HARRISBURG ZONING HEARING BOARD

REGULARLY SCHEDULED MEETING

October 19, 2026 (Monday)

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

CALL TO ORDER: 6:00 PM

OLD BUSINESS:

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 October 2026 ZHB meeting.]**

2652 **Variance Application for 1408 Susquehanna Street,** zoned Residential Medium-Density (RM), filed by Campus Square Partners, LP, to convert the existing garage into a welding and fabrication training facility (a "Trade School" use). **[Applicant has requested a Continuance to the October 2026 ZHB meeting.]**

NEW BUSINESS:

2655 **Variance Application for 3307 North 4th Street,** zoned Residential Medium-Density (RM), filed by Deborah & Gerald Lee, to request relief from the setback regulations to allow construction of a detached garage in the rear yard.

2656 **Special Exception Application for 214 Verbeke Street,** zoned Residential Medium-Density (RM), filed by Durga Dhimal, to allow a "Personal Services" use and to request relief from the associated off-street parking requirements.

2657 **Variance & Special Exception Application for 2100 North 3rd Street,** zoned Residential Medium-Density (RM), filed by Adam Breneman with Breneman Properties, LLC, to convert the property into a twelve-unit, affordable "Multifamily Dwelling," which requires ZHB approval of Special Exceptions regarding the use and relief from the off-street parking requirements, and a Variance regarding relief from the density regulations. **[Applicant has withdrawn their application.]**

2658 **Variance & Special Exception Application for 1203 South 13th Street,** zoned Institutional (INS), filed by Woda Cooper Companies, Inc, to construct a 67-unit, affordable "Multifamily Dwelling" featuring age-restricted units, and associated site improvements.

2659 **Variance & Special Exception Application for 1103 South Front Street,** zoned Riverfront (RF), filed by Tunnels to Towers Foundation, to install a wall sign larger and higher than permitted by right and identification sign larger than permitted by right, both using internal illumination.

OTHER BUSINESS: N/A
ADJOURNMENT

Wanda Williams, Mayor

VARIANCE & SPECIAL EXCEPTION RESOLUTION OF THE HARRISBURG PLANNING COMMISSION

326 South 14th 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.

BACKGROUND:
326 South 14th Street is a vacant 0.05-acre lot. Some remnants of the prior building, which was demolished between September 2023 and April 2026, remain; this includes the concrete stoop and part of the foundation facing South 14th Street. The property is bounded by the property at 324 South 14th Street to the north, South 14th Street to the east, the property at 328 South 14th Street to the south, and Buckthorn 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. As the Applicant is proposing two (2) off-street parking spaces and given the context and configuration of the site allowable for one (1), a Special Exception request for relief from one (1) 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 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-strcet parking along South 14th Street can be challenging; while there is sufficient space for parking aisles along both sides of the street, the prevalencc of sidewalk and yard/vacant lot parking along most of 14th Street and within the neighborhood indicates that residents arc concerned about being sideswiped by drivers. Additionally, it should be noted whilc there is no on-street parking along Reese Street to the north of the subject property, Swatara Street to thc south has some on-street parking along both sides of thc street. The property is relatively close to the many bus routes that run along South 13th Street two blocks to thc west and Derry Street to the north. As such, the Bureau believes the property meets the requisitc criteria for relief from the single off-street parking requirements but recommends coordinating with a third party to establish a consistent space for the second tenant.

Neighborhood Character

With rcspect to the proposed use, the Applicant has stated:

"The proposed project consists of the construction of a ncw three-story residential rowhouse structure on a prcviously developed urban infill lot located at 326 S 14th Street, Harrisburg, PA. The project proposes 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 proposed structure replaces a previously existing residential building formerly located on rhe site. The project is designed to remain compatible with the surrounding residential rowhouse context and neighborhood development pattern. The proposed development includes off-street parking accomodations located at the rear portion of the property and maintains the existing urban rcsidential character of thc block. No commercial uses are proposed. The request includes Spccial Exception approval associated with the proposed two-family residential use within the Residential Med-Density zoning district."

With respect to the cxisting/current use, the Applicant has stated:

"The property is currently vacant following demolition of a previously existing residential rowhouse structure formerly located on the site. The site historically functioncd as a residential property within the existing urban rowhouse neighborhood context."

The existing lot features a confincd rectangular foundation wedged between standing neighboring structures with raw exposed raw walls and unmaintained vegetation within and at the rear, as well as accumulate litter and construction debris; these conditions generally detract from the character of the block and the surrounding community. The project involves utilizing the previous foundation for the construction of two duplex units within one "Multifamily Dwelling;" and, as the Applicant notes, this building typology is not uncommon in the city, The project will featurc other elements somewhat less common in recent developmcnt projects, including individual balconies, that generally reflect the materials present in surrounding properties, although the design itsclf is more modern than most of the construction and recent substantial rcnovations in the surrounding neighborhood.

Many of the properties fronting 14th Street do not feature rcar-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 of the available on-street spaces. Although there do not appear to be any bus routes that run along South 14th Street, per SRTA's route maps on their website, a number of routes run along South 13th Street two blocks west and Derry Street two blocks north, 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, nearby mass transit routes, and possible lease of a space in parking areas of nearby properties, 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 is proposed from South 14th Street through the principal residential entrance. Proposed off-street parking spaces are located at the rear portion of the property and are accessed from the existing rear access area. The project is not anticipated to create significant traffic impacts or adverse circulation conditions beyond those typically associated with residential occupancy. Emergency access 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 service alley at the rear of the property; there is a 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. It is assumed the grocer's alley along the southern side of the property will be improved and reestablish a new path providing access to the rear yard. 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:

"Two (2) off-street parking spaces are proposed at the rear portion of the property. The proposed parking configuration is intended to serve the proposed two-family residential use and is generally consistent with the dimensional standards applicable to residential parking areas. The project does not propose excessive paving or expanded impervious coverage beyond what is necessary to accommodate residential parking access. 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 initiatives within the City of Harrisburg.

Building Size & Character
The Applicant has stated:
"The project consists of construction of a new residential rowhouse structure on a previously developed urban infill lot formerly occupied by a residential building. The proposed development maintains a residential scale and configuration consistent with the surrounding attached rowhouse neighborhood context. The project includes limited site improvements associated with the residential structure, rear parking area, utility connections, and pedestrian access improvements. No excessive lot coverage or incompatible site development is proposed. The proposed development is designed to remain compatible with adjacent residential properties and the established neighborhood development pattern."

The Planning Bureau notes the proposed development that, 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 replicate 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 construction of the new residential structure, utility connections, rear parking area improvements, and associated residential access improvements. No significant adverse impacts to adjacent properties related to landscaping, fencing, lighting, drainage, or refuse operations are anticipated. All proposed site improvements

are intended to remain compatible with the surrounding residential neighborhood context and applicable zoning requirements."

The Planning Bureau notes that with respect to the proposed "Multifamily Dwelling" use, aside from the density and building width regulations (for which Variances have not been submitted), the project will mostly be in conformance with the applicable Development Standards. Per the proposed site plan, the existing adjoining side alleyway setback with 328 South 14th Street is three (3) feet, less than the developmental standard of four (4) feet. The Applicant has indicated that no additional development or expansion of the building are 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 324 South 14th Street property), to provide additional security and prevent unauthorized access.

Signage

The Applicant has stated:

"No additional exterior signage is proposed as part of the project. The proposed development consists solely of residential use and does not include commercial signage or advertising features."

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

Utilities

The Applicant has stated:

"New utility connections and service upgrades associated with residential occupancy, including water, sewer, electric and gas services, will be provided as necessary for the proposed residential structure. Utility installations will be coordinated with the applicable utility providers and performed in accordance with applicable codes and municipal requirements. The project includes limited impervious surface improvements associated with the rear parking area and residential access improvements. Stormwater management coordination, if required, will be addressed through the applicable review process and coordination with Capital Region Water (CRW)."

With respect to the "Multifamily Dwelling," as the Applicant notes, the project will require the installation of new utility infrastructure, which is not unexpected given the long vacancy and new development of the parcel. 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 use is expected to comply with the applicable Environmental Performance Standards of the Zoning Code. The project 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.
With respect to the establishment of a business, the Applicant has stated:
Not applicable. The proposed project consists solely of residential use and does not involve establishment of a commercial business operation.
With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The proposed project is not anticipated to create adverse impacts on the surrounding neighborhood. The project consists of construction of a new residential row house structure on a previously developed urban infill lot within an established residential neighborhood. The proposed two-family residential use is compatible with surrounding residential development patterns and existing neighborhood character. The project is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy. The proposed development is intended to contribute to continued residential reinvestment and neighborhood stabilization within the surrounding rowhouse corridor."

The Planning Bureau concurs with the Applicant that the proposed development will generally reflect the existing built environment in the South Allison Hill neighborhood. As noted, many of the properties in the surrounding neighborhood have been converted to "Multifamily Dwellings" over the past few decades (although it is less clear whether such conversions submitted the requisite permits and received the requisite approvals). 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, developing a vacant infill lot with a rehabilitated building 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 lot will continue its extended vacancy and contribute to neighborhood blight with a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will contribute positively to the surrounding community.

VARIANCE REQUIREMENTS

Unique Physical Circumstances Peculiar to the Property:

The Applicant has stated:
"The property is an existing narrow urban infill lot within an established attached-rowhouse block. Its pre-existing lot width, lot area, and configuration substantially constrain the width and residential density that can be accommodated on the site. The proposed three-story, two-family rowhouse is designed to reestablish residential development on the previously developed parcel in a form compatible with the surrounding rowhouse pattern. Relief from the density and allowable building-width requirements of Section 7-307.3 is necessary due to these existing physical characteristics of the property."

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's lot size is 2,265

square feet and 3,000 square feet would be necessary for the by-right establishment of two units. The Bureau acknowledges that the Variance requested would be considered de minimis and the current proposal has established a justification.

Further, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the property 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 September 2001 to September 2025, briefly and illegally converted to two units in August 2020. Otherwise, the records from September 2019 through August 2025 reflects a history of repeated condemnations, with the house ultimately torn down sometime around September 2025. 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 density and allowable building-width requirements would require substantial modification of the proposed residential configuration and building width despite the constrained dimensions of the existing infill lot. The requested relief allows reasonable redevelopment of the parcel as a two-family residential rowhouse while maintaining a building form and scale compatible with the established surrounding residential 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 unnecessary hardship was not created by the Applicant. The conditions requiring the requested density and allowable building-width relief arise from the pre-existing dimensions and configuration of the urban infill lot and the established surrounding rowhouse development pattern, all of which existed prior to the Applicant's ownership. The Applicant did not create

these physical lot conditions. The requested variances address constraints inherent to the property rather than a hardship created by the Applicant."

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. The physical lot conditions were created by a previous standard in dense urban housing; to conform with the standards of the block and complete infill development along this neighborhood block, the applicant must receive this zoning variance.

***Essential Character of the Neighborhood*:**
The Applicant has stated:
"No. The requested density and allowable building-width variances will not alter the essential character of the neighborhood or zoning district. The proposed two-family residential rowhouse is compatible with the established residential character, scale, and rowhouse development pattern of the surrounding block. The requested relief will not substantially impair the use or development of adjacent properties and is not anticipated to create adverse impacts to public 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 building reflects the three-story height of much of the surrounding blocks of rowhomes, conforms to the required setbacks, and will generally reflect the configuration of the previous structure on-site; this infill development will improve not only the streetscape but also the adjacent infrastructure. Further, the property has an extensive history of condemnations for things like water termination, 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. Additionally, new residents will help activate the street and may grow the customer base supporting businesses in the surrounding community. As such, we believe the project will bring significant benefits to the surrounding neighborhood.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated:
"Yes. The requested variances represent the minimum relief necessary to permit reasonable residential redevelopment of the existing constrained urban infill lot. The relief is limited specifically to the density and allowable building-width requirements of §7-307.3 necessary for the proposed two-family residential rowhouse. No broader dimensional relief is requested through this application, and the proposal is intended to remain compatible with the established residential character of the surrounding block."

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. 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 (property owner), 2155 Jefferson Street, Harrisburg, PA 17110 (aka "the Applicant").

Ms. Thompson noted the project has been continued to today's meeting as Mr. Torres was not in attendance per the September Planning Commission meeting as well as previous issues with documentation. Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the conditions were:

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 retain historic and architectural features of the neighborhood such as the front porch articulation, to ensure the property enhances its conformity to the aesthetics of the block.
3. The Applicant will install the allowable one parking spot for 326 South 14th Street and the second space for the adjoining dwelling at 324 South 14th Street with permeable pavers to maintain diligence to the City of Harrisburg and Capital Region Water's stormwater maintenance goals.

Commissioner Alsberry asked the Applicant if the conditions of approval were acceptable; Applicant confirmed they were acceptable. Commissioner Alsberry asked the Applicant if they had anything else to add to the case report; he stated he had nothing further to comment.

Commissioner Alsberry asked whether the other commissioners had questions or comments.

Commissioner O'Toole stated that he had no questions or comments regarding the project.

Commissioner Reed stated that she had no questions or comments regarding the project.

Commissioner Marek stated that she had no questions or comments regarding the 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.

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 (4-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on October 7, 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.

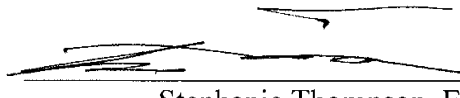
NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (4-0), that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

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 retain historic and architectural features of the neighborhood such as the front porch articulation, to ensure the property enhances its conformity to the aesthetics of the block.
3. The Applicant will install the allowable one parking spot for 326 South 14th Street and the second space for the adjoining dwelling at 324 South 14th Street with permeable pavers to maintain diligence to the City of Harrisburg and Capital Region Water's stormwater maintenance goals.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (4-0), 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 deleterious effect.
2. The project will reconstruct from 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 7th day of October, 2026.



Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance & Special Exception Application: 326 South 14th Street

PROPERTY ADDRESS: 326 South 14th Street	**APPLICANT:** Christopher DeJesus Torres	**SUBMISSION DATE:** June 4, 2026
PID: 02-020-018	**APPLICANT STATUS:** Owner / FK Investment LLC	**HPC DATE:** October 7, 2026
ZONING: Residential Medium-Density (RM)	**HISTORIC DISTRICT:** N/A	**ZHB DATE:** October 19, 2026
ZHB CASE #: 2647	**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:
326 South 14th Street is a vacant 0.05-acre lot. Some remnants of the prior building, which was demolished between September 2023 and April 2026, remain; this includes the concrete stoop and part of the foundation facing South 14th Street. The property is bounded by the property at 324 South 14th Street to the north, South 14th Street to the east, the property at 328 South 14th Street to the south, and Buckthorn 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. As the Applicant is proposing two (2) off-street parking spaces and given the context and configuration of the site allowable for one (1), a Special Exception request for relief from one (1) 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 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. As such, the Bureau believes the property meets the requisite criteria for relief from the single off-street parking requirements but recommends coordinating with a third party to establish a consistent space for the second tenant.

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 construction of a new three-story residential rowhouse structure on a previously developed urban infill lot located at 326 S 14th Street, Harrisburg, PA. The project proposes 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 proposed structure replaces a previously existing residential building formerly located on rhe site. The project is designed to remain compatible with the surrounding residential rowhouse context and neighborhood development pattern. The proposed development includes off-street parking accomodations located at the rear portion of the property and maintains the existing urban residential character of the block. No commercial uses are proposed. The request includes Special Exception approval associated with the proposed two-family residential use within the Residential Med-Density zoning district."

With respect to the existing/current use, the Applicant has stated:
"The property is currently vacant following demolition of a previously existing residential rowhouse structure formerly located on the site. The site historically functioned as a residential property within the existing urban rowhouse neighborhood context."

The existing lot features a confined rectangular foundation wedged between standing neighboring structures with raw exposed raw walls and unmaintained vegetation within and at the rear, as well as accumulate litter and construction debris; these conditions generally detract from the character of the block and the surrounding community. The project involves utilizing the previous foundation for the construction of two duplex units within one "Multifamily Dwelling;" and, as the Applicant notes, this building typology is not uncommon in the city, The project will feature other elements somewhat less common in recent development projects, including individual balconies, that generally reflect the materials present in surrounding properties, although the design itself is more modern than most of the construction and recent substantial renovations in 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 of the available on-street spaces. Although there do not appear to be any bus routes that run along South 14th Street, per SRTA's route maps on their website, a number of routes run along South 13th Street two blocks west and Derry Street two blocks north, 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, nearby mass transit routes, and possible lease of a space in parking areas of nearby properties, 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 is proposed from South 14th Street through the principal residential entrance. Proposed off-street parking spaces are located at the rear portion of the property and are accessed from the existing rear access area. The project is not anticipated to create significant traffic impacts or adverse circulation conditions beyond those typically associated with residential occupancy. Emergency access 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 service alley at the rear of the property; there is a 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. It is assumed the grocer's alley along the southern side of the property will be improved and reestablish a new path providing access to the rear yard. 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:
"Two (2) off-street parking spaces are proposed at the rear portion of the property. The proposed parking configuration is intended to serve the proposed two-family residential use and is generally consistent with the dimensional standards applicable to residential parking areas. The project does not propose excessive paving or expanded impervious coverage beyond what is necessary to accommodate residential parking access. 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 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:
"The project consists of construction of a new residential rowhouse structure on a previously developed urban infill lot formerly occupied by a residential building. The proposed development maintains a residential scale and configuration consistent with the surrounding attached rowhouse neighborhood context. The project includes limited site improvements associated with the residential structure, rear parking area, utility connections, and pedestrian access improvements. No excessive lot coverage or incompatible site development is proposed. The proposed development is designed to remain compatible with adjacent residential properties and the established neighborhood development pattern."

The Planning Bureau notes the proposed development that, 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 replicate 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 construction of the new residential structure, utility connections, rear parking area improvements, and associated residential access improvements. No significant adverse impacts to adjacent properties related to landscaping, fencing, lighting, drainage, or refuse operations are anticipated. All proposed site improvements are intended to remain compatible with the surrounding residential neighborhood context and applicable zoning requirements."

The Planning Bureau notes that with respect to the proposed "Multifamily Dwelling" use, aside from the density and building width regulations (for which Variances have not been submitted), the project will mostly be in conformance with the applicable Development Standards. Per the proposed site plan, the existing adjoining side alleyway setback with 328 South 14th Street is three (3) feet, less than the developmental standard of four (4) feet. The Applicant has indicated that no additional development or expansion of the building are 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 324 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 additional exterior signage is proposed as part of the project. The proposed development consists solely of residential use and does not include commercial signage or advertising features."

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;

The Applicant has stated:
"New utility connections and service upgrades associated with residential occupancy, including water, sewer, electric and gas services, will be provided as necessary for the proposed residential structure. Utility installations will be coordinated with the applicable utility providers and performed in accordance with applicable codes and municipal requirements. The project includes limited impervious surface improvements associated with the rear parking area and residential access improvements. Stormwater management coordination, if required, will be addressed through the applicable review process and coordination with Capital Region Water (CRW)."

With respect to the "Multifamily Dwelling," as the Applicant notes, the project will require the installation of new utility infrastructure, which is not unexpected given the long vacancy and new development of the parcel. 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 use is expected to comply with the applicable Environmental Performance Standards of the Zoning Code. The project 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.
With respect to the establishment of a business, the Applicant has stated:
Not applicable. The proposed project consists solely of residential use and does not involve establishment of a commercial business operation.
With respect to the impact on the character of the neighborhood, the Applicant has stated:

"The proposed project is not anticipated to create adverse impacts on the surrounding neighborhood. The project consists of construction of a new residential row house structure on a previously developed urban infill lot within an established residential neighborhood. The proposed two-family residential use is compatible with surrounding residential development patterns and existing neighborhood character. The project is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy. The proposed development is intended to contribute to continued residential reinvestment and neighborhood stabilization within the surrounding rowhouse corridor."

The Planning Bureau concurs with the Applicant that the proposed development will generally reflect the existing built environment in the South Allison Hill neighborhood. As noted, many of the properties in the surrounding neighborhood have been converted to "Multifamily Dwellings" over the past few decades (although it is less clear whether such conversions submitted the requisite permits and received the requisite approvals). 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, developing a vacant infill lot with a rehabilitated building 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 lot will continue its extended vacancy and contribute to neighborhood blight with a diminished streetscape. Given the above, the Planning Bureau feels that the proposed use will contribute positively to the surrounding community.

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 property is an existing narrow urban infill lot within an established attached-rowhouse block. Its pre-existing lot width, lot area, and configuration substantially constrain the width and residential density that can be accommodated on the site. The proposed three-story, two-family rowhouse is designed to reestablish residential development on the previously developed parcel in a form compatible with the surrounding rowhouse pattern. Relief from the density and allowable building-width requirements of Section 7-307.3 is necessary due to these existing physical characteristics of the property."

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's lot size is 2,265 square feet and 3,000 square feet would be necessary for the by-right establishment of two units. The Bureau acknowledges that the Variance requested would be considered de minimis and the current proposal has established a justification.

Further, the property does feature unique conditions that establish hardships which justify the Variance requests; specifically, the property 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 September 2001 to September 2025, briefly and illegally converted to two units in August 2020. Otherwise, the records from September 2019 through August 2025 reflects a history of repeated condemnations, with the house ultimately torn down sometime around September 2025. 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 density and allowable building-width requirements would require substantial modification of the proposed residential configuration and building width despite the constrained dimensions of the existing infill lot. The requested relief allows reasonable redevelopment of the parcel as a two-family residential rowhouse while maintaining a building form and scale compatible with the established surrounding residential 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 unnecessary hardship was not created by the Applicant. The conditions requiring the requested density and allowable building-width relief arise from the pre-existing dimensions and configuration of the urban infill lot and the established surrounding rowhouse development pattern, all of which existed prior to the Applicant's ownership. The Applicant did not create these physical lot conditions. The requested variances address constraints inherent to the property rather than a hardship created by the Applicant."

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. The physical lot conditions were created by a previous standard in dense urban housing; to conform with the standards of the block and complete infill development along this neighborhood block, the applicant must receive this zoning variance.

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 density and allowable building-width variances will not alter the essential character of the neighborhood or zoning district. The proposed two-family residential rowhouse is compatible with the established residential character, scale, and rowhouse development pattern of the surrounding block. The requested relief will not substantially impair the use or development of adjacent properties and is not anticipated to create adverse impacts to public 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 building reflects the three-story height of much of the surrounding blocks of rowhomes, conforms to the required setbacks, and will generally reflect the configuration of the previous structure on-site; this infill development will improve not only the streetscape but also the adjacent infrastructure. Further, the property has an extensive history of condemnations for things like water termination, 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. Additionally, new residents will help activate the street and may grow the customer base supporting businesses in the surrounding community. As such, we believe the project will bring significant benefits to the surrounding neighborhood.

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 variances represent the minimum relief necessary to permit reasonable residential redevelopment of the existing constrained urban infill lot. The relief is limited specifically to the density and allowable building-width requirements of §7-307.3 necessary for the proposed two-family residential rowhouse. No broader dimensional relief is requested through this application, and the proposal is intended to remain compatible with the established residential character of the surrounding block."

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. 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 retain historic and architectural features of the neighborhood such as the front porch articulation, to ensure the property enhances its conformity to the aesthetics of the block.
3. The Applicant will install the allowable one parking spot for 326 South 14th Street and the second space for the adjoining dwelling at 324 South 14th Street with permeable pavers to maintain diligence to the City of Harrisburg and Capital Region Water's stormwater maintenance goals.

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 deleterious effect.

2. The project will reconstruct from 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

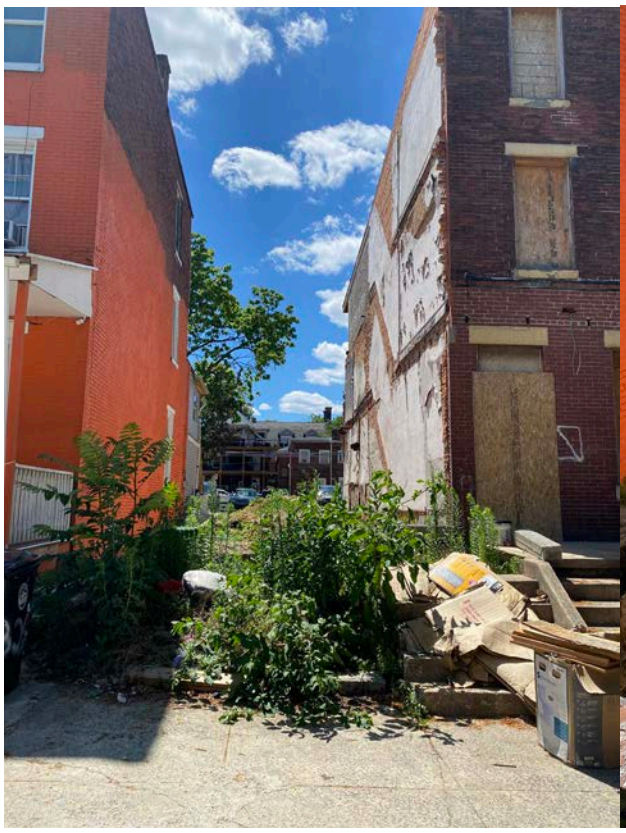
REVIEW PROCESS:

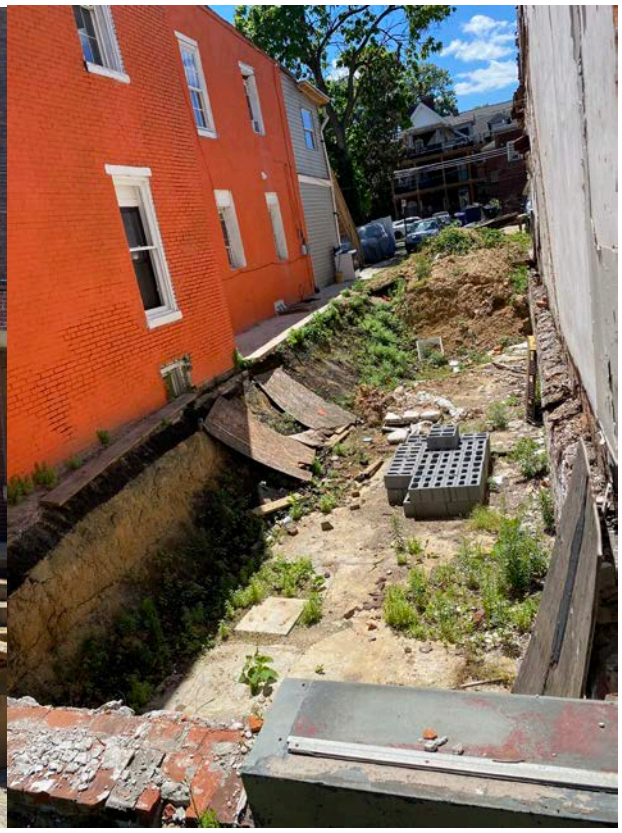
1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal of Building Permit 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.

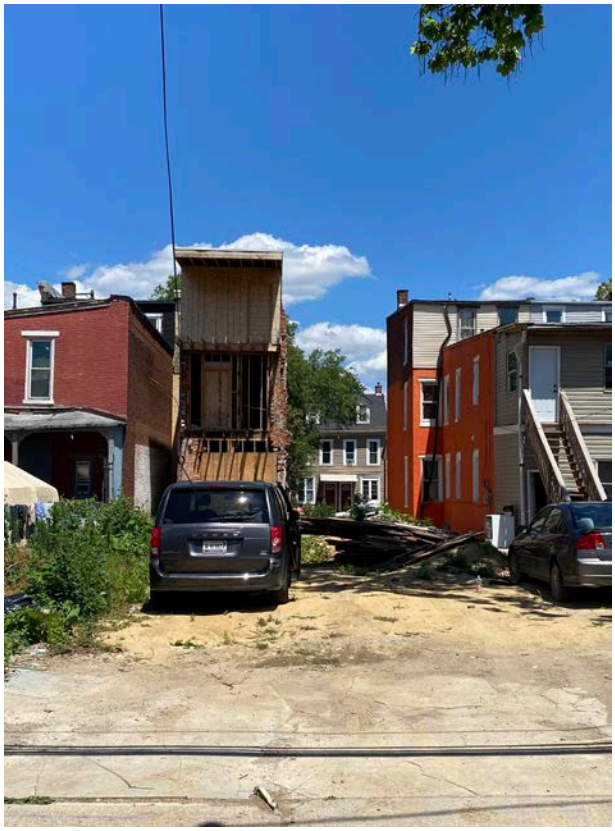
ATTACHMENTS:

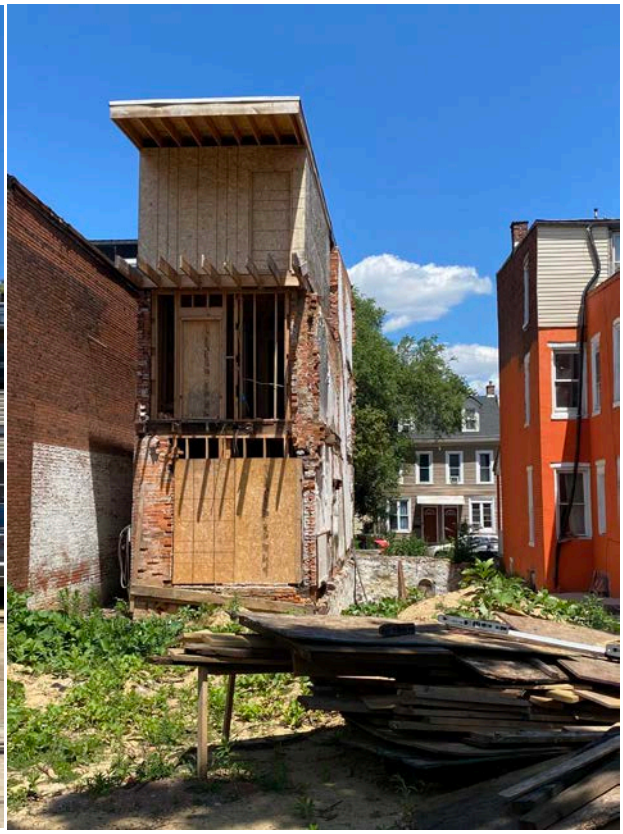
1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Special Exception & Variance Application
4. Project Plan Set
5. Notification Letter & Proof of Mailing
6. Dauphin County Tax Parcel Record PARTIAL
7. Business Incorporation Documentation September 5, 2026
8. Deed
9. Continuance Request July 20, 2026
10. Continuance Request August 5, 2026
11. Continuance Request September 21, 2026

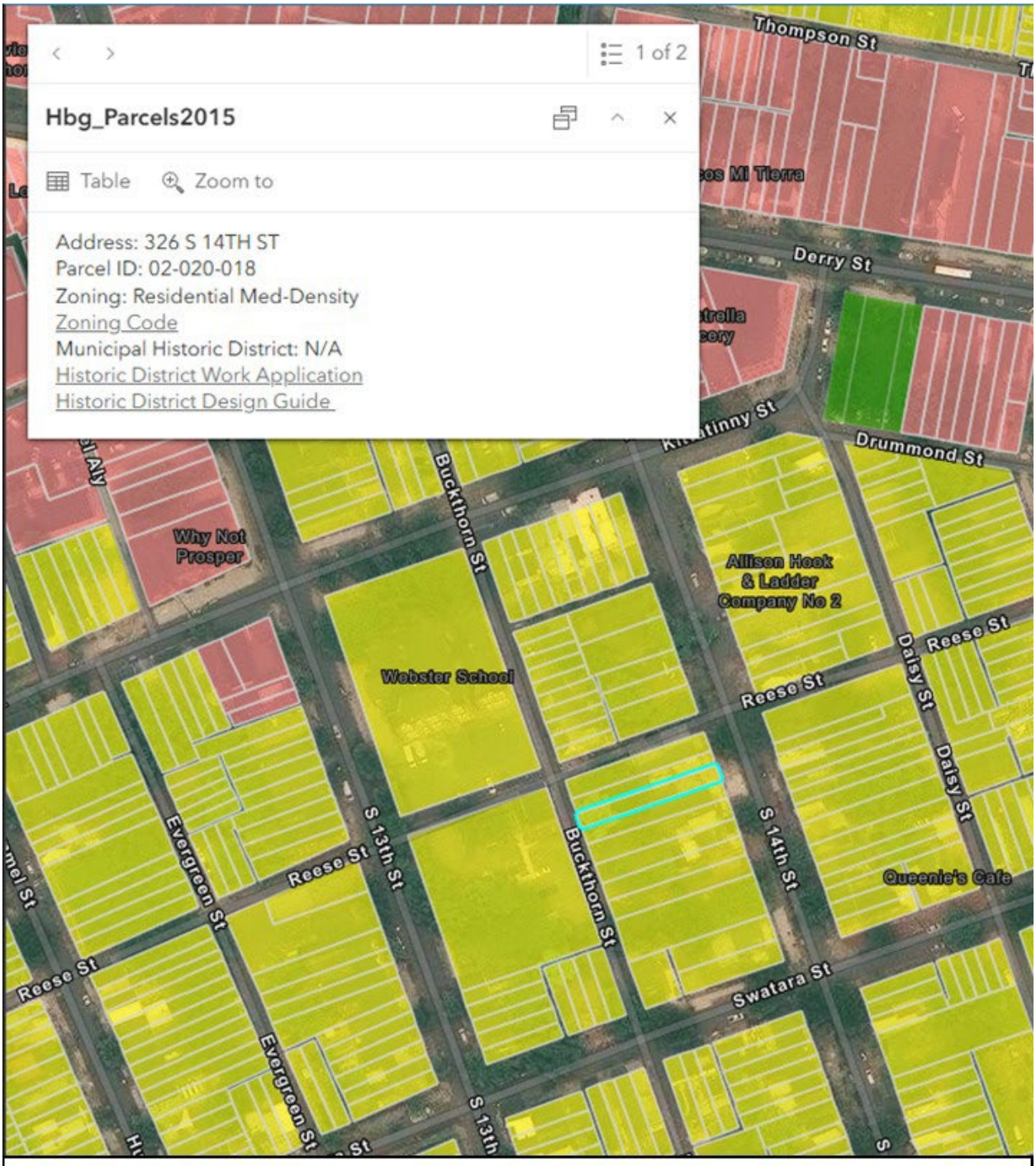
PROPERTY PHOTOS:











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

SPECIAL EXCEPTION APPLICATION

Primary Property Address: *326 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 construction of a new three-story residential rowhouse structure on a previously developed urban infill lot located at 326 S 14th Street, Harrisburg, PA.
The project proposes 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 proposed structure replaces a previously existing residential building formerly located on the site.
The project is designed to remain compatible with the surrounding residential rowhouse context and neighborhood development pattern.
The proposed development includes off-street parking accommodations located at the rear portion of the property and maintains the existing urban residential character of the block.
No commercial uses are proposed.The request includes Special Exception approval associated with the proposed two-family residential use within the Residential Med-Density zoning district.

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 demolition of a previously existing residential rowhouse structure formerly located on the site.

The site historically functioned as residential property within the existing urban rowhouse neighborhood context.

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 is proposed from South 14th Street through the principal residential entrance.
Proposed off-street parking spaces are located at the rear portion of the property and are accessed from the existing rear access area.
The project is not anticipated to create significant traffic impacts or adverse circulation conditions beyond those typically associated with residential occupancy.Emergency access 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?

Two (2) off-street parking spaces are proposed at the rear portion of the property.
The proposed parking configuration is intended to serve the proposed two-family residential use and is generally consistent with the dimensional standards applicable to residential parking areas.
The project does not propose excessive paving or expanded impervious coverage beyond what is necessary to accommodate residential parking access.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 project consists of construction of a new residential rowhouse structure on a previously developed urban infill lot formerly occupied by a residential building.
The proposed development maintains a residential scale and configuration consistent with the surrounding attached rowhouse neighborhood context.
The project includes limited site improvements associated with the residential structure, rear parking area, utility connections, and pedestrian access improvements.
No excessive lot coverage or incompatible site development is proposed.
The proposed development is designed to remain compatible with adjacent residential properties and the established neighborhood 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 construction of the new residential structure, utility connections, rear parking area improvements, and associated residential access improvements.
No significant adverse impacts to adjacent properties related to landscaping, fencing, lighting, drainage, or refuse operations are anticipated.
All proposed site improvements are intended to remain compatible with the surrounding residential neighborhood context and applicable zoning requirements.

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 additional exterior signage is proposed as part of the project.The proposed development consists solely of residential use and does not include commercial signage or advertising features.

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?

New utility connections and service upgrades associated with residential occupancy, including water, sewer, electric, and gas services, will be provided as necessary for the proposed residential structure.U
tility installations will be coordinated with the applicable utility providers and performed in accordance with applicable codes and municipal requirements.
The project includes limited impervious surface improvements associated with the rear parking area and residential access improvements.Stormwater management coordination, if required, will be addressed through the applicable review process and coordination with Capital Region Water (CRW).

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 expected to comply with the applicable Environmental Performance Standards of the zoning Code.
The project 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.

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 and does not involve 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 construction of a new residential rowhouse structure on a previously developed urban infill lot within an established residential neighborhood.
The proposed two-family residential use is compatible with surrounding residential development patterns and existing neighborhood character.
The project is not anticipated to generate excessive traffic, noise, odors, or operational impacts beyond those typically associated with residential occupancy.The proposed development is intended to contribute to continued residential reinvestment and neighborhood stabilization within the surrounding rowhouse corridor.

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

VARIANCE APPLICATION

326 S 14th St, Harrisburg, PA 17104 RM

VARIANCE RELIEF REQUESTED:
1. Density relief pursuant to §7-307.3
2. Allowable building-width relief pursuant to §7-307.3

The property is an existing narrow urban infill lot within an established attached-rowhouse block. Its pre-existing lot width, lot area, and configuration substantially constrain the width and residential density that can be accommodated on the site.The proposed three-story, two-family rowhouse is designed to reestablish residential development on the previously developed parcel in a form compatible with the surrounding rowhouse pattern. Relief from the density and allowable building-width requirements of Section 7-307.3 is necessary due to these existing physical characteristics of the property.

Strict conformity with the density and allowable building-width requirements would require substantial modification of the proposed residential configuration and building width despite the constrained dimensions of the existing infill lot.The requested relief allows reasonable redevelopment of the parcel as a two-family residential rowhouse while maintaining a building form and scale compatible with the established surrounding residential context.

No. The unnecessary hardship was not created by the Applicant.The conditions requiring the requested density and allowable building-width relief arise from the pre-existing dimensions and configuration of the urban infill lot and the established surrounding rowhouse development pattern, all of which existed prior to the Applicant's ownership.The Applicant did not create these physical lot conditions. The requested variances address constraints inherent to the property rather than a hardship created by the Applicant.

No. The requested density and allowable building-width variances will not alter the essential character of the neighborhood or zoning district.The proposed two-family residential rowhouse is compatible with the established residential character, scale, and rowhouse development pattern of the surrounding block.The requested relief will not substantially impair the use or development of adjacent properties and is not anticipated to create adverse impacts to public safety or welfare.

Yes. The requested variances represent the minimum relief necessary to permit reasonable residential redevelopment of the existing constrained urban infill lot.The relief is limited specifically to the density and allowable building-width requirements of §7-307.3 necessary for the proposed two-family residential rowhouse.No broader dimensional relief is requested through this application, and the proposal is intended to remain compatible with the established residential character of the surrounding block.

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 Rd, Camp Hill, PA 17011

Phone (717) 503-4899

Email AkilysConstruction@gmail.com

Property Owner *(if different from the Applicant)*

Name (Company) SAME AS APPLICANT

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	Date	Property Owner's Signature	Date
	08/10/26		08/10/26

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 RESIDENTIAL REDEVELOPMENT

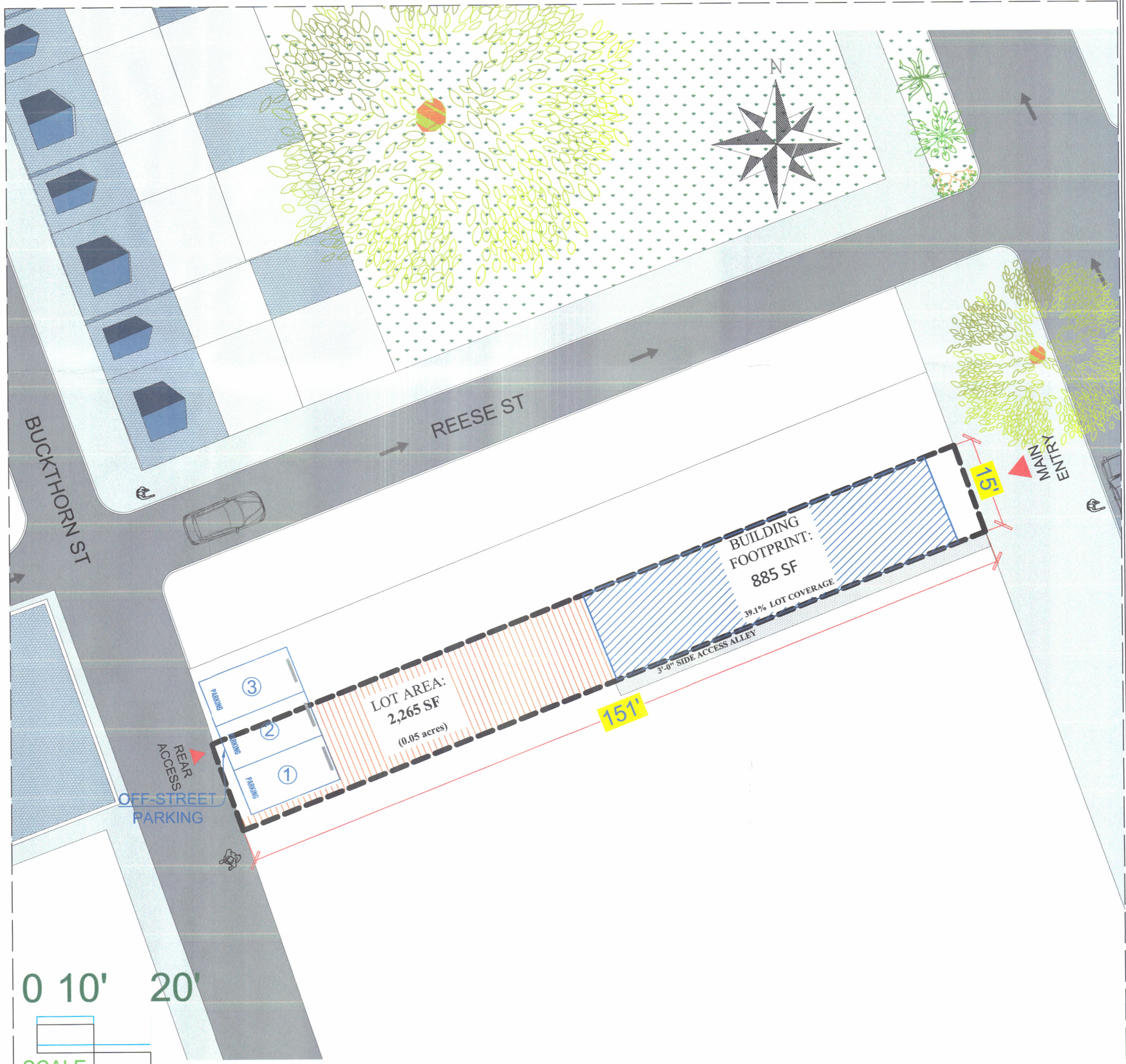
326 S 14TH ST, HARRISBURG, PA 17104

SITE / ZONING NOTES

- **Zoning District:** RM - Residential Medium-Density
- **Proposed Use:** Two-Family Residential Dwelling
- **Lot Area:** 2,265 SF (0.05 Acres)
- **Building Footprint:** 885 SF
- **Lot Coverage:** 39.1%
- **Building Height:** 3 Stories
- **Setback Condition:** Existing attached urban lot condition
- **Parking Provided:** 3 standard off-street parking stalls, as shown on site plan

SITE PLAN NOTES

- Lot Area: approx. **2,265 SF (0.05 acres)**, based on parcel records.
- This project consists of the proposed **redevelopment of 326 S 14th St** as a **two-family residential dwelling**.
- Proposed building footprint, pedestrian access, rear parking layout, and site configuration are shown on this plan.
- **Three standard off-street parking stalls** are proposed on site, as shown.
- Rear access, utility coordination, refuse handling, and associated site improvements shall be coordinated as required.
- Site layout is subject to final zoning review, permit review, and municipal approval, as applicable.



