MOISTURE-RESISTANT GYPSUM BOARD.
- B. TRIM ACCESSORIES:
  1. INTERIOR.
  2. ALUMINUM: EXTRUDED PROFILES.
- C. TEXTURE FINISHES:
  1. NON-AGGREGATE FINISH.
- D. ADHESIVES FOR GYPSUM BOARD:
  1. LAMINATING ADHESIVE: LOW VOC.
  2. ACOUSTICAL JOINT SEALANT: LOW VOC.
- E. CONTROL JOINTS:
  1. LOCATE AT WINDOW CORNERS, COLUMN CORNERS WHERE POSSIBLE. MAX. SPACING 30'-0" ON CENTER. DO NOT INSTALL CONTROL JOINTS IN AREAS SCHEDULED TO RECEIVE VINYL GRAPHICS.
  2. DETAIL PER DRYWALL MANUFACTURER'S RECOMMENDATIONS
- F. LEVELS OF GYPSUM BOARD FINISH
  1. PER GYPSUM ASSOCIATION 214-10
  2. LEVEL 1 - ABOVE CEILINGS AND IN AREAS CONCEALED FROM VIEW
  3. LEVEL 4 - ALL AREAS EXPOSED TO VIEW EXCLUDING WALLS SCHEDULED TO RECEIVE VINYL GRAPHICS
  4. LEVEL 5 - WALL AREAS SCHEDULED TO RECEIVE VINYL GRAPHICS
- G. METAL STUD FRAMING
  1. FRAMING INSTALLATION PER ASTM C-754, DEFLECTION L/360.
  2. MIN. 20 GAUGE STUD FRAMING AT 16" O.C.
  3. PROVIDE STEEL BAN BRACING AT 48" O.C.

SECTION 093000 - TILING

1.1 QUALITY ASSURANCE
- A. MOCKUP FOR FLOOR TILE INSTALLATION.

1.2 SUMMARY
- A. PORCELAIN TILE
- B. SURFACE PREPARATION
- C. WATERPROOFING AND CRACK ISOLATION MEMBRANE SYSTEM
- D. SETTING MORTAR
- E. GROUT AND ACCESSORIES

1.3 TILE PRODUCTS
- A. TILE TYPE: GLAZED PORCELAIN TILE.
  1. BASIS-OF-DESIGN PRODUCT: AS INDICATED ON DRAWINGS.
  2. SIZE: AS INDICATED ON DRAWINGS.

1.4 ACCESSORY MATERIALS
- A. CRACK ISOLATION MEMBRANE: URETHANE CRACK ISOLATION MEMBRANE AND TILE-SETTING ADHESIVE.
- B. SETTING MORTAR: COMPLYING WITH ASTM C920 ACCORDING TO TYPE, GRADE, CLASS AND USES REQUIRED. COLOR TO MATCH GROUT.

1.5 INTERIOR TILE INSTALLATION SCHEDULE
- A. INTERIOR FLOORS ON CONCRETE:
  1. INSTALL FLOOR TILE PER TCNA F113-12-S-D-L-12: THIN-SET MORTAR ON CRACK ISOLATION MEMBRANE.
- B. TILE TYPE: AS INDICATED ON DRAWINGS.
- C. LATEX-MODIFIED CEMENT MORTAR; ONE PART, FLEXIBLE LATEX THIN SET MORTAR CONFORMING TO ANSI A118.4 & A118.11 (OR LOCAL CODE).
- D. GROUT, STAIN RESISTANT, CRACK RESISTANT, CEMENTITIOUS GROUT, PROVIDE GROUT WITH 4% MAXIUM WATER ABSORPTION CONFORMING TO ANSI A118.7 (OR LOCAL CODE).

1.6 WARRANTY
- A. THE MANUFACTURER OF THE INSTALLATION MATERIAL SHALL WARRANT FOR 10 YEARS UNPON COMPLETION OF THE INSTALLATION, WHEN INSTALLED PER MANUFACTURER'S INSTALLATION INSTRUCTIONS.

SECTION 095113 - ACOUSTICAL PANEL CEILINGS

1.1 SUMMARY
- A. ACOUSTICAL PANELS AND EXPOSED SUSPENSION SYSTEMS.

1.2 QUALITY ASSURANCE
- A. ACOUSTICAL PANEL QUALITY STANDARD: ASTM E 1264.
- B. METAL SUSPENSION SYSTEM QUALITY STANDARD: ASTM C 635.
- C. MOCKUPS FOR EACH FORM OF CONSTRUCTION.

1.3 MATERIALS
- A. ACOUSTICAL CEILING PANELS:
  1. TYPE AND FORM: REFER TO DRAWING A 1.2 FOR PRODUCT INFORMATION.
  2. LR: NOT LESS THAN 0.85.
  3. NRC: NOT LESS THAN 0.55.
  4. CAC: NOT LESS THAN 35.
  5. THICKNESS: 5/8" INCH (16MM)
  6. MODULAR SIZE: 24 BY 48 INCHES (612 BY 1220 MM).
- B. METAL SUSPENSION SYSTEMS:
  1. WIRE HANGERS, BRACES, AND TIES.
  2. HANGER RODS OR FLAT HANGERS
  3. ANGLE HANGERS.
  4. SEISMIC PERIMETER STABILIZER BARS, STRUTS, AND CLIPS.
  5. HOLD-DOWN CLIPS.
  6. IMPACT CLIPS.
  7. WIDE-FACE, CAPPED, DOUBLE-WEB STEEL; INTERMEDIATE DUTY. REFER TO DRAWING A-1.2 FOR OTHER PRODUCT INFORMATION.
- C. METAL EDGE MOLDINGS AND TRIM: EXTRUDED
- D. ACOUSTICAL SEALANTS.

1.4 INSTALLATION
- A. INSTALLATION: ASTM C 636

1.5 FIELD QUALITY CONTROL
- A. TESTING: BY CONTRACTOR/ CONSTRUCTION MANAGER-ENGAGED AGENCY TO TEST ACOUSTICAL PANEL CEILING HANGER FASTENERS.

SECTION 096816 - SHEET CARPETING

1.1 WARRANTY
- A. CARPET TILE FAILURE: LIFETIME LIMITED COMMERCIAL.
- B. CARPET CUSHION: LIFETIME LIMITED COMMERCIAL.

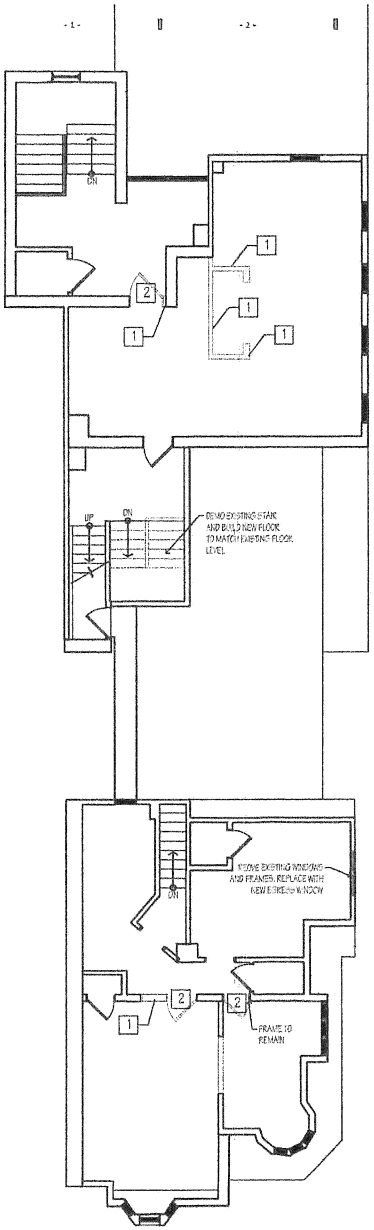
1.2 PRODUCTS
- A. TUFTED CARPET: AS INDICATED ON DRAWINGS.
  1. FIBER CONTENT: SOLUTION D NYLON.
  2. PILE CHARACTERISTICS: TEXTURED LOOP PILE.
  3. TUFTED WEIGHT: 24.0 OZ/SY (814.74 G/SQ.M.).
  4. GAUGE: 1/10 (39.37/10 cm)
  5. STITCHES PER INCH: 9.0 (35.43 / 10cm)
  6. PILE THICKNESS: 0.098 (2.51mm)
  7. TOTAL THICKNESS: 0.258 (6.54mm)
  8. DENSITY: 8727 (16.25 KILO/SY)
  9. PRIMARY BACKING: SYNTHETIC
  10. DYE METHOD: 100% SOLUTION DYED.
- B. INSTALLATION ADHESIVE: VOC CONTENT 50 G/L OR LESS.
- C. CARPET CUSHION:
  1. PRODUCT: ULTRALOC PATTERN BACKING.
  2. MATERIAL: SBR LATEX PRE-COAT WITH A HIGH PERFORMANCE SBR SECONDARY COAT LAMINATED TO A WOVEN SECONDARY BACKING.

SECTION 09920 - INTERIOR PAINTING

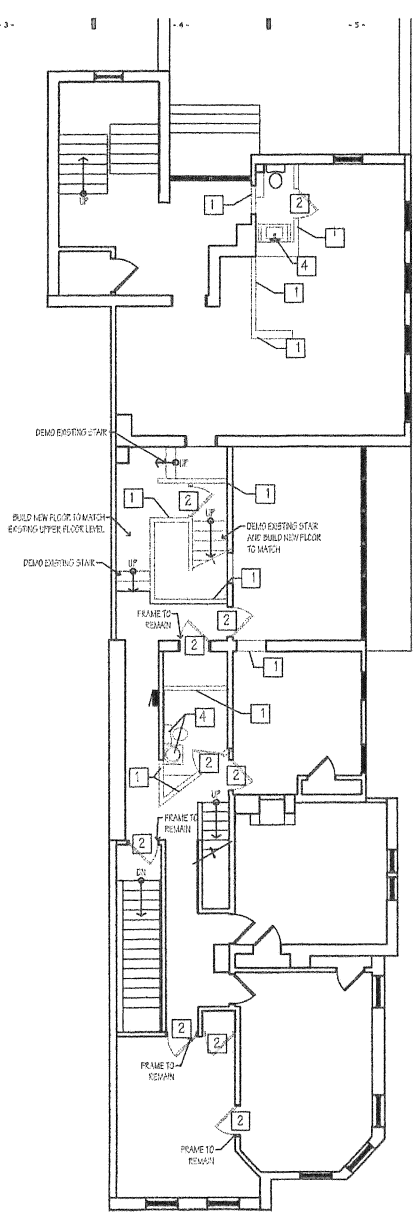
1.1 SUMMARY
- A. SURFACE PREPARATION AND THE APPLICATION OF PAINT SYSTEMS ON INTERIOR SUBSTRATES.

1.2 QUALITY ASSURANCE
- A. QUALITY STANDARDS: "MPI APPROVED PRODUCTS LIST" AND "MPI ARCHITECTURAL PAINTING SPECIFICATION MANUAL"

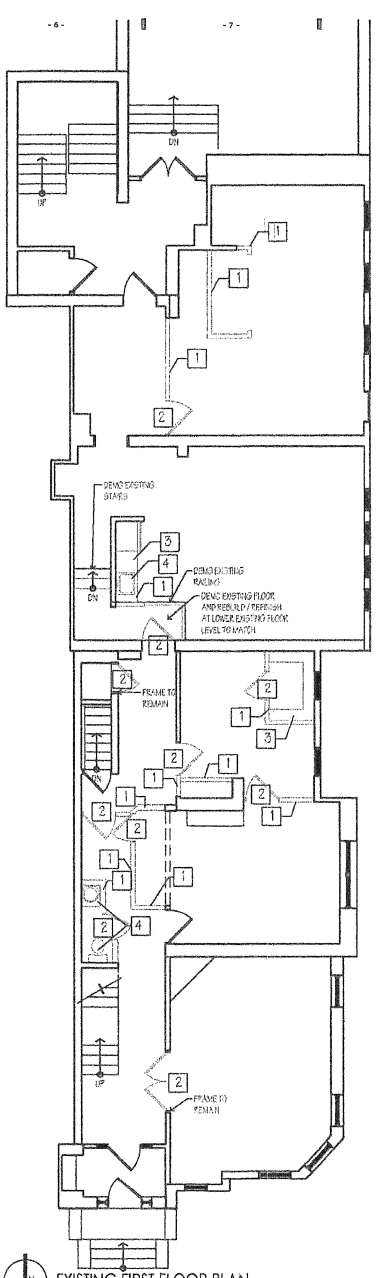
1.3 INTERIOR PAINTING SCHEDULE
- A. CONCRETE SUBSTRATES, NON-TRAFFIC SURFACES:
  1. LATEX SYSTEM: MPI INT 3.1E.
  2. LATEX OVER SEALER SYSTEM: MPI INT 3.1A.
  3. LATEX OVER LATEX AGGREGATE SYSTEM: MPI INT 3.1B.
  4. ALKYD SYSTEM: MPI INT 3.1D.
- B. CONCRETE SUBSTRATES, TRAFFIC SURFACES:
  1. CLEAR SEALER SYSTEM: MPI INT 3.2F.
  2. WATER-BASED CLEAR SEALER SYSTEM: MPI INT 3.2G.
- C. STEEL SUBSTRATES:
  1. QUICK-DRYING ENAMEL SYSTEM: MPI INT 5.1A.
  2. ALKYD DRY-FALL SYSTEM: MPI INT 5.1D.
  3. ALKYD SYSTEM:



EXISTING THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

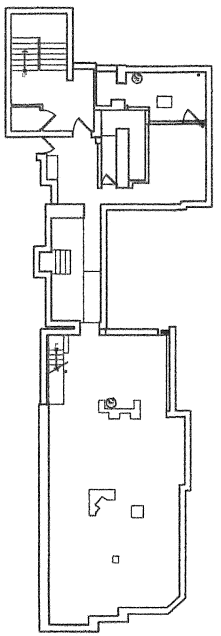


EXISTING SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"