SITE PLAN

PARCEL INFORMATION

Address: **326 S 14th St, Harrisburg, PA 17104**
Parcel ID: **02-020-018**
Zoning: **Residential Med-Density**
Lot Area: **2,265 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
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:

326 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

SITE PLAN

DATE
MAY 2026

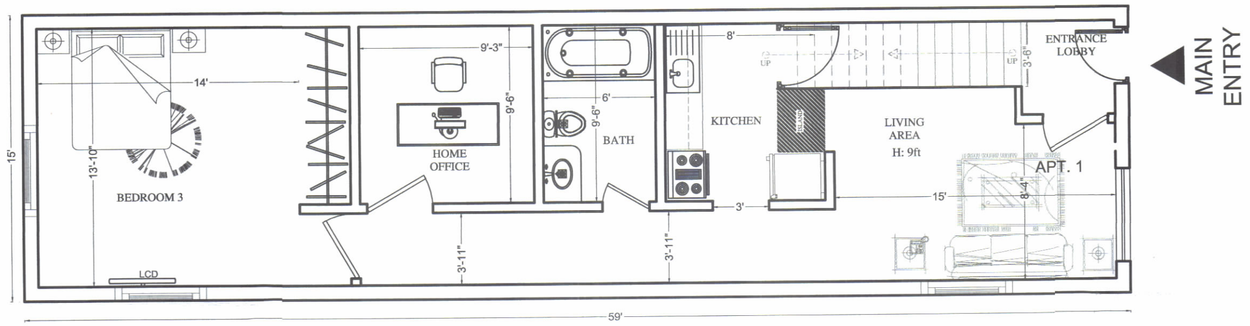
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(BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
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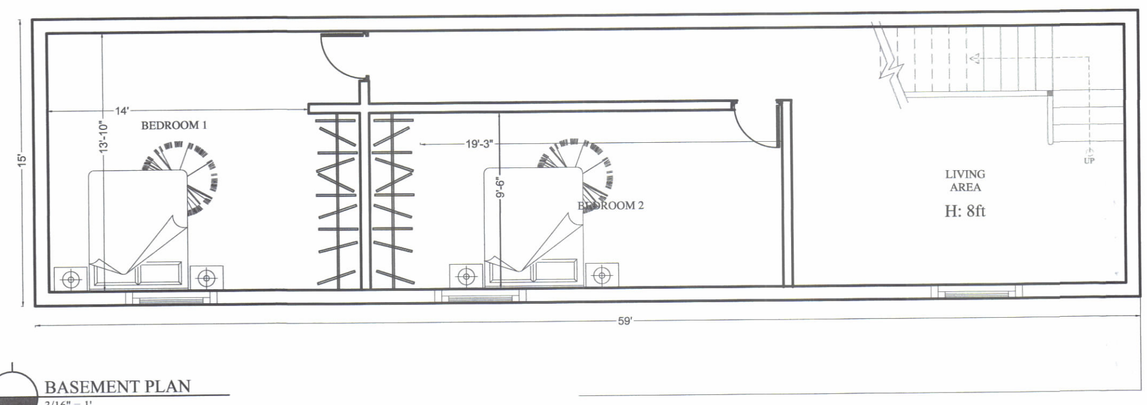
SHEET NUMBER
A-01

ZONING HEARING BOARD SUBMISSION | PROPOSED RESIDENTIAL REDEVELOPMENT

326 S 14TH ST, HARRISBURG, PA 17104



FIRST FLOOR PLAN
3/16" = 1'



BASEMENT PLAN
3/16" = 1'

PARCEL INFORMATION

Address: **326 S 14th St, Harrisburg, PA 17104**
Parcel ID: **02-020-018**
Zoning: **Residential Med-Density**
Lot Area: **2,265 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
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:

326 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #1 PROPOSED FLOOR PLANS

DATE
MAY 2026

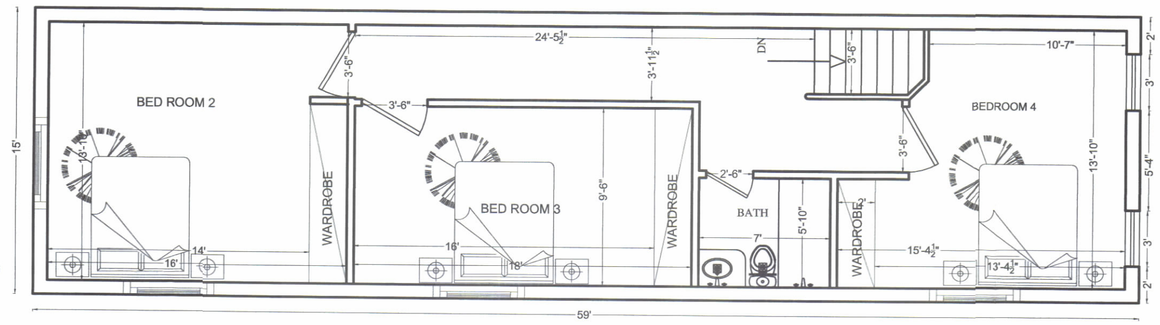
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REVISIONS
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2 -
3 -

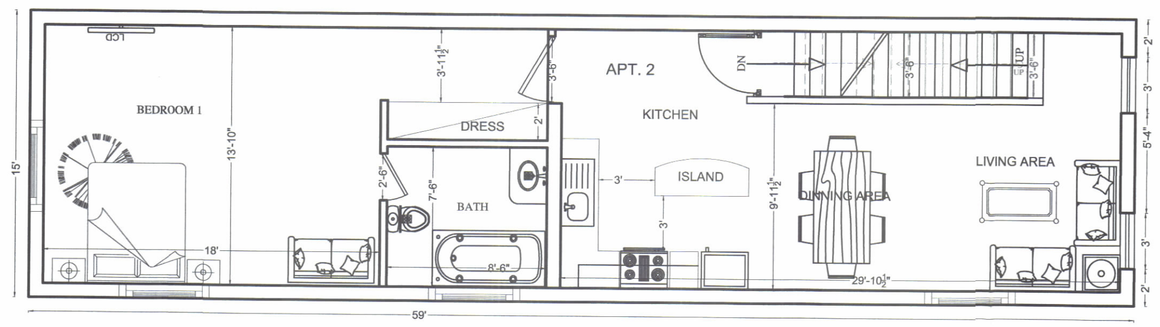
SHEET NUMBER
A-02

ZONING HEARING BOARD SUBMISSION | PROPOSED RESIDENTIAL REDEVELOPMENT

326 S 14TH ST, HARRISBURG, PA 17104



THIRD FLOOR PLAN
3/16" = 1'



SECOND FLOOR PLAN
3/16" = 1'

PARCEL INFORMATION

Address: **326 S 14th St, Harrisburg, PA 17104**
Parcel ID: **02-020-018**
Zoning: **Residential Med-Density**
Lot Area: **2,265 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
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:

326 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNIT #2
PROPOSED FLOOR PLANS

DATE
MAY 2026

SCALE
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(BAR 1" WHEN TO SCALE)
OR AS NOTED IN DETAIL

REVISIONS
1
2
3

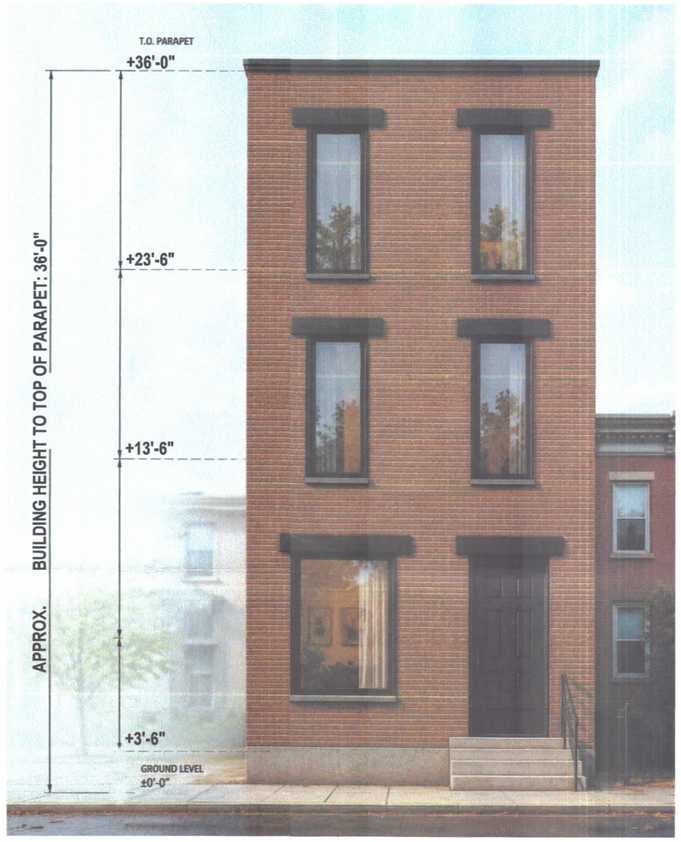
SHEET NUMBER
A-03

ZONING HEARING BOARD SUBMISSION | PROPOSED RESIDENTIAL REDEVELOPMENT

326 S 14TH ST, HARRISBURG, PA 17104

NOTES:

- **Rendered floor plans and elevation are for illustrative / presentation purposes only**. Final layout, dimensions, and construction details are subject to permit review and field verification.
- **Unit 1** includes Basement and First Floor.
- **Unit 2** includes Second and Third Floors.
- **Front elevation** shown is conceptual and subject to refinement during permit and construction documentation phases.



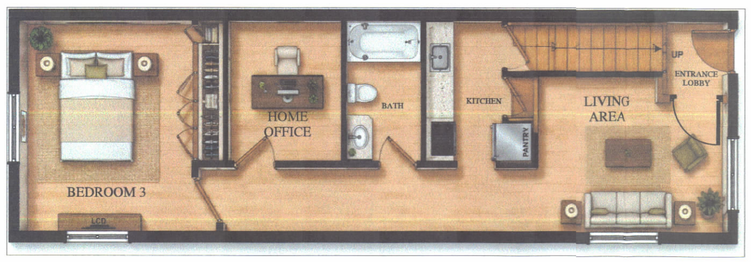
FRONT ELEVATION



FRONT - EXISTING CONDITIONS -



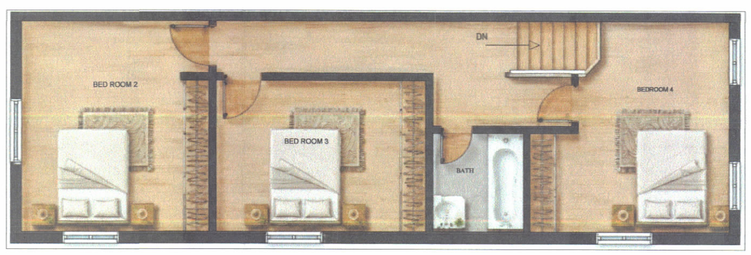
REAR ACCESS - EXISTING CONDITIONS -



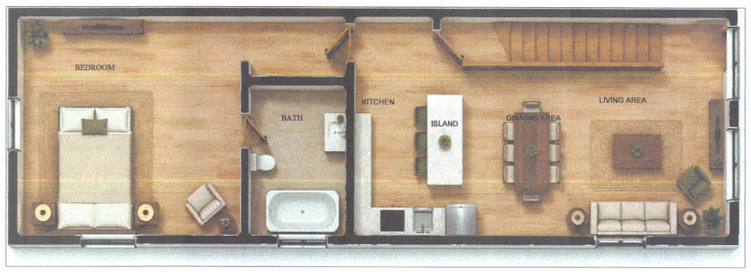
FIRST FLOOR PLAN
3/16" = 1'



BASEMENT PLAN
3/16" = 1'



THIRD FLOOR PLAN
3/16" = 1'



SECOND FLOOR PLAN
3/16" = 1'

PARCEL INFORMATION

Address: **326 S 14th St, Harrisburg, PA 17104**
Parcel ID: **02-020-018**
Zoning: **Residential Med-Density**
Lot Area: **2,265 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
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:

326 S 14TH ST, HARRISBURG, PA 17104

SHEET TITLE:

RESIDENTIAL UNITS 1 & 2 | RENDERED FLOOR PLANS & FRONT ELEVATION

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-04

Monday, June 1, 2026

Christopher DeJesus Torres
532 Penn Ayr Rd
Camp Hill, PA 17011
(717) 503-4899
Akilysconstruction@gmail.com

RE: Notice of Zoning Hearing Board Application

Property Address: 326 S 14th Street, Harrisburg, PA 17104
Zoning District: Residential Med-Density

Dear Property Owner,

Please be advised that an application has been submitted to the *City of Harrisburg Zoning Hearing Board* requesting a **Special Exception** for the proposed construction of a **new two-family residential rowhouse** at **326 S 14th Street, Harrisburg, PA 17104**.

The proposed project includes:

- One dwelling unit occupying the first floor and basement
- One duplex dwelling unit occupying the second and third floors
- Rear off-street parking accommodations

The proposal is intended to remain compatible with the surrounding residential rowhouse neighborhood context.

The application is scheduled for review at the following public hearings:

Harrisburg Planning Commission

Wednesday, July 1, 2026 – 6:30 PM

Harrisburg Zoning Hearing Board

Monday, July 20, 2026 – 6:00 PM

Location

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

You are welcome to attend the hearing and provide comments regarding the application.

Respectfully,

Christopher DeJesus Torres
Property Owner / Applicant

324 & 326 South 14th Street

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Sent To: Edilio Manzueta
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City, State, ZIP+4®: Harrisburg PA 17104

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Sent To: Lamez Zayas Perez
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City, State, ZIP+4®: Harrisburg PA 17104

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Sent To: Jose Manuel Mated
Street and Apt. No., or PO Box No.: 796 Harbortown BLVD
City, State, ZIP+4®: Perth Amboy NJ 08861

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Sent To: Daniel Boyle
Street and Apt. No., or PO Box No.: Po box 10722
City, State, ZIP+4®: Harrisburg PA 17105

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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: Colston Neighborhood Development
Street and Apt. No., or PO Box No.: 340 S 14th St
City, State, ZIP+4®: Harrisburg PA 17104

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Jersey City, NJ 07307

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Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: KGD Holdings LLC
Street and Apt. No., or PO Box No.: 311 Liberty Ave # 1
City, State, ZIP+4®: Jersey City NJ 07307

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Harrisburg, PA 17109

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☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: William Aybar
Street and Apt. No., or PO Box No.: 3101 Schoolhouse LN
City, State, ZIP+4®: Harrisburg PA 17109

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

324 & 326 South 14th Street

9589 0710 5270 2662 9078 30

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Postmark Here
JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: Miguel Biascochea
Street and Apt. No., or PO Box No.: 325 Buckeye st
City, State, ZIP+4®: Harrisburg PA 17104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.78
Total Postage and Fees	$6.08

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CAMP HILL PA 17011

Sent To: Hector Alfredo Cumba
Street and Apt. No., or PO Box No.: 321 Buckeye 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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CAMP HILL PA 17011

Sent To: Fernandez Holdings LLC
Street and Apt. No., or PO Box No.: 940 E Park Dr
City, State, ZIP+4®: Harrisburg PA 17111

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: Sylvester Crosstenden
Street and Apt. No., or PO Box No.: 327 Buckeye st
City, State, ZIP+4®: Harrisburg PA 17110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

USPS 0011 69
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JUN 26 2026
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CAMP HILL PA 17011

Sent To: Evrilda Perez ortiz
Street and Apt. No., or PO Box No.: 318 S 14th st
City, State, ZIP+4®: Harrisburg PA 17104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
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CAMP HILL PA 17011

Sent To: Mauricio Mercado Lopez
Street and Apt. No., or PO Box No.: 2347 Derry st
City, State, ZIP+4®: Harrisburg PA 17104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

324 & 326 South 14th Street

9589 0710 5270 2662 9113 49

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York Haven, PA 17370

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

USPS 0011 69
Postmark Here
JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: Robert Bowser
Street and Apt. No., or PO Box No.: 3255 old Trail RD
City, State, ZIP+4®: York Heaven PA 17370

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

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

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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☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

USPS 0011 11
Postmark Here
JUN 26 2026
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

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Port Trevorton, PA 17864

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☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

USPS 0011 11
Postmark Here
JUN 26 2026
06/26/2026
CAMP HILL PA 17011

Sent To: Lewis Duffy
Street and Apt. No., or PO Box No.: 601 Old Route 15 port
City, State, ZIP+4®: Trevorton PA 17864

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Harrisburg, PA 17103

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☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
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Postage	$0.78
Total Postage and Fees	$6.08

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JUN 26 2026
06/26/2026
CAMP HILL PA 17011

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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☐ Adult Signature Restricted Delivery	$
Postage	$0.78
Total Postage and Fees	$6.08

USPS 0011 11
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JUN 26 2026
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

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Harrisburg, PA 17101

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$	$0.00
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☐ Return Receipt (electronic)	$ $0.00
☐ Certified Mail Restricted Delivery	$ $0.00
☐ Adult Signature Required	$ $0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.78
$	
Total Postage and Fees	$6.08
$	

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Postmark Here
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

Property Information

Parcel Number	Owner Name & Address	Mailing Name & Address
02-020-018-000-0000	FK INVESTMENT LLC 2155 JEFFERSON ST HARRISBURG, PA 17110	FK INVESTMENT LLC 2155 JEFFERSON ST HARRISBURG, PA 17110
Tax Year 2026		
Property Class L01 - BLDG LOT-UNDER 1 ACRE	**Neighborhood** 02003 - 15th -- CAMERON	**Site Address** 326 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
2025	20250019346	99 Other Questionable Sale	8/22/2025	PF ASOCIADOS	FK INVESTMENT LLC	$2,000.00
2024	20240023489	9 Government Exempt to Exempt	10/25/2024	RISING SUN TRANSPORT COMPANY	PF ASOCIADOS	$17,000.00
2023	20230027312	2 Tax Sale	12/15/2023	TANIKA CARR	RISING SUN TRANSPORT COMPANY	$16,000.00
2022	20220027359	99 Other Questionable Sale	9/9/2022	CARL ROMULUS ELIZABETH NAVARRO	TANIKA CARR	$10,000.00
2022	20220015867	7 Family/Gift	5/24/2022	CARL ROMULUS ELIZABETH NAVARRO	CARL ROMULUS	$1.00
2019	20190026792	99 Other Questionable Sale	10/23/2019	DANIEL BOYLE	CARL ROMULUS ELIZABETH NAVARRO	$4,000.00
2019	20190021422	2 Tax Sale	8/29/2019	QNB BANK	DANIEL BOYLE	$500.00
2013	20130004293	1 Sheriff Sale	2/8/2013	JV HOUSING LLC	QNB BANK	$1,263.00
2008	20080030261	99 Other Questionable Sale	8/11/2008	RONALD GOLDBERG	JV HOUSING LLC	$10,000.00
1988	0118200369	1 Sheriff Sale	10/4/1988		RONALD GOLDBERG	$9,295.00

Related Names

	Name	Relationship	Status
>	FK INVESTMENT LLC	PARCEL OWNER	CURRENT

324-326 South 14th Stree

88591-5847 09/05/2023 10:05 AM Received by Pennsylvania Department of State

PENNSYLVANIA DEPARTMENT OF STATE
BUREAU OF CORPORATIONS AND CHARITABLE ORGANIZATIONS

Pennsylvania Department of State
-FILED-
File #: 0013569713
Date Filed: 9/5/2023

☐ **Return document by mail to:**

Name

Address

City State Zip Code

☐ **Return document by email to:** AKilysConstruction@Gmail.com

Certificat
Domestic Lim
DSCB:15-

8821

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

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

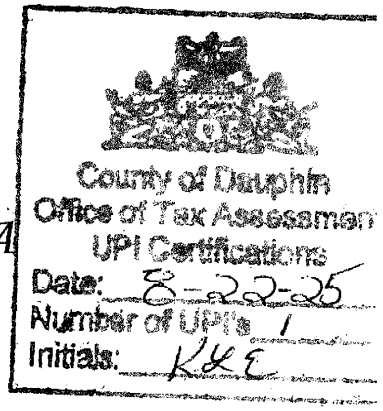
_____ day of _____, 20_____.

_____
Signature

_____
Signature

_____
Signature

Harrisburg City Property ID No. 02-020-018.



COMMONWEALTH OF PENNSYLVANIA

COUNTY OF DAUPHIN

THIS DEED

MADE the 14th day of August 2025

PF ASOCIADOS of the city of Harrisburg, County of Dauphin, Pennsylvania, **Grantor.**

-AND-

FK INVESTMENT LLC, of the city of Harrisburg, County of Dauphin, Pennsylvania, **Grantee.**

WITNESSETH, that the Grantors for and in consideration of two ($2,000.00) Dollars, 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 there with fully satisfied, does by these presents grant, bargain, sell and convey unto the Grantee forever.

ALL THAT land situated in the City of Harrisburg, County of Dauphin, Pennsylvania, bounded and described as follows:

BEGINNING at a point along the westerly line of S. Fourteenth Street which point is 33 feet south of the intersection of Reese and S. Fourteenth St.; thence continuing along the westerly line of S. Fourteen Street south 23 degrees 45 minutes east a distance of 15.00 feet to a point at the dividing line between the herein described property and property known as 328 S Fourteen Street; thence long said dividing line south 66 degrees 15 minutes west a distance of 151.83 feet to the point along the easterly line of Buckthorn Streets; thence along said line of Buckthorn Street north 23 degrees 45minutes west a distance of 15.00 feet to a point at the dividing line between the herein described property and the property know as 324 S Fourteen Street; thence along and dividing line and through the center of a partition wall and beyond north 66 degrees 15 minutes east a distance of 151.83 feet to a point, the place of BEGINNING.

BEING Known and numbered as 326 S 14th Street, Harrisburg PA 17102.

TO HAVE AND TO HOLD all and singular the property 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:

Francisco A Guzman

PF ASOCIADOS, Grantor
FRANCISCO A GUZMAN,OWNER

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

On the 14th day of August 2025, before me, the undersigned officer, personally, appeared **BRENNY CALDERON,** owner of known to me, or satisfactorily 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

Maria Barberena, Notary Public
Dauphin County, State of Pennsylvania
My Commission Expires: Feb. 15, 2028

PENN... HARRIS... My Com... Member, Pen... ...PUBLIC ...PHIN COUNTY ...s Feb 15,2028 ...ociation of Notaries

Grantor address is: Jefferson Street, Harrisburg PA, 2155, 17110 zip

Maria Barberena

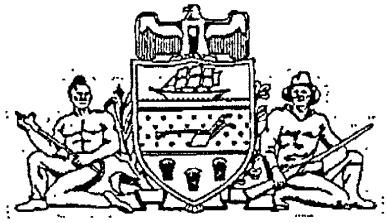
MARIA BARBERENA
PENNSYLVANIA, NOTARY PUBLIC
HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires Feb 15,2028
Member, Pennsylvania Association of Notaries

MARIA BARBERENA
PENNSY... ...TARY PUBLIC
HAR... ...OUNTY
Mc... ...es

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 #: 20250019346
RECORD DATE: 8/22/2025 3:41:41 PM
RECORDED BY: CMECK
DOC TYPE: DEED
AGENT: MARIA BARBERENA
DIRECT NAME: PF ASOCIADOS
INDIRECT NAME: FK INVESTMENT LLC

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

COMMONWEALTH OF PA: $20.00
MUNICIPALITY: $10.00 HARRISBURG CITY
SCHOOL DISTRICT: $10.00 HARRISBURG
AOPC: $40.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPI Count: 1
UPI Fee: $20.00
UPI List: 02-020-018-000-0000

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

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 #2647 for 326 South 14th Street do hereby request a Continuance of the case until the August 17th Zoning Hearing Board meeting."

Thompson, Stephanie E

From: Christopher Torres <akilysconstruction@gmail.com>
Sent: Wednesday, August 5, 2026 10:40 PM
To: Thompson, Stephanie E
Cc: Knight, Geoffrey H.
Subject: Re: IMPORTANT: 326 South 14th Street - Variance Portion of Application

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 #2647 for 326 South 14th Street do hereby request a Continuance of the case until the September 2nd Harrisburg Planning Commission meeting."

On Tue, Aug 4, 2026 at 1:32 PM Thompson, Stephanie E <sethompson@harrisburgpa.gov> wrote:

Mr. Torres,

While compiling our staff report for the proposed project, we came across an issue with the application for 326 South 14th Street; it is missing a completed Variance narrative.

Though the property is currently a foundational footprint, you will require zoning relief to comply with density regulations.

We request that you agree to a continuance for 326 South 14th Street to next month as it will remain incomplete until we receive that portion of the application to support your zoning relief and have time to write our case report.

Copy and paste this statement in response if you are in agreement to allow a continuance to next month:

"I, Christopher Torres, representative of the Applicant for Case #2647 for 326 South 14th Street do hereby request a Continuance of the case until the September 2nd Harrisburg Planning Commission meeting."

Thompson, Stephanie E

From: Christopher Torres <akilysconstruction@gmail.com>
Sent: Monday, September 21, 2026 9:16 AM
To: Thompson, Stephanie E
Cc: Knight, Geoffrey H.; Cameron, Tyrsa J
Subject: Re: FW: 326 South 14th 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!

"I, Christopher Torres, representative of the Applicant for Case #2647 for 326 South 14th Street do hereby request a Continuance of the case until the October 19th Zoning Hearing Board meeting."

On Mon, Sep 21, 2026 at 9:05 AM Thompson, Stephanie E <sethompson@harrisburgpa.gov> wrote:

Mr. Torres,

We must have your continuance to the October Meeting as soon as possible.

Please copy and paste the bolded statement so we may continue your application to next month.

Thank you.

From: Thompson, Stephanie E
Sent: Thursday, September 17, 2026 4:12 PM
To: Christopher Torres <akilysconstruction@gmail.com>
Cc: Geoffrey H. Knight (gknight@harrisburgpa.gov) <gknight@harrisburgpa.gov>
Subject: 326 South 14th Street - Continuance Request
Importance: High

Mr. Torres,

Following up on the Zoning Hearing Board's continuance of the review of your application at the August 17th meeting and subsequent absence at the September HPC meeting, please submit the following so that the Zoning Hearing Board can approve this month's continuance as it would be greatly appreciated:

"I, Christopher Torres, representative of the Applicant for Case #2647 for 326 South 14th Street do hereby request a Continuance of the case until the October 19th Zoning Hearing Board meeting."

Thank you.

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. 2647, a request for:

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.

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

October 8, 2026

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

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
326 South 14th Street – Variance & Special Exception Application

Mr. Torres:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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

Wanda Williams, Mayor

VARIANCE RESOLUTION
OF THE
HARRISBURG PLANNING COMMISSION

1408 Susquehanna Street

REQUEST:
The Applicant is requesting to convert the existing garage into a welding and fabrication training facility (a "Trade School" use) in the Residential Medium Density (RM) District, which requires ZHB approval of a Variance application.

PROPERTY DESCRIPTION:
The property site is comprised of one parcel totaling 0.15-acre featuring a 6,888 square foot structure constructed in 1996 (based on Dauphin County Parcel Viewer). The property is bounded by Basin Street to the north, Susquehanna Street to the east, the properties at 258-260 Calder Street and a grocer's alley to the south, and the properties at 1409-1417 Green Street to the west.

This semi-detached, one-story red brick structure features a utilitarian architectural design. It has served as primarily garage storage since its creation (per the City of Harrisburg's DCIT system). Character-defining features include two large white roll-down bay doors at the ends of the Susquehanna Street façade; the center area features a 4 x 3 brown paneled and glass industrial decorative garage-styled wall and, previously, a third bay door. Four large white vinyl numbers spelling out "1408" are affixed above the brown panels, each digit centered on a singular glass pane; a thick black metal lintel support runs across the top of this door frame. There are three black entryway doors along the façade along the Susquehanna Street. The building's eastern fenestration features nine (9) one-over-one fixed metal windows with screens on the lower portion and a metal gable vent, with similar number of the same windows on the western façade. The rear façade includes some graffiti and a prominent tree and bush growing closely to the structure within the two-car parking area for an abutting neighbor directly against the property. The building appears is topped by a flat, rubber roof. While the structure is differentiated from the surrounding residential structures, it is similar in architectural character to other nearby structures such as Campus Square, the Midtown Cinema, and the Sayford Supermarket.

VARIANCE REQUIREMENTS
Unique Physical Circumstances Peculiar to the Property:
The Applicant has stated:
"Under Section 7-305.7 of the Zoning Ordinance, Trade Schools are not permitted by right

within the RM District. However, the configuration of the Building is a commercial structure and is currently only suitable as a parking garage."

The Planning Bureau concurs that this is a commercial structure, and not suitable for a residential use, but does not agree that it is only suitable as a parking garage. There are conforming permitted uses such as a "Crafts or Artisan's Studio", "Florist", and even "Bakery/Retail"; however, the building's lay out as an open-concept storage facility would be best suited for operations that took advantage of this negative space design. Thus, the Bureau supports the granting of a Variance as a "Trade School" with the stipulations that any operations on-site conform to the Environmental Performance Standards in Chapter 7-331 (specifically regarding things like noise and smell, as welding can produce lots of noise and a potent stench) and that any exterior alterations such as signage would need to be reviewed for zoning and historic district conformance before installation.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated:
"...the configuration of the Building is a commercial structure and is currently only suitable as a parking garage. The Building cannot be repurposed for any permitted use within the RMD District."

The Planning Bureau notes that while the property could not be returned to a residential property without serious modifications to the building, it would not be impossible. There are also other options outlined in the current Zoning Code that would appropriate for the space, such as a "Crafts / Artisan's Studio" and would be within compliance. However, there is justification to grant a Variance for a Trade School usage as it is an appropriate use of the open floor space and would complement other trade schools in the area, particularly as an addition Tec Centro's nearby campus, the interested buyer of the property.

***Hardship not Created by the Applicant*:**
The Applicant has stated:
"Under Section 7-305.7 of the Zoning Ordinance, Trade Schools are not permitted by right within the RM District. However, the configuration of the Building is a commercial structure."

The Planning Bureau notes the situation was not created by the current Applicant, and the Bureau does believe that the storage-type structure is suitable for a "Trade School" use. Its proximity to other trade schools within the area, specifically to the buyer's established campus, "Tec Centro", lends support to this proposed use. With consideration to the off-street parking requirements within the Residential Medium Density district versus its neighboring Commercial Neighborhood district, it could be reasoned that students would utilize other parking areas within the neighborhood, as the exact footprint of the property could not support parking and the accessory parcel at 1418-1422 is currently leased to other entities.

***Essential Character of the Neighborhood*:**
The Applicant has stated:
"Prospective Purchaser's existing facility is located diagonally across the street from the Property in the Commercial Neighborhood District, which permits Trade Schools by right. Further, the

Property is located only two blocks from the Institutional District, which also permits Trade Schools by right. The Property's proximity to two neighboring zoning districts that permit Trade Schools by right supports the conclusion that use of the Building as a Trade School will not alter the essential character of the neighboring community."

and

"Use as a Trade School will not alter the essential character of the neighborhood or zoning district because the exterior of the Building would remain as it is currently; alterations would occur in the interior of the Building only."

The Planning Bureau can agree with the Applicant's statement regarding the compatibility of the project with the surrounding neighborhood. Its location to other trade schools, specifically the interested buyer "Tec Centro", would complement the current usages and as the Applicant states, this would be an entirely interior use for the property. However, its purpose as a 'welding and fabrication' training area within a residential neighborhood, will require attention paid to loud noises and noxious odors that could disturb neighbors. It will be necessary to mitigate these hazards and therefore the Bureau requires that that any operations on-site conform to the Environmental Performance Standards in Chapter 7-331, specifically regarding noise impacts, odors and dust, as welding can produce lots of noise and a potent stench.
The Bureau will also require the Applicant to have any signage reviewed for zoning and historic district conformance before installation, as the property is located in the "Old Uptown" district which will require a Certificate of Appropriateness (COA).

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated:
"...the exterior of the Building would remain as it is currently; alterations would occur in the interior of the Building only."

The Planning Bureau concurs that approval of a Variance request to permit a Trade School would be appropriate, but that any commercial operations beyond that would be a variance in excess of the minimum required to afford relief and allow reasonable reuse of the property.

DISCUSSION:
September 2, 2026
The case was represented by David Tshudy with Troutman Pepper Locke (the legal counsel), 100 Market Street, Harrisburg, PA 17101 representing principal developer Doug Neidich (aka "the Applicant").

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

1. The Planning Bureau requires any operations on-site to conform to Environmental Performance Standards in Chapter 7-331 to address any noise and smell issues as a result of welding and fabrication day-to-day operations.

2. The Applicant must provide options for off-street parking to the Planning Bureau in regards to Chapter 7-327.6A for Trade Schools; one space for every two students.
3. Any exterior alterations, such as signage, must be reviewed for zoning and historic district conformance before installation.

Commissioner Alsberry asked the Applicants if the conditions of approval were acceptable; they confirmed they were and added they do not know the number of students yet.

Commissioner Alsberry asked for detailed parking specifics as the project will include required parking for students, teachers and staff. The Applicant responded there are a number of parking lots owned by affiliated entities within that area and they will find a way to make sure they are parked within those lots. Commissioner Alsberry asked the Planning Bureau that they will follow up to make sure they are using those lots. Ms. Thompson responded in the affirmative and added the facility is across from the Commercial Neighborhood district and could feasibly be further accommodating in that area, too.

Commissioner Alsberry asked the Applicant if they have spoken the neighbors. The Applicant responded they provided letters to the neighbors and have not heard a response.

Commissioner McKissick asked whether this project was affiliated with HACC or another private entity. The Applicant responded in the affirmative and noted the catacorner second location. Commissioner McKissick asked if this is a new program. The Applicant responded in the affirmative and listed other current programs currently in another facility in another zoning district that does not allow trade schools usage.

Commissioner Marek stated she appreciates the Trade School concept and utilizing the space but noted the application packet was lacking in further information, such a proposed layout. Commissioner Marek asked how will the school handle the waste materials from this type of use and where will the waste be placed for collection. Commissioner Marek asked how many students will be participating in this program and how large are they projecting it to become. The Applicant replied he did not have those answers but will present those to the Zoning Hearing Board. Commissioner Marek stated she appreciates a trade school use and the proximity to the educational zone within the neighborhood but there is not enough information otherwise provided by the Applicant.

Commissioner Alsberry asked if there was anyone from the public for or against the project.

Elita Gross of 256 Calder Street, Harrisburg spoke against the project regarding her concern for the noise level of a welding facility in her residential neighborhood.

Ann Keiser also of 256 Calder Street, Harrisburg spoke against the project regarding her concern for the noise levels of a welding facility, noting Harrisburg does not name a maximum decibel level. Ms. Keiser noted 32 homes within sight and sound of the building and is within the heart of Midtown. Ms. Keiser had concerns over how the noise pollution would affect her home's property value.

Ray Yaegle of 262 Calder Street, Harrisburg spoke against the project regarding her concern for the odors and fumes emanating from the building. Ms. Yaegle had questions regarding the conveyance of the building's zoning use as 'industrial', the school's hours of operation, if the facility will have forced air ventilation, will the air emitted be filtered, number of welding booths, the number of students, waste disposal of scrap, ratio of educators to students, and how will the Applicant mitigate fire hazards in the context of a welding facility. Ms. Yaegle asked if other sites were considered as, in their estimation, this is not a suitable use for a historic and residential part of town.

Commissioner Alsberry asked the Applicant if he can address these questions from the public. The Applicant stated these questions are specific to the purchaser and asked for a continuance to the next meeting. Commissioner Alsberry asked for confirmation of a continuance. The Applicant responded in the affirmative.

Commissioner McKissick echoed Commissioner Marek's thoughts regarding the limited amount of information in the Applicant's submission, and noted the submitted condition images did not include exteriors indicating the proximity of the neighboring homes. Commissioner McKissick noted the Applicant could very well address the sound and noise issues but none of this was included in their application.

Commissioner Marek stated she would entertain a continuance as a chance for the Applicant to put together more information and a meeting with the neighborhood.

Commissioner Marek moved, and Commissioner McKissick seconded the motion, to Approve a Continuance to the October 2026 HCP meeting. The motion was adopted by a unanimous vote (5-0).

October 7, 2026

The case was represented by David Tshudy with Troutman Pepper Locke (legal counsel), 100 Market Street, Harrisburg, PA 17101; Doug Neidich (property owner), 1208 Summit Way, Mechanicsburg, PA 17050; Robert Torres and Steve Hower (with Tec Centro Capital Region) 1420 North 3rd Street, Harrisburg, PA 17102; and Ginger Houser with Marotta/Main Architects (the project architect), 214 Duke Street, Lancaster, PA 17602 (aka "the Applicants").

The Applicants distributed a bound copy of a powerpoint presentation to the commissioners.

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

The Planning Bureau requires any operations on-site to conform to Environmental Performance Standards in Chapter 7-331 to address any noise and smell issues as a result of welding and fabrication day-to-day operations.

The Applicant must provide options for off-street parking to the Planning Bureau in regards to Chapter 7-327.6A for Trade Schools; one space for every two students.

Any exterior alterations, such as signage, must be reviewed for zoning and historic district conformance before installation.

The Applicants noted the application was initially presented in September and granted a continuance to allow time to address questions from the Planning Commission and members of the public. The Applicants noted they held an evening community stakeholder meeting on September 30th, inviting approximately 40 property owners who had previously received notification letters, and noted that invitations were sent on September 23rd. They noted four community members attended the meeting, and that representatives of GreenWorks and Tec Centro gave a presentation, answered questions, and provided a tour of the facility.

Commissioner Alsberry asked the Applicants if the conditions of approval were acceptable; the Applicants confirmed the conditions were acceptable.

The Applicants walked through a powerpoint presentation and gave a history of the building, detailed Tec Centro's programmatic history on-site and initiatives to add further programs, such as welding and sheet metal fabrication, and explained how the immediate proximity to the current offices and the proposed building's open-layout floor plan supported the variance request.

The Applicants noted other Tec Centro campuses in Pennsylvania , its low- to no-cost services for members of the community, and their partnerships with other established educational institutions. They reviewed occupational trades they offer to the public, described their welding/metal fabrication program, and confirmed there would be no more than 24 students during day and afternoon classes, with no evening hours.

The Applicants described the existing building and future interior alterations for the workspace, with further explanations of how sound will be mitigated, and confirmed the building will be inspected and reviewed by the City for compliance with all applicable environmental, fire, and safety codes.

The Applicants discussed residents' concerns regarding fumes and particulate matter emitted out of the facility, and noted there would be an industrial grade filtration system that recycles and discharges cleaned air back into the facility and not into the neighborhood.
The Applicants addressed community concerns regarding exhaust, waste, noise, fire, and safety; they noted it was better to be located immediately adjacent to Tec Centro's administrative offices and support services, as well as along a major bus route.

Commissioner Alsberry stated he had no questions or comments and asked the other commissioners whether they had any questions or comments.

Commissioner O'Toole asked the Applicants what constituted daytime hours;they confirmed it would be between 8 AM to 5 or 6 PM, Monday through Friday.

Commissioner O'Toole asked how many neighbors attended the outreach session;the Applicants confirmed that four individuals attended. He stated he had no further questions, but noted he had concerns regarding whether the Applicants met the hardship requirement of the statute by claiming it would have to be retrofitted for any other use.

Commissioner Reed asked if Tec Centro's other facilities were in residential neighborhoods; the Applicants responded that facilities in both Lancaster and Philadelphia were near residential uses, and added that they function as independent non-profits, but work in conjunction with each other.

Commissioner Marek stated she appreciated the presentation as it addressed her concerns regarding the lack of supporting information at the September meeting, and stated she had no further questions, but was interested in hearing from the public. Commissioner Marek concurred with Commissioner O'Toole that she felt the Applicants has not entirely met the hardship requirement regarding the use.

Commissioner Alsberry asked if there was anyone from the public for or against the project.
Eliza Gross (256 Calder Street, Harrisburg, PA) stated she attended the September 30th meeting hosted by the Applicants. She distributed an information packet to the commissioners as support to her upcoming statements. She stated she and other attendees of that meeting noted that Tec Centro's waste receptacles at the adjacent administrative offices featured large amounts of scattered garbage; she noted that while the Applicants stated the waste would be removed shortly, it was still there the day prior to the HPC meeting. Ms. Gross noted the Applicants had stated their welding and fabrication facilities in Lancaster and Philadelphia had received no negative feedback from neighboring residents, but that research of those facilities noted there were substantive differences between those sites and the subject property which was surrounded more closely by denser residential blocks. She noted that while success at the other locations was demonstrated by the expanding student demand, she was concerned the smaller Harrisburg facility would eventually be outgrown, and the Applicants would move elsewhere, which would allow a future applicant to use the building as a welding/fabrication facility under the approved zoning relief. Ms. Gross stated she asked the Applicants if they considered other conforming uses that would not require a variance and was told they had not, and questioned why the building could not be converted into a conforming residential use since it would need to be connected to major utilities regardless.; Ms. Gross stated trade school students are a transient population and would create fluctuating demand for local services unlike permanent residents within a new housing development.

Commissioner Alsberry interjected to warn Ms. Gross she had gone over her allotted time and asked for an ending summation. She stated she was in opposition to the proposal and requested the commissioners deny the variance application.

Commissioner Alsberry warned the public that they will be held to exactly two minutes from this point on.

Anne Kaiser (256 Calder Street, Harrisburg PA) stated her property is directly abutting the facility and noted she brought a prepared statement from her neighbor, Ray Yaegle (262 Calder Street, Harrisburg PA), who could not attend the meeting. She stated she also attended the September 30th meeting and believed the subject property should be developed as another residence in conformance with zoning allowances; she described her concerns for the noise levels and negative impacts of a transient student presence near residential properties.

Commissioner Alsberry noted that because Ms. Yaegle could not be in attendance, her testimony could not be added to the public comment.

Caleb Stelle (1417 Green Street, Harrisburg PA) submitted a petition with 27 signatures of neighbors. He stated the Applicants cannot prove the hardship specified in their variance application and noted the Planning Bureau's case report confirmed there were alternate uses for the space that were permitted by right. Mr. Stelle expressed concerns regarding the amount of noise produced by a welding and fabrication studio as well as the future students' use of on-street parking within the neighborhood.

Laura Boenzli (264 Calder Street, Harrisburg PA) stated she would rather see the building remain a parking garage and potentially rent spaces to residents within the neighborhood, and also expressed concerns about noise and parking, specifically along Calder Street. Ms. Boenzli confirmed her opposition to i the proposed use.

Tim Gibson (266 Calder Street, Harrisburg, PA) stated concerns about the sound levels in the neighborhood.

Deb Richie (1404 Green Street, Harrisburg, PA) stated concerns about the security of the building regarding the amount of expensive equipment that will be utilized for the trade school's use.

Shane Fox (1522 Green Street, Harrisburg PA) expressed support for the proposal, stating that he believed having more people in the community who can do this type of work was a benefit. He stated he had no concerns about on-street parking and believed the trade school students would utilize other transportation means.

Commissioner Alsberry asked Planning Bureau staff whether they had a response to comments from the Applicants and the public.

Mr. Knight stated this is a project with two credible sides: the Applicants are proposing to train city residents in skills enabling stable employment and benefitting property owners in application of this trade, while residents of the neighborhood have a right to ask questions about how even a small-scale industrial operation will impact their daily lives. He noted the parking garage would be considered an industrial structure, though not to the same intensity as what the current application proposed,and that the building was not a residence converted to a commercial space, and that it was always intended to have an industrial-type use, so there is a more justification than if this was a residence that had been converted to commercial at some point in the past.

Commissioner Alsberry inquired if other Planning Bureau staff had comment. Ms. Thompson had no further remarks.

Commissioner Alsberry inquired if the City Solicitor had any comments. Ms. Cameron stated she did not.

The Applicants responded that this is a request for a variance and not a request for a rezoning so if the variance were granted it would be for this specific use and noted that any change in that use would require additional relief from the Zoning Hearing Board; in response to concerns about hours of operation, they also affirmed the hours of operation would start at 8 AM and not at 5 AM.

The Applicants noted the Trade School has access to a 10-space parking lot immediately next to the garage as well as a 38-space parking lot a block south on Susquehanna Street, both owned by GreenWorks Development.

Commissioner Alsberry asked whether any of the other commissioners had questions or comments about the project; no further comment was given. Commissioner Alsberry asked for a motion.

Commissioner Marek stated that a trade school is a worthy use for the community, but the commissioners must also consider if the request meets the variance criteria. She requested clarification from the Planning Bureau regarding its future use designation if the variance was granted and the occupant left the space. Mr. Knight explained the use could continue if there was not a lapse in the designated usage; a future applicant could only operate a trade school as a "legal non-conforming use," although a future trade school use could be of a different intensity than currently proposed. He stated he was unsure if a condition could be placed to ensure that if an Applicant leaves, the zoning relief granted would be abandoned and noted that this is a legal issue beyond his current expertise.

Commissioner Marek stated approval would permit a designated trade school but the nature of the proposed curriculum is light industrial, with different impacts than another trade school use, such as medical care training. Based on those concerns, she stated she would be denying the request.

Commissioner Marek moved, and Commissioner O'Toole seconded the motion, to Deny the Request. The motion was adopted by a majority vote (3-1) with Commissioner Alsberry opposed.

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meetings on September 2, 2026 and October 7, 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 split vote (3-1), that the Harrisburg Zoning Hearing Board **Deny** the request for the following reason(s):

1. The Applicant's request did not meet all requisite variance criteria.

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 2nd day of September and 7h day of October, 2026.

Stephanie Thompson, Executive Secretary

Wanda R.D. Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance Application:
1408 Susquehanna Street

PROPERTY ADDRESS(ES): 1408 Susquehanna Street	**APPLICANT:** Campus Square Partners, LP	**SUBMISSION DATE:** August 5, 2026
PID: 06-014-009	**APPLICANT STATUS:** Fee Owner	**HPC DATE:** September 2, 2026
ZONING: Residential Med-Density (RM)	**HISTORIC DISTRICT:** Old Uptown	**ZHB DATE:** September 21, 2026
ZHB CASE #: 2652	**FLOODPLAIN:** Zone X (No Floodplain) & Floodway	**SITE VISIT DATE(S):** August 25, 2026

REQUEST:
The Applicant is requesting to convert the existing garage into a welding and fabrication training facility (a "Trade School" use) in the Residential Medium Density (RM) District, which requires ZHB approval of a Variance application.

PROPERTY DESCRIPTION:
The property site is comprised of one parcel totaling 0.15-acre featuring a 6,888 square foot structure constructed in 1996 (based on Dauphin County Parcel Viewer). The property is bounded by Basin Street to the north, Susquehanna Street to the east, the properties at 258-260 Calder Street and a grocer's alley to the south, and the properties at 1409-1417 Green Street to the west.