TRUE NORTH PLAN NORTH

EXISTING FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"



EXISTING BASEMENT PLAN
SCALE: 3/16" = 1'-0"

DEMOLITION GENERAL NOTES (PLAN):

THE INTENT OF DEMOLITION PORTION OF THIS PROJECT IS TO REMOVE ALL FINISHES DOWN TO EXISTING STUDS AND CONCRETE SLAB-ON-GRADE. LIMI GYPSUM BOARD ON WALLS, INTERIOR NON-STRUCTURAL PARTITIONS, CEILINGS, ETC. COORDINATE DEMOLITION WITH ALL NOTES AND TAGS THIS DRAWING, STRUCTURAL AND MEP DRAWINGS

1. DEMO EXISTING NON-LOAD BEARING PARTITION
2. DEMO EXISTING DOOR
3. DEMO EXISTING MILLWORK
4. DEMO EXISTING PLUMBING FIXTURES

DEMOLITION NOTES (ENTIRE PROJECT):

1. THIS DEMOLITION DRAWING IS PROVIDED AS A GENERAL GUIDE TO TH NEEDED TO FULLY COMPLETE THIS PROJECT AND MUST BE USED IN C COORDINATION WITH ALL OTHER DRAWINGS IN THIS PACKAGE AS NO TO COMPLETE THIS PROJECT'S SCOPE OF WORK CAN BE DEPICTED H
2. ITEMS TO BE REMOVED ARE SHOWN WITH DOTTED LINEWORK.
3. IDENTIFY HAZARDOUS MATERIALS IN ACCORDANCE WITH LOCAL, STA REGULATIONS.

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

WALL CONSTRUCTION
- Demo - To Be Removed
- New Partitions
- To Remain / Existing

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Seals:
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Revisions | Issues
No: Date:

Phase: REVIEW SET

Project: Apartment Renovations
Date: 05/20/2026
Drawn: CL / MM Checked: ---
Scale: AS NOTED
Sheet: EXISTING / DEMOLITION PLANS

A1.2

APARTMENT UNIT FINISH SCHEDULE

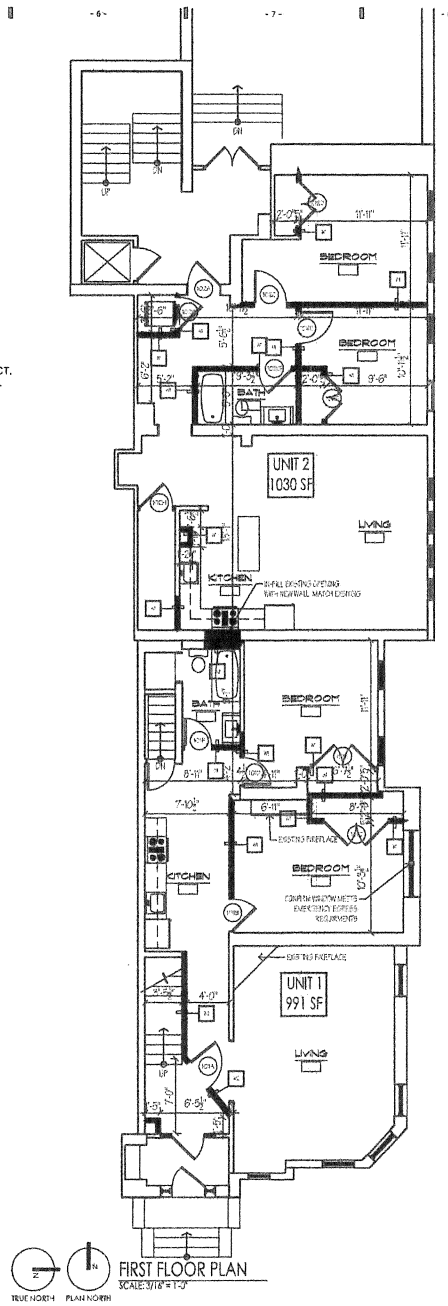
ROOM	ITEM	DESCRIPTION	REMARKS
KITCHEN	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	BASEBOARD	CERAMIC TILE, SELECTED BY OWNER	
	CASE/TRIM	PAINT, SELECTED BY OWNER	
	FLOORING	LAMINATE, SELECTED BY OWNER	
	COUNTERTOP	SOLID SURFACE, SELECTED BY OWNER	
	BACKSPLASH	CERAMIC TILE, SELECTED BY OWNER	
BEDROOM	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	BASEBOARD	CERAMIC TILE, SELECTED BY OWNER	
	CASE/DOOR	PAINT, SELECTED BY OWNER	
	CLOSET	MFR. GRID	
BATHROOM	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	FLOORING	TILE	
	CASE/TRIM	PAINT, SELECTED BY OWNER	
LIVING/DINING AREAS	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	BASEBOARD	TILE	
	CASE/DOOR	PAINT, SELECTED BY OWNER	
	FLOORING	LAMINATE, SELECTED BY OWNER	

COMMON SPACES FINISH SCHEDULE

ROOM	ITEM	DESCRIPTION	REMARKS
UNIT ENTRANCE	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	FLOORING	TILE, SELECTED BY OWNER	
	BASEBOARD	TILE, SELECTED BY OWNER	
	DOORS	PAINT, SELECTED BY OWNER	
STAIRS	WALLS	PAINT, SELECTED BY OWNER	
	FLOORING	TILE, SELECTED BY OWNER	
	HANDRAIL	PAINT, SELECTED BY OWNER	
CORRIDORS	WALLS	PAINT, SELECTED BY OWNER	
	CEILING	PAINT, SELECTED BY OWNER	
	FLOORING	CARPET, SELECTED BY OWNER	
	BASEBOARD	TILE, SELECTED BY OWNER	
	DOORS	PAINT, SELECTED BY OWNER	

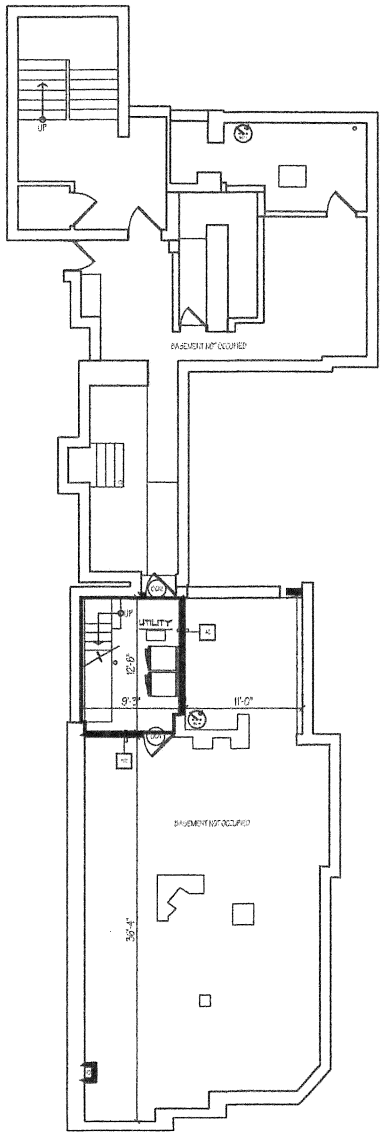
GENERAL NOTES:

1. ALL GWB IS TO BE PAINTED (2) COATS PRIME, (1) COAT FINISH.
2. M. R. GWB IS TO BE USED IN A MOISTURE / STEAM LOCATIONS.
3. CEILING HEIGHTS TO BE COORDINATED W/ MECHANICAL SYSTEMS, ANY CEILING HEIGHT LESS THAN 8'-0" TO BE COORD. W/ ARCHITECT.
5. ALL FLOORING MATERIAL CHANGES SHALL (U.N.O.) SHALL OCCUR AT THE CENTERLINE OF A DOOR WITH A DIVIDER STRIP OR T-MOLD.



FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

TRUE NORTH PLAN NORTH



BASEMENT PLAN
SCALE: 3/16" = 1'-0"

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

WALL CONSTRUCTION
- Demo - To Be Removed
- New Partitions
- To Remain / Existing

CAM architect
CAM architect, LLC
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Scale:

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Revisions | Issues
No: Date:

Phase:
REVIEW SET

Project: Apartment Renovations
Date: 03/20/2026
Drawn: CL / NM Checked: ---
Scale: AS NOTED
Sheet:

FLOOR PLANS

A2.1

MATERIALS	
AL	ALUMINUM
FG	FRAMELESS GLASS
HM	HOLLOW METAL
ALI	INSULATED ALUMINUM DOOR
WD	HARDWOOD
SCWD	SOLID CORE MAPLE W/ STAINED FINISH
X	EXISTING

DOOR & FRAME GENERAL NOTES:

1. ALL DOOR SIZES ARE NOMINAL.
2. ALL DOORS ARE 1-3/4" THICK & 7'-0" HIGH UNLESS OTHERWISE NOTED.
3. ALL DOORS ARE FLUSH. COORDINATE STYLE / PROFILE WITH OWNER.
4. COORDINATE FRAME THROAT DEPTHS WITH WALL TYPES + SPF DIMMOS.
5. GLAZING IN DOOR TO BE 1" THICK INSULATED TEMPERED GLASS.
6. PROVIDE TEMPERED GLASS WHERE REQ'D BY CODE.
7. ALL FRAMES SHALL BE SHIMMED / CAULKED IN ACCORDANCE WITH ACCEPTED PRACTICES.
8. SWINGING OPAQUE DOORS TO HAVE A U-FACTOR OF U=0.37 OR LESS / BETTER AND ENTRANCE DOORS U=0.77

HARDWARE GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VERIFY AND COORDINATE ALL DOOR HARDWARE REQUIREMENTS FOR ALL FRAMES INDICATED. ALL SUBMITTALS ISSUED TO THE ARCHITECT SHALL REFLECT THIS FIELD VERIFIED COORDINATION.
2. ALL HARDWARE SHALL BE HEAVY DUTY, GRADE 2, WITH US 26D FINISH.
3. PROVIDE ALL PLATES, STRIKES, ETC. AS REQ'D FOR A COMPLETE ASSEMBLY.
4. PROVIDE CONCAVE STYLE WALL STOPS OR FLOOR STOPS WHERE REQ'D.
5. ALL EXTERIOR DOORS ARE TO BE PREPPED TO OWNER SPECIFICATIONS TO ACCEPT ELECTRICAL DOOR STRIKES, CLOSERS AND AUTOMATIC DOOR OPENERS, AND ACCESS CONTROLS