This semi-detached, one-story red brick structure features a utilitarian architectural design. It has served as primarily garage storage since its creation (per the City of Harrisburg's DCIT system). Character-defining features include two large white roll-down bay doors at the ends of the Susquehanna Street façade; the center area features a 4 x 3 brown paneled and glass industrial decorative garage-styled wall and, previously, a third bay door. Four large white vinyl numbers spelling out "1408" are affixed above the brown panels, each digit centered on a singular glass pane; a thick black metal lintel support runs across the top of this door frame. There are three black entryway doors along the façade along the Susquehanna Street. The building's eastern fenestration features nine (9) one-over-one fixed metal windows with screens on the lower portion and a metal gable vent, with similar number of the same windows on the western façade. The rear façade includes some graffiti and a prominent tree and bush growing closely to the

structure within the two-car parking area for an abutting neighbor directly against the property. The building appears is topped by a flat, rubber roof. While the structure is differentiated from the surrounding residential structures, it is similar in architectural character to other nearby structures such as Campus Square, the Midtown Cinema, and the Sayford Supermarket.

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:
"Under Section 7-305.7 of the Zoning Ordinance, Trade Schools are not permitted by right within the RM District. However, the configuration of the Building is a commercial structure and is currently only suitable as a parking garage."

The Planning Bureau concurs that this is a commercial structure, and not suitable for a residential use, but does not agree that it is only suitable as a parking garage. There are conforming permitted uses such as a "Crafts or Artisan's Studio", "Florist", and even "Bakery/Retail"; however, the building's lay out as an open-concept storage facility would be best suited for operations that took advantage of this negative space design. Thus, the Bureau supports the granting of a Variance as a "Trade School" with the stipulations that any operations on-site conform to the Environmental Performance Standards in Chapter 7-331 (specifically regarding things like noise and smell, as welding can produce lots of noise and a potent stench) and that any exterior alterations such as signage would need to be reviewed for zoning and historic district conformance before installation.

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:
"…the configuration of the Building is a commercial structure and is currently only suitable as a parking garage. The Building cannot be repurposed for any permitted use within the RMD District."

The Planning Bureau notes that while the property could not be returned to a residential property without serious modifications to the building, it would not be impossible. There are also other options outlined in the current Zoning Code that would appropriate for the space, such as a "Crafts / Artisan's Studio" and would be within compliance. However, there is justification to grant a Variance for a Trade School usage as it is an appropriate use of the open floor space and

would complement other trade schools in the area, particularly as an addition Tec Centro's nearby campus, the interested buyer of the property.

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

The Applicant has stated:
"Under Section 7-305.7 of the Zoning Ordinance, Trade Schools are not permitted by right within the RM District. However, the configuration of the Building is a commercial structure."

The Planning Bureau notes the situation was not created by the current Applicant, and the Bureau does believe that the storage-type structure is suitable for a "Trade School" use. Its proximity to other trade schools within the area, specifically to the buyer's established campus, "Tec Centro", lends support to this proposed use. With consideration to the off-street parking requirements within the Residential Medium Density district versus its neighboring Commercial Neighborhood district, it could be reasoned that students would utilize other parking areas within the neighborhood, as the exact footprint of the property could not support parking and the accessory parcel at 1418-1422 is currently leased to other entities.

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:
"Prospective Purchaser's existing facility is located diagonally across the street from the Property in the Commercial Neighborhood District, which permits Trade Schools by right. Further, the Property is located only two blocks from the Institutional District, which also permits Trade Schools by right. The Property's proximity to two neighboring zoning districts that permit Trade Schools by right supports the conclusion that use of the Building as a Trade School will not alter the essential character of the neighboring community."

and

"Use as a Trade School will not alter the essential character of the neighborhood or zoning district because the exterior of the Building would remain as it is currently; alterations would occur in the interior of the Building only."

The Planning Bureau can agree with the Applicant's statement regarding the compatibility of the project with the surrounding neighborhood. Its location to other trade schools, specifically the interested buyer "Tec Centro", would compliment the current usages and as the Applicant states, this would be an entirely interior use for the property. However, its purpose as a 'welding and fabrication' training area within a residential neighborhood, will require attention paid to loud noises and noxious odors that could disturb neighbors. It will be necessary to mitigate these hazards and therefore the Bureau requires that that any operations on-site conform to the

Environmental Performance Standards in Chapter 7-331, specifically regarding noise impacts, odors and dust, as welding can produce lots of noise and a potent stench.
The Bureau will also require the Applicant to have any signage reviewed for zoning and historic district conformance before installation, as the property is located in the "Old Uptown" district which will require a Certificate of Appropriateness (COA).

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 exterior of the Building would remain as it is currently; alterations would occur in the interior of the Building only."

The Planning Bureau concurs that approval of a Variance request to permit a Trade School would be appropriate, but that any commercial operations beyond that would be a variance in excess of the minimum required to afford relief and allow reasonable reuse of the property.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

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

1. The Planning Bureau requires any operations on-site to conform to Environmental Performance Standards in Chapter 7-331 to address any noise and smell issues as a result of welding and fabrication day-to-day operations.
2. The Applicant must provide options for off-street parking to the Planning Bureau in regards to Chapter 7-327.6A for Trade Schools; one space for every two students.
3. Any exterior alterations, such as signage, must be reviewed for zoning and historic district conformance before installation.

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

1. The building is best suited for continuing a non-conforming use, such as a Trade School. The open interior layout and proximity to other institutional uses lends itself as a better match than other usages that would possibly require more extensive refitting.

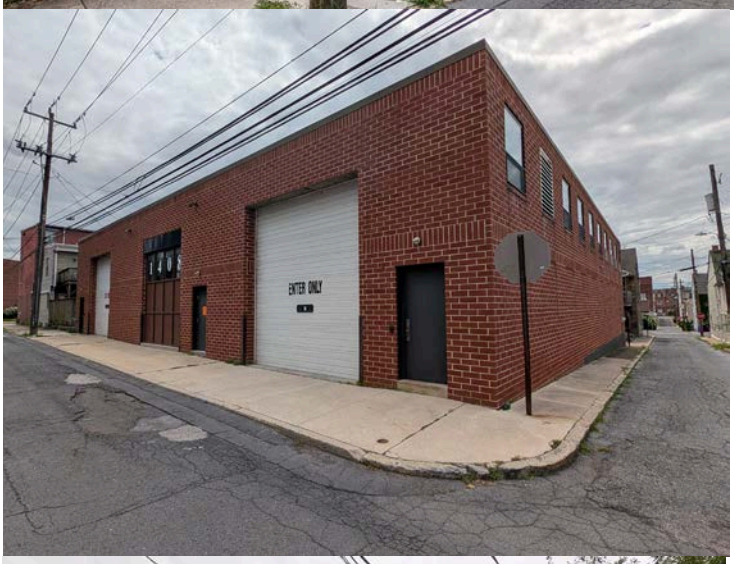
REVIEW PROCESS:
1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. HPC review of application and recommendation to Zoning Hearing Board (ZHB).
3. Harrisburg ZHB review of application and final decision.
4. Submittal 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.

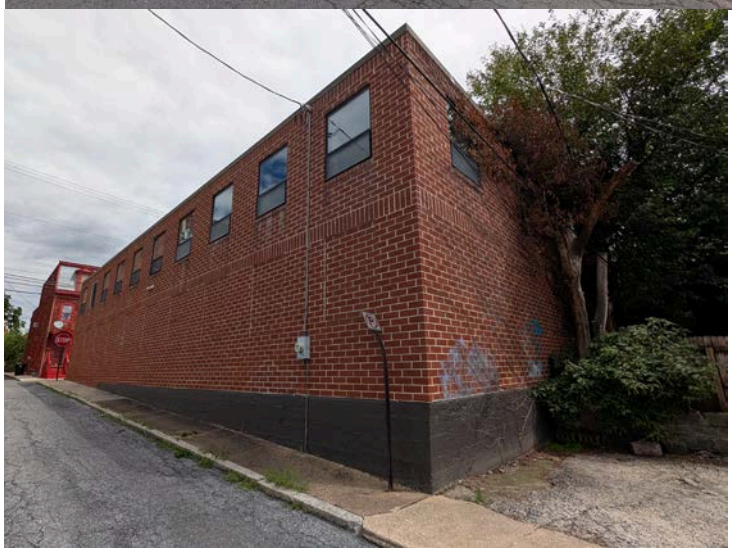
ATTACHMENTS:

1. Site Photos taken by Planning Bureau staff
2. Zoning & Location Map
3. Variance Application
4. Supplemental Narrative
5. Deed (Exhibit A)
6. Existing Conditions Photos (Exhibit B)
7. Notification Letters & Proof of Mailing

PROPERTY PHOTOS:









Zoning & Location Map
1408 Susquehanna Street
Residential Medium-Density (RM)

VARIANCE APPLICATION

Primary Property Address: 1408 Susquehanna St, Harrisburg, PA 17102 **Zoning District:** RM - 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?

See attached.

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.

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.

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.

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.

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) Campus Square Partners, LP

Address 1426 North Third Street, Suite 125, Harrisburg, PA 17102

Phone _____

Email _____

Property Owner *(if different from the Applicant)*

Name (Company) _____

Address _____

Phone _____

Email _____

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

Name (Company) Ginger C. Houser (Marotta Main Architects)

Address 214 N. Duke Street, Lancaster, PA 17602

Phone 717-393-3211

Email GCH@marottamain.com

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.

7.17.26 — 7.17.26

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

ATTACHED NARRATIVE TO VARIANCE APPLICATION
HARRISBURG ZONING HEARING BOARD

Campus Square Partners, LP, a Pennsylvania limited partnership (the "Applicant"), is the fee owner of 1408 Susquehanna Street, Harrisburg, PA 17102 (Tax Parcel No. 06-014-009-000-0000) (the "Property"). The Property was acquired by the Applicant by deed dated November 20, 2018, and recorded on February 7, 2019, in the Dauphin County Recorder of Deeds (the "Recording Office") as Instrument No. 20190002902 and is attached hereto as Exhibit A. Applicant is in discussions with Tec Centro Capital Region, a Pennsylvania nonprofit corporation (the "Prospective Purchaser"), for the purchase and sale of the Property.

Situated in the RM – Residential Med-Density District (RM District) on the City of Harrisburg zoning map, the Property fronts Susquehanna Street, between Basin Street and Calder Street. The Property measures approximately 0.15 acres and is currently improved with a 6,888-square-foot building (the "Building"). The current use of the Building is a parking garage, photographs of which are attached hereto as Exhibit B.

Prospective Purchaser is a nonprofit workforce development and training center, located diagonally across the street from the Property at 1426 N. 3rd Street. Prospective Purchaser serves the Harrisburg region, offering bilingual adult basic education, basic computer skills education, and occupational training for high demand industries such as healthcare, construction, and facility maintenance.

Prospective Purchaser desires to utilize the Building as a welding and fabrication training facility, as an extension of its existing facility across the street. Accordingly, Applicant is requesting a variance from Section 7-305.7 of the City of Harrisburg Zoning Ordinance (the "Zoning Ordinance"). The requested relief is summarized below.

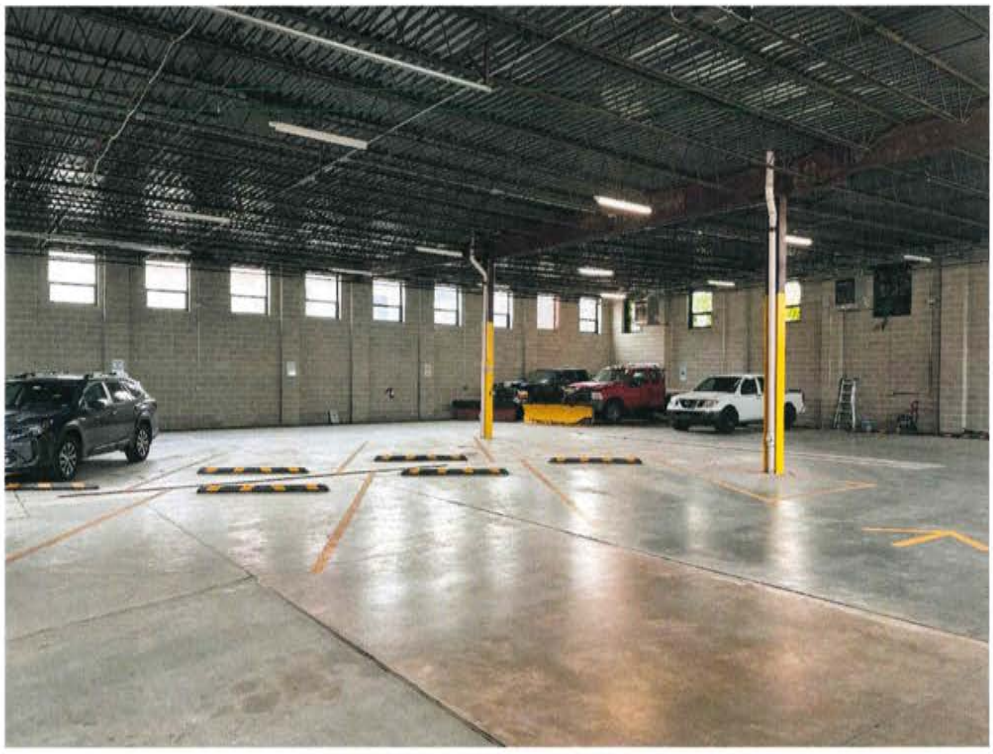
Section 7-305.7: Variance from Permitted Uses by Zoning District

Under Section 7-305.7 of the Zoning Ordinance, Trade Schools are not permitted by right within the RM District. However, the configuration of the Building is a commercial structure and is currently only suitable as a parking garage. The Building cannot be repurposed for any permitted use within the RMD District. Additionally, Prospective Purchaser's existing facility is located diagonally across the street from the Property in the Commercial Neighborhood District, which permits Trade Schools by right. Further, the Property is located only two blocks from the Institutional District, which also permits Trade Schools by right. The Property's proximity to two neighboring zoning districts that permit Trade Schools by right supports the conclusion that use of the Building as a Trade School will not alter the essential character of the neighboring community. Additionally, use as a Trade School will not alter the essential character of the neighborhood or zoning district because the exterior of the Building would remain as it is currently; alterations would occur in the interior of the Building only.

EXHIBIT B

Building Photographs





Thompson, Stephanie E

From: Tshudy, David J. <David.Tshudy@Troutman.com>
Sent: Monday, September 21, 2026 9:05 AM
To: Thompson, Stephanie E; Knight, Geoffrey H.
Cc: Doug Neidich
Subject: FW: 1408 Susquehanna Street Continuance Request

Importance: High

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, David J. Tshudy, representative of Campus Square Partners and Applicant for Case #2652 for 1408 Susquehanna Street do hereby request a Continuance of the case until the October 19th Zoning Hearing Board meeting.

To the extent required for the continued hearing, Campus Square Partners grants the City an extension of the 60-day period to commence a zoning hearing board hearing under §908(1.2) of the MPC.

Thanks much and give me a call with any questions.

DJT

David J. Tshudy
Partner
troutman pepper locke
Direct: 717.255.1127 | Mobile: 717.304.7840
david.tshudy@troutman.com

From: Thompson, Stephanie E <sethompson@harrisburgpa.gov>
Sent: Thursday, September 17, 2026 4:23 PM
To: Tshudy, David J. <David.Tshudy@Troutman.com>
Cc: Knight, Geoffrey H. <gknight@harrisburgpa.gov>
Subject: 1408 Susquehanna Street Continuance Request
Importance: High

CAUTION: This message came from outside the firm. DO NOT click links or open attachments unless you recognize this sender (look at the actual email address) and confirm the content is safe.

Mr. Tshudy,

Following up on your request for a continuance at September's HPC meeting, please submit the following so that the Zoning Hearing Board can also approve your continuance, as it would be greatly appreciated:

"I, David J. Tshudy, representative of Campus Square Partners and Applicant for Case #2652 for 1408 Susquehanna Street do hereby request a Continuance of the case until the October 19th Zoning Hearing Board meeting."

September 23, 2026

Re: Community information meeting regarding Tec Centro training facility

Dear Neighbor:

We are writing to you as the owner of 1408 Susquehanna Street in Harrisburg, Pennsylvania. As you may be aware, we have applied for a zoning variance to allow the garage on the property to be used as a trade school teaching welding and metal fabrication. The proposed facility will be operated by Tec Centro Capital Region, a locally governed nonprofit workforce development and training center that serves communities in the Harrisburg region. Tec Centro currently operates classroom space adjacent to the garage.

We understand that you may have questions about the proposed facility and its potential effects on neighboring properties, including noise, dust, and odors. For that reason, we will be hosting a community information session at 6:00 PM on September 30, 2026, at the existing Tec Centro building located at 1426 North Third Street in Harrisburg. At that time, we will provide a detailed description of Tec Centro's operations and offer a tour of the proposed facility.

We look forward to meeting you and addressing any questions or concerns you may have.

Sincerely,



Doug Neidich
GreenWorks Development, LLC

Guest List

Name	Address
Ray Yaegle	262 Calder
Jill Lamon	260 Calder
Ellen Gross	256 Calder
Ann Keiser	254 Calder

TEC CENTRO
CAPITAL REGION

October 2, 2026

To Harrisburg Planning Commission and Zoning Hearing Board Members:

Re: Letter of Support – Campus Square Partners, Applicant
Case #2652 – 1408 Susquehanna Street, Harrisburg

I am writing on behalf of Tec Centro Capital Region in support of the application submitted by **Campus Square Partners for Case #2652, 1408 Susquehanna Street**, and the proposed use of this site for a welding and metal fabrication training program.

As Executive Director of Tec Centro Capital Region, I see firsthand the need for accessible workforce education and career training for residents of Harrisburg and the surrounding Capital Region. Our center serves unemployed and underemployed adults, providing education, employment support services and occupational training at no tuition cost to participants.

Tec Centro Capital Region provides employment referral and support services, English instruction, and occupational training in allied health and the skilled trades. Our goal is to help residents overcome barriers to employment, gain marketable skills and move into careers that provide opportunities for greater economic stability and advancement.

The proposed welding and metal fabrication program would complement these efforts by creating an additional hands-on training opportunity in the skilled trades. Training in welding and metal fabrication provides adults with practical, industry-relevant skills and a pathway toward employment with manufacturers, fabricators, construction-related employers and other businesses requiring a skilled workforce.A

Our experience at Tec Centro has demonstrated that one of the most significant barriers facing unemployed and underemployed adults is access to affordable training. Providing career training within the community—and making those opportunities accessible to individuals who may not otherwise have the financial resources to pursue them—can have a meaningful impact on individuals, families and neighborhoods.

The proposed location presents an opportunity to connect education, workforce development and neighborhood investment. Bringing a hands-on workforce training program into the community can help prepare residents for employment while providing area employers with access to trained workers.

The official registration and financial information of the Tec Centro Capital Region may be obtained from the Pennsylvania Department of State by calling, toll-free within PA, 1-800-732-0999. Registration does not imply endorsement.

Tec Centro Capital Region supports efforts that expand career training opportunities and provide Harrisburg residents with pathways to family-sustaining employment. For these reasons, I am pleased to offer our support for the proposed welding and metal fabrication training program.

Thank you for your consideration of this application and for your continued commitment to workforce and economic opportunity in the City of Harrisburg. Please feel free to contact me if I can provide any additional information.

Respectfully,



Robert Torres
Executive Director
Tec Centro Capital Region

Tec Centro Welding and Sheet Metal Training Initiative

Purpose: To Provide Overview of Variance Application for 1408 Susquehanna Street to Permit a Welding/Metal Fabrication Training Facility in Current Garage Facility

Harrisburg Planning Commission Meeting
October 7, 2026

Tec Centro Capital Region

- Nonprofit 501(c)3 in Campus Square Building Midtown Harrisburg
- Began offering services in **November 2024**
- Some classes, programs, and services are offered at **no cost** while occupational training is delivered at **low cost** to the student relative to our investment.
- We partner with educational institutions, employers, and community-based organizations to meet the needs of participants and local workforce demands.
- **Tec Centro Capital Region's goal is to train and certify hundreds of Harrisburg-area residents every year for meaningful, family-sustaining careers in the health sciences and building trades. The variance request to expand into the garage is a key part of that mission.**

HACC CENTRAL PENNSYLVANIA'S COMMUNITY COLLEGE

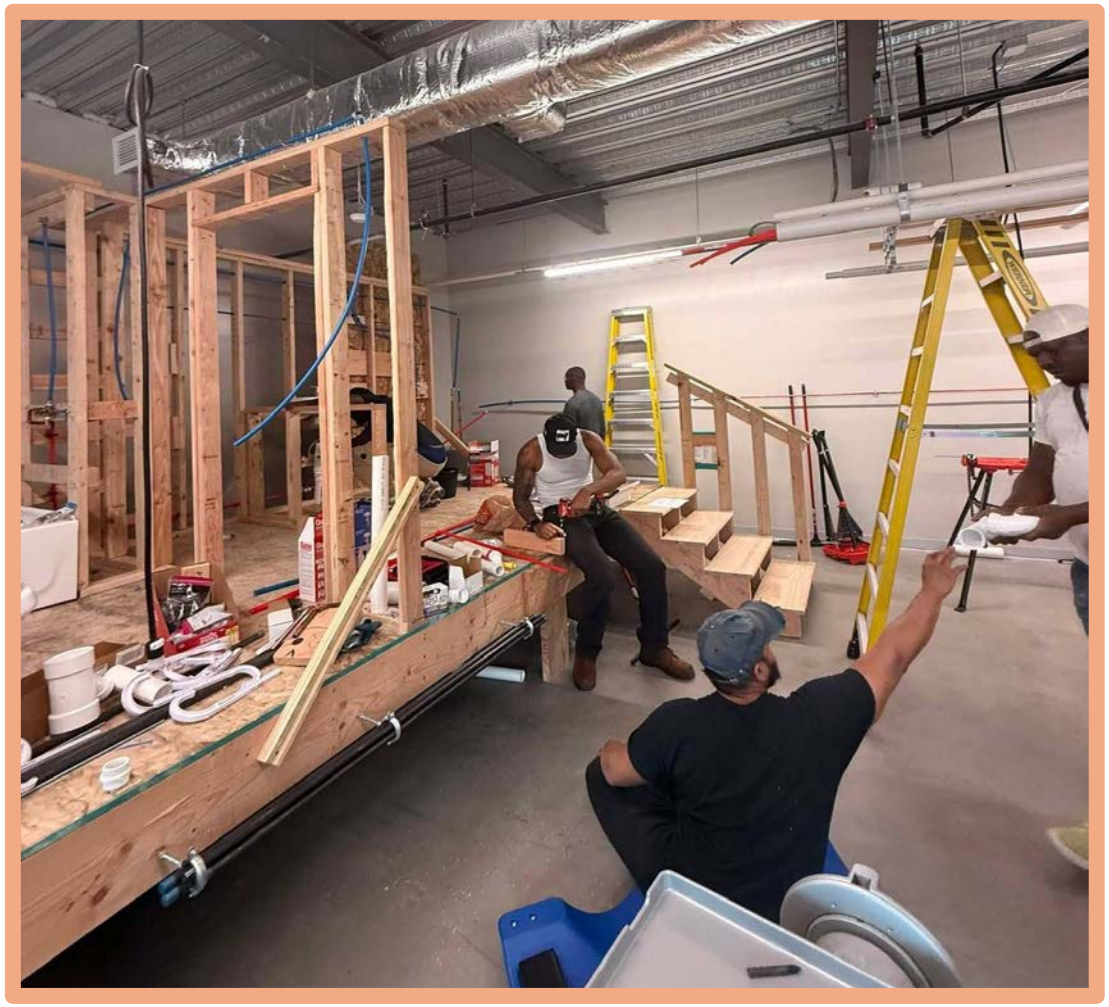
UNITED WAY Capital Region

PennState Harrisburg

HOMELAND CENTER

Building Trades





Allied Health





TEC CENTRO
CAPITAL REGION

TEC CENTRO CAPITAL REGION





Tec Centro's goal is to train hundreds of city and area residents each year for high-paying, family-sustaining careers.

Welding/Metal Fabrication Training Project

- Why Welding/Metal Fabrication?
  - Expansion into welding and sheet metal fabrication training **adds significant high-paying job training opportunities to Tec Centro's current offerings.**
- Program Details – Max 12 students/class, 24 students/semester (5-6 months).

  - All daytime hours.
- Why Garage Facility?
  - **The garage is located adjacent to Tec Centro's existing training facility and is strategically positioned within the community where many residents in need of workforce training opportunities live.**
  - **The garage has seen limited use since UPMC relocated its executive offices from the building. Conversion to a welding and sheet metal training facility will restore it to use in a way that will be a significant benefit to the community and the city.**

Metals Fabrication and Welding



Program Purpose

Provides students with basic working knowledge of the tools and equipment used across metals fabrication, mechanical installation, sheet metal, and welding industries.

Prepares graduates to work with businesses and industries that design, build, and install products fabricated from sheet, plate, and structural metals.

Complements Tec Centro Capital Region's skilled trades expansion and workforce training mission.

Prepares students for high-paying careers that are in demand.

Schematic Floor Plan

OFFICE

DUAL WELDING BOOTH

FABRICATION / CIRCULATION

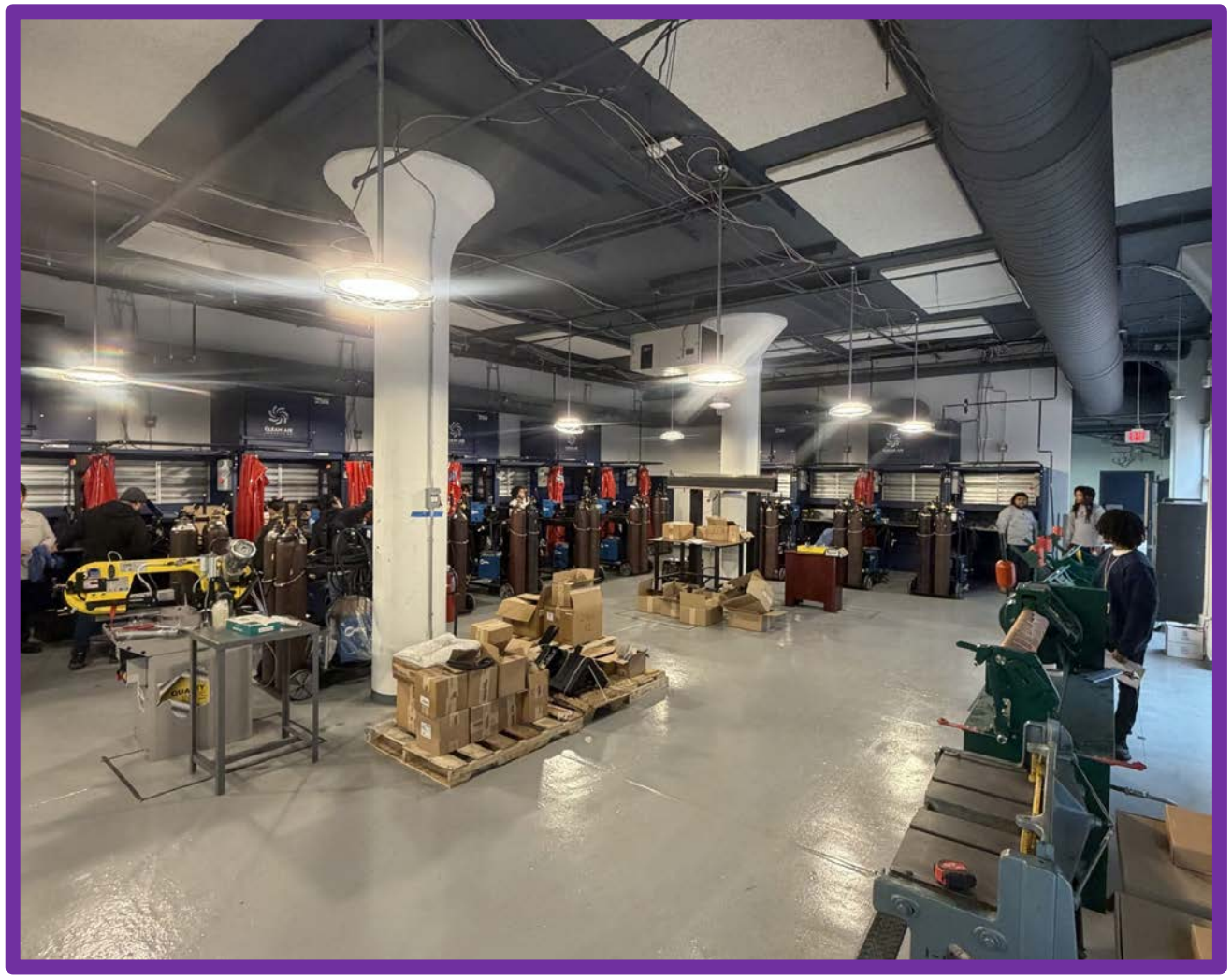
RECYCLE



TEC CENTRO

Sample View of Interior

This photo demonstrates a similar training facility setup for welding & metal fabrication at Tec Centro Philadelphia.



Clean Air Welding Station



Welding fumes and airborne particles will be captured and filtered directly at the source, helping prevent them from spreading beyond the welding area and throughout the facility.

No fumes will be exhausted to the exterior of the building.

Sheet Metal Fabrication







Examples of Projects to Complete During Sheet Metal Fabrication Training

Community concerns and responses

Exhaust
* Welding fumes will be captured and filtered in the welding station enclosure.

Waste
* Waste will be primarily metal that will be stored inside the building prior to recycling and disposal.

Noise
- Noise can be attenuated inside the building.
    * Sound panels.
    * Exterior wall insulation.

Fire and Safety
* The building will meet all applicable fire and safety codes.

Community concerns and responses

Why not locate this training facility somewhere else, like Cameron Street?

- The Midtown garage is immediately adjacent to the Campus Square Building where Tec Centro's registration, health sciences and building trades training, ESL, career placement services, and all other support services are located.
- The building and garage are located on Capital Area Transit's most popular bus route. Transportation is key to Tec Centro's trainees.
- **The parking garage has seen limited use since UPMC relocated its executive offices from the Campus Square Building. Conversion to a welding and sheet metal training facility will restore it to use in a way that will be a significant benefit to the community, the city, and the region.**

Figure 1. Dumpster at Tec Centro Capital Region 1420 N 3rd St, Harrisburg, PA 17102 on Wednesday, October 7, 2026.





Figure 2. Tec Centro welding and fabrication facility at 57 Laurel St, Lancaster, PA 17603.



Figure 3. Tec Centro welding and fabrication facility at 4261 N 5th St, Philadelphia, PA 19140.

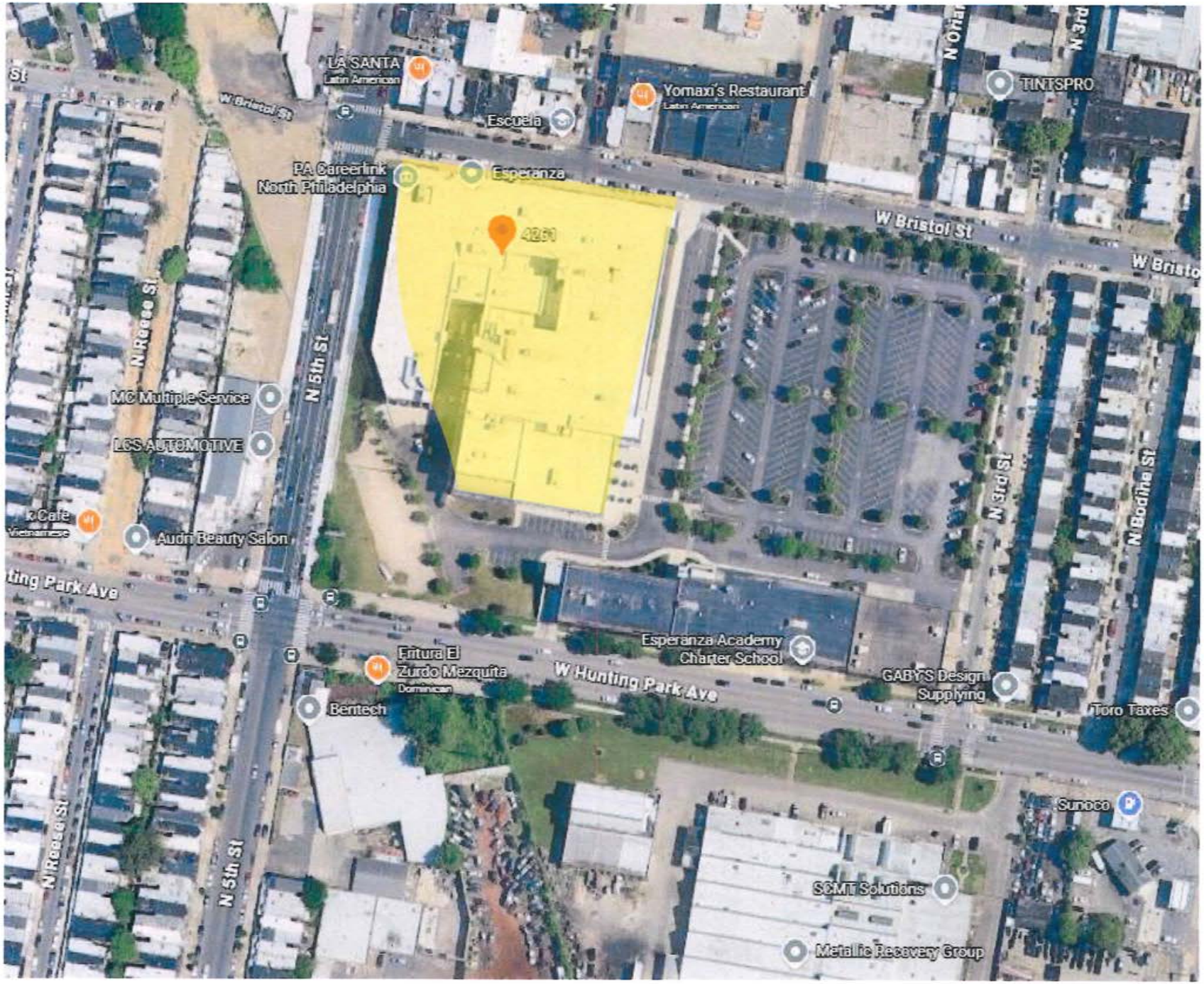


Figure 4. Article from https://www.esperanza.us/esperanza-announces-launch-of-esperanza-tec-centro-philadelphia/

Esperanza
Strengthening Our Hispanic Community

ABOUT US OUR SERVICES GET INVOLVED EVENTS STORIES OF HOPE



Esperanza Announces Launch of Esperanza Tec Centro Philadelphia

July 8, 2026 Esperanza #EsperanzaNews, Featured, Press Releases

PHILADELPHIA — Esperanza announced the launch of Esperanza Tec Centro Philadelphia, the newest location in the Tec Centro Workforce Network on Esperanza's multi-service campus in Hunting Park, North Philadelphia. Operated in partnership with Thaddeus Stevens College of Technology, the workforce training center is the seventh site in the growing statewide network and will provide adult basic education and no-cost career training in high-demand skilled trades for unemployed and underemployed adults. The opening of Esperanza Tec Centro Philadelphia is made possible through funding received by the Tec Centro Workforce Network, which supports the opening of new centers, construction, outfitting, and workforce training.

Esperanza Tec Centro Philadelphia is initially expected to train approximately 90 individuals annually, creating pathways to employment, economic mobility, and long-term career growth for adults and families in the region, with plans to expand future program capacity through additional evening cohorts.

Figure 5. Similar sized facility converted to residences at 133 Sassafras St.





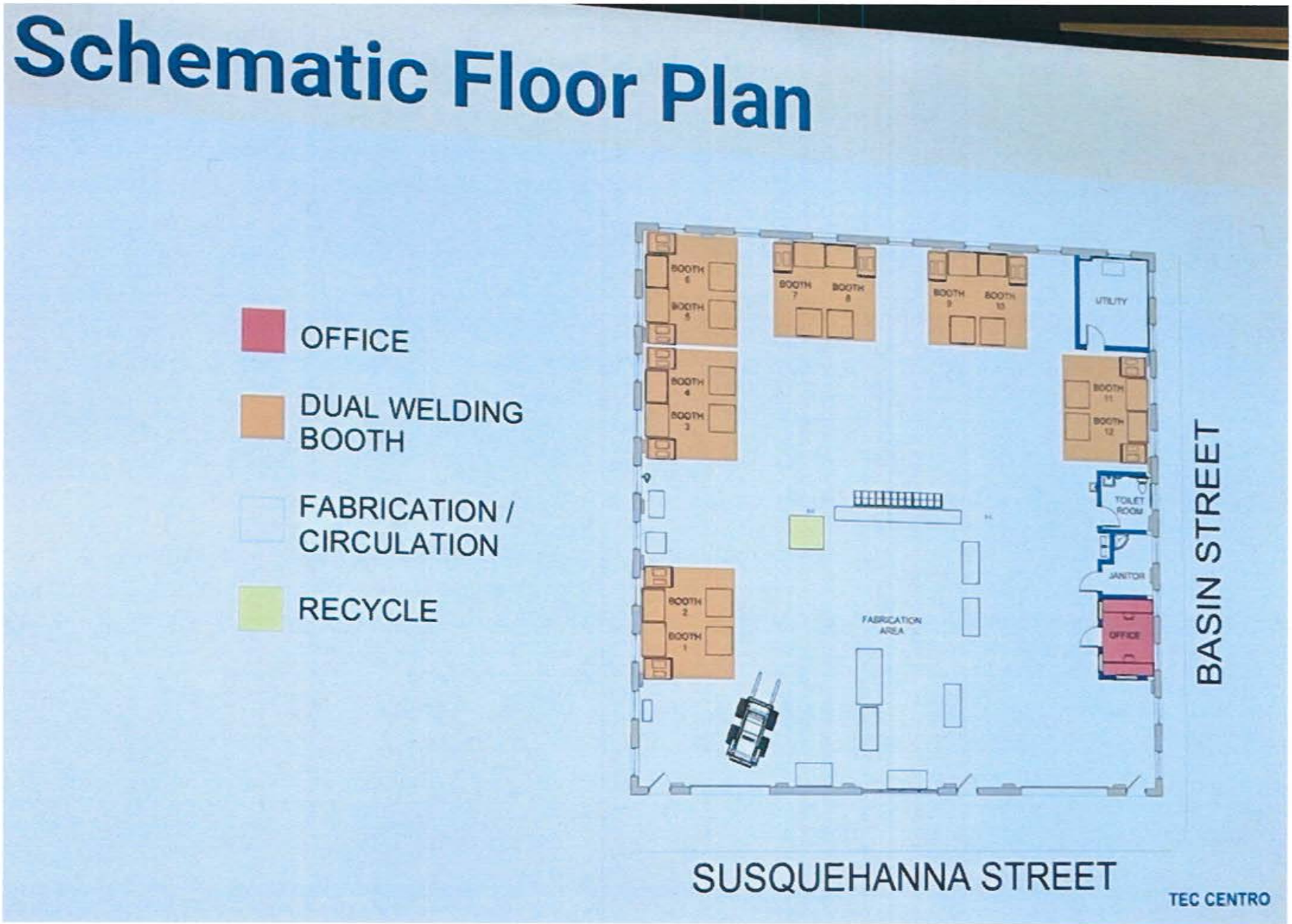
Figure 6. Similar sized facility converted to residences at 932 James St.







Figure 7. Schematic floor plan of the proposed retrofitted welding and fabrication facility (from Sept 30 meeting).



Petition Opposing Welding & Fabrication Facility at 1408 Susquehanna Street

Harrisburg Planning Commission Meeting — Wednesday, October 7, 2026, 6:30 PM

We, the undersigned residents of the neighborhood surrounding 1408 Susquehanna Street, oppose the zoning variance requested by the property owner (Campus Square) to convert the existing parking garage into a welding and fabrication training facility ("Trade School") on a block currently zoned Medium Density Residential.

Our concerns include:

- Noise: welding and fabrication work typically generates 85–120 decibels, far above the 55–65 decibel maximum generally accepted in residential areas, with no operating hours or noise mitigation plan presented.
- Air quality and safety: the process produces noxious gases and fumes (ozone, nitrogen oxides, carbon monoxide, hydrogen), vented as close as 25–30 feet from residents' doors and windows, with no plan to protect nearby homes.
- Hazardous waste: no plan has been presented for safe handling and disposal, raising fire-safety and environmental concerns.
- Parking: the facility need only provide one parking space per three students, with no plan to manage overflow — parking in our neighborhood is already scarce.
- Neighborhood impact: 32 nearby homes on Susquehanna, Green, and Calder Streets have direct line of sight and sound to this building, with no benefit to residents and real risk to property values.

We ask the City of Harrisburg, City Council, and the Harrisburg Planning Commission to deny this variance. A facility of this intensity belongs in a site already zoned Industrial, not in the heart of a residential neighborhood.

Printed Name	Address	Signature
Julie Stelle	1417 Green Street	Julie Stelle
Caleb Stelle	1417 Green St.	C. Stelle
Arona East	255 Reily St	Arona East
Victoria Lichtenstein	1421 Green St	
PAT EDWARDS	1420 Green St 17102	
Jill Lamon	260 Calder St 17102	
Thomas Sanchez	260 Calder St 17102	
Alison Lamon	260 Calder st 17102	
Ellen Gross	256 Calder St 17102	
Ann Keiser	256 Calder St 17102	
Jim Gibson	266 Calder St 17102	

Printed Name	Address	Signature
Meredith Wycheff	1424 Susquehanna St Harrisburg	Meredith Wycheff
Anushlen Parab	253 Reily St Harrisburg	Anushlen Parab
Joe Miller	1425 Green St Hbg, PA	Joe Miller
Judy Sims	1410 Green St Hbg PA	Judy Sims
Deborah E Kolva	1412 Green St Hbg PA	Deborah E Kolva
JASON MANNING	1400 Green St. HBG. PA	Jason Manning
David Kump	140 Green St HBG	David Kump
Deborah Ritchey	1404 Green St. HBG	Deborah Ritchey
Brent Bailey	1336 Susquehanna St	Brent Bailey
Carmen Marshall	1332 Susquehanna St	Carmen Marshall
Damian Rexroth	1330 Susquehanna St.	Damian Rexroth
Grace W Luckenbaugh	1421 Green St	Grace W Luckenbaugh
	1333 Calder St	
Rahmal Moore	265 Reily St.	Rahmal Moore
Jill Larson	260 Calder St	Jill Larson
Laura Bowzi	264 Calder St	Laura Bowzi

Printed Name	Address	Signature

Printed Name	Address	Signature

Printed Name	Address	Signature

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:

September 21, 2026

In reference to Case No. 2652, a request for:

Variance Application for 1408 Susquehanna Street, zoned Residential Medium-Density (RM), filed by Campus Square Partners, LP, to convert the existing garage into a welding and fabrication training facility (a "Trade School" use).

The **Harrisburg Planning Commission** will review the application on **September 2, 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: August 25, 2026

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

October 8, 2026

Doug Neidich
Campus Square Partners, LP
1426 North 3rd Street
Suite 125
Harrisburg, PA 17102

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
1408 Susquehanna Street – Variance Application

Mr. Neidich:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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

Wanda Williams, Mayor

VARIANCE RESOLUTION
OF THE
HARRISBURG PLANNING COMMISSION

3307 North 4th Street

REQUEST:
The Applicant is proposing to create a "detached two-car garage" on the rear north-east corner of the subject property, for exclusive use by the applicants/owners of 3307 North 4th Street. This is an "Accessory Use" development with a request for a shorter four-foot rear setback in lieu of the mandatory 10-foot rear setback within the RM district, requiring ZHB approval of a Variance application.

BACKGROUND:
The project site is comprised of one parcel, totaling 0.13 acres (5,667 square feet per Dauphin County Parcel), including the principal two-story residence in the Colonial Revival architectural style featuring a gabled roof with two prominent dormer windows on the second floor, traditional light-colored horizontal lap siding, double-hung windows flanked by dark, contrasting louvered shutters, a large brick chimney running up the exterior left-sidewall of the structure and a small, forward-projecting covered portico entrance porch with gabled roof that protects the front entry door. The back portion of the property is enclosed by fencing, varying from a vinyl picket fence to the north of the parcel, commercial chain-link privacy fencing on the eastern side shared by WHP CBS 21 news station, and a low wooden picket fence resuming from a low chain-link fence running along the south of the property. The back yard is spacious, approximately 2,670 square feet, per Dauphin County Parcel Viewer, and features a prominent attached deck incorporating decorative lattice infill. The yard's landscape is tidy containing four maintained trees surrounded by flat stone rings. The project site is bounded by the property at 3309 North 4th Street to the north, the property at 414 Vaughn Street owned by WHP CBS 21 news station to the east, the property 3305 North 4th Street to the south and North 4th Street to the west.