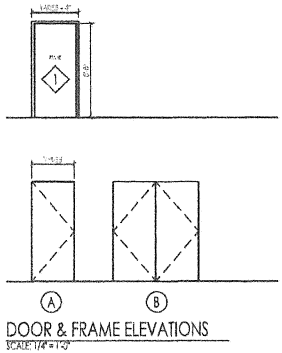
HW-1 (ENTRY)
3 BUTT HINGES
1 MORTISE LOCKSET
1 FLOOR STOP
3 DOOR SILENCERS

HW-2 (BEDROOM / BATHROOM)
3 BUTT HINGES
1 LOCKSET (PRIVACY)
1 FLOOR STOP
3 DOOR SILENCERS
2 KICK PLATES

HW-3 (CLOSET)
3 BUTT HINGES
1 LOCKSET (PASSAGE)
1 FLOOR STOP
3 DOOR SILENCERS
2 KICK PLATES

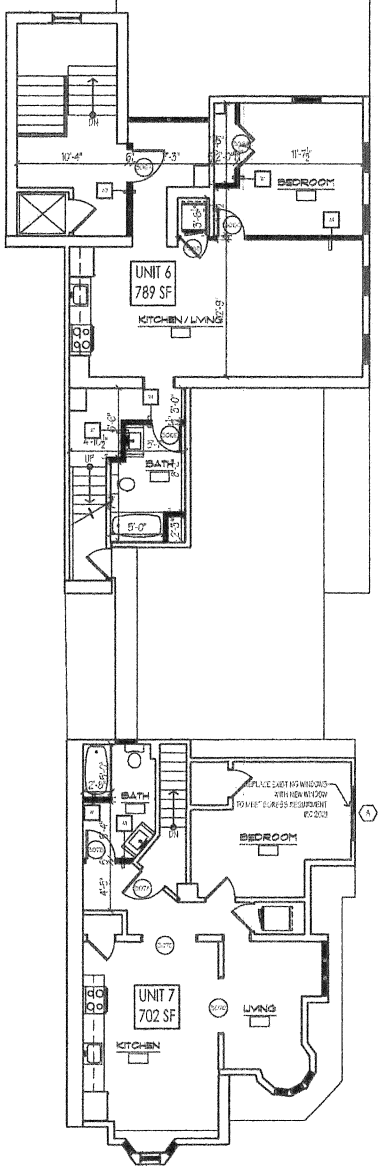
DOOR AND FRAME SCHEDULE

DOOR NUMBER	DOOR WIDTH	DOOR TYPE	DOOR MATL.	DOOR GLASS	DOOR LABEL	FRAME TYPE	FRAME MATL.	HDWR SET	REMARKS
001	2'-8"	A	SCWD		.75 HR		SCWD	-	
002	2'-8"	A	SCWD		.75 HR		SCWD	-	
101A	3'-0"	A	SCWD		.75 HR		SCWD	HW-1	
101B	3'-0"	A	SCWD				SCWD	HW-2	
101C	6'-0"	B	SCWD				SCWD	HW-3	
101D	2'-6"	A	SCWD				SCWD	HW-2	
101E	6'-0"	B	SCWD				SCWD	HW-3	
101F	2'-6"	A	SCWD				SCWD	HW-2	
102A	3'-0"	A	SCWD		.75 HR		SCWD	HW-1	
102B	3'-0"	A	SCWD				SCWD	HW-2	
102C	3'-0"	A	SCWD				SCWD	HW-2	
102D	4'-0"	B	SCWD				SCWD	HW-3	
102E	3'-0"	A	SCWD				SCWD	HW-2	
102F	6'-0"	B	SCWD				SCWD	HW-3	
102G	3'-0"	A	SCWD				SCWD	HW-2	
102H	3'-0"	A	SCWD				SCWD	HW-2	
203A	2'-8"	A	SCWD		.75 HR		SCWD	HW-1	
203B	2'-8"	A	SCWD				SCWD	HW-2	
203C	2'-6"	A	SCWD				SCWD	HW-2	
204A	2'-8"	A	SCWD		.75 HR		SCWD	HW-1	
204B	2'-6"	A	SCWD				SCWD	HW-2	
204C	2'-6"	A	SCWD				SCWD	HW-2	
204D	2'-6"	A	SCWD				SCWD	HW-2	
204E	2'-6"	A	SCWD				SCWD	HW-2	
205A	2'-8"	A	SCWD		.75 HR		SCWD	HW-1	
205B	2'-6"	A	SCWD				SCWD	HW-2	
205C	3'-0"	A	SCWD				SCWD	HW-2	
206D	2'-6"	A	SCWD				SCWD	HW-2	
206E	2'-6"	A	SCWD				SCWD	HW-2	
306A	3'-0"	A	SCWD		.75 HR		SCWD	HW-1	
306B	2'-6"	A	SCWD				SCWD	HW-2	
306C	2'-6"	A	SCWD				SCWD	HW-2	
306D	4'-0"	B	SCWD				SCWD	HW-3	
306E	2'-6"	A	SCWD				SCWD	HW-2	
307A	2'-6"	A	SCWD		.75 HR		SCWD	HW-1	
307B	2'-6"	A	SCWD				SCWD	HW-2	
307C	6'-0"						SCWD	-	
307D	6'-0"						SCWD	-	

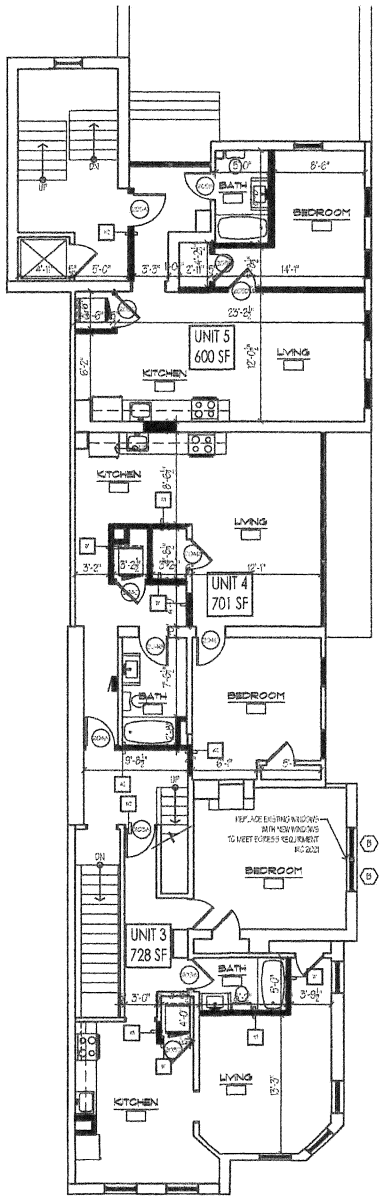


DOOR & FRAME ELEVATIONS
SCALE: 1/4" = 1'-0"

GLAZING LEGEND
T TEMPERED GLASS
S SPANDREL PANEL
A ALUMINUM PANEL



THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"



SECOND FLOOR PLAN
SCALE: 3/16" = 1'-0"

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

WALL CONSTRUCTION
- Demo - To Be Removed
- New Partitions
- To Remain / Existing

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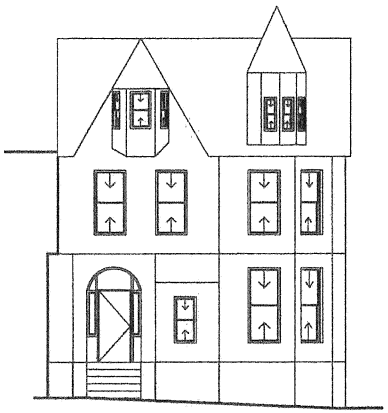
Scale:

PRELIMINARY - NOT FOR CONSTRUCTION
THE DRAWINGS AND SPECIFICATIONS ARE PRELIMINARY AND ARE NOT TO BE USED FOR PERMITTING, BIDDING, REGULATORY APPROVAL, OR CONSTRUCTION PURPOSES. THEY ARE SUBJECT TO CHANGE AND REVISION AS THE DESIGN AND DOCUMENTATION PROCESS PROGRESSES. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE USE OF THESE DRAWINGS IN THEIR PRELIMINARY FORM.

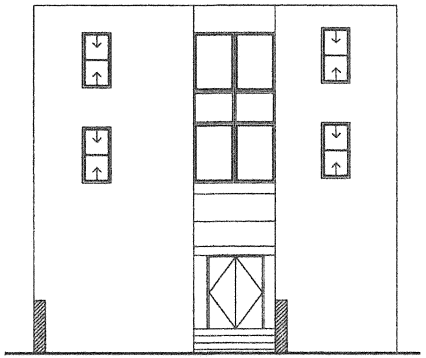
Revisions | Issues
No: Date:

Phase:
REVIEW SET

Project: Apartment Renovations
Date: 05/20/2026
Drawn: CL / MM Checked: ---
Scale: AS NOTED
Sheet:
FLOOR PLANS
A2.2



EXTERIOR ELEVATION (N 2ND ST)
SCALE: 3/16" = 1'-0"



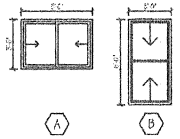
EXTERIOR ELEVATION (SPRING ST)
SCALE: 3/16" = 1'-0"

NOTE: PROVIDE SUBMITTALS FOR OWNER / G.C. APPROVAL. INSTALL ALL PRODUCTS PER MANUFACTURER'S INSTRUCTIONS. G.C. & OWNER TO VERIFY ALL WINDOW SIZES PRIOR TO PURCHASING.

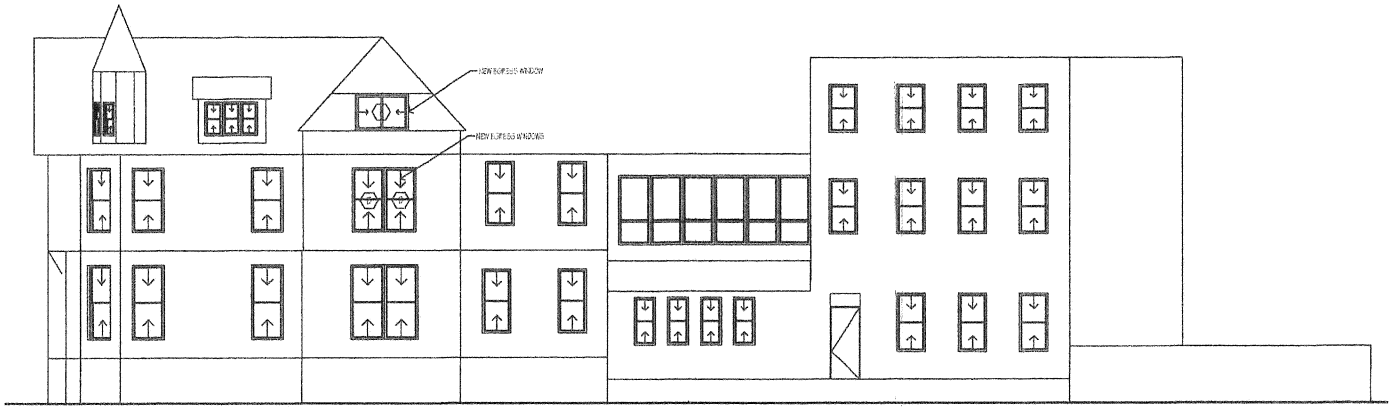
WINDOW SCHEDULE

NO	NOMINAL SIZE WIDTH	NOMINAL SIZE HEIGHT	TYPE	QTY.	COLOR	REMARKS
A	3'-0"	3'-6"	SLIDER	1	MATCHE EXISTING	EGRESS WINDOW
B	3'-0"	6'-0"	DOUBLE HUNG	2	MATCHE EXISTING	EGRESS WINDOW

WINDOW GENERAL NOTES:
1. ALL WINDOW SIZES ARE NOMINAL.
2. ALL UNITS ARE NEW CONSTRUCTION.
3. PROVIDE TEMPERED GLASS AS REQD BY CODE.
4. PROVIDE EMERGENCY EGRESS REQ. FROM ALL SLEEPING AREAS.



WINDOW ELEVATIONS
SCALE: 1/4" = 1'-0"



EXTERIOR ELEVATION (SOUTH ST)
SCALE: 3/16" = 1'-0"

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

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Scale:

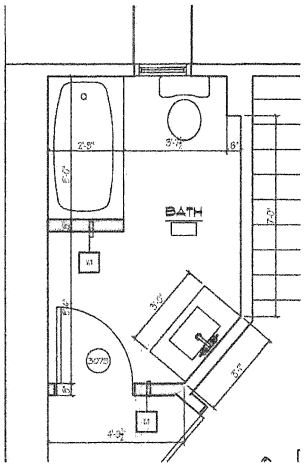
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Revisions | Issues
No: Date:

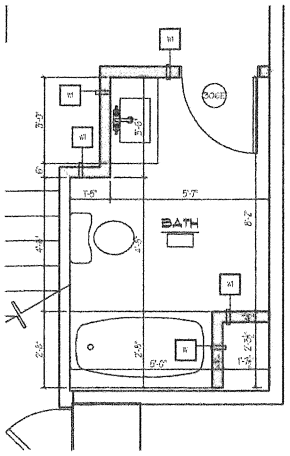
Phase:
REVIEW SET

Project: Apartment Renovations
Date: 05/20/2026
Drawn: CL / MM Checked: ---
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EXTERIOR ELEVATONS

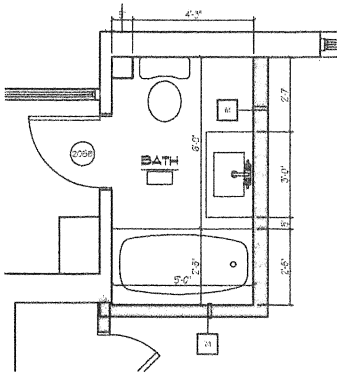
A3.1



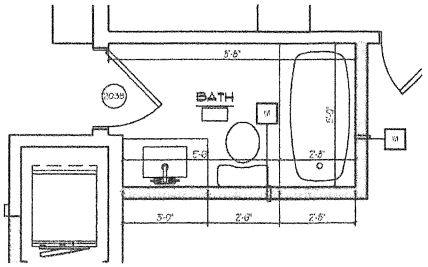
7 ENLARGED FLOOR PLAN (UNIT 7)
SCALE: 1/2" = 1'-0"



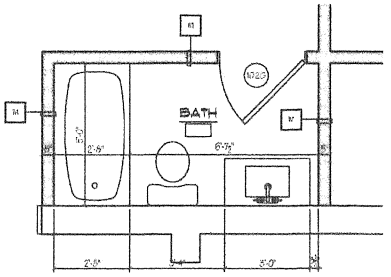
6 ENLARGED FLOOR PLAN (UNIT 6)
SCALE: 1/2" = 1'-0"



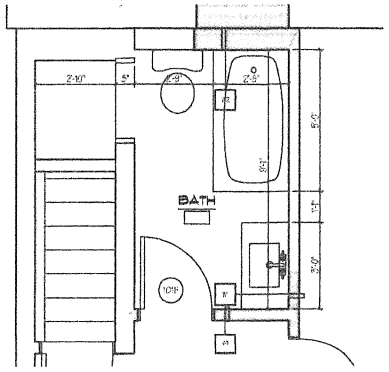
5 ENLARGED FLOOR PLAN (UNIT 5)
SCALE: 1/2" = 1'-0"



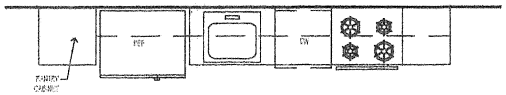
3 ENLARGED FLOOR PLAN (UNIT 3)
SCALE: 1/2" = 1'-0"



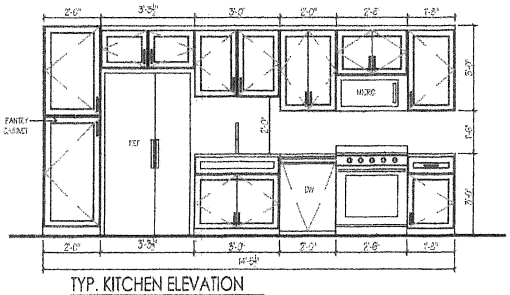
2 ENLARGED FLOOR PLAN (UNIT 2)
SCALE: 1/2" = 1'-0"



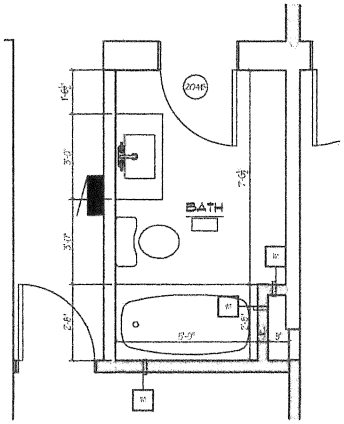
1 ENLARGED FLOOR PLAN (UNIT 1)
SCALE: 1/2" = 1'-0"



TYP. KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



TYP. KITCHEN ELEVATION
SCALE: 1/2" = 1'-0"



4 ENLARGED FLOOR PLAN (UNIT 4)
SCALE: 1/2" = 1'-0"

Client:
Apartment Renovations
Client: Halden Horizons Group
401 N 2nd st
Harrisburg, Pa 17101

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ENLARGED FLOOR PLANS

A4.1

McNees Wallace & Nurick LLC
100 Pine Street
P.O. Box 1166
Harrisburg, PA 17108-1166

Jeffrey Esch McCombie
Direct Dial: 717.237.5310
Direct Fax: 717.260.1788
jmccombie@mcneeslaw.com

June 25, 2026

RE: Zoning Hearing Application
401 North Second Street (PIN: 04-018-035)

Dear Property Owner:

Please be advised that an application for the above-captioned property ("Property") located in the City of Harrisburg's ("City") Commercial Neighborhood ("CN District") has been submitted to the City's Zoning Hearing Board ("Zoning Hearing Board") requesting relief from the City's Zoning Code, specifically a dimensional variance from the lot area and density limitations of Section 7-307.3A, Development Standards, to permit seven multifamily dwelling units on the Property with a lot area of approximately 4,226 square feet.