VARIANCE REQUIREMENTS
Unique Physical Circumstances Peculiar to the Property:
The Applicant has stated:
"This lot does not have rear alley/road access (it abuts WHP CBS 21 News satellite dish yard). This impairs our (the owners} legal right to control and improve the property. This limits its utility and negatively affects our bundle of rights if forced to meet the 10-foot rear setback requirement. The l0-ft "dead" space behind a detached garage would unreasonably break the small yard into unusable chunks and greatly diminish the resale value of the property and

beauty of the backyard (see attached pictures and example "BAD OPTION 1 and 2")."

and

In their supplemental narrative, the Applicant has stated:
"The applicant respectfully requests a 4-foot rear setback. This variance is justified because unique physical characteristics of the parcel-specifically the small size of the back yard and no alley/road access from the rear - make it impossible to build a detached 2 car garage in strict compliance with the ordinance without sacrificing the beauty and useability of the remaining yard. Granting this relief is necessary for the enjoyment of substantial property rights and will not impair the character of the neighborhood."

and

In their supplemental narrative, the Applicant has stated:
"Moving the garage 10 feet away from the back fence creates an awkward "boxed in" area behind the garage, breaks up the yard, requires cutting down 2 additional trees and negatively impacts the beauty of the yard and neighborhood."

With respect to the allowance of an "Accessory Use" of the subject property, the Planning Bureau generally concurs with the Applicant's statements regarding the physical conditions of the project site. The property, in its existing configuration, does not have rear alley/road access to connect a garage, nor would its development be precluded from squandering the available limited back lot area with a 10 ten-foot rear setback. As the Applicant notes, a four-foot setback would mitigate the amount of yard square footage necessary to create the two-car garage within the least amount of space on the property. In this instance, while a Variance is required, the Bureau notes the proposed use will be accessory to the principal residence (which would be a by-right use), and thus has more justification than other uses that might require a Variance or even a Special Exception.

With respect to the encroachment into the rear setback, the Bureau likewise concurs with the Applicant. The backyard of the property has been previously developed with an expanded open deck and multiple trees clustered toward the southern portion of the lot; within the limited amount of area available, a (10) ten-foot rear setback would underutilize an appreciable amount of space on the property. These conditions effectively require a Variance for any reasonable development and use of the properties.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated:
"No - see attached "BAD OPTION 1 and 2" for detailed explanations of why other garage locations won't work and why the 4-foot rear setback variance is the minimum variance required to afford relief. We will ensure the project remains compliant in all other respects and causes no detriment to the public good or the essential character of the neighborhood."

The Planning Bureau concurs with the Applicant that the existing configuration of the site as a well-landscaped yet finite back lot prevents meaningful permitted placement of the proposed

two-car garage without the minimum (4) four-foot rear setback Variance. The presence of the CBS 21 station satellite yard, a permanently vacant parcel, provides some consideration in constructing a garage somewhat closer to this neighboring lot line. Given the above, the Bureau feels that the proposed request is justified.

***Hardship not Created by the Applicant*:**
The Applicant has stated:
"This unique, peculiar problem is natural to the lot and was not created by the current applicant. The hardship is not personal in nature but is rather a structural constraint directly tied to the physical characteristics of the lot.

The Planning Bureau notes the size and usage of the garage is the Applicant's choice but also a by-right use. The Applicant's landscaping site conditions predate their decision to reconfigure the property by a significant number of years and to utilize their property, zoning relief must be granted. Thus, the hardship this configuration establishes was not ultimately created by the Applicant but the finite nature of their pre-established lot.

***Essential Character of the Neighborhood*:**
The Applicant has stated:
"If granted, the 4-ft rear setback variance (and subsequent detached garage construction) would not alter the essential character of the neighborhood (see attached map showing precedence of other garages in the neighborhood already not meeting the 10-ft rear setback rule); would not impair use/development of adjacent properties (2 residences & 1 TV station satellite yard); and would not be detrimental to the public welfare (being inside our fenced backyard)."

As the Applicant notes, the proposed development will be localized entirely within their private fenced backyard and should not affect the use or development of adjacent neighboring properties. The presence of the pre-existing driveway in the front yard currently utilized by the Applicant would not alter the current streetscape with a new curb cut and removal of a potential street parking space along the street. Additionally, the applicant has provided a map of properties which currently have accessory detached garages within the uptown neighborhood, providing some context to the assumed nature of a garage for local residents. Given the above, the proposal to utilize the parcel with an "Accessory Use" and to encroach into the rear yard setback, is 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:
"Yes, the requested 4-foot rear setback is the minimum variance required to afford relief, does not unduly break up the yard into unsatisfactory pieces, and causes no detriment to the public good or the essential character of the neighborhood. See attached "BAD OPTION 1 and 2" for details of the disadvantages of other garage locations, including problems associated with no variance."

As noted elsewhere, given the design of the rear yard within the parcel, it would be difficult to develop the site to the Applicant's intents without requiring Zoning Hearing Board approval of a

Variance application; the current landscape design of the Applicant's property as well as the relatively limited area of the backyard for such a project likewise makes developing structures that do not encroach into those setback areas challenging. As such, a proposal for a reduced setback encroachment into the rear yard is warranted. Given the above, the Bureau believes the request represents the least modification possible of the applicable regulations and approval of the requests represents the minimum variance that will afford relief.

DISCUSSION:
The case was represented by Gerald Lee (the property owner), 4075 Rosewall Court, Harrisburg, PA 17112 (aka "the Applicant").

Ms. Thompson gave a synopsis of the report, recommending Approval.

Commissioner Alsberry asked the Applicant if he had any further comment to add to the report. The Applicant stated that he forgot to attend the Zoning Hearing Board meeting due to family health issues.

Commissioner Alsberry stated he had no questions or concerns and opened the floor to the other commissioners.

Commissioner O'Toole asked why the application was being presented again. Ms. Thompson noted the Applicant was absent at the Zoning Hearing Board meeting and that it thus had to be denied as a continuance had not been submitted before the meeting. Mr. Knight added that if the Zoning Hearing Board voted to continue the request without the Applicant formally requesting that continuance, they could claim they did not agree to a continuance and then receive deemed approval, and thus the Board had to take action.

Commissioner Reed stated that she had no questions or comments regarding the project.

Commissioner Marek stated that she had no questions or comments regarding the project.

The Applicant noted he greatly appreciated Ms. Thompson's assistance in reinstating his Variance application, and stated that she was a star on the panel.

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 O'Toole moved, and Commissioner Reed seconded the motion, to Approve the request. The motion was adopted by a unanimous vote (4-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on October 7, 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 (4-0), that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The existing configuration of the development site – particularly the establishment of the Applicant's backyard landscape – would require relief for a two-car garage on-site; the proposed setback variance represents a sensible use of the lot as part of retaining this established landscaping. With this in mind, the Planning Bureau requests the Applicants choose to locate the footprint of the garage in such a way so as to preserve as many trees as possible on the property.
2. The Planning Bureau would recommend permeable pavers to connect the current driveway in the front of the property to the new garage structure to limit yard damage and to retain the pervious surface coverage of the lot complying with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

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 7th day of October, 2026.



Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance Application: 3307 North 4th Street

PROPERTY ADDRESS:	**APPLICANT:**	**SUBMISSION DATE:**
3307 North 4th Street	Deborah & Gerald Lee	July 31, 2026
PID:	**APPLICANT STATUS:**	**HPC DATE:**
14-004-009	Owners	October 7, 2026
ZONING:	**HISTORIC DISTRICT:**	**ZHB DATE:**
Residential Med-Density (RM)	N/A	October 19, 2026
ZHB CASE #:	**FLOODPLAIN:**	**SITE VISIT DATE(S):**
2655	Zone X (No Floodplain)	August 25, 2026

REQUEST:
The Applicant is proposing to create a "detached two-car garage" on the rear north-east corner of the subject property, for exclusive use by the applicants/owners of 3307 North 4th Street. This is an "Accessory Use" development with a request for a shorter four-foot rear setback in lieu of the mandatory 10-foot rear setback within the RM district, requiring ZHB approval of a Variance application.

PROPERTY DESCRIPTION:
The project site is comprised of one parcel, totaling 0.13 acres (5,667 square feet per Dauphin County Parcel), including the principal two-story residence in the Colonial Revival architectural style featuring a gabled roof with two prominent dormer windows on the second floor, traditional light-colored horizontal lap siding, double-hung windows flanked by dark, contrasting louvered shutters, a large brick chimney running up the exterior left-sidewall of the structure and a small, forward-projecting covered portico entrance porch with gabled roof that protects the front entry door. The back portion of the property is enclosed by fencing, varying from a vinyl picket fence to the north of the parcel, commercial chain-link privacy fencing on the eastern side shared by WHP CBS 21 news station, and a low wooden picket fence resuming from a low chain-link fence running along the south of the property. The back yard is spacious, approximately 2,670 square feet, per Dauphin County Parcel Viewer, and features a prominent attached deck incorporating decorative lattice infill. The yard's landscape is tidy containing four maintained trees surrounded by flat stone rings. The project site is bounded by the property at 3309 North 4th Street to the north, the property at 414 Vaughn Street owned by WHP CBS 21 news station to the east, the property 3305 North 4th Street to the south and North 4th Street to the west.

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:
"This lot does not have rear alley/road access (it abuts WHP CBS 21 News satellite dish yard). This impairs our (the owners} legal right to control and improve the property. This limits its utility and negatively affects our bundle of rights if forced to meet the 10-foot rear setback requirement. The l0-ft "dead" space behind a detached garage would unreasonably break the small yard into unusable chunks and greatly diminish the resale value of the property and beauty of the backyard (see attached pictures and example "BAD OPTION 1 and 2")."

and

In their supplemental narrative, the Applicant has stated:
"The applicant respectfully requests a 4-foot rear setback. This variance is justified because unique physical characteristics of the parcel-specifically the small size of the back yard and no alley/road access from the rear - make it impossible to build a detached 2 car garage in strict compliance with the ordinance without sacrificing the beauty and useability of the remaining yard. Granting this relief is necessary for the enjoyment of substantial property rights and will not impair the character of the neighborhood."

and

In their supplemental narrative, the Applicant has stated:
"Moving the garage 10 feet away from the back fence creates an awkward "boxed in" area behind the garage, breaks up the yard, requires cutting down 2 additional trees and negatively impacts the beauty of the yard and neighborhood."

With respect to the allowance of an "Accessory Use" of the subject property, the Planning Bureau generally concurs with the Applicant's statements regarding the physical conditions of the project site. The property, in its existing configuration, does not have rear alley/road access to connect a garage, nor would its development be precluded from squandering the available limited back lot area with a 10 ten-foot rear setback. As the Applicant notes, a four-foot setback would mitigate the amount of yard square footage necessary to create the two-car garage within the least amount of space on the property. In this instance, while a Variance is required, the Bureau notes the proposed use will be accessory to the principal residence (which would be a by-right use), and thus has more justification than other uses that might require a Variance or even a Special Exception.

With respect to the encroachment into the rear setback, the Bureau likewise concurs with the Applicant. The backyard of the property has been previously developed with an expanded open deck and multiple trees clustered toward the southern portion of the lot; within the limited amount of area available, a (10) ten-foot rear setback would underutilize an appreciable amount of space on the property. These conditions effectively require a Variance for any reasonable development and use of the properties.

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:
"No - see attached "BAD OPTION 1 and 2" for detailed explanations of why other garage locations won't work and why the 4-foot rear setback variance is the minimum variance required to afford relief. We will ensure the project remains compliant in all other respects and causes no detriment to the public good or the essential character of the neighborhood."

The Planning Bureau concurs with the Applicant that the existing configuration of the site as a well-landscaped yet finite back lot prevents meaningful permitted placement of the proposed two-car garage without the minimum (4) four-foot rear setback Variance. The presence of the CBS 21 station satellite yard, a permanently vacant parcel, provides some consideration in constructing a garage somewhat closer to this neighboring lot line. Given the above, the Bureau feels that the proposed request is justified.

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

The Applicant has stated:
"This unique, peculiar problem is natural to the lot and was not created by the current applicant. The hardship is not personal in nature but is rather a structural constraint directly tied to the physical characteristics of the lot.

The Planning Bureau notes the size and usage of the garage is the Applicant's choice but also a by-right use. The Applicant's landscaping site conditions predate their decision to reconfigure the property by a significant number of years and to utilize their property, zoning relief must be granted. Thus, the hardship this configuration establishes was not ultimately created by the Applicant but the finite nature of their pre-established lot.

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:
"If granted, the 4-ft rear setback variance (and subsequent detached garage construction) would not alter the essential character of the neighborhood (see attached map showing precedence of

other garages in the neighborhood already not meeting the 10-ft rear setback rule); would not impair use/development of adjacent properties (2 residences & 1 TV station satellite yard); and would not be detrimental to the public welfare (being inside our fenced backyard)."

As the Applicant notes, the proposed development will be localized entirely within their private fenced backyard and should not affect the use or development of adjacent neighboring properties. The presence of the pre-existing driveway in the front yard currently utilized by the Applicant would not alter the current streetscape with a new curb cut and removal of a potential street parking space along the street. Additionally, the applicant has provided a map of properties which currently have accessory detached garages within the uptown neighborhood, providing some context to the assumed nature of a garage for local residents. Given the above, the proposal to utilize the parcel with an "Accessory Use" and to encroach into the rear yard setback, is 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:
"Yes, the requested 4-foot rear setback is the minimum variance required to afford relief, does not unduly break up the yard into unsatisfactory pieces, and causes no detriment to the public good or the essential character of the neighborhood. See attached "BAD OPTION 1 and 2" for details of the disadvantages of other garage locations, including problems associated with no variance."

As noted elsewhere, given the design of the rear yard within the parcel, it would be difficult to develop the site to the Applicant's intents without requiring Zoning Hearing Board approval of a Variance application; the current landscape design of the Applicant's property as well as the relatively limited area of the backyard for such a project likewise makes developing structures that do not encroach into those setback areas challenging. As such, a proposal for a reduced setback encroachment into the rear yard is warranted. Given the above, the Bureau believes the request represents the least modification possible of the applicable regulations and approval of the requests represents the minimum variance that will afford relief.

PLANNING BUREAU RECOMMENDATION: **Approval**

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

1. The existing configuration of the development site – particularly the establishment of the Applicant's backyard landscape – would require relief for a two-car garage on-site; the proposed setback variance represents a sensible use of the lot as part of retaining this established landscaping. With this in mind, the Planning Bureau requests the Applicants choose to locate the footprint of the garage in such a way so as to preserve as many trees as possible on the property.
2. The Planning Bureau would recommend permeable pavers to connect the current driveway in the front of the property to the new garage structure to limit yard damage and to retain the

pervious surface coverage of the lot complying with the City of Harrisburg and Capital Region Water's commitment to green infrastructure.

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. Supplemental Narrative
5. Alternative Development Scenarios
6. Existing Conditions Photos
7. Sketch Site Plans (Existing)
8. Sketch Site Plans (Proposed)
9. Project Quote
10. Notification Letter & Proof of Mailing
11. Deed

PROPERTY PHOTOS:







Zoning & Location Map
3307 North 4th Street
Residential Medium-Density (RM)

City of Harrisburg
Variance and Special Exception Application

Note: The Planning Bureau will review all applications for completeness; incomplete applications may cause a delay in processing.
Contact Ben Schmidt at 717-255-6408 or brschmidt@cityofhbg.com with any questions.

Primary Property Address	Zoning District
3307 N. 4th St., Harrisburg, PA 17110	Residential Med-Density

Two or More Parcels? ☐Yes ☒No
Please list the additional property addresses and parcel numbers:

_____

_____

Application Type:
☐ Special Exception
☒ Variance
☐ Combo (Variance & Sp. Ex.)

Explain what you want to accomplish and the reason why the request for a special exception and/or variance should be granted (use additional sheets if necessary). Be specific. The following criteria must be addressed in detail and submitted with the application. The criteria for special exception requests are the basis of the Zoning Hearing Board's ruling and are taken from Section 7-323.6 of the 2014 Zoning Code. The criteria for variance requests are the basis of the Zoning Hearing Board's ruling and are taken from Section 7-323.7 of the 2014 Zoning Code and Section 912 (53 P.S. Section 10912) of the PA Municipalities Code.

Criteria for Special Exception Requests

1. What do you want to do and why?

What - Add a 2-car garage at a rear corner of our yard for off-street parking and weather protection of our cars.

Why? We currently only have a driveway - no carport or garage.

2. What is the property's current use or, if vacant, what was it used as when it was occupied?

Private residence

3. Describe the ingress and egress to the property and existing and proposed structures thereon, with particular attention paid to automotive and pedestrian safety, as well as emergency vehicle access; traffic generation, flow and control relative to existing and future vehicular capacity or nearby public rights of way.

Ingress and egress are through our existing concrete driveway on the north side of the house off 4th st. If the 4-ft rear setback variance is approved for the detached garage, cars will drive up the driveway, through the yard and straight into the garage. There will be no impact to traffic flow, emergency vehicle access, pedestrian safety, or public/private rights of way.

4. How many off-street parking spaces are being provided? Does this meet the minimum requirements of the code?

2 off-street parking spaces will be added to our property with this garage.

The current driveway meets any existing code minimum requirements.

5. Does the proposed use involve a public safety hazard (i.e. fire, toxic, or explosive hazards)?

No public safety hazards are involved. No toxic or hazardous materials will be stored or used in the garage (just temporary off-street car parking).

6. Describe any new utilities (water, gas, electricity, steam) being provided as part of this project. Have they received clearance from the appropriate authority?

No utilities will be involed in this project. It is a simple car parking garage.

7. Does the project involve site plan designs – including landscaping, plant screening, walls, berms, fences; the placement, direction, and shielding of exterior lighting; and/or trash/refuse/compost areas? If yes, please describe. A landscaping plan may be required.

No utilities are involved in this project so no light shielding is required. No trash or compost will be generated - just temporary car parking in a garage. Garage location and 4-ft setback variance request are specifically done to reduce negative impact on existing mature trees and landscaping.

8. Will there be any new, improved, or additional signage on the property? If so, please describe the sign(s) and, if possible, provide a color rendering and specifications. Will the sign (type, size, and location) meet the applicable requirements of the code?

No signs involed in this project. (Just a 2-car garage for temporary off-street parking of cars.)

9. New or expanded structures are to meet all applicable front, side, and rear yard setback requirements. Can these requirements be met? What are the size, bulk, use and other characteristics of the project in relation to adjacent properties and the neighborhood in general? Please describe.

No, this application is for a REDUCED SETBACK VARIANCE FROM 10 FT TO 4 FT in order to reduce the negative impact on mature trees/landscaping in the yard and retain the useability of the small yard. See attached map showing precedence of other neighborhood properties that have existing garages *not* meeting the 10-foot rear setback requirement.

10. Will the proposed use comply with Environmental Performance Standards in Chapter 7-331?
Because this 2-car garage will have no power, it will not generate any noise, odors, or light. No tires or vehicular debris will be stored outside it. The property owner is an avid landscape gardener and the garage location in the yard minimizes established tree removal, soil erosion, and water table refill impacts.

11. If this request involves establishing a business, please submit a copy of your business plan including: Who are your customers? What are the hours of operation for the business?

No business involved - temporary residential off-street parking of personally owned cars only.

12. Will the proposed use have an adverse impact on the character of a residential neighborhood, such as generating heavy truck traffic or creating noise or odors? Does the neighborhood support the project? Please submit any evidence of neighborhood support, such as a petition or letter of support from a neighborhood group.

This project will only have positive impacts on the neighborhood by reducing on-street parking. No noise, odors or traffic will be created. We have been talking to the neighbors about this project for years and have given certified notice as required by Harrisburg City. See provided notification letters and USPS certifications of mailing.

Criteria for Variance Requests

1. Are there unique physical circumstances or conditions peculiar to the particular property and are the unnecessary hardship(s) due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance?

This lot does not have rear alley/road access (it abuts WHP CBS 21 New's satellite dish yard). This impairs our (the owners) legal right to control and improve the property. This limits its utility and negatively affects our bundle of rights if forced to meet the 10-foot rear setback requirement. The 10-ft "dead" space behind a detached garage would unreasonably break the small yard into unusable chunks and greatly diminish the resale value of the property and beauty of the backyard (see attached pictures and example "BAD OPTION 1 and 2").

2. In light of physical circumstances or conditions, is there any possibility that the property can be developed in strict conformity with the provisions of the Zoning Code?

No - see attached "BAD OPTION 1 and 2" for detailed explanations of why other garage locations won't work and why the 4-foot rear setback variance is the minimum variance required to afford relief. We will ensure the project remains compliant in all other repsects and causes no detriment to the public good or the essential character of the neighborhood.

3. Has the applicant created an unnecessary hardship?

This unique, pecular problem is natural to the lot and was not created by the current applicant. The hardship is not personal in nature but is rather a structural constraint directly tied to the physical characteriscs of the lot.

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

If granted, the 4-ft rear setback variance (and subsequent detached garage construction) would not alter the essential character of the neighborhood (see attached map showing precidence of other garages in the neighborhood already not meeting the 10-ft rear setback rule); would not impair use/development of adjacent properties (2 residences & 1 TV station satellite yard); and would not be detrimental to the public welfare (being inside our fenced backyard).

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

Yes, the requested 4-foot rear setback is the minimum variance required to afford relief, does not unduly break up the yard into unsatisfactory pieces, and causes no detriment to the public good or the essential character of the neighborhood. See attached "BAD OPTION 1 and 2" for details of the disadvantages of other garage locations, including problems associated with no variance.

Applicant

Name Deborah and Gerald Lee

Company

Address 3307 N. 4th St, Harrisburg, PA 17110

Phone 717-418-8764 and 717-418-9832

Email Deb.Lee.USN@gmail.com and JerryLeeHunts@gmail.com

Applicant's Status

(Check One)

☒ Owner

☐ Lessee

☐ Equitable Owner

☐ Contract Purchaser

Main Contact for the Project

Name Deborah Lee

Company

Address 3307 N. 4th st., Harrisburg, PA 17110

Phone 717-418-8764

Email Deb.Lee.USN@gmail.com

Site Plan Designer (if applicable)

Name Deborah Lee

Company

Address 3307 N. 4th st., Harrisburg, PA 17110

Phone 717-418-8764

Email Deb.Lee.USN@gmail.com

Property Owner

Name Deborah and Gerald Lee

Company

Address 3307 N. 4th St., Harrisburg, PA 17110

Phone 717-418-8764 717-418-9832

Email Deb.Lee.USN@gmail.com and JerryLeeHunts@gmail.com

Items To Be Submitted With Application (Failure to do so WILL delay the review process:

☐ Check made payable to the "**City Treasurer**" for the correct amount (see the fee schedule)

☐ Proof of legal standing, including: 1) the deed if you are the property owner; or 2) a lease, option to lease, purchase agreement, or some other legal document demonstrating that you have an agreement with the property owner giving you some interest in the property; you will also need to submit the property deed.

☐ Scale drawings (either 8.5x11 or 11x17) of the existing property and/or building (**12 copies**)

☐ Scale drawings (either 8.5x11 or 11x17) of the proposed change(s) (**12 copies**)

☐ Photographs of the existing conditions of the property

APPLICANT / OWNER CERTIFICATION

I hereby certify that the proposed work 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 begin before receiving final approval.

Applicant's Signature & Owner — Date — Property Owner's Signature: Gerald E Lee — Date: 7/2/20

The owner must sign this application. The applicant signature is required when different from owner.

VARIANCE REQUEST – Reduction of rear 10-foot setback requirement to 4 feet for the addition of a detached garage

The applicant respectfully requests a **4-foot rear setback.** This variance is justified because unique physical characteristics of the parcel—specifically the small size of the back yard and no alley/road access from the rear - make it impossible to build a detached 2 car garage in strict compliance with the ordinance without sacrificing the beauty and useability of the remaining yard. Granting this relief is necessary for the enjoyment of substantial property rights and will not impair the character of the neighborhood.

Deborah and Gerald Lee, Cell: 717-418-8764

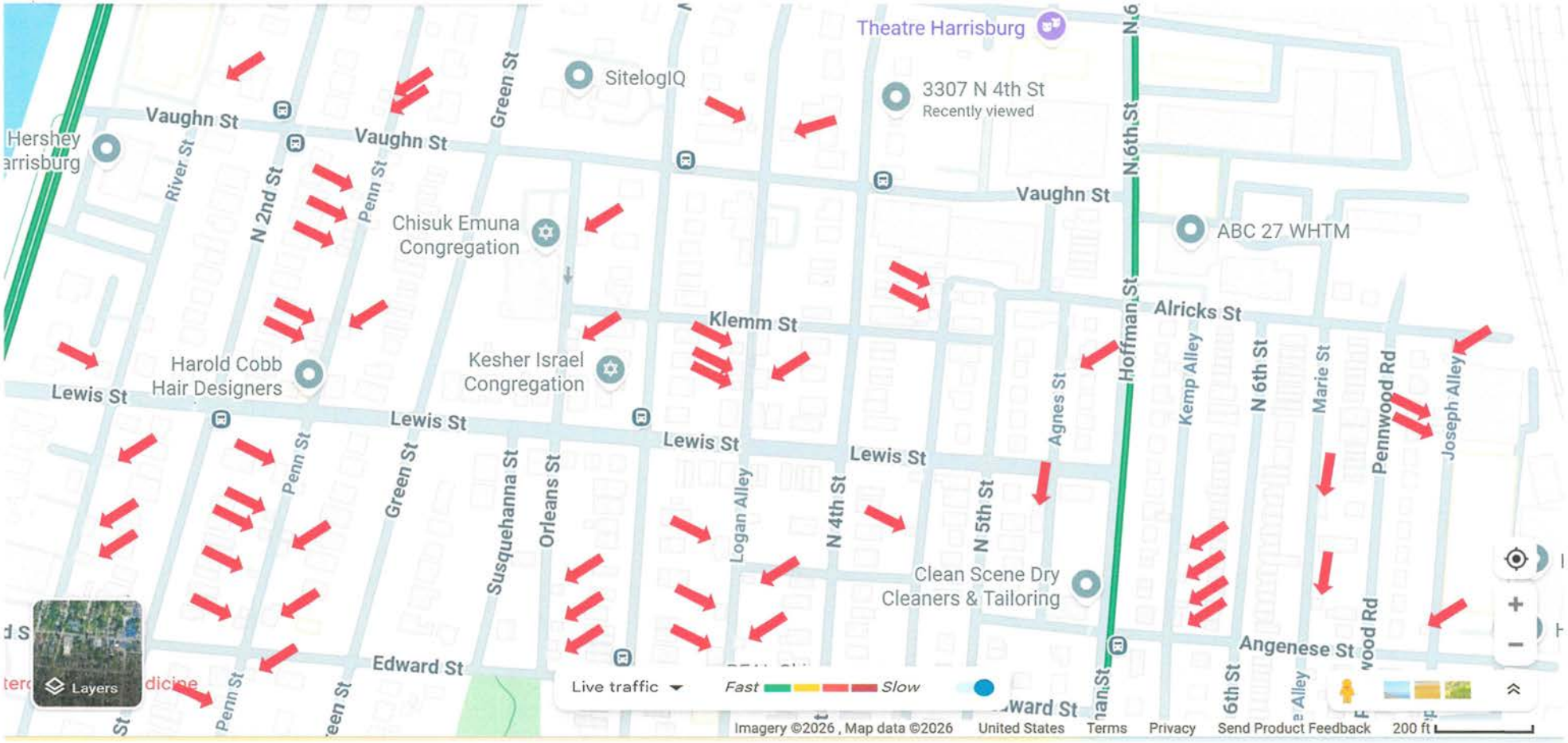
3307 N. 4th St., Harrisburg, PA 17110

Detailed justification of Variance Request: reduce rear setback to 4 feet (from 10 feet)

Based on our homeowners' legal "bundle of rights" vested in property ownership, we respectfully justify our request for a 4-fort rear setback variance (vice 10-foot) thusly:

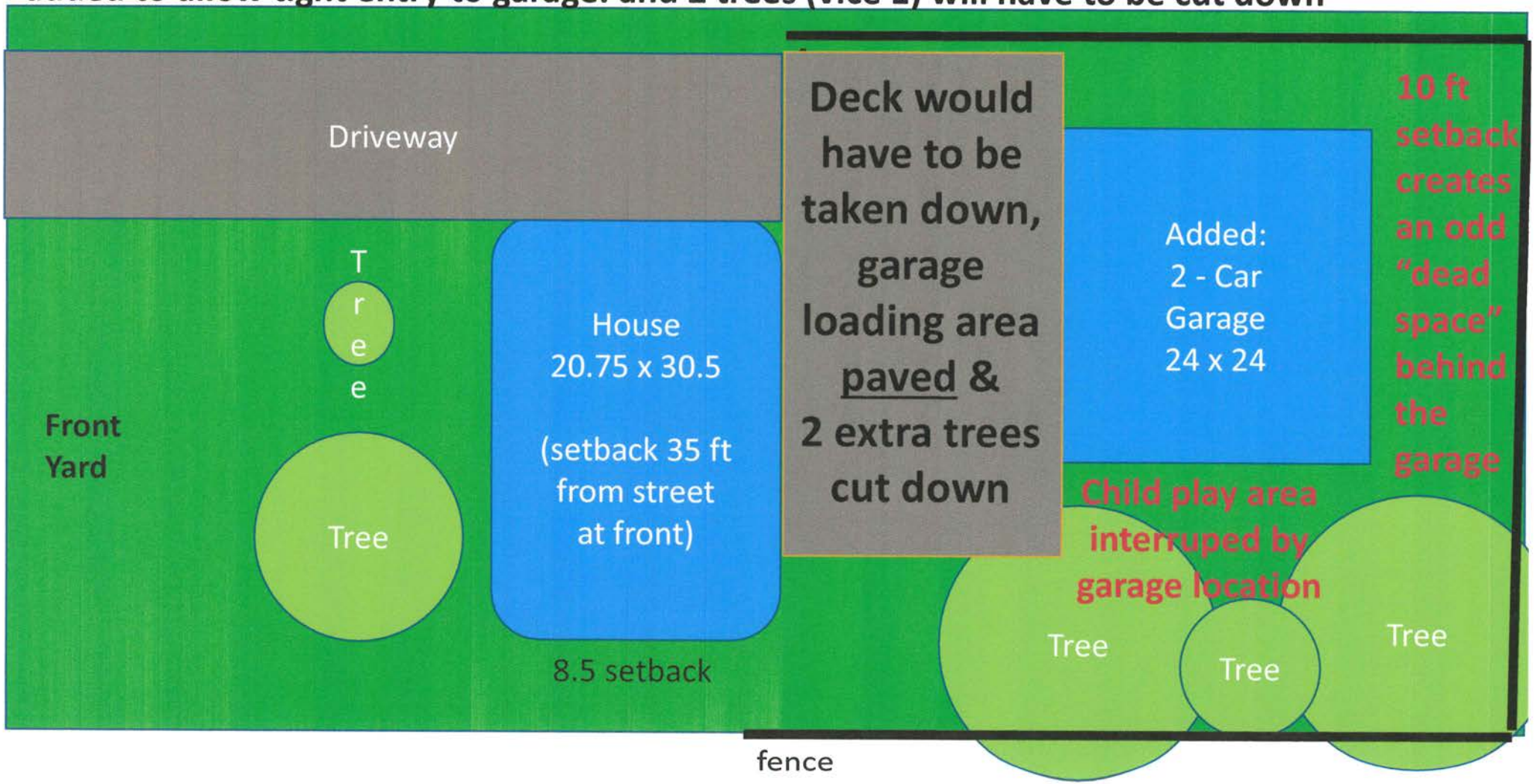
- The unique physical characteristics of the property (small back yard with no rear alley access) cause "unnecessary hardship" in meeting the 10-foot rear setback requirement for a garage.
    - Moving the garage 10 feet away from the back fence creates an awkward "boxed in" area behind the garage, breaks up the yard, requires cutting down 2 additional trees and negatively impacts the beauty of the yard and neighborhood.
- Strict enforcement of the zoning ordinance would deny us, the owners, of the reasonable "bundle of rights" that other neighbors enjoy:
    - Use (ability to improve our property by the addition of a garage)
    - Enjoyment of a wide-open backyard, not oddly broken up by a garage in the middle of it; and
    - Control (ability to place the garage where it best fits the owner's needs).
- Denying this variance request prevents the us, the applicants, from realizing a reasonable, common enjoyment and use of our property (a garage), which is enjoyed by surrounding properties in the same zoning district. (See the slide 7)
- **Other garage locations have the following disadvantages (see slides 8 and 9):**
    - **Requires tearing down part or all of the much-used deck**, adding expense, greatly reducing our quiet enjoyment of our home and reducing the total value of the house.
    - **Requires paving the garage loading area** due to the soft surface damage caused by the turning entries required by other garage locations.
        - This reduces soft play surfaces (grass) for children;
        - Increases the impervious surface area on this lot; and
        - Adversely affects stormwater runoff and groundwater recharge.
    - **Attaching the garage to the house would:**
        - **Block all the back windows on the house**, making the adjacent rooms dark and reducing the home's value.
        - **Require cutting down three (3) mature trees**, reducing the property value and beauty of the neighborhood

Existing garages in the neighborhood not meeting the 10 foot setback rule (with zero (0) or up to four (4) foot rear setbacks). *Presented as evidence that this variance will not alter the essential character of the zoning district*



If no variance is approved (from 10 ft to 4 ft setback at rear) – Bad Option 1

the small backyard will be broken up by the garage in the middle of it, the much loved deck will have to be taken down (expensive and reduces property values), a paved surface added to allow tight entry to garage. and 2 trees (vice 1) will have to be cut down

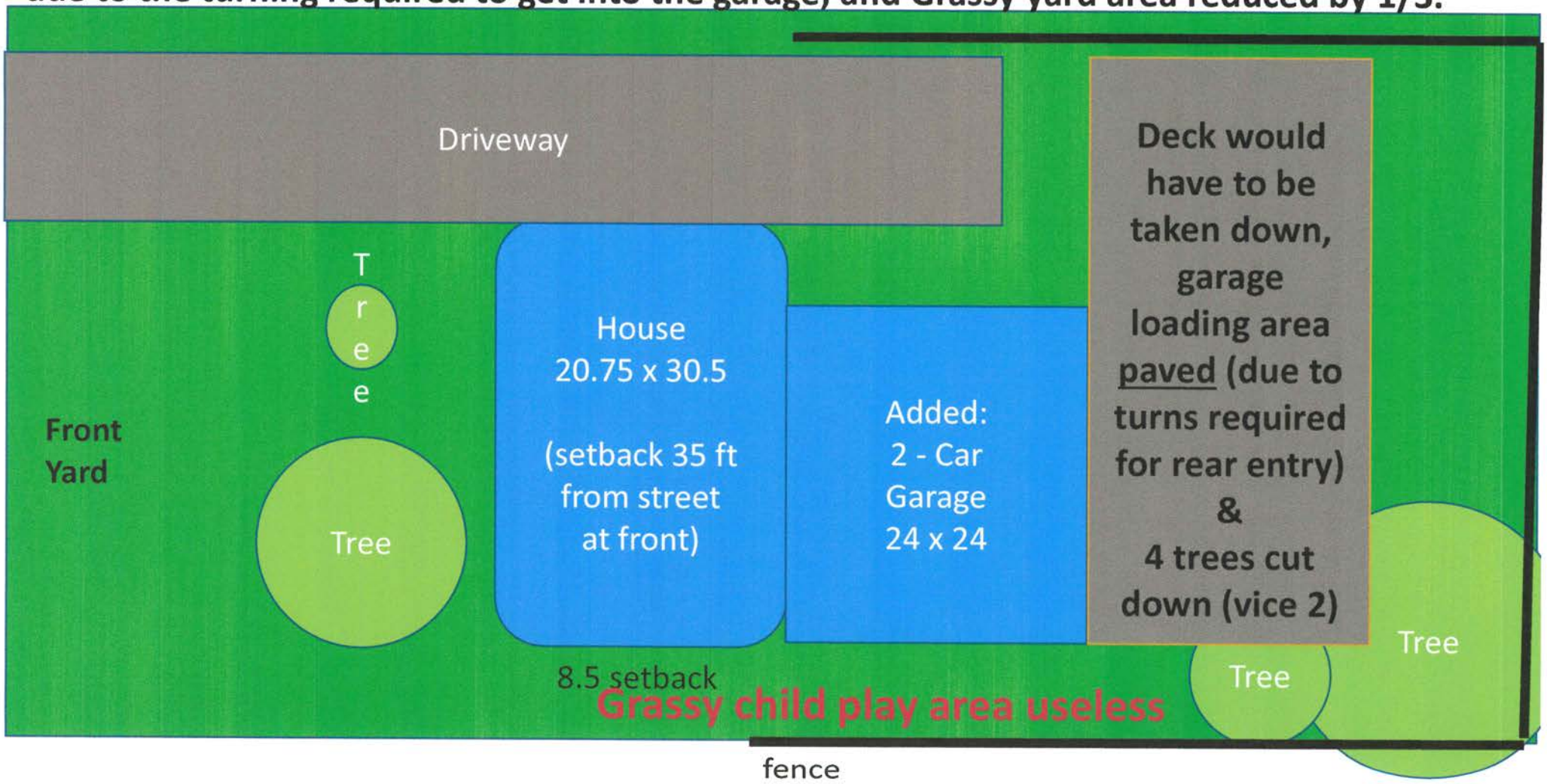


Deborah and Gerald Lee, 3307 N. 4th St., Harrisburg, PA 17110 Cell: 717-418-8764

VARIANCE REQUEST – Reduction of rear 10 ft setback requirement to 4 ft for placement of Detached garage – Lot is 52 ft wide by 125 ft deep. . **Scale: 1 inch to 12 feet (1": 12')**

If no variance is approved (from 10 ft to 4 ft setback at rear) – Bad Option 2

Deck would have to be taken down; All windows on the back of the house covered by the garage (reducing property value); 2 additional trees cut down; Driveway must be extended due to the turning required to get into the garage; and Grassy yard area reduced by 1/3.



Deborah and Gerald Lee, 3307 N. 4th St., Harrisburg, PA 17110 Cell: 717-418-8764

VARIANCE REQUEST – Reduction of rear 10 ft setback requirement to 4 ft for placement of Detached garage – Lot is 52 ft wide by 125 ft deep. . Scale: 1 inch to 12 feet (1": 12')

View from end of driveway (northwest corner) toward desired garage location (in place of the shed):



View from the southeast corner of the yard toward the end of the driveway (northwest corner). Taken last summer, it shows the beautiful trees that would have to be cut down to place the garage 10 ft from the rear fence.



View from the northeast corner of the yard (proposed garage location) toward the end of the driveway (northwest corner):

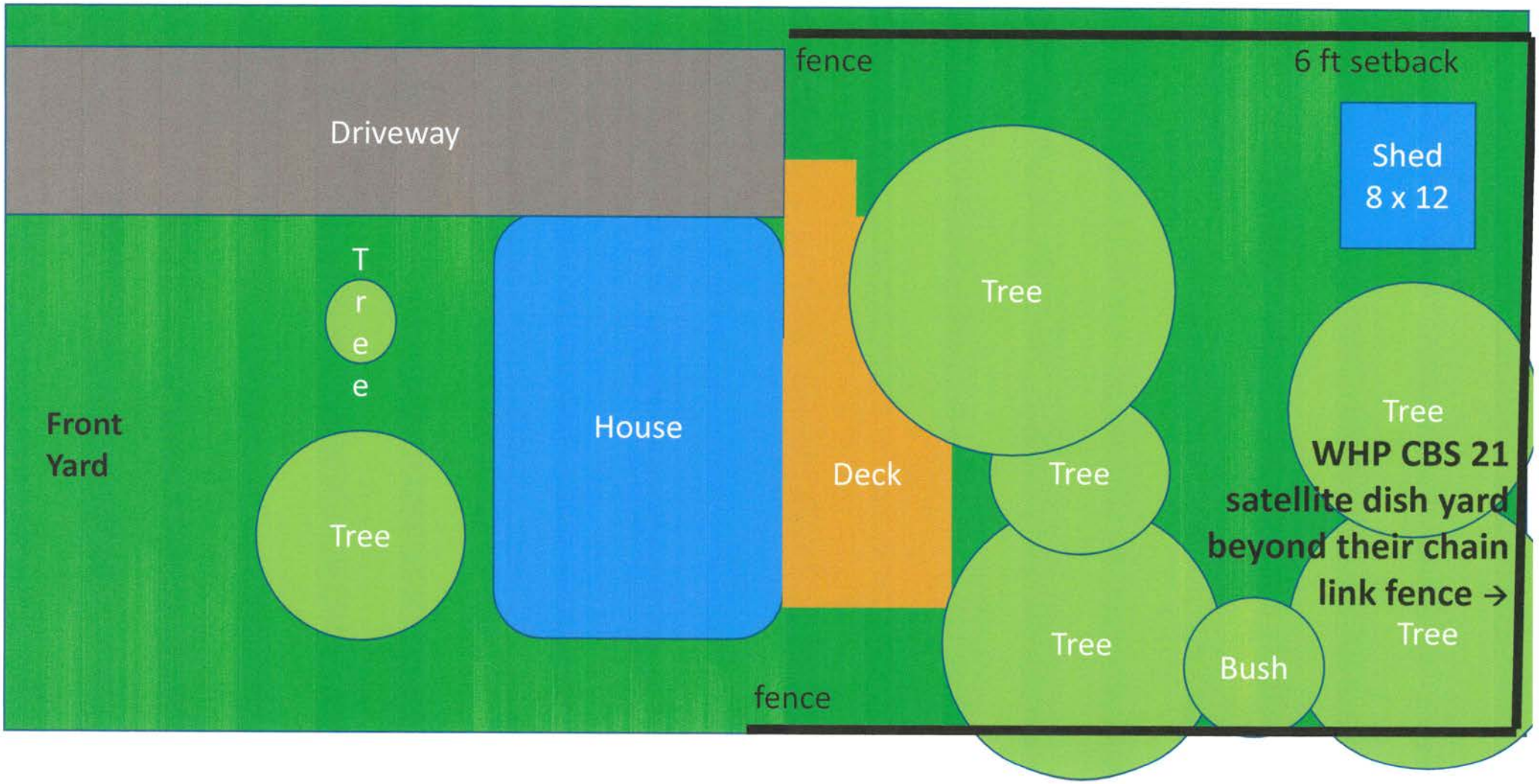


Deborah and Gerald Lee, 3307 N. 4th St., Harrisburg, PA 17110 Cell: 717-418-8764
VARIANCE REQUEST – Reduction of rear 10 ft setback requirement to 4 ft for placement of a Detached garage – Lot is 52 ft wide by 125 ft deep.



Property abuts the WHP CBS 21 News satellite dish yard (no alley, just their chain link fence).

<u>CURRENT</u> PLOT LAYOUT – backyard is 69 feet deep by 52 ft wide



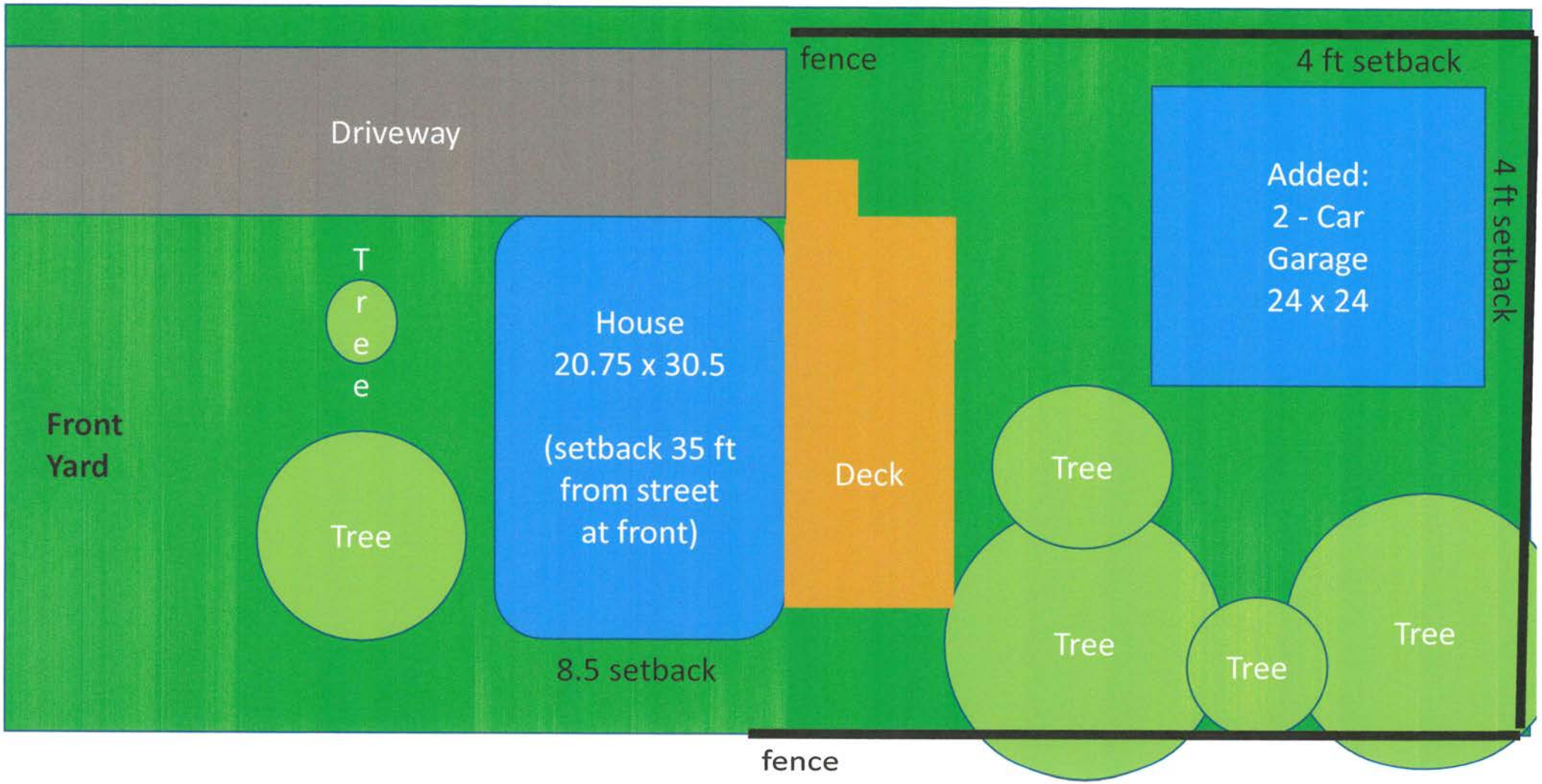
Deborah and Gerald Lee, 3307 N. 4th St., Harrisburg, PA 17110 Cell: 717-418-8764
VARIANCE REQUEST – Reduction of rear 10 ft setback requirement to 4 ft for placement of Detached garage – Lot is 52 ft wide by 125 ft deep. . **Scale: 1 inch to 12 feet (1": 12')**

Variance Requested: 4-ft, instead of 10-ft, offset at rear of property in order to retain usability of small back yard



PROPOSED PLOT LAYOUT with requested 4 ft rear setback for detached 2-car garage

- Involves removal of 1 tree
- Small reduction of deck
- Straight entry/exit to garage allows retention of grass (no need for extended driveway or paved garage loading area)



Deborah and Gerald Lee, 3307 N. 4th St., Harrisburg, PA 17110 Cell: 717-418-8764

VARIANCE REQUEST – Reduction of rear 10 ft setback requirement to 4 ft for placement of Detached garage – Lot is 52 ft wide by 125 ft deep.

Scale: 1 inch to 12 feet (1": 12')

Pioneer Pole Buildings, Inc.

PRICES SUBJECT TO CHANGE AT TIME OF CONTRACT DUE TO VOLATILITY IN THE LUMBER

QUOTE NUMBER:
PQS-691252-002

Page: 1 of 1
Quote Date: 4/7/2026
Quote By: Heather Evans
Customer ID: 691252

Prepared For:
Nathan Lee
3307 N. 4th Street
Harrisburg, PA 17110

Phones: Home: (717) 919-7617

Building

Dimensions: **24'W x 24'L x 12'4"H**
4x6 poles .23 MCA treated, poles 8' on center in all areas except where 10' is allowable on gable ends
Siding: 28 Gauge Frontier Panel 50 Year Warranty
Roofing: 27 Gauge Frontier Panel 50 Year Warranty
24' Standard Trusses, 4' on center, 4/12 pitch, snow load by code and design

Openings

(1) 18'W x 10'H Residential Classic Raised Short Panel Insulated,15" track, Placement:gable
(1) Entry Door 3068 inswing 6-panel RH Fiberglass Insulated PRIMED

Overhangs

Eaves Overhang: Flush, Gables Overhang: Flush

Miscellaneous

24 ft, Universal Ridge Vent
2 x 6 Skirtboard .60 Treated with barrier tape

Total for above building erected on your level, compacted site: **$17,793**

Additional Options

Overhangs

Eaves Overhang: OH 1'	$1,040
Gables Overhang: OH 1'	$936

Insulation

Roof: Double Bubble Vapor Barrier	$724

Miscellaneous

Trash Removal, If Needed	$350
Engineered Sealed Blueprints (If Required By Township/County)	$1,000
Non Stamped Blueprints	Free
4" concrete floor, expansion joints, fiber mesh, 4000 PSI. Customer supplies 4" stone base. Concrete crew spreads stone. Extra concrete or extra grading is extra charge.	$5,184

Subject: Proposed Zoning Variance Request for 3307 N. 4th st., Harrisburg, PA.

NEIGHBOR ASSENT FORM

Regarding: Proposed Zoning Variance Request for 3307 N. 4th St., Harrisburg, PA
Property Owner(s): Deborah and Gerald Lee
Proposed Project: Construction of a 24' x 24' detached garage.
Requested Variance: Reduction of the standard 10-foot rear setback to 4 feet.

Neighbor Statement of Assent:

I, the undersigned, certify that I am the owner and resident of the neighboring property listed below.

I have reviewed the proposed site plan, builder specs, and details regarding the requested 4-foot setback variance for the detached garage at **3307 N. 4th St., Harrisburg, PA 17110.**

By signing below, I state that:

- I understand the nature of the requested zoning variance.
- I have no objections to the placement of the garage or the 4-foot setback request.
- I support the Harrisburg Planning Commission and Zoning Hearing Board approving this variance application.

Neighbor Information & Signature:

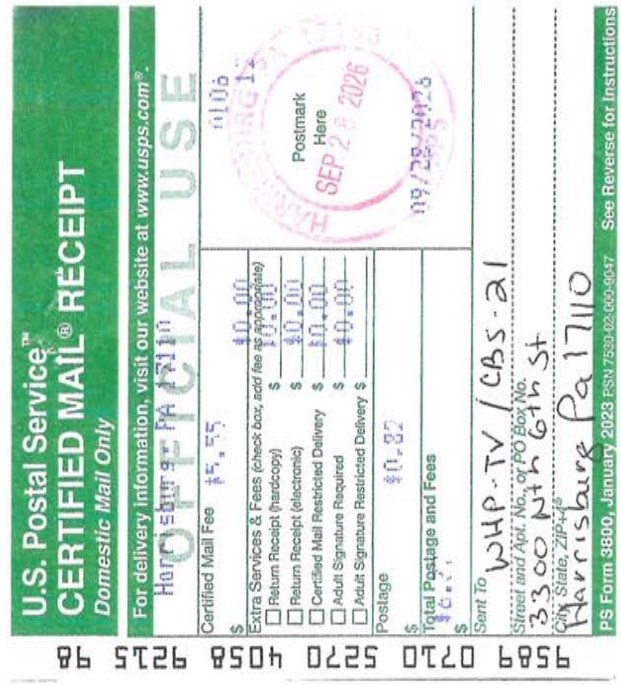
Property Address: 3309 N. 4th st., Harrisburg, PA 17110

Cell Phone: 610-739-9140

Printed Name: Kim Dierolf

Signature: _____ **Date:** _____

Comments / Notes (Optional):



UNITED STATES POSTAL SERVICE.

HARRISBURG
1425 CROOKED HILL RD
HARRISBURG, PA 17106-9998
www.usps.com

09/28/2026 12:53 PM

TRACKING NUMBERS
9589 0710 5270 4058 9216 04
9589 0710 5270 4058 9216 11
9589 0710 5270 4058 9215 98

TRACK STATUS OF ITEMS WITH THIS CODE
(UP TO 25 ITEMS)

TRACK STATUS BY TEXT MESSAGE
Send tracking number to 28777 (2USPS)
Standard message and data rates may apply

TRACK STATUS ONLINE
Visit https://www.usps.com/tracking
Text and e-mail alerts available

PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter Harrisburg, PA 17110 Weight: 0 lb 0.80 oz Estimated Delivery Date Wed 09/30/2026	1		$0.82
Certified Mail® Tracking #: 9589 0710 5270 4058 9216 04			$5.55
Total			$6.37
First-Class Mail® Letter Harrisburg, PA 17110 Weight: 0 lb 0.80 oz Estimated Delivery Date Wed 09/30/2026	1		$0.82
Certified Mail® Tracking #: 9589 0710 5270 4058 9216 11			$5.55
Total			$6.37
First-Class Mail® Letter Harrisburg, PA 17110 Weight: 0 lb 0.80 oz Estimated Delivery Date Wed 09/30/2026	1		$0.82
Certified Mail® Tracking #: 9589 0710 5270 4058 9215 98			$5.55
Total			$6.37
Grand Total:			$19.11
Credit Card Remit Card Name: VISA Account #: XXXXXXXXXXXX5968 Approval #: 065850			$19.11

Subject: Proposed Zoning Variance Request for 3307 N. 4th st., Harrisburg, PA.

Deborah and Gerald Lee
3307 N. 4th st.
Harrisburg, PA 17112
717-418-8764
Deb.Lee.USN@gmail.com
JerryLeeHunts@gmail.com

28 September 2026

Kim Dierolf
3309 N. 4th st.
Harrisburg, PA 17110

Dear Kim,

We are writing to share our plans to replace the shed in the back corner of our yard with a new detached garage. As our direct neighbor, your peace of mind and enjoyment of your property are very important to us. We want to ensure this project enhances our neighborhood while respecting your space.

Project Details & Planning

- **The Project:** Building a 24x24 foot detached garage.
- **The Variance Request: Requesting a 4-foot rear/side setback variance instead of the standard 10 feet.**
- **The Enclosures:** The full variance application and builder quote are attached for your review.

Why We Are Requesting the Variance

- **Preserves Mature Landscaping:** This placement prevents the removal of established trees and greenery.
- **Maintains Natural Light:** Keeps the garage from blocking sunlight to our deck, which would happen if pushed 10 feet out.
- **Retains Play Space:** Keeps the center yard open and usable for children to play.
- **Avoids Losing Our Deck to an Attached Garage**: A detached garage is the best option for our small yard and doesn't require sacrificing our deck and mature landscaping/trees.

Neighborhood Benefits & Impact Management

- **Stronger Property Values:** Replacing the shed with a high-quality garage protects local home equity.
- **Less Street Congestion:** Adding two off-street parking spot takes vehicles off the road and eases street parking.
- **Controlled Work Hours:** Construction will strictly occur Monday through Friday between 8:00 AM and 5:00 PM.

Subject: Proposed Zoning Variance Request for 3307 N. 4th st., Harrisburg, PA.

- **Clean Operations:** No commercial operations, vehicle repair, outdoor tire storage, or external signage will exist.
- **No Environmental Disruption:** The design features zero external glare, heavy vibrations, dust, or odor emissions (during construction or ever afterwards).

Public Hearing Schedule

Our application will be reviewed at two upcoming public meetings. **You are welcome to attend either or both to learn more or comment.**

1. **Harrisburg Planning Commission (HPC)**
   - **Date:** Wednesday, October 07, 2026
   - **Time:** 6:30 PM
   - **Location:** City Council Chambers, 10 North 2nd Street, Harrisburg, PA
2. **Harrisburg Zoning Hearing Board (ZHB)**
   - **Date:** Monday, October 19, 2026
   - **Time:** 6:00 PM
   - **Location:** City Council Chambers, 10 North 2nd Street, Harrisburg, PA

City Contact Information

If you have questions for the city, contact the Bureau of Planning through the Harrisburg Planning & Zoning Portal or use the following:

- **Office Location:** City Government Center, 10 North 2nd Street, Suite 405, Harrisburg, PA 17101
- **General Phone:** (717) 255-6424
- **Planning Director:** Geoffrey Knight | gknight@harrisburgpa.gov | (717) 255-6637
- **Official Website:** https://harrisburgpa.gov/services/planning/index.php

If you are comfortable with our plans after reviewing everything, we would deeply appreciate your signed support on the attached **Neighbor Assent Form** (mail in envelope provided or put in our mail box).

Please don't hesitate to reach out directly to us with any questions. We would be happy to talk through the details.

Sincerely,

Deborah and Gerald Lee
717-418-8764 - Debbie
717-418-9832 - Jerry
Deb.Lee.USN@gmail.com
JerryLeeHunts@gmail.com

DEED - WARRANTY
IND. OR CORP.

This Deed, made the 16th day of November 1993

Between

John R. Kraus, Jr. and Laura L. Kraus Husband & Wife

herein designated as the Grantors,

And

Gerald E. Lee and Deborah S. Lee Husband & Wife

herein designated as the Grantees;

Witnesseth, *that the Grantors, for and in consideration of*

Seventy Six Thousand Two Hundred and 00/100 Dollars ($76,200.00)

lawful money of the United States of America, to the Grantors in hand well and truly paid by the Grantees, at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged and the Grantors being therewith fully satisfied, do by these presents grant, bargain, sell and convey unto the Grantees forever.

All THAT CERTAIN *tract or parcel of land and premises, situate, lying and being in the* City of Harrisburg *in the County of* DAUPHIN *and Commonwealth of Pennsylvania, more particularly described as follows:*

BEGINNING at a point on the eastern line of North Fourth Street, which point is 96 feet North of the northeastern corner of North Fourth and Vaughn Streets at line of property now or late of William J. Daylor, et al, known as No. 3305 North Fourth Street; thence in an easterly direction at right angles to North Fourth Street along the northern line of property now or late of William J. Daylor, et al, known as No. 3305 North Fourth Street, 109 feet, more or less to the western side of a 12 foot wide alley; thence in a northerly direction long the western side of said 12 foot wide alley, 52 feet, more or less, to the southern line of property now or late of William J. Daylor, et al, known as No. 3309 North Fourth Street; thence in a westerly direction along the southern line of said property now or late of William J. Daylor, et al, known as No. 3309 North Fourth Street, 109 feet, more or less, to the eastern line of North Fourth Street; thence in a southerly direction along the eastern line of North Fourth Street, 52 feet, more or less, to the Place of BEGINNING.

HAVING THEREON ERECTED a dwelling house known as 3307 North Fourth Street.

UNDER AND SUBJECT, NEVERTHELESS, to easements, restrictions reservations, conditions and rights of way of record.

BEING THE SAME premises which Deborah C. Leete by deed dated May 30, 1991 and recorded June 11, 1991 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Book 1581, Page 139 granted and conveyed unto John R. Kraus, Jr. and Laura L. Kraus, Grantors herein.

$762.00 01

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
REALTY TRANSFER TAX
NOV 24 '93
762.00

City of Harrisburg
Harrisburg School District
Dauphin County, Pa.
1% Real Estate Transfer Tax
Date 11-24-93 Amt. $762.00
Collecting Agent

RECEIVED
RECORDERS OFFICE
DAUPHIN COUNTY
PENNA
'93 NOV 24 11 06 AM

44929

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 remainders, 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 herein 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 Grantees and to Grantees' proper use and benefit forever.*

And *the Grantors covenant that, except as may be herein set forth, they do and will* **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.*

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, *the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.*

Signed, Sealed and Delivered
in the presence of
or Attested by

John R. Kraus, Jr.

Laura D. Kraus

Commonwealth of Pennsylvania, County of Cumberland **}ss:**

Be it Remembered, *that on* November 16, 1993 *before me the subscriber*

personally appeared John R. Kraus, Jr.

known to me (or satisfactorily proven) to be the person s *whose name* s *subscribed to the within deed and acknowledged that* he *executed the same for the purposes therein contained.*

Witness *my hand and seal the day and year aforesaid.*

Vickie R. Welker

NOTARIAL SEAL
VICKIE R. WELKER, NOTARY PUBLIC
CAMP HILL BORO. CUMBERLAND CO.
MY COMMISSION EXPIRES MARCH 4, 1995

Commonwealth of Pennsylvania, County of)ss:

Be it Remembered, *that on* *before me the subscriber,*

personally appeared

who acknowledged *self to be the* *of*

a Corporation, and that being authorized to do so as such corporate officer executed the foregoing instrument for the purposes therein contained on behalf of the corporation.

Witness *my hand and seal the day and year aforesaid.*

DEED

TO

Dated

The Undersigned certifies that the precise residence and complete post office address of the Grantee is:

3307 N 4th St
Street
Harrisburg PA 17110
City *State* *Zip Code*

BOOK 2110 PAGE 455

COMMONWEALTH OF PENNSYLVANIA :
: ss.
COUNTY OF :

On this, the 17TH day of NOVEMBER, 1993 before me the undersigned officer, personally appeared

Laura L. Kraus

known to me, (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

C E Sowersy Jr.
NOTARY

C. E. SOWERSY, JR.
MY COMMISSION # CC 307600
EXPIRES: September 25, 1997
Bonded Thru Notary Public Underwriters

I hereby CERTIFY that this document is recorded in the Recorder's Office of Dauphin County, Pennsylvania.

RECORDER OF DEEDS OF DAUPHIN COUNTY PENNSYLVANIA

Philip Spasen
Philip Spasen
Recorder of Deeds

BOOK 2110 PAGE 456

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:

October 19, 2026

In reference to Case No. 2655, a request for:

Variance Application for 3307 North 4th Street, zoned Residential Medium-Density (RM), filed by Deborah & Gerald Lee, to request relief from the setback regulations to allow construction of a detached garage in the rear yard.

The **Harrisburg Planning Commission** will review the application on **October 7, 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: September 30, 2026

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

October 8, 2026

Deborah & Gerald Lee
3307 North 4th Street
Harrisburg, PA 17110

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
3307 North 4th Street – Variance Application

To Whom it May Concern:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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

Wanda Williams, Mayor

RESOLUTION
OF THE
HARRISBURG PLANNING COMMISSION

214 Verbeke Street

SPECIAL EXCEPTION REQUEST:
The Applicant is proposing to redevelop the property as a "Personal Services" use; 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 214 Verbeke Street is a 0.03-acre lot with a two-story, 2,160-square-foot brick masonry and stucco building, and was constructed in 1930 (per Dauphin County Property Tax Records). The property is bounded by a small grocer's alley to the north, Penn Street to the east, Verbeke Street to the south, and the property at 212 Verbeke Street to the west.

This semi-detached structure is a utilitarian structure of minimal architectural value. Character-defining features include the angled front entrance; a prominent cornice of minimal architectural design; a projecting signage bracket above the front entrance; and a substantially-different rear portion with a stucco façade. The primary entryway is a simple, paneled metal door with a small, fanlight, set in a simple frame and topped with a divided lite transom. There is a secondary entrance on the Penn Street side of the building that features a simple, paneled metal door set in a simple frame with a small pediment, which is bracketed by porch lights on either side. Fenestration involves ten, one-over-one vinyl windows on the front and side façades of the front portion of the building, and three, one-over-one vinyl windows on the second floor of the side (eastern) façade. The front portion is topped with a flat rubber roof; the roof of the rear portion is clad in asphalt shingles. The structure is substantially different from many of the surrounding buildings and thus does not contribute to the character of the streetscape.

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.

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 7-327.6A of the Zoning Code, a "Personal Services" use requires one space per 200 square feet of gross floor area and one space for each employee. The Applicant has stated the facility will serve the Midtown neighborhood as their client base and retain a standard one to two (1-2) staff on site. By the parameters of Zoning Code Section 7-327.5(a), the Applicant must provide a minimum of ten (10) off-street parking spaces on-site. Because the building occupies the majority of the site, vehicular access does not currently exist and cannot be provided on-site without necessitating additional and more onerous zoning relief such as Variances for development into setbacks; thus, there is no way to provide the required off-street parking on-site, and the Applicant requires relief from all required off-street parking spaces.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that there is available on-street parking within the Midtown neighborhood, particularly along Verbeke Street. As the Applicant noted, the majority of traffic will be drawn from neighborhood residents who will be able to walk to the property, or visitors familiar with the Midtown and Market area's available parking arrangement. Additionally, the Planning Bureau notes that there are at least four bus lines running north-south along 3rd Street, which is a few blocks to the east. Given the above, the Bureau believes the project can sufficiently address the off-street parking considerations.

Neighborhood Character

With respect to the proposed use, the Applicant has stated:
"Beauty Plus Salon LLC proposes to operate a small appointment-based personal services salon, services will include Threading, lashes, and waxing only one person will work at a time serving primarily neighborhood customers."
With respect to the existing use, the Applicant has stated:
"The property is currently vacant. The proposed use is Beauty Plus Salon LLC. Was Nails salon before."

The Planning Bureau believes the proposed use as a "threading salon" will not be contrary to the character of the established neighborhood, and that the business proposal will represent a positive investment of a prominent property in the active Midtown neighborhood. As noted by the Applicant, the property is currently vacant and was most recently an unpermitted Nail Salon business operated by the Applicant's previous tenants. The Applicant is now establishing its use as a permitted "personal services" use for her own business purposes.

The Planning Bureau notes that the parking requirements in the Zoning Code appear to require the proposed use ("Personal Services") to provide ten (10) parking spaces: one for each 200 square feet of gross floor area (at 1,643 square feet, that would be rounded down to eight spaces) and one for each employee (the Applicant notes that the maximum contracts per month for the space is two). The Planning Bureau also notes that the use will likely not have the same impact as other "Personal Service" uses given the limited hours of operation and the proposed clientele of neighborhood residents and visitors already coming to the neighborhood familiar with other businesses.

Ingress & Egress
The Applicant has stated:
"Existing street/sidewalk access remains unchanged. No new driveway is proposed, clients arrive by walking, driving. Emergency access remains available. No heavy trucks or unusual deliveries are expected, no exterior changes are proposed that would interface with pedestrians."

The Planning Bureau notes that it is apparent from the configuration of the structure on the lot (i.e., that the building takes up the entirety of the lot) that all traffic to and from the site was anticipate to be pedestrian, which will not be changing with this proposal, as there is nowhere for a vehicle to park on-site. It is reasonable to assume that any vehicular traffic for previous uses was expected to use publicly-available parking on the surrounding streets.

Off-Street Parking & Loading
The Applicant has stated:
"Salon will have one employees working at a time. Salon will operate by appointment only with limited clients. Traffic, no new parking area or drive way is proposed. The Applicant respectfully request parking relief from the applicable off-street parking requirement due to the limited"

As referenced earlier, there is no off-street parking being proposed and none existing on-site; for the current proposed "personal services" use, one (1) parking space is required per 200 square feet of gross floor area and one (1) space for each employee per Section 7-327(a) of the Zoning Code; while the Applicant states the number of clients will be limited by appointment on an intermittent schedule with an additional two staff members at capacity, the Applicant still must provide ten (10) off-street parking spaces to comply with the Zoning Code requirements. As noted elsewhere, the Bureau feels that under current conditions, there is some available on-street parking along both sides of Verbeke Street and plenty within the Midtown neighborhood to accommodate any demand generated from the use, which is further mitigated by its location within a busy commercial and residential district; many of the salon's customers will also live within the neighborhood and will not require areas to park. Given the above, the Bureau does feel there is sufficient on-street parking and a strong pedestrian customer base in the immediate area to alleviate the ten (10) spaces required by the proposed use.

Building Character
The Applicant has stated:
"No new construction, expansion, parking area or improvisation surface is proposed. The existing building and neighborhood character will remain unchanged."

As the Applicant notes, they are not proposing to alter the size, massing, and configuration of the existing building; the configuration of the building limits any expansion or ability to create new parking areas and currently conforms to the residential nature of the neighborhood. Any exterior alterations to the building itself, with emphasis to new signage, must be reviewed for zoning and historic district conformance before installation.

Yards, Setbacks & Open Space
The Applicant has stated:
"No exterior site work is proposed.

No new landscaping, fencing, lighting, walls or trash areas are planned."

The Planning Bureau notes the project will not result in an expanded development footprint on-site and thus will not extensively alter the yards, setbacks, or other open space. All of the proposed work is interior (except for potential signage) and the request for relief from the off-street parking requirements will likewise not result in any site development; as such, the Bureau notes this consideration is not applicable to the proposal.

Signage
The Applicant has stated:
"No new any improved or additional signage is proposed at this time. Any existing signage will comply with applicable zoning requirements."

The Planning Bureau notes that signage regulations in the Residential Medium-Density (RM) zoning district are outlined in Section 7-325.6 of the Zoning Code and are fairly specific, particularly within the Midtown historical overlay district; any future signage would have to submit a Certificate of Appropriateness (COA) application for review and approval by the Harrisburg Architectural Review Board (HARB).

Utilities
The Applicant has stated:
"No new utilities are proposed. Salon will use the existing water, sewer, electricity and other utilities. No new impervious surfaces are proposed."

The Planning Bureau notes that the use will likely not require that any additional utilities be connected to the property.

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 salon will comply with applicable environmental standards. No hazardous materials, outdoor storage, heavy truck traffic or significant noise or odors."
With respect to the establishment of a business, the Applicant has stated:
"Will have 1-2 employees working at a time to serve a client base of local neighborhood residents. Operation hours 9 am-6pm."
With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The salon is small, appointment only business with limited customer traffic. It will not create significant noise, odors, heavy traffic or late night activity and will maintain the character of the neighborhood."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that personal service uses generally do not create hazards outlined in that section. Otherwise, this business will have a positive impact on the neighborhood, utilizing a prominent corner property and complementing the Midtown neighborhood block. Given the above, the Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the mixed-use nature of the neighborhood

DISCUSSION:
The case was represented by Durga Dhimal (business and property owner), 214 Verbeke Street, Harrisburg, PA 17101 (aka "the Applicant").

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

1. The Applicant must ensure that all signage conforms to the requirements in Chapter 7-325 of the Zoning Code, and will need to submit a Certificate of Appropriateness (COA) application for review and approval by the Harrisburg Architectural Review Board (HARB).

Commissioner Alsberry asked the Applicant if the conditions of approval were acceptable and if she had anything to add to the report; the Applicant confirmed the conditions were acceptable and she had nothing further to add.

Commissioner Alsberry noted the case was straightforward and that he had no questions.

Commissioner O'Toole asked Planning Bureau staff what the most recent use for this building was. Mr. Knight noted that approval had been granted in 2018 for a retail store called "La Cultura," but that a Mercantile Permit did not appear to have been filed for that use; he noted there was a 2020 record of another business called "Cosmic Reigna" which appeared to be a continuation of that use. He stated the property appeared to be vacant for five years until the Applicant's purchase as there was no formal documentation on file.

Commissioner O'Toole asked the Applicant what name has she chosen for her salon; she noted it would be called "Beauty Plus Salon" and would provide eyebrow threading, lashes, and waxing services. Commissioner O'Toole asked the Applicant if she was responsible for the "717 Get Nailed" sign over the store; she confirmed she was not.

Commissioner Reed stated that she had no questions or comments regarding the project.

Commissioner Marek stated she had no further questions and noted the property had functioned as a commercial space for some time and thus she felt the use would be appropriate.

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 Marek moved, and Commissioner O'Toole seconded the motion, to Approve with Staff Conditions. The motion was adopted by a unanimous vote (4-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its meeting on October 7, 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 Section 7-305.4 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, by a unanimous vote (4-0), recommends that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. The Applicant must ensure that all signage conforms to the requirements in Chapter 7-325 of the Zoning Code, and will need to submit a Certificate of Appropriateness (COA) application for review and approval by the Harrisburg Architectural Review Board (HARB).

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission, by a unanimous vote (4-0), recommends that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The project will enhance the character of the neighborhood by reactivating a vacant building, improve the streetscape, and conform to the Goals, Objectives, and Action Items in the Comprehensive Plan.
2. The project site is located in a mixed-use corridor with nearby residential, commercial, and institutional uses, and thus the proposed use should not have an adverse impact on the neighborhood.
3. Although the Applicant is requesting full relief from the associated off-street parking requirements, the proposed by-appointment restrictions on clientele on-site and limited staffing will reduce the parking demand as well as its location within an active and walkable neighborhood accessible by local residents.

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 7th day of October, 2026.

Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Special Exception Application:
214 Verbeke Street

PROPERTY ADDRESS(ES): 214 Verbeke Street	**APPLICANT:** Durga K Dhimal Rajdhunge w/ Beauty Plus Salon, LLC	**SUBMISSION DATE:** August 20, 2026
PID: 06-027-011	**APPLICANT STATUS:** Property & Business Owner	**HPC DATE:** October 7, 2026
ZONING: Residential Medium-Density (RM)	**HISTORIC DISTRICT:** Midtown	**ZHB DATE:** October 19, 2026
ZHB CASE #: 2656	**FLOODPLAIN:** Zone X (500-Year Floodplain)	**SITE VISIT DATE(S):** September 30, 2026

REQUEST:
The Applicant is proposing to redevelop the property as a "Personal Services" use; 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 214 Verbeke Street is a 0.03-acre lot with a two-story, 2,160-square-foot brick masonry and stucco building, and was constructed in 1930 (per Dauphin County Property Tax Records). The property is bounded by a small grocer's alley to the north, Penn Street to the east, Verbeke Street to the south, and the property at 212 Verbeke Street to the west.

This semi-detached structure is a utilitarian structure of minimal architectural value. Character-defining features include the angled front entrance; a prominent cornice of minimal architectural design; a projecting signage bracket above the front entrance; and a substantially-different rear portion with a stucco façade. The primary entryway is a simple, paneled metal door with a small, fanlight, set in a simple frame and topped with a divided lite transom. There is a secondary entrance on the Penn Street side of the building that features a simple, paneled metal door set in a simple frame with a small pediment, which is bracketed by porch lights on either side. Fenestration involves ten, one-over-one vinyl windows on the front and side façades of the front portion of the building, and three, one-over-one vinyl windows on the second floor of the side (eastern) façade. The front portion is topped with a flat rubber roof; the roof of the rear portion is clad in asphalt shingles. The structure is substantially different from many of the surrounding buildings and thus does not contribute to the character of the streetscape.

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.

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 7-327.6A of the Zoning Code, a "Personal Services" use requires one space per 200 square feet of gross floor area and one space for each employee. The Applicant has stated the facility will serve the Midtown neighborhood as their client base and retain a standard one to two (1-2) staff on site. By the parameters of Zoning Code Section 7-327.5(a), the Applicant must provide a minimum of ten (10) off-street parking spaces on-site. Because the building occupies the majority of the site, vehicular access does not currently exist and cannot be provided on-site without necessitating additional and more onerous zoning relief such as Variances for development into setbacks; thus, there is no way to provide the required off-street parking on-site, and the Applicant requires relief from all required off-street parking spaces.

With respect to meeting the criteria in Section 7-327.8 of the Zoning Code, the Planning Bureau notes that there is available on-street parking within the Midtown neighborhood, particularly along Verbeke Street. As the Applicant noted, the majority of traffic will be drawn from neighborhood residents who will be able to walk to the property, or visitors familiar with the Midtown and Market area's available parking arrangement. Additionally, the Planning Bureau notes that there are at least four bus lines running north-south along 3rd Street, which is a few blocks to the east. Given the above, the Bureau believes the project can sufficiently address the off-street parking considerations.

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:
"Beauty Plus Salon LLC proposes to operate a small appointment-based personal services salon, services will include Threading, lashes, and waxing only one person will work at a time serving primarily neighborhood customers."
With respect to the existing use, the Applicant has stated:
"The property is currently vacant. The proposed use is Beauty Plus Salon LLC. Was Nails salon before."

The Planning Bureau believes the proposed use as a "threading salon" will not be contrary to the character of the established neighborhood, and that the business proposal will represent a positive investment of a prominent property in the active Midtown neighborhood. As noted by

the Applicant, the property is currently vacant and was most recently an unpermitted Nail Salon business operated by the Applicant's previous tenants. The Applicant is now establishing its use as a permitted "personal services" use for her own business purposes.

The Planning Bureau notes that the parking requirements in the Zoning Code appear to require the proposed use ("Personal Services") to provide ten (10) parking spaces: one for each 200 square feet of gross floor area (at 1,643 square feet, that would be rounded down to eight spaces) and one for each employee (the Applicant notes that the maximum contracts per month for the space is two). The Planning Bureau also notes that the use will likely not have the same impact as other "Personal Service" uses given the limited hours of operation and the proposed clientele of neighborhood residents and visitors already coming to the neighborhood familiar with other businesses.

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:
"Existing street/sidewalk access remains unchanged. No new driveway is proposed, clients arrive by walking, driving. Emergency access remains available. No heavy trucks or unusual deliveries are expected, no exterior changes are proposed that would interface with pedestrians."

The Planning Bureau notes that it is apparent from the configuration of the structure on the lot (i.e., that the building takes up the entirety of the lot) that all traffic to and from the site was anticipate to be pedestrian, which will not be changing with this proposal, as there is nowhere for a vehicle to park on-site. It is reasonable to assume that any vehicular traffic for previous uses was expected to use publicly-available parking on the surrounding streets.

(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:
"Salon will have one employees working at a time. Salon will operate by appointment only with limited clients. Traffic, no new parking area or drive way is proposed. The Applicant respectfully request parking relief from the applicable off-street parking requirement due to the limited"

As referenced earlier, there is no off-street parking being proposed and none existing on-site; for the current proposed "personal services" use, one (1) parking space is required per 200 square feet of gross floor area and one (1) space for each employee per Section 7-327(a) of the Zoning Code; while the Applicant states the number of clients will be limited by appointment on an intermittent schedule with an additional two staff members at capacity, the Applicant still must provide ten (10) off-street parking spaces to comply with the Zoning Code requirements. As

noted elsewhere, the Bureau feels that under current conditions, there is some available on-street parking along both sides of Verbeke Street and plenty within the Midtown neighborhood to accommodate any demand generated from the use, which is further mitigated by its location within a busy commercial and residential district; many of the salon's customers will also live within the neighborhood and will not require areas to park. Given the above, the Bureau does feel there is sufficient on-street parking and a strong pedestrian customer base in the immediate area to alleviate the ten (10) spaces required by the proposed use.

(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 new construction, expansion, parking area or improvisation surface is proposed. The existing building and neighborhood character will remain unchanged."

As the Applicant notes, they are not proposing to alter the size, massing, and configuration of the existing building; the configuration of the building limits any expansion or ability to create new parking areas and currently conforms to the residential nature of the neighborhood. Any exterior alterations to the building itself, with emphasis to new signage, must be reviewed for zoning and historic district conformance before installation.

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

The Applicant has stated:
"No exterior site work is proposed.
No new landscaping, fencing, lighting, walls or trash areas are planned."

The Planning Bureau notes the project will not result in an expanded development footprint on-site and thus will not extensively alter the yards, setbacks, or other open space. All of the proposed work is interior (except for potential signage) and the request for relief from the off-street parking requirements will likewise not result in any site development; as such, the Bureau notes this consideration is not applicable to the proposal.

(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 any improved or additional signage is proposed at this time. Any existing signage will comply with applicable zoning requirements."

The Planning Bureau notes that signage regulations in the Residential Medium-Density (RM) zoning district are outlined in Section 7-325.6 of the Zoning Code and are fairly specific, particularly within the Midtown historical overlay district; any future signage would have to submit a Certificate of Appropriateness (COA) application for review and approval by the Harrisburg Architectural Review Board (HARB).

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

The Applicant has stated:
"No new utilities are proposed. Salon will use the existing water, sewer, electricity and other utilities. No new impervious surfaces are proposed."

The Planning Bureau notes that the use will likely not require that any additional utilities be connected to the property.

(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 salon will comply with applicable environmental standards. No hazardous materials, outdoor storage, heavy truck traffic or significant noise or odors."
With respect to the establishment of a business, the Applicant has stated:
"Will have 1-2 employees working at a time to serve a client base of local neighborhood residents. Operation hours 9 am-6pm."
With respect to the impact on the character of the neighborhood, the Applicant has stated:
"The salon is small, appointment only business with limited customer traffic. It will not create significant noise, odors, heavy traffic or late night activity and will maintain the character of the neighborhood."

With respect to conformance with the Environmental Performance Standards, the Planning Bureau notes that personal service uses generally do not create hazards outlined in that section. Otherwise, this business will have a positive impact on the neighborhood, utilizing a prominent corner property and complementing the Midtown neighborhood block. Given the above, the Bureau feels that the proposed use will not adversely impact the surrounding community and will be compatible with the mixed-use 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 ensure that all signage conforms to the requirements in Chapter 7-325 of the Zoning Code, and will need to submit a Certificate of Appropriateness (COA) application for review and approval by the Harrisburg Architectural Review Board (HARB).

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

1. The project will enhance the character of the neighborhood by reactivating a vacant building, improve the streetscape, and conform to the Goals, Objectives, and Action Items in the Comprehensive Plan.

2. The project site is located in a mixed-use corridor with nearby residential, commercial, and institutional uses, and thus the proposed use should not have an adverse impact on the neighborhood.
3. Although the Applicant is requesting full relief from the associated off-street parking requirements, the proposed by-appointment restrictions on clientele on-site and limited staffing will reduce the parking demand as well as its location within an active and walkable neighborhood accessible by local residents.

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. Existing Conditions Photos
5. Floor Plan
6. Notification Letter & Proof of Mailing
7. Deed

PROPERTY PHOTOS:









Zoning & Location Map
214 Verbeke Street
Residential Medium-Density (RM)

SPECIAL EXCEPTION APPLICATION

Primary Property Address: 214 Verbeke street **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).

Beauty Plus salon LLC proposes to operate a small appointment based personal servies salon, services will include Threading, lashes, and waxing. only one person will work at a time. Serving primarily neighborhood customers.

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. The proposed use is Beauty Plus salon LLC. was Nails salon before.

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.

Existing street / sidewalk access remains unchanged. No new driveway is proposed, clints arive by walking or driving. Emergency access remains avaible. No heavy truck or unusual deliveries are expected, No exterior changes are proposed that would intergace with pedestrians.

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?

Salon will have one employes working at a time. salon will operate by appointment only with limite clints traffic, No new parking area or drive way is prepared. The applicant respectfully request parking relief from the applicable off-street parking requirement due the limited

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 New construction, expansion, Parking area or impervious surface is proposed. The existing building and neighborhood character will remain unchanged.

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.

No exterior site work is proposed.
No new landscaping, fencing, lighting, walls or trash areas are planned.

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?

We new any improved or additional signage is proposed at this time. Any existing signage will comply with applicable zoning 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?

No new utilities are proposed. salon will use the existing water, sewer, electricity and other ~~of~~ utilities. No new impervious surfaces are proposed.

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 salon will comply with applicable environmental standards re hazardous materials, outdoor storage, heavy truck traffic or significant noise or odors.

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?

will have 1-2 employees working at a time to serve a client base of local neighborhood residents. Operation hours 9am-6pm.

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 salon is a small, appointment only, business with limited customer traffic. It will not create significant noise odors, heavy traffic or late night activity and will maintain the character of the neighborhood.

City of Harrisburg, PA
2024 Variance & Special Exception Application

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

Name (Company) Beauty Plus salon LLC

Address 214 verbeke street

Phone 703 505 5215

Email durgasalon@gmail.com

Property Owner *(if different from the Applicant)*

Name (Company) Durga K. Dhimal Rajbhunge

Address 214 verbeke street harrisburg pa

Phone 703 505 5215

Email durgasalon@gmail.com

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 — Date: 08/28/2026

Property Owner's Signature — Date: 08/28/2026

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

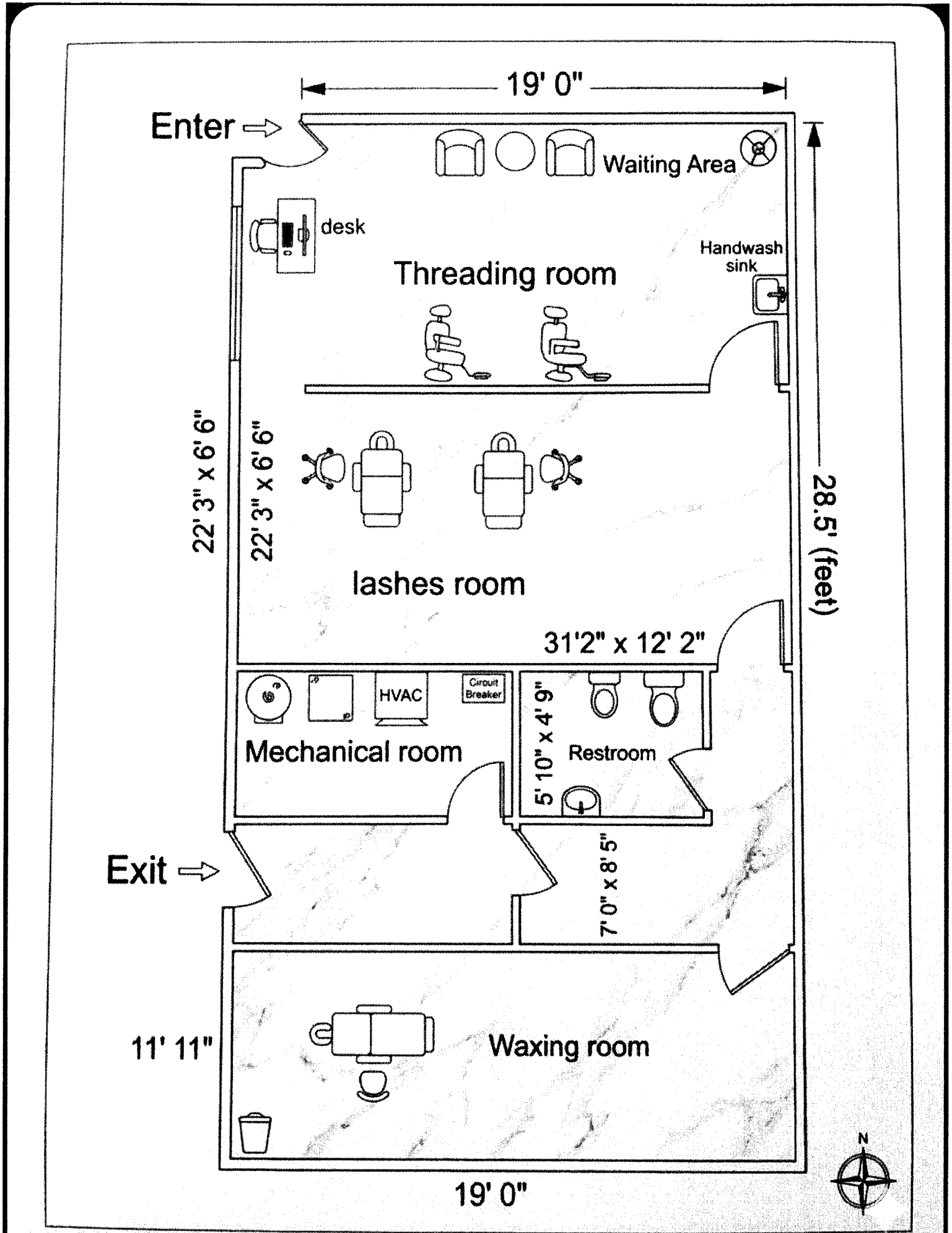

October 2022
Penn St


Verbeke St
VIBES ONLY
214








19' 0"
Enter
Waiting Area
desk
Handwash sink
Threading room
22' 3" x 6' 6"
22' 3" x 6' 6"
28.5' (feet)
lashes room
31'2" x 12' 2"
HVAC
Circuit Breaker
Mechanical room
5' 10" x 4' 9"
Restroom
Exit
7' 0" x 8' 5"
11' 11"
Waxing room
19' 0"
N

Durga Dhimal
703-505-5215
durgasalon@gamil.com

RE: Notice of Upcoming Zoning Relief Request for 214 Verbeke Street

Dear Neighbor,

I am writing to you as a fellow resident and property owner in the Midtown Harrisburg neighborhood. I own the property located at **214 Verbeke Street, Harrisburg, PA 17102**, situated directly across from the historic Broad Street Market.

I wanted to personally reach out and inform you that I will be submitting an application to the Harrisburg Zoning Hearing Board (ZHB) for zoning relief. Because our immediate area is zoned as Residential Medium Density, a special exception is required to open a beauty salon which is considered as a "personal services" business at this location.

About the Project:

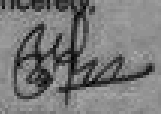
- **Proposed Business:** I plan to open a boutique specializing in eyebrow threading, waxing, and lash services.
- **Operational Details:** To ensure the peace and privacy of our neighborhood, the business will operate strictly by appointment only. There will only be one client and one professional working in the space at any given time, meaning there will be no crowded waiting areas or high-volume traffic.
- **Community Impact:** This business will feature low-impact operations with no loud noise or disruption. Because it is a single-operator studio, it will not create negative parking or traffic impacts on Verbeke Street. I am fully committed to managing the property responsibly and maintaining the historic, beautiful aesthetic of our Midtown streetscape.

Public Hearing Information:
The application will be formally reviewed during an upcoming public meeting hosted by the Harrisburg Planning Commission and the Zoning Hearing Board. You will receive an official public notice from the city detailing the meetings will be on Monday October 7th for the Planning Commission at 6:30 and October 19th for the Zoning Hearing Board at 6:00. Both will be held in the City Council Chambers of the Martin Luther King Jr. building.

Before the formal city hearings take place, I would love to answer any questions or discuss any feedback you might have about these plans. Please feel free to reach out to me directly via the phone number or email address listed at the top of this letter.

Thank you so much for your time, understanding, and continued support in keeping our Midtown community a wonderful and vibrant place to live.