The City Planning Commission ("Planning Commission") will meet on Wednesday, August 5, 2026, at 6:30 PM to review the application. The Zoning Hearing Board will conduct a hearing on the matter on Monday, August 17, 2026, at 6:00 PM. The Planning Commission meeting and the Zoning Hearing Board hearing will both occur in the MLK Jr. City Government Center, City Council Chambers, located at 10 North Second Street, Harrisburg, Pennsylvania. Please do not hesitate to contact us with questions.

Sincerely,

Jeffrey Esch McCombie
MCNEES WALLACE & NURICK LLC

NEIGHBORING PROPERTY INFORMATION
IN SUPPORT OF ZONING HEARING BOARD APPLICATION
HALDEN HORIZONS GROUP LLC
401 N 2nd St

PIN	Property Address	Property Owner	Mailing Address
04-018-017	409 N 2nd Street	Second & State Street Partners LLC	1900 N 2nd Street FRNT Harrisburg, PA 17122-163
04-018-038	405 N 2nd Street UT4	Frederick Clark	2151 Linglestown Road STE 300 Harrisburg, PA 17110
04-018-037	403 N 2nd Street	Frederick Clark	4205 Prosperous DR Harrisburg, PA 17112
04-018-036	N 2nd Street UT2	Frederick Clark	2151 Linglestown Road STE 300 Harrisburg, PA 17110
04-018-032	220 South Street	Harrisburg Parking Authority	123 Walnut Street Harrisburg, PA 17101
04-018-009	213 State Street	Hui Xuan Fang	213 State Street Harrisburg, PA 17101
04-018-010	217 State Street	Ronald W. Shaffer, II	1800 Upland Rd West Palm Beach, FL 33409
04-018-034	209 South Street	VMV Smart Solutions LLC	220 Woodside Drive Hewlett, NY 11557
04-018-033	321 N 2nd Street	VMV Smart Solutions LLC	220 Woodside Drive Hewlett, NY 11557
04-019-016	210 Pine St UT 1	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-017	210 Pine St UT 2	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-018	210 Pine St UT3	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-019	210 Pine St UT4	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-020	210 Pine St UT5	AT&T Communications of Pennsylvania LLC	Property Tax Department 1010 Pine 9E-L-01 Saint Louis, MO 63101
04-019-021	210 Pine St UT5A	AT&T Enterprises LLC	1405 US Highway 206 Bedminster, NJ 07921

NEIGHBORING PROPERTY INFORMATION
IN SUPPORT OF ZONING HEARING BOARD APPLICATION
HALDEN HORIZONS GROUP LLC
401 N 2nd St

04-019-022	210 Pine St UT6	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-023	210 Pine St UT 7	Bell Atlantic of Pennsylvania Inc	Property Tax Department PO Box 2749 Addison, TX 75001
04-019-008	315 N 2nd St	315 N 2ND Owner LLC	1200 Market Street NO 194 Lemoyne, PA 17043
04-028-002	322 N 2nd St	Presbyterian Apts Inc.	46 Main St STE 339 Monsey, NY 10952
04-027-020	400 N 2nd St	Milan Property Group LLC	900 Monroe Street Steelton, PA 17113
04-027-019	402 N 2nd St	N&R Group	160 S Progress Ave Suite 1C Harrisburg, PA 17109
04-027-017	404 N 2nd St	Family Tires V LLC	650 Division Street Harrisburg, PA 17110
04-027-016	410 N. 2nd St	Laurie A. Saltzgiver	1801 Fishing Creek Valley Rd Harrisburg, PA 17112-9243

INST#: 20260006840 Recorded: 03/26/2026 at 02:39:01 PM 4 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: CWASHINGER TAO: KKINSELLA

401 N. 2nd Street, Harrisburg, PA 17101
City of Harrisburg, Dauphin County
Parcel # 04-018-035-000-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, MADE THE 24 day of March in the year of our Lord Two Thousand Twenty-Six (2026)

BETWEEN

HARRISBURG HERITAGE COWORKING LLC, a Pennsylvania Limited Liability Company, party of the first part, GRANTOR,

AND

HALDEN HORIZONS GROUP, LLC, a Pennsylvania limited partnership, party of the second part, GRANTEE,

WITNESSETH That the said party of the first part, for and in consideration of the sum of **FIVE HUNDRED EIGHTY EIGHT THOUSAND AND NO/100 ($588,000.00) DOLLARS**, lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed and by these presents does grant, bargain, sell, alien, enfeoff, release, convey, and confirm unto the said party of the second part, its heirs and assigns

ALL THAT CERTAIN unit, being Unit No. 1 (The "Unit"), of Belco Condominium (The "Condominium"), located in the City of Harrisburg, County of Dauphin, and Commonwealth of Pennsylvania, which unit is designated in the Declaration of Condominium of Belco Condominium (The "Declaration of Condominium") and Declaration Plats and Plans; recorded in the Office of the Dauphin County Recorder of Deeds as Instrument No. 200070031765 (erroneously stated as Instrument No. 20070031766 in prior deed), together with any and all amendments thereto.

Property commonly known as: 401 N. 2nd Street, Harrisburg, PA 17101

BEING the same premises which 401 Partners, LLC, a Pennsylvania limited liability company, by Deed dated May 1, 2023 and recorded May 3, 2023, in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Instrument No. 20230009125, granted and conveyed unto Harrisburg Heritage Coworking LLC, a Pennsylvania limited liability company, the Grantor herein.

THE GRANTOR(S) CERTIFY, PURSUANT TO ACT 97 OF 1980, ENACTED JULY 7, 1980, SECTION 405 ET SEQ., THAT NO HAZARDOUS WASTE IS PRESENTLY BEING DEPOSITED BY THEM ON OR IN THE LAND CONVEYED BY THIS DEED, NOR HAS ANY HAZARDOUS WASTE EVER BEEN DEPOSITED TO THEIR KNOWLEDGE ON OR IN THE LAND CONVEYED BY THIS DEED. THIS PARAGRAPH IS BEING INSERTED IN THIS DEED PUSUANT TO SECTION 405 OF SAID ACT 97 OF 1980.