Sincerely,



Durga Dhimal

9589 0710 5270 2369 2838 31

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Tyler Gray
Street and Apt. No., or PO Box No.: 1311 N 2nd St.
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Doylestown PA 18901

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: A&W Homes LLC
Street and Apt. No., or PO Box No.: 65 Northwoods LN
City, State, ZIP+4®: Doylestown PA 18901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 19 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Peter Keeley
Street and Apt. No., or PO Box No.: 1318 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 87

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Lebanon PA 17042

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Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: SPXT PA LLC
Street and Apt. No., or PO Box No.: 106 Palm LN
City, State, ZIP+4®: Lebanon, 17042 PA

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 48

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here

AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Logan Betz
Street and Apt. No., or PO Box No.: 213 Verbeke St
City, State, ZIP+4®: Harrisburg, PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 55

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Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Elizabeth Johns
Street and Apt. No., or PO Box No.: 1314 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2838 62

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Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Katherine Cowden
Street and Apt. No., or PO Box No.: 1315 Penn st
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 71

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Lancaster PA 17601

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Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Paul Banks Harclerode
Street and Apt. No., or PO Box No.: 2022 wyngfield DR.
City, State, ZIP+4®: lancater 17601

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 17

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OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Jonathan High
Street and Apt. No., or PO Box No.: 7429 sterling Rd
City, State, ZIP+4®: Harrisburg PA 17112

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 64

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.
Camp Hill PA 17011

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Athanasios Paparoidamis
Street and Apt. No., or PO Box No.: 520 Rupley Rd
City, State, ZIP+4®: camphill, PA ~~17011-9708~~ 17011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 88

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Harrisburg PA 17105

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Adrienne West
Street and Apt. No., or PO Box No.: PO Box 10353
City, State, ZIP+4®: Harrisburg, PA 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 00

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OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Burke Estate LLC
Street and Apt. No., or PO Box No.: 6569 Red Top Rd
City, State, ZIP+4®: Harrisburg PA 17111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2837 18

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Mechanicsburg PA 17055

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

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08/21/2026

Sent To: Michael Krenetta
Street and Apt. No., or PO Box No.: 10 Belvedere Rd
City, State, ZIP+4®: Mechanicsburg PA 17055

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 93

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Harrisburg PA 17110

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

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08/21/2026

Sent To: Next Level opportunity LLC
Street and Apt. No., or PO Box No.: 332 woodbine st
City, State, ZIP+4®: Harrisburg PA 17110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 32

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Harrisburg PA 17102

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

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08/21/2026

Sent To: Emilie Heath
Street and Apt. No., or PO Box No.: 217 verbeke st
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 56

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Harrisburg PA 17102

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Marcus Donovan James
Street and Apt. No., or PO Box No.: 1317 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 40

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Harrisburg PA 17111

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Colby jon Michael
Street and Apt. No., or PO Box No.: 1032 OAK KNOLL DR
City, State, ZIP+4®: Harrisburg PA 17111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Harrisburg PA 17104

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Heather Stackey Peyrot
Street and Apt. No., or PO Box No.: 711 S. Front st
City, State, ZIP+4®: Harrisburg PA 17104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2838 24

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Camp Hill, PA 17011

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	
$	

0130 10

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Theresa Wadlinger
Street and Apt. No., or PO Box No.: 368 Regent St
City, State, ZIP+4®: Camp Hill, PA ~~17508~~ 17011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 86

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Joseph Weaver
Street and Apt. No., or PO Box No.: 208 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 57

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Vincent Fiscella
Street and Apt. No., or PO Box No.: 202 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 95

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Harrisburg PA 17110

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Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	
$	

0130 10

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: J. David Learman
Street and Apt. No., or PO Box No.: PO Box 5038
City, State, ZIP+4®: Harrisburg PA 17110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 94

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Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Elizabeth Anne Rothrock
Street and Apt. No., or PO Box No.: 1301 N 2nd St.
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Shawn Price
Street and Apt. No., or PO Box No.: 222 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET



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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee $5.55 — $0.00 — 0130 10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.92

Total Postage and Fees $6.47

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ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To Justin Heinly

Street and Apt. No., or PO Box No. 1419 N 3rd St.

City, State, ZIP+4® Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 01

214 VERBECKE STREET

9589 0710 5270 2369 2838 31

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Tyler Gray
Street and Apt. No., or PO Box No.: 1311 N 2nd St.
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 70

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For delivery information, visit our website at *www.usps.com®*.
Doylestown PA 18901

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: A&W Homes LLC
Street and Apt. No., or PO Box No.: 65 Northwoods LN
City, State, ZIP+4®: Doylestown PA 18901

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 63

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 19 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Peter Keeley
Street and Apt. No., or PO Box No.: 1318 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 87

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For delivery information, visit our website at *www.usps.com®*.
Lebanon PA 17042

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: SPXT PA LLC
Street and Apt. No., or PO Box No.: 106 Palm LN
City, State, ZIP+4®: Lebanon, 17042 PA

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 48

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For delivery information, visit our website at *www.usps.com®*.
Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Logan Betz
Street and Apt. No., or PO Box No.: 213 Verbeke St
City, State, ZIP+4®: Harrisburg, PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 55

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

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AUG 20 2026 — ARLINGTON MAIN POST OFFICE

08/21/2026

Sent To: Elizabeth Johns
Street and Apt. No., or PO Box No.: 1314 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2838 62

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OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Katherine Cowden
Street and Apt. No., or PO Box No.: 1315 Penn st
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 71

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.
Lancaster PA 17601

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Paul Banks Harclerode
Street and Apt. No., or PO Box No.: 2022 wyngfield DR.
City, State, ZIP+4®: lancater 17601

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 17

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.
Harrisburg PA 17112

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Jonathan High
Street and Apt. No., or PO Box No.: 7429 sterling Rd
City, State, ZIP+4®: Harrisburg PA 17112

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 64

U.S. Postal Service™
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For delivery information, visit our website at *www.usps.com®*.
Camp Hill PA 17011

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Athanasios Paparoidamis
Street and Apt. No., or PO Box No.: 520 Rupley Rd
City, State, ZIP+4®: camphill, PA ~~17011-9708~~ 17011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 88

U.S. Postal Service™
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Harrisburg PA 17105

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Adrienne West
Street and Apt. No., or PO Box No.: PO Box 10353
City, State, ZIP+4®: Harrisburg, PA 17105

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 00

U.S. Postal Service™
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Harrisburg PA 17111

OFFICIAL USE

Certified Mail Fee	$5.55
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
Total Postage and Fees	$6.37

0130 10

Postmark Here
ARLINGTON MAIN POST OFFICE
AUG 20 2026
ARLINGTON VA 22210-9998
08/21/2026

Sent To: Burke Estate LLC
Street and Apt. No., or PO Box No.: 6569 Red Top Rd
City, State, ZIP+4®: Harrisburg PA 17111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2837 18

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For delivery information, visit our website at *www.usps.com®*.

Mechanicsburg PA 17055

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Michael Krenetta
Street and Apt. No., or PO Box No.: 10 Belvedere Rd
City, State, ZIP+4®: Mechanicsburg PA 17055

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 93

U.S. Postal Service™
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Harrisburg PA 17110

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026

08/21/2026

Sent To: Next Level opportunity LLC
Street and Apt. No., or PO Box No.: 332 woodbine st
City, State, ZIP+4®: Harrisburg PA 17110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 32

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Harrisburg PA 17102

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Emilie Heath
Street and Apt. No., or PO Box No.: 217 verbeke st
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 56

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Harrisburg PA 17102

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Marcus Donovan James
Street and Apt. No., or PO Box No.: 1317 Penn St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 40

U.S. Postal Service™
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Harrisburg PA 17111

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Colby jon Michael
Street and Apt. No., or PO Box No.: 1032 OAK KNOLL DR
City, State, ZIP+4®: Harrisburg PA 17111

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 25

U.S. Postal Service™
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Harrisburg PA 17104

Certified Mail Fee	$5.55	0130 10
Extra Services & Fees (check box, add fee as appropriate)		
☐ Return Receipt (hardcopy)	$ $0.00	
☐ Return Receipt (electronic)	$ $0.00	
☐ Certified Mail Restricted Delivery	$ $0.00	
☐ Adult Signature Required	$ $0.00	
☐ Adult Signature Restricted Delivery	$	
Postage	$0.82	
Total Postage and Fees	$6.37	

Postmark Here: ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Heather Stackey Peyrot
Street and Apt. No., or PO Box No.: 711 S. Front st
City, State, ZIP+4®: Harrisburg PA 17104

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET

9589 0710 5270 2369 2838 24

U.S. Postal Service™
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Domestic Mail Only

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Camp Hill, PA 17011

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Theresa Wadlinger
Street and Apt. No., or PO Box No.: 368 Regent St
City, State, ZIP+4®: Camp Hill, PA ~~17508~~ 17011

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 86

U.S. Postal Service™
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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Joseph Weaver
Street and Apt. No., or PO Box No.: 208 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 57

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at *www.usps.com®*.

Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Vincent Fiscella
Street and Apt. No., or PO Box No.: 202 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2836 95

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at *www.usps.com®*.

Harrisburg PA 17110

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: J. David Learman
Street and Apt. No., or PO Box No.: PO Box 5038
City, State, ZIP+4®: Harrisburg PA 17110

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 94

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Elizabeth Anne Rothrock
Street and Apt. No., or PO Box No.: 1301 N 2nd St.
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2838 79

U.S. Postal Service™
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Domestic Mail Only

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee	$5.55
$	$0.00
Extra Services & Fees (check box, add fee as appropriate)	
☐ Return Receipt (hardcopy)	$0.00
☐ Return Receipt (electronic)	$0.00
☐ Certified Mail Restricted Delivery	$0.00
☐ Adult Signature Required	$0.00
☐ Adult Signature Restricted Delivery	$0.00
Postage	$0.82
$	
Total Postage and Fees	$6.37
$	

0130 10

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To: Shawn Price
Street and Apt. No., or PO Box No.: 222 Verbeke St
City, State, ZIP+4®: Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

214 VERBEKE STREET



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Domestic Mail Only

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Harrisburg PA 17102

OFFICIAL USE

Certified Mail Fee $5.55 — $0.00 — 0130 10

Extra Services & Fees (check box, add fee as appropriate)
- ☐ Return Receipt (hardcopy) $0.00
- ☐ Return Receipt (electronic) $0.00
- ☐ Certified Mail Restricted Delivery $0.00
- ☐ Adult Signature Required $0.00
- ☐ Adult Signature Restricted Delivery $

Postage $0.92

Total Postage and Fees $6.47

Postmark Here

ARLINGTON MAIN POST OFFICE AUG 20 2026 ARLINGTON VA 22210-9998

08/21/2026

Sent To Justin Heinly

Street and Apt. No., or PO Box No. 1419 N 3rd St.

City, State, ZIP+4® Harrisburg PA 17102

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2369 2837 01

214 VERBECKE STREET

Prepared by and Return to:

PREMIER HOME SETTLEMENTS, LLC
126 Foxshire Drive
Lancaster, PA 17601

File No. RAJ1043

Parcel ID # 06-027-011-000-0000

This Indenture, made the 11th day of December, 2024,

Between

SHELAN 2011 FAMILY TRUST

(hereinafter called the Grantor), of the one part, and

DURGA DHIMAL

(hereinafter called the Grantee), of the other part,

WITNESSETH, that the said Grantor for and in consideration of the sum of **Two Hundred Eighty-Five Thousand And 00/100 Dollars** (**$285,000.00**) lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee, as sole owner

ALL THAT CERTAIN lot or piece of ground, with improvements thereon erected, situate in the Sixth Ward of the City of Harrisburg, Dauphin County, Commonwealth of Pennsylvania, (being part of Lot No. 93 as laid out in the Plan of Lots of William K. Verbeke), more particularly bounded and described as follows, to wit:

BEGINNING at the corner of Verbeke (formerly Broad) and Penn Streets; thence along Penn Street, Northwardly a distance of 84.00 feet to a point; thence in a line at right angles with Penn Street, Westwardly a distance of 20.00 feet to the upper division line of Lot No. 82; thence along said line a distance of 84.00 feet to Verbeke Street; thence along Verbeke Street a distance of 20.00 feet to the point and place of beginning.

Being the same premises which Charles C. Warren, single man by Deed dated May 26, 2005 and recorded June 8, 2005 in Dauphin County in Record Book 6031 Page 268 conveyed unto Ronald S. Shelan and Lillian F. Shelan, husband and wife, in fee.

Being the same premises which Ronald S. Shelan and Lillian S. Shelan, erroneously listed as Lillian F. Shelan, husband and wife by Deed dated June 11, 2024 and recorded June 26, 2024 in

Dauphin County as Instrument No. 20240013226 conveyed unto The Shelan 2011 Family Trust, in fee.

TOGETHER WITH all and singular the buildings and improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in anywise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of it, 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 described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns, forever.

AND the said Grantor and Grantor's heirs, successors and assigns do by these presents, covenant, grant and agree, to and with the said Grantee and Grantee's heirs, successors and assigns, that the said Grantor and Grantor's heirs, successors and assigns all and singular the Hereditaments and premises herein above described and granted, or mentioned and intended so to be with the Appurtenances unto the said Grantee and Grantee's heirs, successors and assigns, against the said Grantor and Grantor's heirs, successors and assigns all and every Person or Persons whomsoever lawfully claiming or to claim the same or any part thereof, by from, or under Grantor and Grantor's heirs, successors and assigns shall and will

Specially Warrant and Forever Defend.

UNDER AND SUBJECT to any and all covenants, conditions, restrictions, rights-of-way, easements and agreements of record in the Office of the Recorder of Deeds, and to matters which a physical inspection or survey of the property herein conveyed would disclose.

IN WITNESS WHEREOF, the party of the first part has caused its common and corporate seal to be affixed to these presents by the hand of its President, and the same to be duly attested by its Secretary. Dated the day and year first above written.

ATTEST:

SHELAN 2011 FAMILY TRUST

By: Rodney S. Shelan
Rodney S. Shelan
Lillian F. Shelan
Lillian F. Shelan

_____

{SEAL}

Commonwealth/State of _____ } ss
County of _____

AND NOW, this _____ day of December, 2024, before me, the undersigned Notary Public, appeared _____, who acknowledged himself/herself to be the _____ *(title)* of **SHELAN 2011 FAMILY TRUST**, a corporation, and he/she, as such _____ *(title)* being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as _____ *(title)*.

IN WITNESS WHEREOF, I hereunder set my hand and official seal.

_____
Notary Public
My commission expires _____

The precise residence and the complete post office address of the above-named Grantee is:

See Attached for Notary

477 Kandy Ct
Annandale, VA 22003-5949

_____
On behalf of the Grantee

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Monterey

Subscribed and sworn to (or affirmed) before me on this 11 day of December, 2024, by Rodney S. Shelan
Lillian F. Shelan,
proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

LORRAINE MONIZ-NORRIS
Notary Public - California
Monterey County
Commission # 2407818
My Comm. Expires Jun 12, 2026

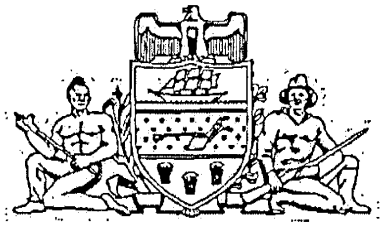
(Seal)

Signature

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 #: 20240028737
RECORD DATE: 12/31/2024 10:32:00 AM
RECORDED BY: CWASHINGER
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: SHELAN 2011 FAMILY TRUST
INDIRECT NAME: DHIMAL, DURGA

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

COMMONWEALTH OF PA: $2850.00
MUNICIPALITY: $1425.00 HARRISBURG CITY
SCHOOL DISTRICT: $1425.00 HARRISBURG
AOPC: $40.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPI Count: 1
UPI Fee: $20.00
UPI List: 06-027-011-000-0000

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:

October 19, 2026

In reference to Case No. 2656, a request for:

Special Exception Application for 214 Verbeke Street, zoned Residential Medium-Density (RM), filed by Durga Dhimal, to allow a "Personal Services" use and to request relief from the associated off-street parking requirements.

The **Harrisburg Planning Commission** will review the application on **October 7, 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: September 30, 2026

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

October 8, 2026

Durga Dhimal Rajdhunge
214 Verbeke Street
Harrisburg, PA 17102

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
214 Verbeke Street –Special Exception Application

To Whom It May Concern:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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

Wanda Williams, Mayor

RESOLUTION
OF
HARRISBURG PLANNING COMMISSION

1203 South 13th Street

REQUEST:
The Applicant is proposing to construct a 67-unit affordable senior-living apartment building with one-and-two-bedroom configurations distributed among four floors measuring between approximately 656 square feet (one-bedroom units) and 822 square feet (two-bedroom units), along with various site and access improvements, requiring Zoning Hearing Board approval of a Special Exception to establish a "Multifamily Dwelling" within the INS zoning district, per Section 7-305.7 of the Zoning Code.

PROPERTY DESCRIPTION:
The project site is comprised of one vacant parcel totaling 1.44 acres featuring a regularly maintained grass lawn and one shrub towards the center of the property; there is no development currently on-site aside from a chain-link fence along the northern property line with the Foose Elementary School. The project site is bounded by 1301 Sycamore Street to the north and to the east, Lowell Street to the south, and South 13th Street to the west.

SPECIAL EXCEPTION REQUIREMENTS:
Minimum Requirements of the Code
In their supplemental narrative, the Applicant has stated:
"[…] the Project advances the goals and objectives of Title 12 of the City Code of Ordinances, relating to Affordable Housing, by providing quality affordable rental housing for seniors in an area of the City where additional affordable housing opportunities are needed. The Project will be subject to all applicable City review processes, including zoning, land development, building code, stormwater, fire safety, accessibility, and other applicable permitting requirements, thereby ensuring consistency with the City's adopted regulatory framework.
The fact that multifamily dwellings are permitted by special exception in the INS District is evidence that City Council has determined this type of use may be appropriate in the District when the applicable standards are satisfied."

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 Institutional (INS) zoning district, subject to the criteria listed below.

Neighborhood Character

With respect to the proposed use, in their supplemental narrative, the Applicant has stated:
"Applicant intends to develop the Property as an affordable senior living community serving residents aged 62 years and older. The Project is designed as a residential infill development that will provide modern, accessible, and affordable housing in a location already served by public streets, sidewalks, utilities, and municipal services. One building ("Building") is proposed for the Property. The Building is intended to include four floors containing a mix of 28 one-bedroom units, each approximately 656 square feet, and 39 two-bedroom units, each approximately 822 square feet, for a total of 67 dwelling units. The unit mix is intended to provide appropriately sized housing options for senior residents, including individuals and small households. A few of the units are designed to be handicap-accessible or to serve visually or hearing-impaired persons. Seven of the units are set aside for residents at 20% of Area Median Income ("AMI") or below, 27 of the units are set aside for residents at 50% of AMI or below, and the balance of the units are set aside for residents at 60% of AMI or below. The Building also includes a multi-purpose community room to support resident gatherings, programming, and community-building within the development. Other common accessory and incidental spaces or amenities of the Building include an elevator, on-site management and maintenance, on-site supportive services, community laundry, and fitness room. Conceptual Floor Plans are attached as **Exhibit D**, and Conceptual Building Elevations of similar quality envisioned for the Building are attached as **Exhibit E.**"

and

"The Project will also include a: (i) private onsite walkways, including a sidewalk connecting to the public sidewalk along South Thirteenth Street; (ii) bike rack with canopy; (iii) dumpster enclosure; (iv) landscaping, including screen plantings and shade trees; (v) stormwater management, and other appropriate site improvements as part of the final design and land development review. Further, the Property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. These improvements are intended to create an orderly and attractive residential site plan, provide safe access for residents and visitors, and ensure that the Project is integrated with the surrounding neighborhood. Overall, the Project will replace a long-vacant grass lot with a coordinated affordable senior housing development that advances the City's housing goals while remaining compatible with the existing neighborhood context."

With respect to the existing use, in their supplemental narrative, the Applicant has stated:
"Until the late 1950s, the Property was improved with a large home or apartment building. That was demolished sometime between 1958 and 1961, and the Property has remained vacant and undeveloped ever since. Ownership switched hands at least a few times until the HHA acquired the Property in 2014.

and

This neighborhood contains a varied and established development pattern that includes residential dwellings, institutional uses, neighborhood-serving businesses, public infrastructure, and open-space connections. The surrounding housing stock includes detached and attached

dwellings, as well as multifamily residential developments, such as Hoverter Homes, owned by the HHA, west of South Thirteenth Street, and Hall Manor, east of South Fourteenth Street. As a result, multifamily residential use is already a recognizable and compatible component of the broader neighborhood context.

and

In its current condition, the Property does not meaningfully contribute to the surrounding neighborhood fabric. Redevelopment of the Property with affordable senior housing will activate the long-vacant Property while making use of existing public infrastructure in a manner consistent with sound infill development principles. The Property is generally depicted on the attached aerial image as **Exhibit A** and Street View Images as **Exhibit B.**

and

The Property is bounded by land that is zoned for and developed with a mix of uses. Land abutting the Property to the north and east is located in the INS District and is associated with Foose Elementary School. Land to the south is developed as part of the Lowell Street right-of-way, with the centerline of Lowell Street serving as the dividing line between the INS District to the north and the Residential Medium Density District ("RM District") to the south. Farther south, the neighborhood includes a combination of businesses and housing. Land to the west is developed as part of the South Thirteenth Street right-of-way, with the centerline of South Thirteenth Street serving as the dividing line between the INS District to the east and the RM District to the west. This surrounding zoning and land-use pattern supports the conclusion that the Project is appropriately located at the transition between institutional and residential areas and is compatible with nearby residential and institutional uses."

The Planning Bureau generally concurs with the Applicant's statements above and notes the Specific Criteria in Section 7-309.2(v) are not applicable to the proposal as it does not seek to convert an existing dwelling to multiple units. As the Applicant notes, the surrounding housing stock includes detached and attached dwellings but is primarily multifamily residential developments also owned by HHA, including Hall Manor to the east and Hoverter Homes to the west of the proposed development. The Foose Elementary school to its immediate north is the singular institutionally-zoned facility within the vicinity. As the Applicant notes, the provision of affordable housing is one of the city's most pressing issues, especially for households such as those with disabilities, seniors, and/or larger families. Ensuring that such housing is evenly distributed around the city is an important consideration and a key component of the City's Comprehensive Plan; recent affordable housing projects in Midtown, Uptown, Southside, and South Allison Hill should be balanced by such developments in other areas, including the subject property.

Given its location within a largely residential neighborhood, proximity to a major intersection (South 13th Street and Sycamore Street), and the proposed design including the provision of required off-street parking per Chapter 7-327.6B, "Affordable Housing Off-Street Parking Incentives," the Bureau believes that the proposed development would not be out of character with the neighborhood and would have benefits for the community. The Bureau does note that

both vehicular access points to the accessory parking on-site are located on Lowell Street which, despite being fairly narrow and accommodating a lane of parking, is a two-way street. Given the new traffic circulation that will be introduced by the project, the Bureau recommends the removal of on-street parking along the south side of Lowell Street and the installation of a sidewalk along the northern side of Lowell Street to accommodate pedestrians who previously walked in the cartway due to the lack of pedestrian infrastructure and low traffic volumes.

Ingress & Egress

In their supplemental narrative, the Applicant has stated:

"The Project is an infill development that utilizes existing streets, sidewalks, utilities, and public infrastructure. The neighborhood where the Project is located was planned and developed with a mix of residential, institutional, and neighborhood-serving uses, including multifamily residential development. As part of the Project, Applicant proposes two access drives connecting to Lowell Street, off-street parking, stormwater management facilities, landscaping, and related site improvements as depicted on the Concept Site Plan. The placement of vehicular access on Lowell Street will help organize circulation on the Property and separate on-site parking movements from pedestrian activity along South Thirteenth Street. Existing sidewalks and street frontage will continue to support pedestrian access, while South Thirteenth Street and Lowell Street provide established public street connections for residents, visitors, service providers, and emergency vehicles. Accordingly, the Project will include proper traffic ingress and egress, with appropriate attention to vehicle and pedestrian safety, as well as emergency access."

The Planning Bureau notes the property is situated on the corner of South 13th Street, a minor arterial roadway, and Lowell Street, a relatively narrow connector street that intersects with South 14th Street, running south from the subject parcel. The site and floor plans submitted with the application packet indicate the primary entrance into the building will be through the parking lot located along Lowell Street with a secondary access door on the south-west corner facing South 13th Street and a third access point at the north-east corner of the parking lot.

The most significant change in access to the property involves vehicles; there is currently no vehicular access onto the property, and the site plan indicates that two, two-way ingress/egress curb cuts will connect to Lowell Street. This will significantly increase the number of vehicles traveling along both Lowell Street and South 14th Street; however, the existing conditions of the area create potential issues for both drivers and pedestrians under the proposed conditions. While Lowell Street ostensibly features two-way traffic flow, the existing lane of on-street parking makes passing vehicles impossible and it is only due to the limited volume that there are not problems created by congestion (see staff photos), although it should be noted that these conditions are exacerbated during drop-off and pick-up at the adjacent school to the north. As such, the Bureau recommends on-street parking be prohibited on Lowell Street, which would create sufficient cartway width to allow for two-way traffic. The same conditions are not present on South 14th Street and thus it can still maintain a lane of on-street parking on the east side in addition to two-way traffic flow.

Regarding pedestrian access, the Bureau notes the deteriorated condition of the sidewalk along the western side of the project site along South 13th Street leading to Foose Elementary School, which requires reconstruction and ongoing maintenance to be considered safe and serviceable for

the public (see staff photos). This is even more important given it is a primary access for children on the way to and from school; as such, the Bureau would recommend the sidewalk be widened and perhaps have shade trees installed. Additionally, the submitted site plan does not include a sidewalk along Lowell Street which, as previously noted, is barely wide enough to accommodate the two-way traffic the development will induce. Currently, because there are no sidewalks on either side – and the southern side is not wide enough to accommodate a sidewalk between the curb and property lines – pedestrians, who do have access as a public right-of-way, have to walk down the middle of the street; the new traffic circulation created by the project will make this too dangerous. As such, the Bureau is including a condition that the Applicant install a sidewalk along the southern boundary of the property along the Lowell Street curb to the eastern edge of the lot; though the site plan indicates a walkway surrounding the proposed facility and connecting to South 13th Street, that only leads into the interior of the site and there is no way to walk safely along the property and connect with South 14th Street and points east. As noted above, the project will result in significantly more vehicular traffic along both Lowell Street and South 14th Street, and thus the Applicant should provide a safe route for pedestrians in that area.

The Bureau notes the infrastructure issues above can be further developed in coordination with the Applicant prior to the eventual submission of the required Land Development Plan, but feels that noting such considerations in this current review is important in ensuring timely development, submission, and review of that plan. Additionally, with respect to pedestrian access, the Bureau believes a primary access point should be constructed along South 13th Street; currently, the building turns its back on the community and faces towards the parking lot in the interior of the site. The Bureau believes that a more substantial entrance in the southwestern corner of the building or a new entrance adjacent to the "community room" on the western side of the first floor would significantly improve the building's contribution to the streetscape and improve residents' connectivity to the neighborhood.

Off-Street Parking & Loading

In their supplemental narrative, the Applicant has stated:

"A 34-space off-street parking lot is proposed for the southern portion of the Property, with two driveway connections to Lowell Street. The easternmost driveway is proposed to be aligned with the intersection of Lowell Street and South Fourteenth Street. Locating vehicular access on Lowell Street will help organize on-site circulation and reduce potential conflicts along the South Thirteenth Street frontage, while also limiting the impact on available on-street parking and eliminating pedestrian/vehicle conflicts."

and

"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses. The Project will not involve late-night or early-morning commercial operations, outdoor industrial activity, substantial heavy truck traffic, or uses that generate significant odors or unusual noise. Typical traffic associated with affordable senior housing is expected to be residential in nature and substantially less intensive than that of many permitted nonresidential institutional or commercial uses that could otherwise occupy properties in an established neighborhood setting."

The Planning Bureau notes that the Applicant is proposing to install 34 parking spaces on-site for the 67-unit affordable housing complex, complying with the off-street parking standard of 0.5 parking spaces per affordable unit per Section 7-327.6B of the Zoning Code. Additionally, they will be including six ADA-accessible spaces, which is three times the number required per Section 7-327.7 of the Zoning Code. The parking will be accessible by two, two-way driveways onto Lowell Street, and otherwise appears to conform to the applicable standards regarding parking lot screening and the provision of trees on-site per Section 7-307.12 of the Zoning Code. As noted above, the Bureau is recommending a sidewalk along the northern side of Lowell Street to accommodate pedestrian travel which would otherwise be made dangerous by new trips induced by the project.

The Bureau notes the Applicant has included the required sheltered bike parking area located near the north-eastern access point of the parking lot, accessible from the proposed new driveway at the end of Lowell Street and the beginning of South 14th Street.

Refuse & Service Areas

In their supplemental narrative, the Applicant has stated:

"Final site design will be reviewed through applicable City processes and will address [...], refuse placement, [...] and other design considerations intended to minimize impacts on adjacent properties."

and

"Refuse, service, and parking areas will be located and managed so as to avoid significant negative impacts on adjacent uses."

The Planning Bureau notes that while the Applicant has not directly addressed the location and specifics of their refuse area in their supplemental narrative, the proposed a dumpster pad and enclosure will be located to the north east of the parking lot, according to the Applicant's site plan. It appears to conform to the applicable regulations and is located in a logical space at the rear of the site, away from primary residences, and accessible to the city's sanitation trucks along the improved right-of-way extension from South 14th Street. The Bureau notes that if the Applicant is granted approval of the request by the Zoning Hearing Board, they will need to work with DPW ahead of the Land Development Plan submission to confirm that the site is accessible as well as the appropriate refuse needs for the "Multifamily Dwelling".

Utilities

In their supplemental narrative, the Applicant has stated:

"The Project will also be served by existing public utilities and municipal services in an established area of the City."

The Planning Bureau notes that the Applicant has not explicitly addressed this criterion aside from general statements that the development will conform to all applicable code requirements. It may be that they are intending on addressing the criterion more in-depth during the Land Development Plan submission. The Applicant will need to coordinate with the Codes Bureau on

comprehensive inspections for all utility work, including plan reviews and walkthroughs during and after construction, to ensure that all prior or proposed work was/is done in accordance with Building Code regulations. Additionally, they will need to coordinate with Capital Region Water on water and sewer connections and on-site stormwater management, which will occur as part of the Land Development Plan review process.

Screening & Buffering

In their supplemental narrative, the Applicant has stated:
"Final site design will be reviewed through applicable City processes and will address screening, lighting, refuse placement, drainage, pedestrian access, and other design considerations intended to minimize impacts on adjacent properties."

The Applicant has illustrated all the required landscape screening and trees on the proposed site plan, and the proposed trash enclosure additionally appears to be in conformance with the applicable regulations. As noted in the pedestrian access portion of this case report, the Bureau is also recommending that street trees be installed in pits in the sidewalk along South 13th Street, or the Applicant can install trees in the setback area along the western property frontage to shade the sidewalk and the building, and otherwise enhance the streetscape.

Signage

The Applicant has not addressed this criterion in their supplemental narrative, but the Planning Bureau notes that as a residential use, there will likely not be commercial signage associated with the proposal.

Yards, Setbacks & Open Space

In their supplemental narrative, the Applicant has stated:
"The Concept Site Plan reflects an orderly site layout with the residential Building located on the northern portion of the Property and parking located to the south, together with access drives, landscaping, stormwater management, and other site improvements. Final site design will be reviewed through applicable City processes and will address screening, lighting, refuse placement, drainage, pedestrian access, and other design considerations intended to minimize impacts on adjacent properties."

Generally speaking, the Bureau notes that the proposed development appears to be in conformance with the applicable yard setbacks. As such, it is expected that the project will conform to any aspect of the Development Standards.

Building Character

In their supplemental narrative, the Applicant has stated:
"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses."

The proposed structure appears to meet the applicable height, setback, and impervious surface coverage regulations for the (INS) Institutional district, as well as required landscape screening and tree provision. The proposed building will be taller than the surrounding institutional, residential, and commercial buildings – particularly so for the mixed-use strip to the south – but

will feature similar massing to the Foose School and the HHA-owned apartments in the surrounding community.

Other Factors

With respect to whether the proposal involves a public safety hazard, in their supplemental narrative, the Applicant has stated:

"The Project will not create a significant public safety hazard, including fire, toxic, or explosive hazards. The Project is residential in nature and does not involve industrial operations, hazardous materials storage, manufacturing, or other activities commonly associated with elevated fire, toxic, or explosive risks. The Building will be constructed and operated in accordance with applicable building, fire, accessibility, and life-safety codes, and the site will be designed to maintain appropriate access for emergency responders. The Project will also be served by existing public utilities and municipal services in an established area of the City. As a result, the Project will not introduce a public safety condition that is materially different from or more hazardous than that of other permitted residential uses in the surrounding neighborhood."

With respect to whether the proposal will comply with the Environmental Performance Standards in Chapter 7-331, in their supplemental narrative, the Applicant has stated:

"Applicant will comply with the applicable environmental performance standards of the Zoning Code, including those stated in Chapter 7-331, as part of final design, permitting, construction, and operation of the Project. The proposed residential Project is not expected to generate noise, vibration, glare, air emissions, odors, hazardous materials, or other environmental impacts beyond those normally associated with multifamily residential development. Stormwater management and erosion and sedimentation controls will be addressed through applicable City review processes. Accordingly, the Project can comply with the applicable environmental performance standards and will not create significant adverse environmental impacts."

With respect to the establishment of a business, the Applicant has not addressed that aspect, although the Planning Bureau notes that no business is proposed in the current project submission.

With respect to the impact on the character of the neighborhood, in their supplemental narrative, the Applicant has stated:

"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses. The Project will not involve late-night or early-morning commercial operations, outdoor industrial activity, substantial heavy truck traffic, or uses that generate significant odors or unusual noise. Typical traffic associated with affordable senior housing is expected to be residential in nature and substantially less intensive than that of many permitted nonresidential institutional or commercial uses that could otherwise occupy properties in an established neighborhood setting."

The Planning Bureau generally agrees with the Applicant's statements regarding safety hazards and Environmental Performance Standards. In regards to the impacts on the character of the neighborhood and other safety issues, the Bureau concurs that the massing, siting, and use are similar to much of the surrounding built environment and that construction of the development

will generally improve a long-vacant lot with infill development providing affordable housing to residents of the neighborhood. The one aspect which should be given additional consideration is the vehicular and pedestrian infrastructure; the increased traffic generated by the project will create issues along Lowell Street, a narrow connector between South 14th Street and South 13th Street. The Applicant should coordinate with the City Engineer's Office on the prohibition of parking along Lowell Street, which will create sufficient width to allow two-way traffic from the proposed accessory parking lot on-site. Relatedly, the Applicant should construct a sidewalk along the Lowell Street curb to provide a safe pedestrian route for residents walking from South 14th Street and points east and south, particularly school children attending Foose Elementary School and their families and, ideally, widen the sidewalk along South 13th Street to accommodate the pedestrian volumes. It is even more that the South 13th Street sidewalk be reconstructed because there is no such sidewalk along the western side of South 13th Street. Overall, the Bureau believes that the overall impact of the project will be positive, as it will develop a large, vacant lot with an appropriately-scaled, affordable apartment building with on-site improvements for both residents and the surrounding community.

DISCUSSION:

The case was represented by James Strong with McNees Wallace & Nurick (the legal counsel), 100 Pine Street, Harrisburg, PA 17101; Tarik Casteel with TLC Work-Based Training Program, Inc. the (co-developer and future owner) 2337 Derry Street, Harrisburg, PA 17104; Jared Miller with Woda Cooper Companies (the co-developer and future owner) 500 South Front Street, Columbus, OH 43215; and Matt Witters with Eustace Engineering (the site civil engineer) 161 South 32nd Street, Camp Hill, PA 17011 (aka "the Applicants").

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

1. If granted the requested zoning relief, the Applicant will submit the required Land Development Plan application and receive approval from City Council.
2. The Applicant is required to receive a Certificate of Qualification pursuant to Chapter 12-101 of Title 12, Affordable Housing Certification prior to recording the Land Development Plan with the Dauphin County Recorder of Deeds.
3. In development of the Land Development Plan for the project, the Applicant should coordinate with the City Engineer's Office on the prohibition of on-street parking along Lowell Street, the reconstruction of the sidewalk along South 13th Street, and construction of a sidewalk along the northern side of Lowell Street within the setback extending from South 13th Street's established sidewalk to the eastern edge of the property. These changes will provide necessary pedestrian infrastructure, enhance pedestrian safety, and allow for safer vehicular access to the site.

Commissioner Alsberry asked the Applicants if the conditions of approval were acceptable; they confirmed they were. Commissioner Alsberry asked if the Applicants had any comments to add to the report; they stated the Planning Bureau created a concise report. The Applicants gave a synopsis of the development configuration referencing an enlarged site plan they brought to the meeting.

Commissioner Alsberry inquired to the distance a recently-completed apartment complex was to this development. The Applicants confirmed that project ("Sycamore Homes") was built three or four years ago and was located about two blocks from the proposed project. Mr. Knight confirmed that project was located directly to the north of the Foose School, across Sycamore Street.

Commissioner Alsberry stated that he had no further comments or questions and yielded the floor to the commissioners for questions and comments.

Commissioner O'Toole stated he was in full support of the project and wished the Applicants luck.

Commissioner Reed stated that she had no questions or comments regarding the project.

Commissioner Marek stated this was a beneficial project and asked Planning Bureau staff about the Institutional zoning of this parcel, if there had been an intended future use for this tract, and if the property had always been owned by Harrisburg Housing Authority (HHA). Mr. Knight stated that HHA purchased the property in 2014 and noted the current zoning map was developed between 2008-2010, prior to his tenure, so he could not speak to why certain properties were zoned in a certain manner beyond maintaining the existing development. He speculated that it was zoned as Institutional in anticipation of the School District potentially expanding the Foose School campus to the south or perhaps constructing a sports field on-site. Commissioner Marek noted that the surrounding neighborhood was primarily zoned as Residential Medium-Density. She stated her appreciation for affordable housing developments, particularly for senior citizens in that neighborhood.

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 O'Toole moved, and Commissioner Reed seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (4-0).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at a regularly scheduled meeting on October 7, 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 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 recommends, by a unanimous vote (4-0), that the Harrisburg Zoning Hearing Board **Approve** the request with the following condition(s):

1. If granted the requested zoning relief, the Applicant will submit the required Land Development Plan application and receive approval from City Council.

2. The Applicant is required to receive a Certificate of Qualification pursuant to Chapter 12-101 of Title 12, Affordable Housing Certification prior to recording the Land Development Plan with the Dauphin County Recorder of Deeds.
3. In development of the Land Development Plan for the project, the Applicant should coordinate with the City Engineer's Office on the prohibition of on-street parking along Lowell Street, the reconstruction of the sidewalk along South 13th Street, and construction of a sidewalk along the northern side of Lowell Street within the setback extending from South 13th Street's established sidewalk to the eastern edge of the property. These changes will provide necessary pedestrian infrastructure, enhance pedestrian safety, and allow for safer vehicular access to the site.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (4-0), that the Harrisburg Zoning Hearing Board **Approve** the request for the following reason(s):

1. The project site has been vacant for decades, demonstrating the challenges inherent in creating a viable development proposal, such as "Offices," a "Community Center," or a public or municipally-owned facility, in conformance with the zoning regulations.
2. The Applicant has demonstrated that they have met the burden for granting the zoning relief requests; an affordable senior living apartment complex would remain compatible within a primarily residential neighborhood as well as with the neighboring elementary school.
3. The development of affordable housing is a pressing concern throughout the city, and the size, configuration, and location of the project site makes it an ideal location for such a project. The proposed development is compatible with housing component of the Choice Neighborhoods Initiative for South Harrisburg.

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 7th day of October, 2026.

Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance & Special Exception Application: 1203 South 13th Street

PROPERTY ADDRESS:	**APPLICANT:**	**SUBMISSION DATE:**
1203 South 13th Street	Esch McCombie on behalf of Woda Cooper Companies, Inc.	September 4, 2026
PID:	**APPLICANT STATUS:**	**HPC DATE:**
01-028-006	Equitable Owner	October 7, 2026
ZONING:	**HISTORIC DISTRICT:**	**ZHB DATE:**
Institutional (INS)	N/A	October 19, 2026
ZHB CASE #:	**FLOODPLAIN:**	**SITE VISIT DATE(S):**
2658	Zone X (No Floodplain)	September 30, 2026

REQUEST:
The Applicant is proposing to construct a 67-unit affordable senior-living apartment building with one-and-two-bedroom configurations distributed among four floors measuring between approximately 656 square feet (one-bedroom units) and 822 square feet (two-bedroom units), along with various site and access improvements, requiring Zoning Hearing Board approval of a Special Exception to establish a "Multifamily Dwelling" within the INS zoning district, per Section 7-305.7 of the Zoning Code.

PROPERTY DESCRIPTION:
The project site is comprised of one vacant parcel totaling 1.44 acres featuring a regularly maintained grass lawn and one shrub towards the center of the property; there is no development currently on-site aside from a chain-link fence along the northern property line with the Foose Elementary School. The project site is bounded by 1301 Sycamore Street to the north and to the east, Lowell Street to the south, and South 13th 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 7-323.6 have been met**.

In their supplemental narrative, the Applicant has stated:
"[…] the Project advances the goals and objectives of Title 12 of the City Code of Ordinances, relating to Affordable Housing, by providing quality affordable rental housing for seniors in an area of the City where additional affordable housing opportunities are needed. The Project will

be subject to all applicable City review processes, including zoning, land development, building code, stormwater, fire safety, accessibility, and other applicable permitting requirements, thereby ensuring consistency with the City's adopted regulatory framework.
The fact that multifamily dwellings are permitted by special exception in the INS District is evidence that City Council has determined this type of use may be appropriate in the District when the applicable standards are satisfied."

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 Institutional (INS) zoning district, subject to the criteria listed below.

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, in their supplemental narrative, the Applicant has stated:
"Applicant intends to develop the Property as an affordable senior living community serving residents aged 62 years and older. The Project is designed as a residential infill development that will provide modern, accessible, and affordable housing in a location already served by public streets, sidewalks, utilities, and municipal services. One building ("Building") is proposed for the Property. The Building is intended to include four floors containing a mix of 28 one-bedroom units, each approximately 656 square feet, and 39 two-bedroom units, each approximately 822 square feet, for a total of 67 dwelling units. The unit mix is intended to provide appropriately sized housing options for senior residents, including individuals and small households. A few of the units are designed to be handicap-accessible or to serve visually or hearing-impaired persons. Seven of the units are set aside for residents at 20% of Area Median Income ("AMI") or below, 27 of the units are set aside for residents at 50% of AMI or below, and the balance of the units are set aside for residents at 60% of AMI or below. The Building also includes a multi-purpose community room to support resident gatherings, programming, and community-building within the development. Other common accessory and incidental spaces or amenities of the Building include an elevator, on-site management and maintenance, on-site supportive services, community laundry, and fitness room. Conceptual Floor Plans are attached as **Exhibit D**, and Conceptual Building Elevations of similar quality envisioned for the Building are attached as **Exhibit E.**"

and

"The Project will also include a: (i) private onsite walkways, including a sidewalk connecting to the public sidewalk along South Thirteenth Street; (ii) bike rack with canopy; (iii) dumpster enclosure; (iv) landscaping, including screen plantings and shade trees; (v) stormwater management, and other appropriate site improvements as part of the final design and land development review. Further, the Property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. These improvements are intended to create an orderly and attractive residential site plan, provide safe access for residents and visitors, and ensure that the Project is integrated with the surrounding neighborhood. Overall, the Project will replace a long-vacant grass lot with a coordinated affordable senior housing development

that advances the City's housing goals while remaining compatible with the existing neighborhood context."

With respect to the existing use, in their supplemental narrative, the Applicant has stated:
"Until the late 1950s, the Property was improved with a large home or apartment building. That was demolished sometime between 1958 and 1961, and the Property has remained vacant and undeveloped ever since. Ownership switched hands at least a few times until the HHA acquired the Property in 2014.

and

This neighborhood contains a varied and established development pattern that includes residential dwellings, institutional uses, neighborhood-serving businesses, public infrastructure, and open-space connections. The surrounding housing stock includes detached and attached dwellings, as well as multifamily residential developments, such as Hoverter Homes, owned by the HHA, west of South Thirteenth Street, and Hall Manor, east of South Fourteenth Street. As a result, multifamily residential use is already a recognizable and compatible component of the broader neighborhood context.

and

In its current condition, the Property does not meaningfully contribute to the surrounding neighborhood fabric. Redevelopment of the Property with affordable senior housing will activate the long-vacant Property while making use of existing public infrastructure in a manner consistent with sound infill development principles. The Property is generally depicted on the attached aerial image as **Exhibit A** and Street View Images as **Exhibit B.**

and

The Property is bounded by land that is zoned for and developed with a mix of uses. Land abutting the Property to the north and east is located in the INS District and is associated with Foose Elementary School. Land to the south is developed as part of the Lowell Street right-of-way, with the centerline of Lowell Street serving as the dividing line between the INS District to the north and the Residential Medium Density District ("RM District") to the south. Farther south, the neighborhood includes a combination of businesses and housing. Land to the west is developed as part of the South Thirteenth Street right-of-way, with the centerline of South Thirteenth Street serving as the dividing line between the INS District to the east and the RM District to the west. This surrounding zoning and land-use pattern supports the conclusion that the Project is appropriately located at the transition between institutional and residential areas and is compatible with nearby residential and institutional uses."

The Planning Bureau generally concurs with the Applicant's statements above and notes the Specific Criteria in Section 7-309.2(v) are not applicable to the proposal as it does not seek to convert an existing dwelling to multiple units. As the Applicant notes, the surrounding housing stock includes detached and attached dwellings but is primarily multifamily residential developments also owned by HHA, including Hall Manor to the east and Hoverter Homes to the

west of the proposed development. The Foose Elementary school to its immediate north is the singular institutionally-zoned facility within the vicinity. As the Applicant notes, the provision of affordable housing is one of the city's most pressing issues, especially for households such as those with disabilities, seniors, and/or larger families. Ensuring that such housing is evenly distributed around the city is an important consideration and a key component of the City's Comprehensive Plan; recent affordable housing projects in Midtown, Uptown, Southside, and South Allison Hill should be balanced by such developments in other areas, including the subject property.

Given its location within a largely residential neighborhood, proximity to a major intersection (South 13th Street and Sycamore Street), and the proposed design including the provision of required off-street parking per Chapter 7-327.6B, "Affordable Housing Off-Street Parking Incentives," the Bureau believes that the proposed development would not be out of character with the neighborhood and would have benefits for the community. The Bureau does note that both vehicular access points to the accessory parking on-site are located on Lowell Street which, despite being fairly narrow and accommodating a lane of parking, is a two-way street. Given the new traffic circulation that will be introduced by the project, the Bureau recommends the removal of on-street parking along the south side of Lowell Street and the installation of a sidewalk along the northern side of Lowell Street to accommodate pedestrians who previously walked in the cartway due to the lack of pedestrian infrastructure and low traffic volumes.

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;

In their supplemental narrative, the Applicant has stated:
"The Project is an infill development that utilizes existing streets, sidewalks, utilities, and public infrastructure. The neighborhood where the Project is located was planned and developed with a mix of residential, institutional, and neighborhood-serving uses, including multifamily residential development. As part of the Project, Applicant proposes two access drives connecting to Lowell Street, off-street parking, stormwater management facilities, landscaping, and related site improvements as depicted on the Concept Site Plan. The placement of vehicular access on Lowell Street will help organize circulation on the Property and separate on-site parking movements from pedestrian activity along South Thirteenth Street. Existing sidewalks and street frontage will continue to support pedestrian access, while South Thirteenth Street and Lowell Street provide established public street connections for residents, visitors, service providers, and emergency vehicles. Accordingly, the Project will include proper traffic ingress and egress, with appropriate attention to vehicle and pedestrian safety, as well as emergency access."

The Planning Bureau notes the property is situated on the corner of South 13th Street, a minor arterial roadway, and Lowell Street, a relatively narrow connector street that intersects with South 14th Street, running south from the subject parcel. The site and floor plans submitted with the application packet indicate the primary entrance into the building will be through the parking

lot located along Lowell Street with a secondary access door on the south-west corner facing South 13th Street and a third access point at the north-east corner of the parking lot.

The most significant change in access to the property involves vehicles; there is currently no vehicular access onto the property, and the site plan indicates that two, two-way ingress/egress curb cuts will connect to Lowell Street. This will significantly increase the number of vehicles traveling along both Lowell Street and South 14th Street; however, the existing conditions of the area create potential issues for both drivers and pedestrians under the proposed conditions. While Lowell Street ostensibly features two-way traffic flow, the existing lane of on-street parking makes passing vehicles impossible and it is only due to the limited volume that there are not problems created by congestion (see staff photos), although it should be noted that these conditions are exacerbated during drop-off and pick-up at the adjacent school to the north. As such, the Bureau recommends on-street parking be prohibited on Lowell Street, which would create sufficient cartway width to allow for two-way traffic. The same conditions are not present on South 14th Street and thus it can still maintain a lane of on-street parking on the east side in addition to two-way traffic flow.

Regarding pedestrian access, the Bureau notes the deteriorated condition of the sidewalk along the western side of the project site along South 13th Street leading to Foose Elementary School, which requires reconstruction and ongoing maintenance to be considered safe and serviceable for the public (see staff photos). This is even more important given it is a primary access for children on the way to and from school; as such, the Bureau would recommend the sidewalk be widened and perhaps have shade trees installed. Additionally, the submitted site plan does not include a sidewalk along Lowell Street which, as previously noted, is barely wide enough to accommodate the two-way traffic the development will induce. Currently, because there are no sidewalks on either side – and the southern side is not wide enough to accommodate a sidewalk between the curb and property lines – pedestrians, who do have access as a public right-of-way, have to walk down the middle of the street; the new traffic circulation created by the project will make this too dangerous. As such, the Bureau is including a condition that the Applicant install a sidewalk along the southern boundary of the property along the Lowell Street curb to the eastern edge of the lot; though the site plan indicates a walkway surrounding the proposed facility and connecting to South 13th Street, that only leads into the interior of the site and there is no way to walk safely along the property and connect with South 14th Street and points east. As noted above, the project will result in significantly more vehicular traffic along both Lowell Street and South 14th Street, and thus the Applicant should provide a safe route for pedestrians in that area.

The Bureau notes the infrastructure issues above can be further developed in coordination with the Applicant prior to the eventual submission of the required Land Development Plan, but feels that noting such considerations in this current review is important in ensuring timely development, submission, and review of that plan. Additionally, with respect to pedestrian access, the Bureau believes a primary access point should be constructed along South 13th Street; currently, the building turns its back on the community and faces towards the parking lot in the interior of the site. The Bureau believes that a more substantial entrance in the southwestern corner of the building or a new entrance adjacent to the “community room” on the western side of the first floor would significantly improve the building’s contribution to the streetscape and improve residents’ connectivity to the neighborhood.

(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;

In their supplemental narrative, the Applicant has stated:
"A 34-space off-street parking lot is proposed for the southern portion of the Property, with two driveway connections to Lowell Street. The easternmost driveway is proposed to be aligned with the intersection of Lowell Street and South Fourteenth Street. Locating vehicular access on Lowell Street will help organize on-site circulation and reduce potential conflicts along the South Thirteenth Street frontage, while also limiting the impact on available on-street parking and eliminating pedestrian/vehicle conflicts."

and

"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses. The Project will not involve late-night or early-morning commercial operations, outdoor industrial activity, substantial heavy truck traffic, or uses that generate significant odors or unusual noise. Typical traffic associated with affordable senior housing is expected to be residential in nature and substantially less intensive than that of many permitted nonresidential institutional or commercial uses that could otherwise occupy properties in an established neighborhood setting."

The Planning Bureau notes that the Applicant is proposing to install 34 parking spaces on-site for the 67-unit affordable housing complex, complying with the off-street parking standard of 0.5 parking spaces per affordable unit per Section 7-327.6B of the Zoning Code. Additionally, they will be including six ADA-accessible spaces, which is three times the number required per Section 7-327.7 of the Zoning Code. The parking will be accessible by two, two-way driveways onto Lowell Street, and otherwise appears to conform to the applicable standards regarding parking lot screening and the provision of trees on-site per Section 7-307.12 of the Zoning Code. As noted above, the Bureau is recommending a sidewalk along the northern side of Lowell Street to accommodate pedestrian travel which would otherwise be made dangerous by new trips induced by the project.

The Bureau notes the Applicant has included the required sheltered bike parking area located near the north-eastern access point of the parking lot, accessible from the proposed new driveway at the end of Lowell Street and the beginning of South 14th Street.

(C) refuse and service areas;

In their supplemental narrative, the Applicant has stated:
"Final site design will be reviewed through applicable City processes and will address [...], refuse placement, […] and other design considerations intended to minimize impacts on adjacent properties."

and

"Refuse, service, and parking areas will be located and managed so as to avoid significant negative impacts on adjacent uses."

The Planning Bureau notes that while the Applicant has not directly addressed the location and specifics of their refuse area in their supplemental narrative, the proposed a dumpster pad and enclosure will be located to the north east of the parking lot, according to the Applicant's site plan. It appears to conform to the applicable regulations and is located in a logical space at the rear of the site, away from primary residences, and accessible to the city's sanitation trucks along the improved right-of-way extension from South 14th Street. The Bureau notes that if the Applicant is granted approval of the request by the Zoning Hearing Board, they will need to work with DPW ahead of the Land Development Plan submission to confirm that the site is accessible as well as the appropriate refuse needs for the "Multifamily Dwelling."

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

In their supplemental narrative, the Applicant has stated:
"The Project will also be served by existing public utilities and municipal services in an established area of the City."

The Planning Bureau notes that the Applicant has not explicitly addressed this criterion aside from general statements that the development will conform to all applicable code requirements. It may be that they are intending on addressing the criterion more in-depth during the Land Development Plan submission. The Applicant will need to coordinate with the Codes Bureau on comprehensive inspections for all utility work, including plan reviews and walkthroughs during and after construction, to ensure that all prior or proposed work was/is done in accordance with Building Code regulations. Additionally, they will need to coordinate with Capital Region Water on water and sewer connections and on-site stormwater management, which will occur as part of the Land Development Plan review process.

(E) screening and other buffering with reference to type, dimensions and character;

In their supplemental narrative, the Applicant has stated:
"Final site design will be reviewed through applicable City processes and will address screening, lighting, refuse placement, drainage, pedestrian access, and other design considerations intended to minimize impacts on adjacent properties."

The Applicant has illustrated all the required landscape screening and trees on the proposed site plan, and the proposed trash enclosure additionally appears to be in conformance with the applicable regulations. As noted in the pedestrian access portion of this case report, the Bureau is also recommending that street trees be installed in pits in the sidewalk along South 13th Street, or the Applicant can install trees in the setback area along the western property frontage to shade the sidewalk and the building, and otherwise enhance the streetscape.

(F) 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 not addressed this criterion in their supplemental narrative, but the Planning Bureau notes that as a residential use, there will likely not be commercial signage associated with the proposal.

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

In their supplemental narrative, the Applicant has stated:
"The Concept Site Plan reflects an orderly site layout with the residential Building located on the northern portion of the Property and parking located to the south, together with access drives, landscaping, stormwater management, and other site improvements. Final site design will be reviewed through applicable City processes and will address screening, lighting, refuse placement, drainage, pedestrian access, and other design considerations intended to minimize impacts on adjacent properties."

Generally speaking, the Bureau notes that the proposed development appears to be in conformance with the applicable yard setbacks. As such, it is expected that the project will conform to any aspect of the Development Standards.

(H) size, bulk, use, and general character of a proposed building, structure, expansion, or enlargement in relation to adjacent properties and the neighborhood generally;

In their supplemental narrative, the Applicant has stated:
"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses."

The proposed structure appears to meet the applicable height, setback, and impervious surface coverage regulations for the (INS) Institutional district, as well as required landscape screening and tree provision. The proposed building will be taller than the surrounding institutional, residential, and commercial buildings – particularly so for the mixed-use strip to the south – but will feature similar massing to the Foose School and the HHA-owned apartments in the surrounding community.

(I) 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 involves a public safety hazard, in their supplemental narrative, the Applicant has stated:
"The Project will not create a significant public safety hazard, including fire, toxic, or explosive hazards. The Project is residential in nature and does not involve industrial operations, hazardous materials storage, manufacturing, or other activities commonly associated with elevated fire, toxic, or explosive risks. The Building will be constructed and operated in accordance with applicable building, fire, accessibility, and life-safety codes, and the site will be designed to maintain appropriate access for emergency responders. The Project will also be served by

existing public utilities and municipal services in an established area of the City. As a result, the Project will not introduce a public safety condition that is materially different from or more hazardous than that of other permitted residential uses in the surrounding neighborhood."

With respect to whether the proposal will comply with the Environmental Performance Standards in Chapter 7-331, in their supplemental narrative, the Applicant has stated:
"Applicant will comply with the applicable environmental performance standards of the Zoning Code, including those stated in Chapter 7-331, as part of final design, permitting, construction, and operation of the Project. The proposed residential Project is not expected to generate noise, vibration, glare, air emissions, odors, hazardous materials, or other environmental impacts beyond those normally associated with multifamily residential development. Stormwater management and erosion and sedimentation controls will be addressed through applicable City review processes. Accordingly, the Project can comply with the applicable environmental performance standards and will not create significant adverse environmental impacts."

With respect to the establishment of a business, the Applicant has not addressed that aspect, although the Planning Bureau notes that no business is proposed in the current project submission.

With respect to the impact on the character of the neighborhood, in their supplemental narrative, the Applicant has stated:
"The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses. The Project will not involve late-night or early-morning commercial operations, outdoor industrial activity, substantial heavy truck traffic, or uses that generate significant odors or unusual noise. Typical traffic associated with affordable senior housing is expected to be residential in nature and substantially less intensive than that of many permitted nonresidential institutional or commercial uses that could otherwise occupy properties in an established neighborhood setting."

The Planning Bureau generally agrees with the Applicant's statements regarding safety hazards and Environmental Performance Standards. In regards to the impacts on the character of the neighborhood and other safety issues, the Bureau concurs that the massing, siting, and use are similar to much of the surrounding built environment and that construction of the development will generally improve a long-vacant lot with infill development providing affordable housing to residents of the neighborhood. The one aspect which should be given additional consideration is the vehicular and pedestrian infrastructure; the increased traffic generated by the project will create issues along Lowell Street, a narrow connector between South 14th Street and South 13th Street. The Applicant should coordinate with the City Engineer's Office on the prohibition of parking along Lowell Street, which will create sufficient width to allow two-way traffic from the proposed accessory parking lot on-site. Relatedly, the Applicant should construct a sidewalk along the Lowell Street curb to provide a safe pedestrian route for residents walking from South 14th Street and points east and south, particularly school children attending Foose Elementary School and their families and, ideally, widen the sidewalk along South 13th Street to accommodate the pedestrian volumes. It is even more that the South 13th Street sidewalk be reconstructed because there is no such sidewalk along the western side of South 13th Street.

Overall, the Bureau believes that the overall impact of the project will be positive, as it will develop a large, vacant lot with an appropriately-scaled, affordable apartment building with on-site improvements for both residents and the surrounding community.

PLANNING BUREAU RECOMMENDATION: **Approval with Conditions**

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

1. If granted the requested zoning relief, the Applicant will submit the required Land Development Plan application and receive approval from City Council.
2. The Applicant is required to receive a Certificate of Qualification pursuant to Chapter 12-101 of Title 12, Affordable Housing Certification prior to recording the Land Development Plan with the Dauphin County Recorder of Deeds.
3. In development of the Land Development Plan for the project, the Applicant should coordinate with the City Engineer's Office on the prohibition of on-street parking along Lowell Street, the reconstruction of the sidewalk along South 13th Street, and construction of a sidewalk along the northern side of Lowell Street within the setback extending from South 13th Street's established sidewalk to the eastern edge of the property. These changes will provide necessary pedestrian infrastructure, enhance pedestrian safety, and allow for safer vehicular access to the site.

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

1. The project site has been vacant for decades, demonstrating the challenges inherent in creating a viable development proposal, such as "Offices," a "Community Center," or a public or municipally-owned facility, in conformance with the zoning regulations.
2. The Applicant has demonstrated that they have met the burden for granting the zoning relief requests; an affordable senior living apartment complex would remain compatible within a primarily residential neighborhood as well as with the neighboring elementary school.
3. The development of affordable housing is a pressing concern throughout the city, and the size, configuration, and location of the project site makes it an ideal location for such a project. The proposed development is compatible with housing component of the Choice Neighborhoods Initiative for South Harrisburg.

REVIEW PROCESS:

1. Planning Bureau review of application and development of case report with recommendation to Harrisburg Planning Commission (HPC).
2. Harrisburg Planning Commission 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.
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. Supplemental Narrative
5. Aerial Image (Exhibit A)
6. Street View Images (Exhibit B)
7. Site Plan (Exhibit C)
8. Floor Plans (Exhibit D)
9. Elevation Plans (Exhibit E)
10. HHA Authorization Letter, dated September 3, 2026
11. Notification Letters & Proof of Mailing
12. Deed

PROPERTY PHOTOS:









SIDEWALK CONDITIONS:





STREET CONDITIONS:

Lowell Street



South 14th Street





Zoning & Location Map
1203 South 13th Street
Institutional (INS)

SPECIAL EXCEPTION APPLICATION

Primary Property Address: 1203 South Thirteenth Street **Zoning District:** INS

Additional Parcel Addresses: N/A

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).

See attached Narrative.

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

See attached Narrative.

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.

See attached Narrative.

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?

See attached Narrative.

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?

See attached Narrative.

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.

See attached Narrative.

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?

See attached Narrative.

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?

See attached Narrative.

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?

See attached Narrative.

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?

See attached Narrative.

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.

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) Woda Cooper Companies, Inc. (attn: Jared Miller)

Address 500 S. Front Street, 10th Floor, Columbus, OH 43215

Phone (614) 858-5810

Email jamiller@wodagroup.com

Property Owner *(if different from the Applicant)*

Name (Company) Harrisburg Housing Authority

Address 351 Chestnut Street, Harrisburg, PA 17101

Phone (717) 234-9664

Email hha@harrisburghousing.org

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

Name (Company) Eustace Engineering (attn: Matthew Witters)

Address 161 S. 32nd Street, Camp Hill, PA 17011

Phone (717) 260-3493

Email mww@eustaceeng.com

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.

Jared Miller — Applicant's Signature — 9/2/26 — Date

Property Owner's Signature — 9/2/26 — 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
WODA COOPER COMPANIES, INC.
LOWELL COMMONS
1203 SOUTH THIRTEENTH STREET

I. INTRODUCTION

Woda Cooper Companies, Inc. ("Applicant") is the proposed developer of that certain lot located at 1203 South Thirteenth Street, Harrisburg, Pennsylvania, identified as Dauphin County ("County") Tax Parcel I.D. No. 01-028-006 ("Property"), in the City of Harrisburg ("City"). The Harrisburg Housing Authority ("HHA") is the record owner of the Property and has authorized Applicant to file this Application, as reflected in the owner authorization included with the Application materials. The Property is located in the City's Institutional District ("INS District") and has been vacant since the 1960s. With the authorization of the HHA, Applicant seeks to return the Property to productive use by developing an affordable senior housing community for residents aged 62 years and older, tentatively known as Lowell Commons ("Project"). The Project will provide quality, affordable housing in an established neighborhood where additional safe, modern, and accessible housing opportunities are needed. Section 7-305.7.A, Use Table, subsection A of the City's Zoning Code ("Zoning Code") permits multifamily dwellings by special exception approval in the INS District. Therefore, pursuant to Section 7-305.7.A, Use Table, subsection A of the Zoning Code, Applicant requests special exception approval to permit the Project as multifamily dwellings on the Property in the INS District.

II. BACKGROUND

The Property is located in the South Harrisburg Neighborhood, in an area generally bounded by: (i) Sycamore Street to the north; (ii) South Seventeenth Street to the east; (iii) the Capital Area Greenbelt and Hanover Street to the south; and (iv) Cameron Street (SR 0230) to the west. Until the late 1950s, the Property was improved with a large home or apartment building. That was demolished sometime between 1958 and 1961, and the Property has remained vacant and undeveloped ever since. Ownership switched hands at least a few times until the HHA acquired the Property in 2014.

This neighborhood contains a varied and established development pattern that includes residential dwellings, institutional uses, neighborhood-serving businesses, public infrastructure, and open-space connections. The surrounding housing stock includes detached and attached dwellings, as well as multifamily residential developments, such as Hoverter Homes, owned by the HHA, west of South Thirteenth Street, and Hall Manor, east of South Fourteenth Street. As a result, multifamily residential use is already a recognizable and compatible component of the broader neighborhood context.

The Property is located northeast of the intersection of South Thirteenth Street and Lowell Street. The Property is a regularly shaped corner lot with frontage along the eastern side of South Thirteenth Street and the northern side of Lowell Street. Existing sidewalks and on-street parking are located along the Property's South Thirteenth Street frontage, and

the Property is served by established public streets and surrounding neighborhood infrastructure. In its current condition, the Property does not meaningfully contribute to the surrounding neighborhood fabric. Redevelopment of the Property with affordable senior housing will activate the long-vacant Property while making use of existing public infrastructure in a manner consistent with sound infill development principles. The Property is generally depicted on the attached aerial image as **Exhibit A** and Street View Images as **Exhibit B.**

The Property is bounded by land that is zoned for and developed with a mix of uses. Land abutting the Property to the north and east is located in the INS District and is associated with Foose Elementary School. Land to the south is developed as part of the Lowell Street right-of-way, with the centerline of Lowell Street serving as the dividing line between the INS District to the north and the Residential Medium Density District ("RM District") to the south. Farther south, the neighborhood includes a combination of businesses and housing. Land to the west is developed as part of the South Thirteenth Street right-of-way, with the centerline of South Thirteenth Street serving as the dividing line between the INS District to the east and the RM District to the west. This surrounding zoning and land-use pattern supports the conclusion that the Project is appropriately located at the transition between institutional and residential areas and is compatible with nearby residential and institutional uses.

III. PROPOSED PROJECT

As depicted on the Concept Site Plan attached as **Exhibit C**, Applicant intends to develop the Property as an affordable senior living community serving residents aged 62 years and older. The Project is designed as a residential infill development that will provide modern, accessible, and affordable housing in a location already served by public streets, sidewalks, utilities, and municipal services. One building ("Building") is proposed for the Property. The Building is intended to include four floors containing a mix of 28 one-bedroom units, each approximately 656 square feet, and 39 two-bedroom units, each approximately 822 square feet, for a total of 67 dwelling units. The unit mix is intended to provide appropriately sized housing options for senior residents, including individuals and small households. A few of the units are designed to be handicap-accessible or to serve visually or hearing-impaired persons. Seven of the units are set aside for residents at 20% of Area Median Income ("AMI") or below, 27 of the units are set aside for residents at 50% of AMI or below, and the balance of the units are set aside for residents at 60% of AMI or below. The Building also includes a multi-purpose community room to support resident gatherings, programming, and community-building within the development. Other common accessory and incidental spaces or amenities of the Building include an elevator, on-site management and maintenance, on-site supportive services, community laundry, and fitness room. Conceptual Floor Plans are attached as **Exhibit D**, and Conceptual Building Elevations of similar quality envisioned for the Building are attached as **Exhibit E.**

A 34-space off-street parking lot is proposed for the southern portion of the Property, with two driveway connections to Lowell Street.[1] The easternmost driveway is proposed to be aligned with the intersection of Lowell Street and South Fourteenth Street. Locating vehicular access on Lowell Street will help organize on-site circulation and reduce potential conflicts along the South Thirteenth Street frontage, while also limiting the impact on available on-street parking and eliminating pedestrian/vehicle conflicts. The Project will also include a: (i) private onsite walkways, including a sidewalk connecting to the public sidewalk along South Thirteenth Street; (ii) bike rack with canopy; (iii) dumpster enclosure; (iv) landscaping, including screen plantings and shade trees; (v) stormwater management, and other appropriate site improvements as part of the final design and land development review. Further, the Property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas. These improvements are intended to create an orderly and attractive residential site plan, provide safe access for residents and visitors, and ensure that the Project is integrated with the surrounding neighborhood. Overall, the Project will replace a long-vacant grass lot with a coordinated affordable senior housing development that advances the City's housing goals while remaining compatible with the existing neighborhood context.

IV. REQUEST FOR RELIEF – SPECIAL EXCEPTION

Pursuant to Section 7-305.7.A, Use Table, subsection A of the Zoning Code, multifamily dwellings are permitted by special exception approval in the INS District, subject to specific standards. The City Council contemplated the elements and impacts of multifamily dwellings when it adopted the Zoning Code, which expressly defines and permits them, including within the INS District. Applicant requests special exception approval to permit the Project as multifamily dwellings on the Property in the INS District.

A. SPECIFIC STANDARDS FOR MULTIFAMILY DWELLINGS

(SECTION 7-309.2.V)

The specific standards that apply to multifamily dwellings are set forth in Section 7-309.2.V of the Zoning Code. The applicable parts of those requirements are reproduced (or summarized) in bold below. A brief discussion follows each requirement.

Section 7-309.2.V	**Dwelling, multifamily: A multifamily dwelling is permitted by special exception in the RM and RF Zoning Districts and by right in the**

[1] Section 7-327.6B.A of the Zoning Code states that 0.5 parking spaces are required for multifamily dwellings developed as "affordable housing developments which have received a certificate of qualification pursuant to Chapter 12-101 of Title 12, Affordable Housing Certification, and contain at least 25% affordable housing dwelling units." Thirty-three (33) parking spaces are required for the 67 affordable multifamily dwellings, and Applicant proposes 34 spaces, or one more than required. (Section 7-327.6B of the Zoning Code provides that "if the total number of parking spaces required for a multifamily dwelling, affordable housing development is other than a whole number, the number shall be rounded down to the next whole number.")

CN, CG, and DC Zoning Districts, subject to the following criteria:

The Property is in the INS District. Therefore, the requirements of Section 7-309.2.V of the Zoning Code are not applicable.

Section 7-309.2.V(1) **Existing detached, semi-detached, and attached dwellings may be converted to multifamily dwellings, provided there is a minimum of 2,500 square feet in the existing dwelling unit; and**

No buildings exist on the Property. Therefore, this requirement is not applicable.

Section 7-309.2.V(2) **A maximum of three units shall be permitted in an existing detached, semi-detached, and attached dwelling that is converted to a multifamily dwelling.**

No buildings exist on the Property. Therefore, this requirement is not applicable.

B. GENERAL STANDARDS FOR ALL SPECIAL EXCEPTIONS (SECTION 7-323.6.B)

The general standards for all special exceptions are set forth in Section 7-323.6.B of the Zoning Code. The applicable parts of those standards are reproduced (or summarized) in bold below. A brief discussion follows each requirement.

Section 7-323.6.B.(1) **Such use will not clearly be in conflict with other City ordinances or state or federal laws or regulations known to the City;**

The Project is not in conflict with any other City ordinances or state or federal laws or regulations known to the City. On the contrary, the Project advances the goals and objectives of Title 12 of the City Code of Ordinances, relating to Affordable Housing, by providing quality affordable rental housing for seniors in an area of the City where additional affordable housing opportunities are needed. The Project will be subject to all applicable City review processes, including zoning, land development, building code, stormwater, fire safety, accessibility, and other applicable permitting requirements, thereby ensuring consistency with the City's adopted regulatory framework.

The fact that multifamily dwellings are permitted by special exception in the INS District is evidence that City Council has determined this type of use may be appropriate in the District when the applicable standards are satisfied. The Project is residential, compatible with the surrounding pattern of residential and institutional development, and will place the long-vacant Property back into productive use in a manner consistent with the public health, safety, and welfare.

Section 7-323.6.B.(2) **Such use will include proper traffic ingress and egress to the property, with particular attention paid to vehicle and pedestrian safety, and will involve proper access for emergency vehicles;**

The Project is an infill development that utilizes existing streets, sidewalks, utilities, and public infrastructure. The neighborhood where the Project is located was planned and developed with a mix of residential, institutional, and neighborhood-serving uses, including multifamily residential development. As part of the Project, Applicant proposes two access drives connecting to Lowell Street, off-street parking, stormwater management facilities, landscaping, and related site improvements as depicted on the Concept Site Plan. The placement of vehicular access on Lowell Street will help organize circulation on the Property and separate on-site parking movements from pedestrian activity along South Thirteenth Street. Existing sidewalks and street frontage will continue to support pedestrian access, while South Thirteenth Street and Lowell Street provide established public street connections for residents, visitors, service providers, and emergency vehicles. Accordingly, the Project will include proper traffic ingress and egress, with appropriate attention to vehicle and pedestrian safety, as well as emergency access.

Section 7-323.6.B.(3) **The Applicant shall show that the use will not create a significant public safety hazard, including fire, toxic, or explosive hazards;**

The Project will not create a significant public safety hazard, including fire, toxic, or explosive hazards. The Project is residential in nature and does not involve industrial operations, hazardous materials storage, manufacturing, or other activities commonly associated with elevated fire, toxic, or explosive risks. The Building will be constructed and operated in accordance with applicable building, fire, accessibility, and life-safety codes, and the site will be designed to maintain appropriate access for emergency responders. The Project will also be served by existing public utilities and municipal services in an established area of the City. As a result, the Project will not introduce a public safety condition that is materially different from or more hazardous than that of other permitted residential uses in the surrounding neighborhood.

Section 7-323.6.B.(4) **Such use will not significantly negatively affect the character of an existing residential neighborhood, such as causing substantial amounts of heavy truck traffic to travel through a residential neighborhood, or a significant odor or noise nuisance, or very late night/early morning hours of operation;**

The Project is residential in character and will be compatible with the existing mixed-use neighborhood, which already includes residential, institutional, and multifamily housing uses. The Project will not involve late-night or early-morning commercial operations,

outdoor industrial activity, substantial heavy truck traffic, or uses that generate significant odors or unusual noise. Typical traffic associated with affordable senior housing is expected to be residential in nature and substantially less intensive than that of many permitted nonresidential institutional or commercial uses that could otherwise occupy properties in an established neighborhood setting.

Section 7-323.6.B.(5) **Such use will involve adequate site design methods, including plant screening, walls, fences, berms, site layout, proper direction and shielding of outdoor lighting to avoid glare, setbacks of refuse areas and loading facilities, and other setbacks as needed to avoid significant negative impacts on adjacent uses;**

The Project is designed to comply with all applicable area and dimensional requirements for multifamily dwellings in the INS District set forth in the Zoning Code. The Concept Site Plan reflects an orderly site layout with the residential Building located on the northern portion of the Property and parking located to the south, together with access drives, landscaping, stormwater management, and other site improvements. Final site design will be reviewed through applicable City processes and will address screening, lighting, refuse placement, drainage, pedestrian access, and other design considerations intended to minimize impacts on adjacent properties. Outdoor lighting will be directed and shielded, as required, to avoid glare onto neighboring properties and public rights-of-way. Refuse, service, and parking areas will be located and managed so as to avoid significant negative impacts on adjacent uses. Overall, the Project will replace a long-vacant grass lot with a coordinated residential development that is functional, attractive, and compatible with the surrounding neighborhood.

Section 7-323.6.B.(6) **The Applicant shall show that the use will comply with the environmental performance standards of this Zoning Code, as stated in Chapter 7-331;**

Applicant will comply with the applicable environmental performance standards of the Zoning Code, including those stated in Chapter 7-331, as part of final design, permitting, construction, and operation of the Project. The proposed residential Project is not expected to generate noise, vibration, glare, air emissions, odors, hazardous materials, or other environmental impacts beyond those normally associated with multifamily residential development. Stormwater management and erosion and sedimentation controls will be addressed through applicable City review processes. Accordingly, the Project can comply with the applicable environmental performance standards and will not create significant adverse environmental impacts.

Section 7-323.6.B.(7) **The Applicant shall prove that any demolition or other negative impacts upon any buildings**

with historically significant architecture on the site have been reasonably minimized. The Zoning Hearing Board may request an advisory review by the Harrisburg Architectural Review Board or its Executive Secretary on this matter.

The Property is currently vacant and unimproved, with no existing buildings on the site. Therefore, the Project will not require demolition of any building, and there will be no direct negative impact upon any building with historically significant architecture on the Property. To the extent that the City or City's Zoning Hearing Board ("Zoning Hearing Board") identifies any additional historic-resource review concerns during the approval process, Applicant will cooperate with any appropriate advisory review; however, given the Property's current vacant condition, this standard is satisfied.

V. CONCLUSION

The fact that a use is permitted as a special exception evidences a legislative decision that the particular use (in this case, multifamily dwellings) is consistent with the zoning plan and presumptively consistent with the health, safety, and welfare of the community. *Id*.; *Northampton Area Sch. Dist. v. East Allen Twp. Bd. of Supervisors*, 824 A.2d 372, 376 (Pa. Commw. 2003); *Abbey v. Zoning Hearing Bd. of East Stroudsburg*, 559 A.2d 107, 109 (Pa. Commw. 1989); *Warren Cty. Probation Ass'n v. Warren Cty. Zoning Hearing Bd.*, 414 A.2d 398, 399 (Pa. Commw. 1980); *Foster Grading Co. v. Venango Twp. Zoning Hearing Bd.*, 412 A.2d 647, 629 (Pa. Commw. 1980).

Therefore, a special exception application that satisfies objective standards of the Zoning Ordinance must be granted unless the opponents present sufficient evidence that the use will generate adverse impacts not normally generated by this type of use and that these impacts will pose a substantial threat to the health and safety of the community. *Greaton Props., Inc. v. Lower Merion Twp.*, 796 A.2d 1038, 1045 (Pa. Commw. 2002); *In re Cutler Group, Inc.*, 880 A.2d 39, 43 (Pa. Commw. 2003). Such evidence cannot consist of mere speculation, bald assertions, or personal opinions and perceptions of the effect of the use on the community. *Id*. Rather, opponents must demonstrate that there is a *high degree of probability* that the use will cause a substantial harm that is not normally associated with the proposed use. *Id*.; *Ruddy v. Lower Southampton Twp. Zoning Hearing Bd.*, 669 A.2d 1051, 1057 (Pa. Commw. 1995).

For all of the reasons articulated herein, and with the authorization of the HHA as the record owner of the Property, Applicant respectfully requests that the City's Zoning Hearing Board grant the special exception approval requested in this Application.

EXHIBIT A

AERIAL IMAGE

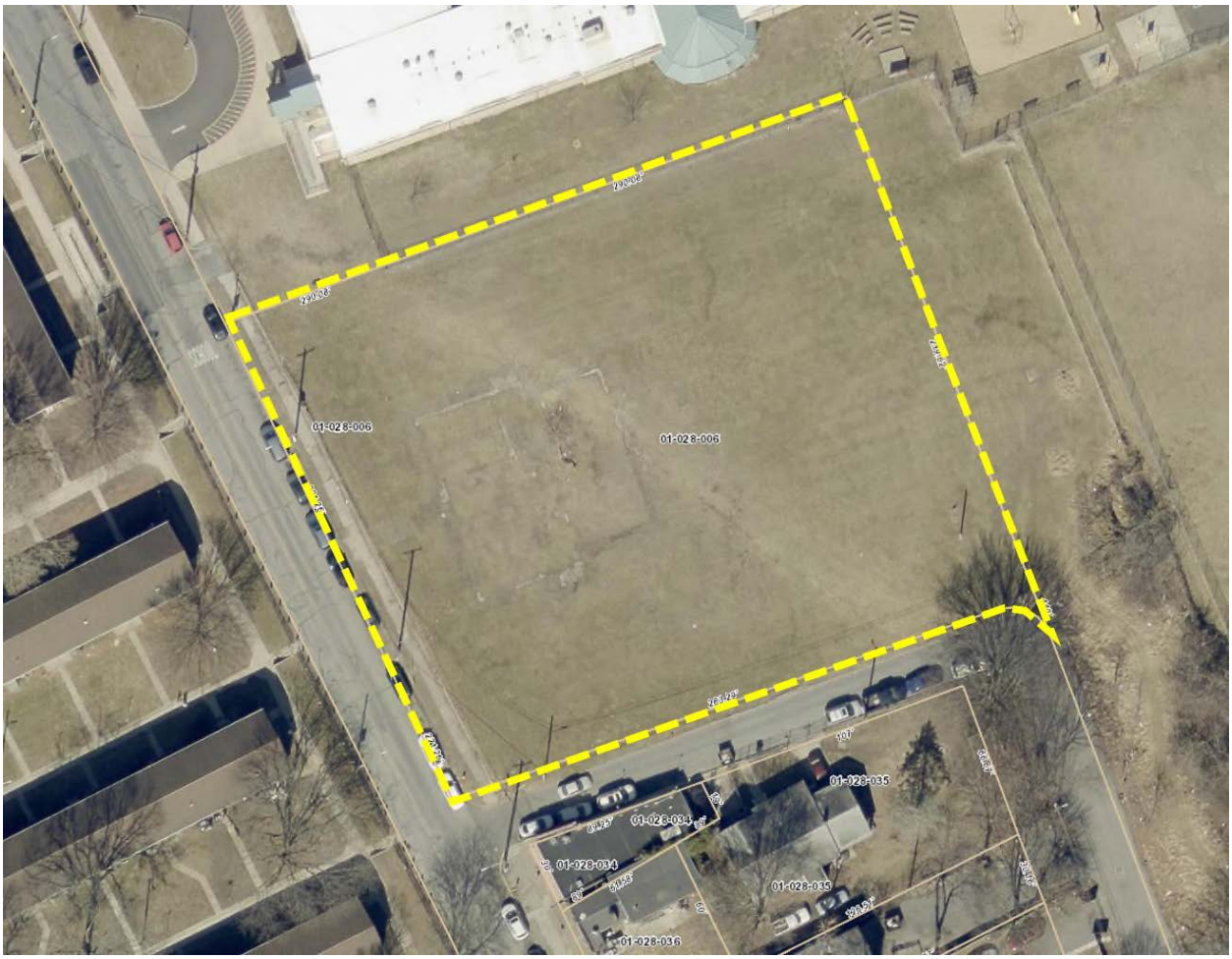


EXHIBIT B

STREET VIEW IMAGES

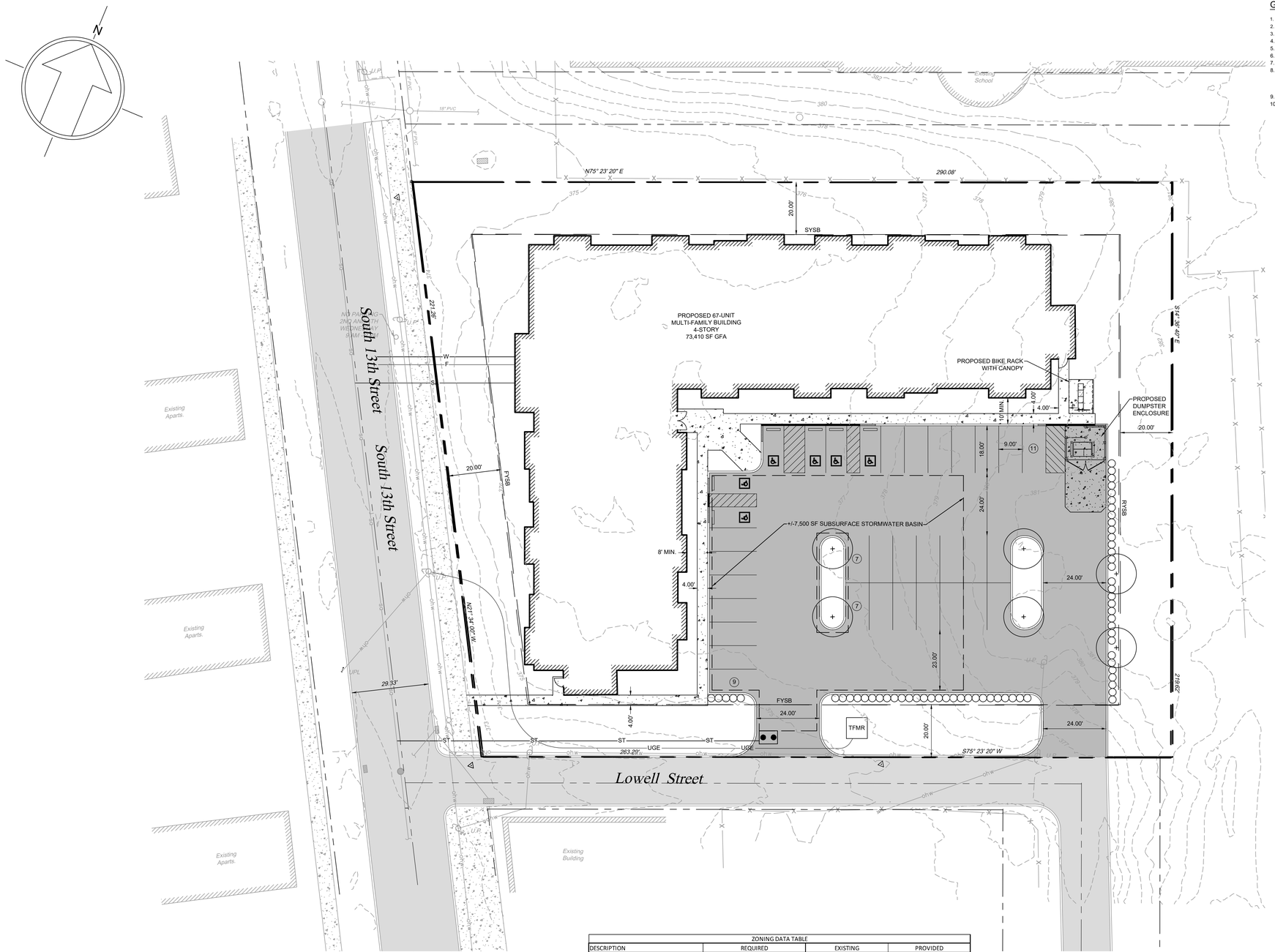





Lowell St

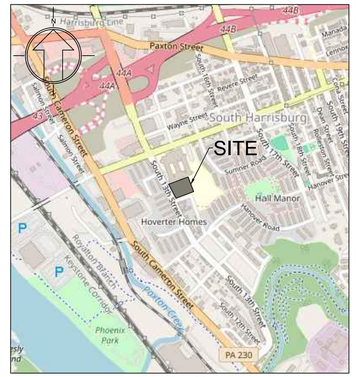
EXHIBIT C

CONCEPT SITE PLAN



General Notes

1. The location of existing features were plotted using the best available aerial information.
2. The boundary was plotted from deed and located based on PA State Plane coordinates.
3. Right-of-Way widths taken from City of Harrisburg Right of Way Map.
4. This property is known as 1203 S. 13th Street, Harrisburg, PA.
5. The plan was prepared in accordance with the instructions of the Client.
6. This property is subject to all easements, restrictions and agreements of record.
7. No wetlands were observed within the site area.
8. The described property depicted hereon is not located within any Flood Hazard area according to the Secretary of Housing and Urban Development, Flood insurance Rate Map No. 42043C0338D and 42043C0426D with an effective date of August 2, 2012 which is the current Flood Insurance Rate Map for the community in which the said property is situated.
9. On-site soils consist of Duncannon very fine sandy loam.
10. To the best of our knowledge this property is served by or has the ability to be served by public sanitary sewer, public water, electric, telephone, and gas.