THIS DOCUMENT MAY/DOES NOT SELL, CONVEY, TRANSFER, INCLUDE OR INSURE THE TITLE TO THE COAL AND RIGHT OF SUPPORT UNDERNEATH THE SURFACE LAND DESCRIBED OR REFERRED HEREIN, AND THE OWNER OR OWNERS OF SUCH COAL MAY HAVE THE COMPLETE LEGAL RIGHT TO REMOVE ALL OF SUCH COAL AND, IN THAT CONNECTION, DAMAGE MAY RESULT TO THE SURFACE OF THE LAND AND ANY HOUSE, BUILDING OR OTHER STRUCTURE ON OR IN SUCH LAND. THE INCLUSION OF THIS NOTICE DOES NOT ENLARGE, RESTRICT OR MODIFY ANY LEGAL RIGHTS OR ESTATES OTHERWISE CREATED, TRANSFERRED, EXCEPTED OR RESERVED BY THIS INSTRUMENT. [This notice is set forth in the manner provided in Section 1 of the Act of July 17, 1957, P.L. 984, as amended, and is not intended as notice of unrecorded instruments, if any.]

UNDER AND SUBJECT, nevertheless, to easements, restrictions, reservations, conditions and rights of way of record or visible upon inspection of premises.

TOGETHER with all and singular, the said property, improvements, ways, waters, water courses, rights, liberties, privileges, hereditaments and appurtenances whatsoever thereunto belonging, or in anywisc appertaining, and the reversions, and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever, of the said Party of the First Part, in law, equity or otherwise howsoever, of, in and to t same and every part thereof.

TO HAVE AND TO HOLD the said hereditaments and premises hereby granted and mentioned, and intended so to be, with the appurtenances, unto the said Party of the Second Part, its heirs and assigns, to and for the only proper use and behoof of the said Party of the Second Part, its heirs and assigns forever, and the said Party of the Second Part, for themselves, their heirs, executors and administrators, do by these presents covenants, grant and agree to and with the said Party of the Second Part, its heirs and assigns, that they the said Party of the First Part, and its heirs, all and singular the hereditaments and premises hereinabove described and granted or mentioned, and intended so to be, with the appurtenances, unto the said Party of the Second Part, its heirs and assigns, against the said Party of the First Part and its heirs, and against all and every other person and persons whomsoever lawfully claiming, or to claim the same or any part thereof by, from or under them or any of them and will, SPECIALLY WARRANT AND DEFEND.

REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the said party of the first part has hereunto set its hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED IN THE PRESENCE OF

ATTEST:

Harrisburg Heritage Coworking LLC

BY: _____
Luis Lesmes, Authorized Member

State New York
~~COMMONWEALTH~~ OF ~~PENNSYLVANIA~~)
) **ss.**
COUNTY OF New York)

On this, the 24 day of March, 2026, before me, the undersigned officer, personally appeared **LUIS LESMES**, known to me (or satisfactorily proven) to be the Authorized Member of **HARRISBURG HERITAGE COWORKING LLC**, a Pennsylvania Limited Liability Company, and that he as such being Authorized Member to do so, executed the foregoing instrument for the purpose therein contained by signing the name of the company as the Authorized Member.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

KRISTEN ARIELLE WIGGINS-MARTIN
Notary Public - State of New York
No. 01WI0026736
Qualified in Kings County
My Commission Expires July 15, 2028

_____
Notary Public

CERTIFICATE OF RESIDENCE
The Precise Residence and complete post office address of the above-named Grantee is:

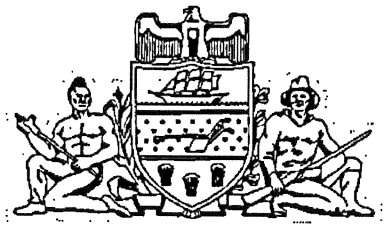
2846 Wimbledon Lane
Lancaster, PA 17601

_____
Attorney/Agent for Grantee

Dauphin County

James M. Zugay, Esq.
Recorder of Deeds
jzugay@dauphincounty.gov

Candace E. Meck
First Deputy
cmeck@dauphincounty.gov



Location:
Dauphin County Court House
Room 102
101 Market Street
Harrisburg, Pennsylvania 17101-2029
(717) 780-6560

Website:
https://www.dauphincounty.gov/government/publicly-elected-officials/recorder-of-deeds

Recorder of Deeds
Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20260006840
RECORD DATE: 3/26/2026 2:39:01 PM
RECORDED BY: CWASHINGER
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: HARRISBURG HERITAGE COWORKING LLC
INDIRECT NAME: HALDEN HORIZONS GROUP, LLC

RECORDING FEES - State: $0.50
RECORDING FEES - County: $13.00
ACT 8 OF 1998: $5.00

COMMONWEALTH OF PA: $5880.00
MUNICIPALITY: $2940.00 HARRISBURG CITY
SCHOOL DISTRICT: $2940.00 HARRISBURG
AOPC: $41.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPI Count: 1
UPI Fee: $20.00
UPI List: 04-018-035-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.

SEAL OF THE COUNTY OF DAUPHIN PA.

James M. Zugay

James M. Zugay, *Recorder of Deeds*

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM in the City Council Chambers at the Dr. Martin L. King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101 on:

August 17, 2026

In reference to Case No. 2650, a request for:

Variance Application for 401 North 2nd Street, zoned Commercial Neighborhood (CN), filed by Jarred Neal with Halden Horizons Group, LLC, to request relief from the density regulations for rehabilitation of the existing office building into a seven-unit "Multifamily Dwelling."

The **Harrisburg Planning Commission** will review the application on **August 5, 2026, at 6:30 PM** in the City Council Chambers, 10 North 2nd Street.

Interested parties are invited to attend and express their views. Related information may be obtained by contacting the Planning Bureau at 717-255-6408. Case documentation will also be posted on the Planning Commission's webpage at least 24 hours in advance of the meeting.

Wanda Williams
Mayor

Harrisburg City Council

Posted On: July 29, 2026

Harrisburg Planning Bureau
https://harrisburgpa.gov/services/planning/index.php

August 17, 2026

Jarred Neal
Halden Horizons Group, LLC
227 State Street
Harrisburg, PA 17101

Re: August 17, 2026 Harrisburg Zoning Hearing Board Meeting
401 North 2nd Street – Variance Application

Mr. Neal:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on August 17, 2026, at 6:00 PM in the City Council Chambers of the Rev. Dr. Martin Luther King, Jr. City Government Center, 10 North 2nd Street, Harrisburg, PA 17101. Your application(s) will be heard at that time. **The owner or an authorized representative must attend this meeting in order for the Zoning Hearing Board to take action on the application(s).**

A Meeting Notice has been posted on the property for which you have submitted an application. Please do not remove it until after the ZHB meeting has taken place. The agenda and case documentation will be posted to the Planning Bureau's webpage (https://cms2.revize.com/revize/harrisburgpa/government/boards_commissions/zoning_hearing_board.php) at least 24 hours ahead of the meeting date/time.

If you have any questions, please contact me at by email at sethompson@harrisburgpa.gov.

Sincerely,

Stephanie Thompson
Deputy Planning Director