Location Map
Scale: 1" = 1000'

Legend

- Property Line / Right-of-Way
- Setback Line
- Existing Building
- Existing Edge of Pavement
- Existing Curb
- Existing Concrete
- Existing Asphalt Paving
- Existing Fence
- Existing Sign
- Existing Utility Pole (UP)
- Existing Manhole (MH)
- Proposed Sanitary Sewer Line (SA)
- Proposed Storm Line (ST)
- Proposed Water Line (W)
- Proposed Fire Line (F)
- Proposed Building
- Proposed Concrete
- Proposed Curb
- Proposed Stormwater Feature
- Proposed Stormwater Structure
- Proposed Asphalt Paving
- Proposed Wheel Stop
- Proposed ADA Striping
- Proposed ADA Parking Space
- Proposed Tree
- Proposed Screening Shrub

ZONING DATA TABLE			
DESCRIPTION	REQUIRED	EXISTING	PROVIDED
CITY OF HARRISBURG	INSTITUTIONAL (INS)	INS	INS
USE DESCRIPTION	MULTI-FAMILY DWELLING*	VACANT LOT	MULTI-FAMILY DWELLING*
EXISTING LOT AREA	5,000 SF (0.115 AC)	60,765 SF (1.395 AC)	NO CHANGE
MINIMUM LOT AREA PER UNIT	N/A	N/A	906.94 SF PER UNIT
MINIMUM LOT WIDTH AT STREET	50 FT	221.26 FT	NO CHANGE
BUILDING SETBACKS (BSBL)			
FRONT (FYSB)	20 FT OR MATCH EXISTING	N/A	20 FT
REAR (RYSB)	20 FT	N/A	20 FT
SIDE (SYSB)	20 FT EACH	N/A	20 FT
PARKING SETBACKS (PSBL)			
FRONT (FYSB)	20 FT OR MATCH EXISTING	N/A	20 FT
REAR (RYSB)	20 FT	N/A	20 FT
SIDE (SYSB)	20 FT EACH	N/A	20 FT
MAXIMUM IMPERVIOUS COVERAGE	75%	0%	61%
MAXIMUM BUILDING HEIGHT	100 FT	N/A	<100 FT
MINIMUM PARKING STALL SIZE	9 FT x 18 FT	N/A	9 FT x 18 FT
MINIMUM NUMBER OF PARKING STALLS			
MULTI-FAMILY			
1 SPACE PER EACH MARKET RATE UNIT AND 0.5 SPACE PER EACH AFFORDABLE UNIT	100% = 0.5 SPACE PER EACH DWELLING UNIT 67 UNITS = 33 SPACES	N/A	34 SPACES
ZONING TABLE NOTES:			
1 * THE PROPOSED MULTI-FAMILY DWELLING USE IS PERMITTED WITHIN THE INS DISTRICT BY SPECIAL EXCEPTION APPROVED BY THE ZONING HEARING BOARD			

Site Data:

Address: 1203 S. 13th Street
Harrisburg, PA 17104
Zoned: INS - Institutional
Lot Area: 1.40 ACRES

Equitable Owner/Applicant:

Woda Cooper Companies, Inc.
500 S. Front Street
10th Floor
Columbus, OH 43215

Parcel Information:

Parcel ID: 01-028-006

GRAPHIC SCALE
0 10 20 40 80
DRAWING SCALE: 1" = 20'

1	09/02/2026	MWW	Revised number of dwelling units

Zoning Plan

1203 S. 13th Street

CITY OF HARRISBURG, DAUPHIN COUNTY, PENNSYLVANIA

EUSTACE
ENGINEERS | LANDSCAPE ARCHITECTS | SURVEYORS
161 S. 32nd Street
1st Floor
Camp Hill, PA 17011
Tel: (717) 260-3493
Fax: (215) 346-8759
www.eustaceeng.com

DRAWN BY: MLS
CHECKED BY: MWW
DATE: 09-02-26
DRAWING No.: D 2494 01 02

X:\PROJECTS\2400 - 2499\2494\01 - Lowell Commons\AutoCAD\DRAWINGS\Exhibits & Sketches\Zoning Plan.dwg September 2, 2026

EXHIBIT D

CONCEPTUAL FLOOR PLANS

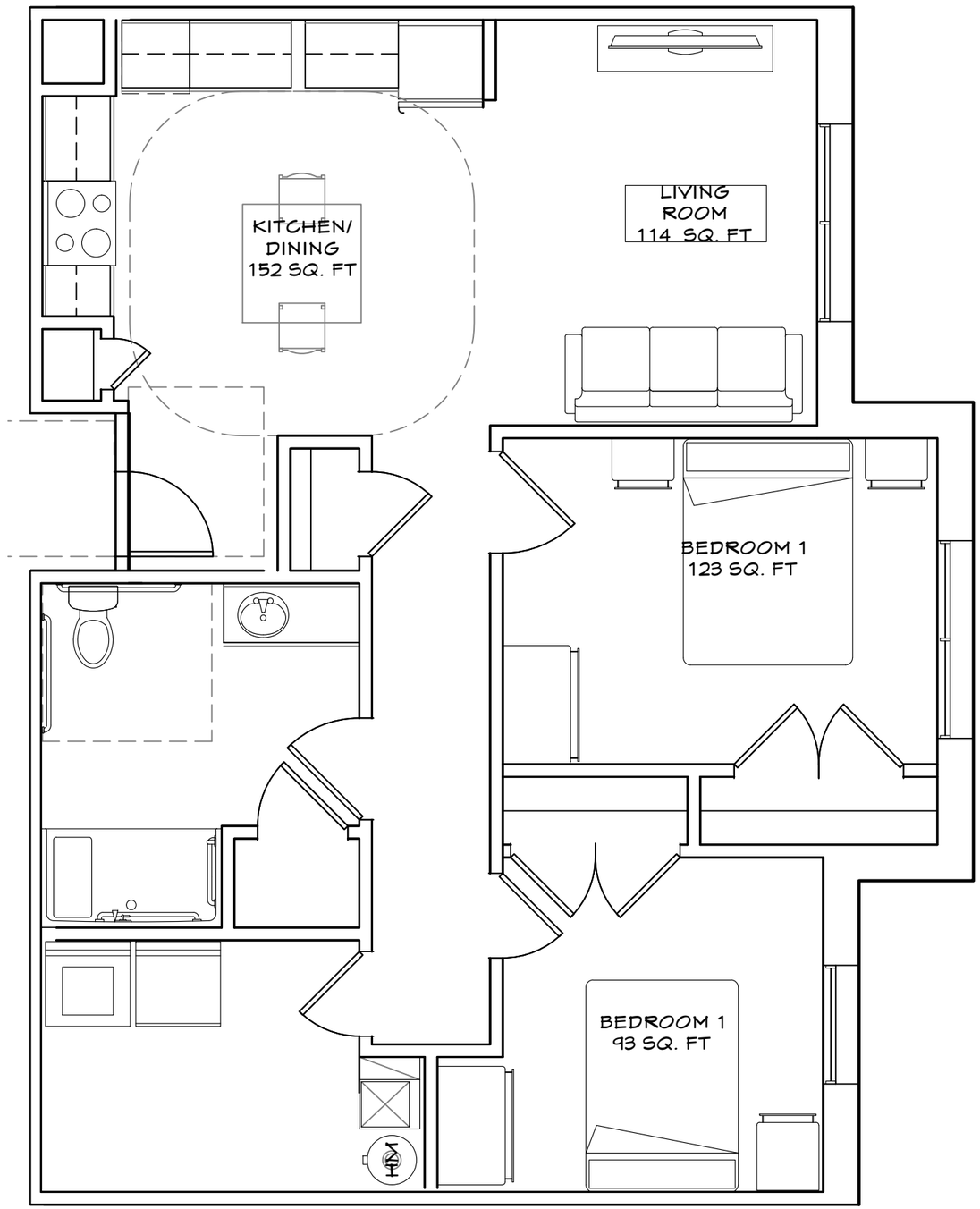


FLOOR PLAN

1" = 20'-0"

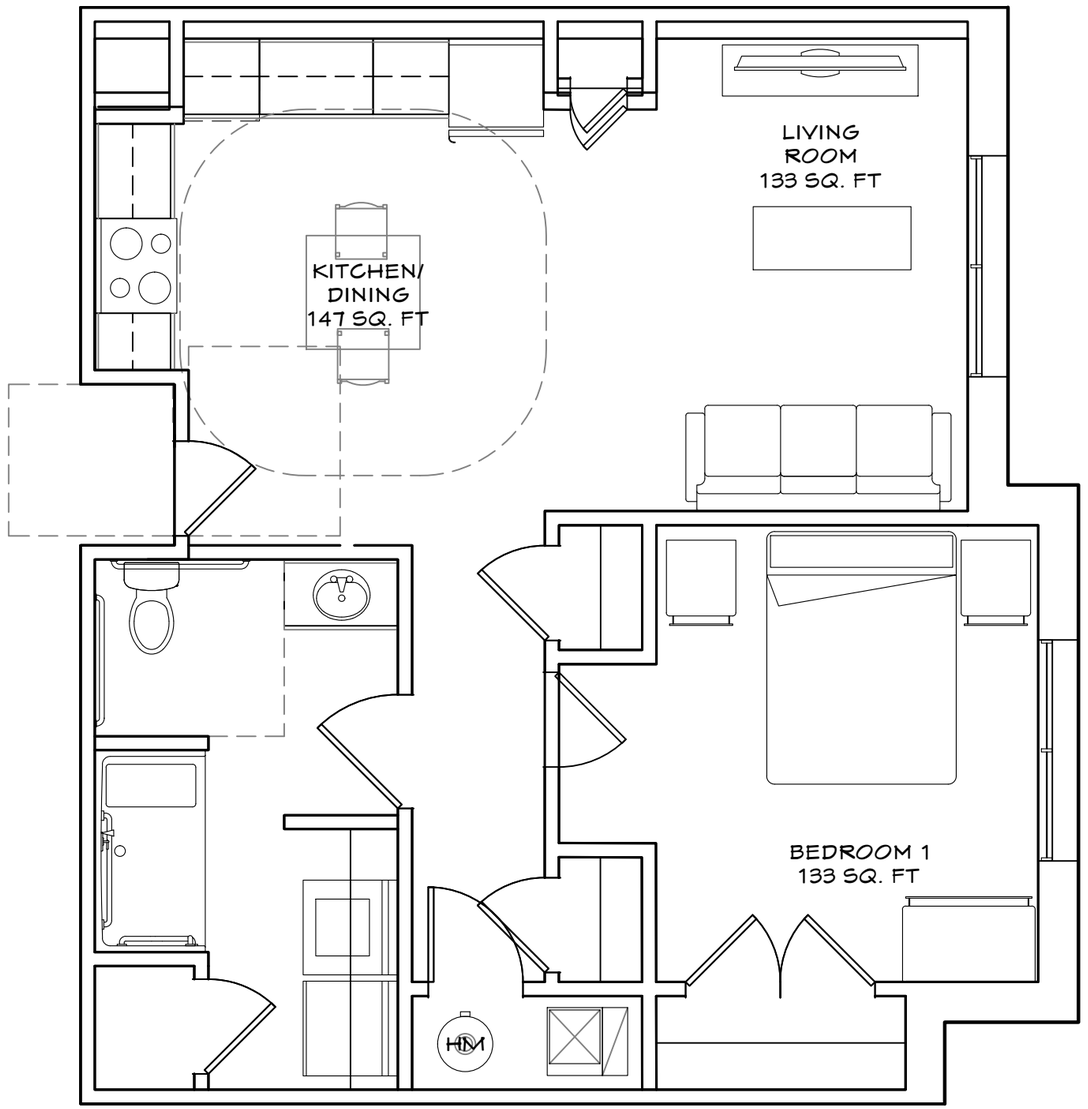
ARCHITECT OF RECORD:	PROJECT TYPE:	SHEET NAME:	DATE:	PROJECT NAME:	SUBMITTAL:	SHEET:
PCI DESIGN GROUP, INC. 500 SOUTH FRONT ST, SUITE 975 COLUMBUS, OH 43215	SENOIR HOUSING	FIRST FLOOR PLAN	09-03-2026	LOWELL COMMONS 1203 13TH STREET HARRISBURG, PA 17104	APPLICATION TYPE	FP-2

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2 BEDROOM PLAN

822 SQ.FT



1 BEDROOM PLAN

656 SQ.FT

0' 1' 2' 4' 8'

GRAPHIC SCALE: 1/4"=1'-0"

ARCHITECT OF RECORD:
PCI DESIGN GROUP, INC.
500 SOUTH FRONT ST, SUITE 975
COLUMBUS, OH 43215

PROJECT TYPE:
SENOIR HOUSING

SHEET NAME:
UNIT PLANS

DATE:
09-03-2026

PROJECT NAME:
LOWELL COMMONS
1203 13TH STREET
HARRISBURG, PA 17104

SUBMITTAL:
APPLICATION TYPE

SHEET:
FP-3

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EXHIBIT E

CONCEPTUAL BUILDING ELEVATIONS

- Elevation Examples -



WODA COOPER COMPANIES



WODA COOPER
COMPANIES













WODA COOPER COMPANIES



WODA COOPER
COMPANIES

September 3, 2026

City of Harrisburg
Zoning Hearing Board
MLK Jr. City Government Center
10 North Second Street
Harrisburg, PA 17101

Dear Board Members:

Woda Cooper Companies, Inc. is hereby authorized to file any necessary zoning, land development, and permit applications with the City of Harrisburg for any approvals required for the development of the multifamily dwelling, tentatively known as Lowell Commons, on the property identified as Tax Parcel I.D. No. 01-028-006 with an address of 1203 South Thirteenth Street, Harrisburg, Pennsylvania.

Sincerely,

HARRISBURG HOUSING AUTHORITY

By: _____
Name: Marcus Williamson
Title: Executive Director

HARRISBURG HOUSING AUTHORITY

351 Chestnut St.
Harrisburg, PA 17101
Phone: (717) 232-6781
Fax: (717) 233-8355

MARCUS WILLIAMSON
EXECUTIVE DIRECTOR & CEO

♦

COMMISSIONERS

Sheila Bennett
Gloria Martin-Roberts
Zachary Jackson
Yvonne Jackson
Sharon Horne

♦

MISSION STATEMENT

Our mission is to be a *"Best in Class" Agency* that:

Provides *quality* and *affordable* housing,

Works unyieldingly towards improving the quality of *life* for our *residents*,

Aggressively focuses on *programming* for individual and family *self-sufficiency*,

Develops and maximizes assets and resources for the benefit of our business *interests*, and

Affirmatively promotes *fair housing*.

EQUAL HOUSING OPPORTUNITY

McNees

September 4, 2026

RE: Zoning Hearing Application
Woda Cooper Companies, Inc.
Lowell Commons
1203 South Thirteenth Street (PIN: 01-028-006)

Dear Property Owner:

Please be advised that an application for the above-captioned parcels located in the City of Harrisburg's ("City") Institutional District ("INS District") has been submitted to the City's Zoning Hearing Board ("Zoning Hearing Board") requesting special exceptional approval pursuant to Section 7-305.7.A, Use Table, subsection A of the City's Zoning Code in order to permit affordable senior housing (62+ years) (i.e., multifamily dwellings) on the property referenced above.

The City Planning Commission ("Planning Commission") will meet on Wednesday, October 7, 2026, at 6:30 PM to review the application. The Zoning Hearing Board will conduct a hearing on the matter on Monday, October 19, 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
Direct Dial/Fax: 717-237-5310
Jeffrey.McCombie@mcneeslaw.com

NEIGHBORING PROPERTY INFORMATION
IN SUPPORT OF ZONING HEARING APPLICATION
LOWELL COMMONS
1203 SOUTH THIRTEENTH STREET

PIN:	Property Address:	Property Owner:	Mailing Address:
01-028-005	1301 Sycamore Street	Harrisburg School District	1010 North Seventh Street, Suite 201 Harrisburg, PA 17102-1400
01-028-035	1309 Lowell Street	Dinh Investments LLC	1956 Derry Street Harrisburg, PA 17104
01-028-034	1229 South Thirteenth Street	D&F Realty Holdings LP	1229 South Thirteenth Street Harrisburg, PA 17104
01-028-036	1231 South Thirteenth Street	Willow LLC	2323 Forrest Lane Harrisburg, PA 17112
01-028-037	1237 South Thirteenth Street	Maples Property LLC	110 Maple Street Camp Hill, PA 17011
01-028-027	1100 South Thirteenth Street	Harrisburg Housing Authority	1100 South Thirteenth Street Harrisburg, PA 17104

INST#: 20140022843 Recorded: 09/23/2014 at 03:43:22 PM 5 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: SKREVSKY

County of Dauphin
Office of Tax Assessment
UPI Certification
Date: 9/23/14
Number of UPI's 1
Initials: CHF

Return to:
Community Settlement LLC
112 Market Street, 5th Floor
Harrisburg, PA 17101
717.234.2666

1203 S. 13th Street, Harrisburg, PA
Parcel No. 01-028-006

THIS DEED

Made the 23rd day of September, 2014, between

TEMPLE OF THE NEW BEGINNING NOW KNOWN AS TEMPLE OF THE NEW BEGINNING CHURCH, City of Harrisburg, Dauphin County, Pennsylvania, Party of the First Part, hereinafter designated as the *Grantor*,

AND

THE HARRISBURG HOUSING AUTHORITY, a Public Housing Authority, organized and operating pursuant to and under the laws of the Commonwealth of Pennsylvania, City of Harrisburg, Dauphin County, Pennsylvania, Party of the Second Part, hereinafter designated as the *Grantee*

WITNESSETH, that the Grantor for and in consideration of Ninety Thousand Dollars ($90,000), lawful money of the United States of America, to the Grantor in hand well and truly paid by the Grantee, at or before the 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,

ALL THAT CERTAIN lot or piece of ground situate in the First Ward of the City of Harrisburg, County of Dauphin and Commonwealth of Pennsylvania, bounded and described as follows:

BEGINNING at an iron pin on the eastern side of Thirteenth Street as it exists on the Official Map of the City of Harrisburg, which pin is twenty-two and six hundredths feet south of the southern side of twenty feet wide street called Cliff Street, now closed by Ordinance No. 24 Sessions of 1952 of the City Council of the City of Harrisburg, Pennsylvania, thence North seventy-five degrees twenty-three minutes twenty seconds

East, two hundred ninety and eight hundredths feet to an iron pipe, which is on other land of the party of the first part, thence along the same South fourteen degrees thirty-six minutes forty seconds East, two hundred nineteen and sixty-two hundredths feet to a stake, which is on the northern side of Lowell Street as it exists on the Official Map of the City of Harrisburg; thence along the same South seventy-five degrees twenty-three minutes twenty seconds West, two hundred sixty-three and twenty-nine hundredths feet to a drill point, which is on the eastern side of Thirteenth Street; thence along the same North twenty-one-degrees thirty-four minutes West, two hundred twenty-one and twenty-six hundredths feet to an iron pin, the place of BEGINNING.

CONTAINING an area of 1.40 acres and having thereon erected a two and a half story brick building and all in accordance with a survey made for the Harrisburg School District by Howard A. Levan, Jr., R.P.E. dated April 17, 1955.

BEING THE SAME PREMISES which the Temple of the New Beginning, Church of the Living God, The Pillar and the Ground in Truth, Inc., by corrective deed dated February 17, 1994 and recorded in the Office of Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 2168, Page 003, granted and conveyed unto the Temple of the New Beginning, Grantor herein, and

BEING THE SAME PREMISES which P. M. Strickland and D. P. Dennis, by deed dated December 13, 1992, and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Record Book 1884, Page 606, granted and conveyed unto Temple of the New Beginning, Church of the Living God, the Pillar and the Ground in the Truth, Inc.,.

TOGETHER with all and singular the tenements, hereditaments and appurtenances to the same belonging or in any way appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; AND ALSO all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said party of the first part, of, in, to, or out of the said premises, and every part and parcel thereof

TO HAVE AND TO HOLD the said premises, with all and singular the appurtenances, unto the said party of the second part, **Harrisburg Housing Authority**, its administrators, trustees, successors and assigns, to and for the only proper use and behoff of the said party of the second part, **Harrisburg Housing Authority**, its administrators, trustees, successors and assigns forever,

AND the said party of the first part, **Temple of the New Beginning, now known as Temple of The New Beginning Church**, its administrators, trustees, successors and

assigns, do by these presents, covenant, grant and agree to and with the said party of the second part, **Harrisburg Housing Authority** its administrators, trustees, successors and assigns, that the said party of the first part, **Temple of The New Beginning, now known as Temple of The New Beginning Church** its administrators, trustees, successors and assigns, all and singular the hereditaments, and premises hereinabove described and granted or mentioned, and intended so to be, with appurtenances, unto the said party of the second part, **Harrisburg Housing Authority** its administrators, trustees, successors and assigns, against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof, shall and will, by these presents, WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, the Grantor has hereunto set their hand and seal or if a corporation, it has caused these presents to be signed by its proper corporate officers and its corporate seal to be affixed hereto, the day and year first above written.

Signed, Sealed and Delivered
in the presence of or
Attested by

TEMPLE OF THE NEW BEGINNING, N/K/A TEMPLE OF THE NEW BEGINNING CHURCH

Carla M Torres

Annette Torres president
BY: Annette Torres

THE UNDERSIGNED CERTIFIES THAT THE RESIDENCE AND COMPLETE POST OFFICE ADDRESS OF THE GRANTEE IS:

Harrisburg Housing Authority
351 Chestnut Street
Harrisburg, PA 17101

Signature

COMMONWEALTH OF PENNSYLVANIA :
: SS.
COUNTY OF DAUPHIN :

On this 23rd day of SEPTEMBER, 2014, before me Rickey C. Shoop, the undersigned officer, personally appeared Annette Torres, PRESIDENT of, known to me (or satisfactorily proven) to be the person(s), whose name(s) are subscribed to the within Deed and acknowledged that they executed the same for the purposes therein contained.
X TEMPLE OF THE NEW BEGINNING a/k/a TEMPLE OF THE NEW BEGINNING CHURCH

WITNESS my hand and seal the day and year aforesaid.

Notary Public

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
RICKEY C SHOOP
Notary Public
HARRISBURG CITY, DAUPHIN COUNTY
My Commission Expires May 29, 2017

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 #: 20140022843
RECORD DATE: 9/23/2014 3:43:22 PM
RECORDED BY: SKREVSKY
DOC TYPE: DEED HBG
AGENT: COMMUNITY SETTLEMENT/HARRISBURG
DIRECT NAME: TEMPLE OF THE NEW BEGINNING CHURCH
INDIRECT NAME: HARRISBURG HOUSING AUTHORITY

ACT 8 OF 1998: $5.00

COMMONWEALTH OF PA: $900.00
MUNICIPALITY: $450.00 HARRISBURG CITY
SCHOOL DISTRICT: $450.00 HARRISBURG
AOPC: $35.50
AFFORDABLE HOUSING: $13.00

UPICount: 1
UPIFee: 10
UPIList: 01-028-006-000-0000

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:

October 19, 2026

In reference to Case No. 2658, a request for:

Special Exception Application for 1203 South 13th Street, zoned Institutional (INS), filed by Woda Cooper Companies, Inc, to construct a 67-unit, affordable "Multifamily Dwelling" featuring age-restricted units, and associated site improvements.

The **Harrisburg Planning Commission** will review the application on **October 7, 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: September 30, 2026

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

October 8, 2026

Jared Miller
Woda Cooper Companies, Inc.
500 South Front Street
10th Floor
Columbus, OH 43215

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
1203 South 13th Street – Variance & Special Exception Application

To Whom It May Concern:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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

Wanda Williams, Mayor

RESOLUTION
OF
HARRISBURG PLANNING COMMISSION

1103 South Front Street

REQUEST:
The Applicant proposes to install two non-conforming signs on-site: a wall sign and a free-standing sign. The Applicant requests a Variance for wall signage larger (approximately 43 square feet) than permitted by right (10 square feet), internally illuminated, and installed higher (third story) than permitted by right (second floor window sill); and a Variance for a proposed free-standing sign larger (41 square feet) than permitted by right (eight square feet), taller (9'-7") than permitted by right (4 feet), and internally illuminated.

PROPERTY DESCRIPTION:
The property at 1103 South Front Street is a subdivided 15.0-acre lot featuring Veterans Outreach of PA, a fifteen (15) tiny home village and community center at the southernmost end of the parcel and Eden Village, a separate tiny home village of thirty-two (32) units with community center. Tunnel to Towers is the northernmost addition to the non-profit housing developments on the parcel featuring a sixty-five (65) unit three-story building and twenty (20) one-bedroom modular homes. The property is bounded by the property at 1101 South Front Street to the north, railroad tracks to the east, the property at 1104 South Front Street to the south, and the Susquehanna River to the west.

VARIANCE REQUIREMENTS:
Unique Physical Circumstances Peculiar to the Property:
The Applicant has stated:
'The subject property contains unique physical characteristics that distinguish it from many surrounding properties. The development is a multi-story residential facility with on-site services situated on South Front Street. Due to the building's height, scale, and setback from the roadway, signage meeting the current ordinance standards would not provide adequate identification for motorists approaching the site. The architecture of the building extends beyond the elevation where signage is permitted by right. Restricting signage to the second floor significantly limits visibility from the public right-of-way and doesn't allow identification that is proportional to the building's overall scale."

The Planning Bureau somewhat concurs with the Applicant's assessment; the building size, massing, and location were all decisions by the Applicant in its construction. That being said, the

Bureau *does* note the property's location and its disconnected location from both the surrounding community and the public street network are conditions that were not created by the Applicant. With respect to adequate identification, the Bureau notes that all three "Supportive Housing Facilities" located south of the property at 1101 South Front Street are restricted from public access; in fact, to prevent such access, the projects proposed that an access control gate be installed at the northern end of the site. As such, the only individuals for whom signage would be necessary are those specifically intending on visiting or who live at the project site, and for whom the property will not need to be identified because they must know where it is and have permission to be on-site to have access. That being said, the proposed wall signage does have justification because it would be visible from Sycamore Street and thus help guide visitors; as such, the Bureau believes the zoning relief for the proposed wall sign is justified while that for the proposed free-standing sign is not.

Necessary for Reasonable Reuse of the Property:
The Applicant has stated:
"Strict application of the sign ordinance creates an unnecessary hardship by preventing the property from having reasonable and effective identification. The requested signage is intended to provide clear identification for residents, visitors, service providers, deliveries, emergency personnel, and authorized guests arriving at the facility. Without the requested relief, the property would have signage that is significantly less visible than similarly scaled developments, making it difficult for visitors to identify the correct entrance and navigate the site safely."

As noted above, the Planning Bureau somewhat disagrees that larger-scaled, non-conforming, and internally-illuminated signage is required to guide authorized residents and guests to the private facility. The traditional justifications behind larger non-conforming signage are to ensure it is visible, legible, and actionable from a great distance or at high speeds. With respect to the first point, there is some rationale to allowing a wall sign higher than permitted and larger than permitted, as it may be visible to visitors or guests from Sycamore Street, although the same logic does not apply to the proposed free-standing sign. The Bureau notes that vehicular access to the site is along a private road (which is actually a private street through the property to the north as well) and that access to the entire site (and the supportive housing developments to the south of the project site) is gate-controlled, meaning there will be no general public passing by property and certainly not at high speed, and only those who know the facility is there and have prior access to the site would be admitted. These individuals would not have need for large identifying signage for the site, which would be minimally-visible from most locations, although as noted above, the Bureau believes there is some justification for the zoning relief for the proposed wall sign. However, this rationale does not extend to the proposed free-standing sign on-site, and the Bureau believes that authorized guests could find the facility with a smaller and shorter sign more in conformance with the Zoning Code.

***Hardship not Created by the Applicant*:**
The Applicant has stated:
"NO."
The Planning Bureau notes the non-conforming size of the Applicant's proposed signage is a design decision made by the Applicant outside the Zoning Code allowances with the intention of identifying the property to new residents and authorized guests, which is partially based on a

"hardship" (the building's height, scale, and setback) which was, in fact, created by the Applicant. That being said, the building for which the wall signage is proposed is in conformance with all applicable Development Standards, so while it was constructed by the Applicant, it's scale is as envisioned and permitted by the Zoning Code. As noted above, the larger internally-illuminated wall sign may also be justified by creating visibility from Sycamore Street. However, the Bureau does not believe that these justifications extend to the proposed free-standing sign which is not necessary to identify the property (visitors will know the location of the facility and have preapproved access) or to identify the point of vehicular access. As such, the Bureau believes the proposed wall signage has justification under this criterion, while the free-standing sign does not.

***Essential Character of the Neighborhood*:**
The Applicant has stated:
"Approval of these variances will not alter the essential character of the neighborhood or be detrimental to adjacent properties. The signage is professionally designed, appropriately scaled for the development, and intended solely for identification purposes.

The proposed signs will not interfere with traffic safety, obstruct sight distances, or create hazards for pedestrians or motorists. Rather, the signage will improve wayfinding and assist visitors in locating the property efficiently."

The Planning Bureau notes the three non-profit supportive housing developments created along the South Front Street access road are recent additions behind the PennDOT building and on private property; these facilities comprise a newly-created, private "neighborhood" for the express purpose of housing individuals in various states of recovery. As such, there is not much existing "neighborhood" or "community" to which any proposed signage could be compatible, nor such area that would be impaired by the proposed signage. With that in mind, while the internal illumination of the sign could produce some light spillover, it is a secluded and gated area and any hazards to the public would be minimal.

***The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief*:**
The Applicant has stated:
"Yes. The requested variances represent the minimum relief necessary to provide the effective identification for the property while respecting the intent of the City's sign regulations.
The proposed wall sign has been designed in proportion to the scale of three-story building and is located on the third-floor façade because lower placement would significantly reduce visibility from South Front Street. A code compliant 10-square-foot sign limited to the second floor would not provide adequate identification for approaching motorists, visitors, emergency responders, deliveries, and service providers.

Similarly, the proposed freestanding sign has been sized and located to provide safe and functional identification at the property's entrance. Due to the building's setback from the roadway, the site's scale, and the surrounding conditions, a sign limited to 8 square feet and four feet in height would not provide sufficient visibility for vehicles approaching the property.

The applicant has carefully evaluated the signage and believes the requested dimensions are the minimum necessary to achieve effective identification while minimizing any impact on neighboring properties. The request is not intended to create additional advertising opportunities but rather to provide functional wayfinding and property identification consistent with the size and character of the development.

For these reasons, the requested variances represent the least modification possible that will afford relief from the practical difficulties created by the property's unique physical characteristics."

The Planning Bureau notes the Applicant is proposing two signs which each require three Variance approvals: the wall sign is approximately 43 square feet and higher than permitted, and the free-standing sign is approximately 41 square feet and approximately 9½ feet tall; both are internally illuminated. The proposed wall sign is only one story taller than permitted by the current zoning regulations, though significantly larger than permitted and internally-illuminated. There is some justification for this, being that the height, size, and illumination would make it visible from Sycamore Street to the north; even though the property is a restricted-access facility featuring gated access on a private road, and anyone allowed access would be given instructions of where to enter, wayfinding would be helpful given the site is not connected to a public right-of-way and is south of a distinct private property. However, the proposed free-standing sign is much larger and taller than permitted and does not have the same visibility justifications; it would be primarily visible from the restricted-access road, at which point passersby would be aware of the location of the facility. In consideration of the Applicant's desire to have some identification and the fairly limited impact any proposed signage would have on the community, the Bureau does believe a 20-square-foot, 5-foot-tall freestanding sign would be an effective identification and wayfinding marker while representing a minor deviation from the applicable zoning regulations.

DISCUSSION:
The case was represented by Dawn Aimone with Hardman Signs (the signage contractor), 9980 Bammel North Houston Road, Houston, TX 77086 (aka "the Applicant").

Mr. Knight noted that the Planning Bureau distributed a recently provided packet by the Applicant outlining a smaller freestanding sign alternative as well as a second wall sign, and noted it was not included with the case report due to the timing of its receipt.

Ms. Thompson gave a synopsis of the report, recommending Approval with Conditions; the condition was:

1. If granted zoning approval to move forward with the project, the Applicant shall scale down the freestanding sign from 41 square feet to 20 square feet, and reduce from a 9'-7" height to a 5-foot maximum height. While this signage would still require zoning relief, it would be more appropriately-scaled and serve the identification needs of the facility as well as the proposed signage.

Commissioner Alsberry asked the Applicant if the conditions of approval were acceptable; she stated they were. The Applicant noted the latest submission specified a six-foot-high freestanding sign, but noted it could be reduced to five feet.

Commissioner Alsberry stated that he had no further comments or questions and yielded the floor to the commissioners for questions and comments.

Commissioner O'Toole noted that few people would be able to view the proposed signage since it would not be located on a public street and stated his support for the request.

Commissioner Reed asked where the project was in relation to the other nearby supportive housing developments and where will the sign be located. The Applicant noted the main identifying sign would be at the front entrance driveway and that none of the proposed signs would be off-property, and noted the signage was intended to establish consistent visual branding used by all other Tunnel to Towers properties. She stated the signs would not be visually apparent to anyone else coming through but will be seen along the street. The Applicant stated there may have been one business they notified near the Tunnel to Towers development; Mr. Knight confirmed a letter was sent to 1412 South Cameron Street, which was currently a vacant lot on the east side of the railroad tracks.

Commissioner Reed asked inquired about the project site in relation to the other nearby supportive housing developments, Eden Village and Veterans Outreach of PA. The Applicant stated she was not aware of the other developments. Mr. Knight stated the Planning Bureau would coordinate with the Applicant to ensure they're added, and noted there was some disparity in the county's parcel records because the site is currently in flux due to recent subdivisions and developments.

Commissioner Marek asked for confirmation that the reduced height of the freestanding sign would be acceptable; the Applicant affirmed it was. . Commissioner Marek asked for a description of the illumination at night. The Applicant noted the free-standing sign will be internally lit behind the face only, so that an observer would only see the halo effect around it; she confirmed it would not be a bright solid lit sign.

Commissioner Marek asked why a second wall sign was proposed. The Applicant stated that one wall sign would be on the front elevation and one on the side elevation; she noted that because Tunnel to Towers normally refurbished hotels, the front wall sign was usually under a canopy, but that because this was new construction, the wall sign would be placed at the third story instead of the second story so would still be visible over the tree coverage. She stated the side wall sign would be for identification along the road; she noted that Tunnel to Towers usually utilizes five signs for their housing developments, but they reduced the number to three for this development.

Commissioner Marek asked if the Planning Bureau was asking for a change in the size of the wall signage. Mr. Knight stated the wall signs were appropriately sized and would be visible from Sycamore Street approximately 500-700 feet away. He noted that an additional variance

would have to be added for an extra sign than what was included in the case report, and recommended the commissioners add that as a condition to their resolution.

Commissioner Marek asked Planning Bureau staff how would this application would relate to the proposed changes in the proposed zoning amendment for the signage chapter. Mr. Knight responded there were few to no changes to the Riverfront (RF) zoning district's signage allowances as most of the RF zones are north of this area, where the intention was to maintain the appearance of the riverfront by restricting gaudy signs on those properties to preserve its vistas. He noted the subject property is unique in that its extremely separated from the rest of the riverfront properties and thus there is some justification for deviation from the Zoning Code. Mr. Knight noted the site was rezoned from Industrial to Riverfront in 2016 when there were proposals for multi-family dwellings or office buildings at this location, as a way to make it easier to allow such developments; however, those developments never proceeded. He noted that this was why this property was under more restrictive signage regulations.

Commissioner Marek stated that she had no questions or comments regarding the 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.

Commissioner O'Toole asked for clarification on the recommendations in the case report. Mr. Knight stated it would be an approval with conditions, if considering approval, as well as an additional variance for a second wall sign.

Commissioner O'Toole moved, and Commissioner Marek seconded the motion, to Approve the request with Staff Condition and with an additional variance for a second wall sign. The motion was adopted by a unanimous vote (4-0).

Ms. Cameron noted that although the Planning Commission had approved the proposed signage amendments, they were not in effect and could not be referenced in the final determination, but that the commissioners were free to vote how they wanted.

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at a regularly scheduled meeting on October 7, 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 (4-0), 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, the Applicant shall scale down the freestanding sign from 41 square feet to 20 square feet, and reduce from a 9'-7" height to a 5-foot maximum height. While this signage would still require zoning relief, it would be more appropriately-scaled and serve the identification needs of the facility as well as the proposed signage.
2. An additional variance will be granted for the second proposed wall sign.

NOW, THEREFORE, BE IT RESOLVED that the Harrisburg Planning Commission recommends, by a unanimous vote (4-0), that the Harrisburg Zoning Hearing Board **Approve** the request with Additional Conditions for the following reason(s):

1. The size, height, and illumination of the proposed wall signage will allow the site to be identified from Sycamore Street, which is relevant as the property is not along a public right-of-way and is separated from Sycamore Street by a private property.
2. The secluded and private nature of the project site does provide some justification for relief from the signage regulations to identify the location, manage traffic, and brand the project.

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 7nd day of October, 2026.

Stephanie Thompson, Executive Secretary

Wanda Williams, Mayor

PLANNING BUREAU CASE REPORT

Variance Application:
1103 South Front Street

PROPERTY ADDRESS: 1103 South Front Street	**APPLICANT:** Tunnel to Towers Foundation	**SUBMISSION DATE:** September 2, 2026
PID: 01-049-058	**APPLICANT STATUS:** Owner	**HPC DATE:** October 7, 2026
ZONING: Riverfront (RF)	**HISTORIC DISTRICT:** N/A	**ZHB DATE:** October 19, 2026
ZHB CASE #: 2659	**FLOODPLAIN:** AE (100-Year) & Zone X (500-Year) Floodplain; Floodway	**SITE VISIT DATE(S):** September 30, 2026

REQUEST:
The Applicant proposes to install two non-conforming signs on-site: a wall sign and a free-standing sign. The Applicant requests a Variance for wall signage larger (approximately 43 square feet) than permitted by right (10 square feet), internally illuminated, and installed higher (third story) than permitted by right (second floor window sill); and a Variance for a proposed free-standing sign larger (41 square feet) than permitted by right (eight square feet), taller (9'-7") than permitted by right (4 feet), and internally illuminated.

PROPERTY DESCRIPTION:
The property at 1103 South Front Street is a subdivided 15.0-acre lot featuring Veterans Outreach of PA, a fifteen (15) tiny home village and community center at the southernmost end of the parcel and Eden Village, a separate tiny home village of thirty-two (32) units with community center. Tunnel to Towers is the northernmost addition to the non-profit housing developments on the parcel featuring a sixty-five (65) unit three-story building and twenty (20) one-bedroom modular homes. The property is bounded by the property at 1101 South Front Street to the north, railroad tracks to the east, the property at 1104 South Front Street to the south, and the Susquehanna River to the west.

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 contains unique physical characteristics that distinguish it from many surrounding properties. The development is a multi-story residential facility with on-site services situated on South Front Street. Due to the building's height, scale, and setback from the roadway, signage meeting the current ordinance standards would not provide adequate identification for motorists approaching the site. The architecture of the building extends beyond the elevation where signage is permitted by right. Restricting signage to the second floor significantly limits visibility from the public right-of-way and doesn't allow identification that is proportional to the building's overall scale."

The Planning Bureau somewhat concurs with the Applicant's assessment; the building size, massing, and location were all decisions by the Applicant in its construction. That being said, the Bureau *does* note the property's location and its disconnected location from both the surrounding community and the public street network are conditions that were not created by the Applicant. With respect to adequate identification, the Bureau notes that all three "Supportive Housing Facilities" located south of the property at 1101 South Front Street are restricted from public access; in fact, to prevent such access, the projects proposed that an access control gate be installed at the northern end of the site. As such, the only individuals for whom signage would be necessary are those specifically intending on visiting or who live at the project site, and for whom the property will not need to be identified because they must know where it is and have permission to be on-site to have access. That being said, the proposed wall signage does have justification because it would be visible from Sycamore Street and thus help guide visitors; as such, the Bureau believes the zoning relief for the proposed wall sign is justified while that for the proposed free-standing sign is not.

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 application of the sign ordinance creates an unnecessary hardship by preventing the property from having reasonable and effective identification. The requested signage is intended to provide clear identification for residents, visitors, service providers, deliveries, emergency personnel, and authorized guests arriving at the facility. Without the requested relief, the property would have signage that is significantly less visible than similarly scaled developments, making it difficult for visitors to identify the correct entrance and navigate the site safely."

As noted above, the Planning Bureau somewhat disagrees that larger-scaled, non-conforming, and internally-illuminated signage is required to guide authorized residents and guests to the private facility. The traditional justifications behind larger non-conforming signage are to ensure it is visible, legible, and actionable from a great distance or at high speeds. With respect to the

first point, there is some rationale to allowing a wall sign higher than permitted and larger than permitted, as it may be visible to visitors or guests from Sycamore Street, although the same logic does not apply to the proposed free-standing sign. The Bureau notes that vehicular access to the site is along a private road (which is actually a private street through the property to the north as well) and that access to the entire site (and the supportive housing developments to the south of the project site) is gate-controlled, meaning there will be no general public passing by property and certainly not at high speed, and only those who know the facility is there and have prior access to the site would be admitted. These individuals would not have need for large identifying signage for the site, which would be minimally-visible from most locations, although as noted above, the Bureau believes there is some justification for the zoning relief for the proposed wall sign. However, this rationale does not extend to the proposed free-standing sign on-site, and the Bureau believes that authorized guests could find the facility with a smaller and shorter sign more in conformance with the Zoning Code.

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

The Applicant has stated:
"NO."

The Planning Bureau notes the non-conforming size of the Applicant's proposed signage is a design decision made by the Applicant outside the Zoning Code allowances with the intention of identifying the property to new residents and authorized guests, which is partially based on a "hardship" (the building's height, scale, and setback) which was, in fact, created by the Applicant. That being said, the building for which the wall signage is proposed is in conformance with all applicable Development Standards, so while it was constructed by the Applicant, it's scale is as envisioned and permitted by the Zoning Code. As noted above, the larger internally-illuminated wall sign may also be justified by creating visibility from Sycamore Street. However, the Bureau does not believe that these justifications extend to the proposed free-standing sign which is not necessary to identify the property (visitors will know the location of the facility and have preapproved access) or to identify the point of vehicular access. As such, the Bureau believes the proposed wall signage has justification under this criterion, while the free-standing sign does not.

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:
"Approval of these variances will not alter the essential character of the neighborhood or be detrimental to adjacent properties. The signage is professionally designed, appropriately scaled for the development, and intended solely for identification purposes.

The proposed signs will not interfere with traffic safety, obstruct sight distances, or create hazards for pedestrians or motorists. Rather, the signage will improve wayfinding and assist visitors in locating the property efficiently."

The Planning Bureau notes the three non-profit supportive housing developments created along the South Front Street access road are recent additions behind the PennDOT building and on private property; these facilities comprise a newly-created, private "neighborhood" for the express purpose of housing individuals in various states of recovery. As such, there is not much existing "neighborhood" or "community" to which any proposed signage could be compatible, nor such area that would be impaired by the proposed signage. With that in mind, while the internal illumination of the sign could produce some light spillover, it is a secluded and gated area and any hazards to the public would be minimal.

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 variances represent the minimum relief necessary to provide the effective identification for the property while respecting the intent of the City's sign regulations.
The proposed wall sign has been designed in proportion to the scale of three-story building and is located on the third-floor façade because lower placement would significantly reduce visibility from South Front Street. A code compliant 10-square-foot sign limited to the second floor would not provide adequate identification for approaching motorists, visitors, emergency responders, deliveries, and service providers.

Similarly, the proposed freestanding sign has been sized and located to provide safe and functional identification at the property's entrance. Due to the building's setback from the roadway, the site's scale, and the surrounding conditions, a sign limited to 8 square feet and four feet in height would not provide sufficient visibility for vehicles approaching the property.

The applicant has carefully evaluated the signage and believes the requested dimensions are the minimum necessary to achieve effective identification while minimizing any impact on neighboring properties. The request is not intended to create additional advertising opportunities but rather to provide functional wayfinding and property identification consistent with the size and character of the development.

For these reasons, the requested variances represent the least modification possible that will afford relief from the practical difficulties created by the property's unique physical characteristics."

The Planning Bureau notes the Applicant is proposing two signs which each require three Variance approvals: the wall sign is approximately 43 square feet and higher than permitted, and the free-standing sign is approximately 41 square feet and approximately 9½ feet tall; both are internally illuminated. The proposed wall sign is only one story taller than permitted by the current zoning regulations, though significantly larger than permitted and internally-illuminated. There is some justification for this, being that the height, size, and illumination would make it visible from Sycamore Street to the north; even though the property is a restricted-access facility featuring gated access on a private road, and anyone allowed access would be given instructions of where to enter, wayfinding would be helpful given the site is not connected to a public right-

of-way and is south of a distinct private property. However, the proposed free-standing sign is much larger and taller than permitted and does not have the same visibility justifications; it would be primarily visible from the restricted-access road, at which point passersby would be aware of the location of the facility. In consideration of the Applicant's desire to have some identification and the fairly limited impact any proposed signage would have on the community, the Bureau does believe a 20-square-foot, 5-foot-tall freestanding sign would be an effective identification and wayfinding marker while representing a minor deviation from the applicable zoning regulations.

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, the Applicant shall scale down the freestanding sign from 41 square feet to 20 square feet, and reduce from a 9'-7" height to a 5-foot maximum height. While this signage would still require zoning relief, it would be more appropriately-scaled and serve the identification needs of the facility as well as the proposed signage.

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

1. The size, height, and illumination of the proposed wall signage will allow the site to be identified from Sycamore Street, which is relevant as the property is not along a public right-of-way and is separated from Sycamore Street by a private property.
2. The secluded and private nature of the project site does provide some justification for relief from the signage regulations to identify the location, manage traffic, and brand the project.

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. Google Map Aerial Image
6. Signage Specification
7. Notification Letter
8. Deed

PROPERTY PHOTOS:









Zoning & Location Map
1103 South Front Street
Riverfront (RF)

VARIANCE APPLICATION

Primary Property Address: 1103 South Front St **Zoning District:** RF

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 contains unique physical characteristics that distinguish it from many surrounding properties. The development is a multi-story residential facility with on-site services situated on South Front Street. Due to the building's height, scale, and setback from the roadway, signage meeting the current ordinance standards would not provide adequate identification for motorists approaching the site. The architecture of the building extends beyond the elevation where signage is permitted by right. Restricting signage to the second floo significantly limits visibility from the public right-of-way and does ot allow identification that is proportional to the building's overall scale.

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 application of the sign ordinance creates an unnecessary hardship by preventing the property from having reasonable and effective identification. The requested signage is intended to provide clear identification for residents, visitors, service providers, deliveries, emergency personnel, and authorized guests arriving at the facility. Without the requested relief, the property would have signage that is significantly less visible than similarly scaled developments, making it difficult for visitors to identify the correct entrance and navigate the site safely.

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

NO

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?

Approval of these variances will not alter the essential character of the neighborhood or be detrimental to adjacent properties. The signage is professionally designed, appropriately scaled for the development, and intended solely for identification purposes.
The proposed signs will not interfere with traffic safety, obstruct sight distances, or create hazards for pedestrians or motorists. Rather, the signage will improve wayfinding and assist visitors in locating the property efficiently

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 variances represent the minimum relief necessary to provide effective identification for the property while respecting the intent of the City's sign regulations.
The proposed wall sign has been designed in proportion to the scale of the three-story building and is located on the third-floor façade because lower placement would significantly reduce visibility from South Front Street. A code-compliant 10-square-foot sign limited to the second floor would not provide adequate identification for approaching motorists, visitors, emergency responders, deliveries, and service providers.
Similarly, the proposed freestanding sign has been sized and located to provide safe and functional identification at the property's entrance. Due to the building's setback from the roadway, the site's scale, and the surrounding conditions, a sign limited to 8 square feet and four feet in height would not provide sufficient visibility for vehicles approaching the property.
The applicant has carefully evaluated the signage and believes the requested dimensions are the minimum necessary to achieve effective identification while minimizing any impact on neighboring properties. The request is not intended to create additional advertising opportunities but rather to provide functional wayfinding and property identification consistent with the size and character of the development.
For these reasons, the requested variances represent the least modification possible that will afford relief from the practical difficulties created by the property's unique physical characteristics.

SPECIAL EXCEPTION APPLICATION

Primary Property Address: 1103 South Front St **Zoning District:** _____

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).

Construction of a 65 unit 3 story building and 20 one bedroom modular homes approved and permitting to construct.

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

This was a vacant lot, now it is 64 unit 3 story building and 20 one bedroom modular homes to house veterans.

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.

Ingress and egress to the site from south front st per approved site plan

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 proposed signage does not alter the existing off-street parking. The number of off-street parking spaces provided will remain as approved under the property's existing land development plan.

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 solely of the installation of permanent identification signage.New buildings, additions, site improvements, or expansions are proposed. The project will increase impervious surface coverage or otherwise alter the existing site development.The lanscaping,fences,lighting and trash area have approved permits.

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 consists solely of the installation of permanent identification signage.New buildings, additions, site improvements, or expansions are proposed. The project will increase impervious surface coverage or otherwise alter the existing site development.The landscaping,fences,lighting and trash area have approved permits.

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?

I have attached the sign plan with artwork

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?

All new utilities have been added for the new building/project per CRW.

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, all building permit have been submitted and partial approved

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?

No, the building permit has been approved to provide housing and supportive service for veterans

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.

No impacts to surrounding neighborhood

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) Tunnel to Towers Foundation

Address 2361 Hylan Blvd Staten Island Ny 10306

Phone 347-519-3622

Email thomas.josko@t2t.org

Property Owner *(if different from the Applicant)*

Name (Company) _____

Address _____

Phone _____

Email _____

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

Name (Company) Leo A Daly

Address 1400 Centrepark Blvd # 500 West Palm Beach Fl 33401

Phone 561-421-2382

Email damadrid@leoadaly.com

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 8/4/26 Date

Property Owner's Signature 8/4/26 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

Identify any unique physical circumstances/conditions specific to the property.

The subject property contains unique physical characteristics that distinguish it from many surrounding properties. The development is a multi-story residential facility with on-site services situated on South Front Street. Due to the building's height, scale, and setback from the roadway, signage meeting the current ordinance standards would not provide adequate identification for motorists approaching the site.

The architecture of the building extends beyond the elevation where signage is permitted by right. Restricting signage to the second floor significantly limits visibility from the public right-of-way and does not allow identification that is proportional to the building's overall scale.

The property's location, surrounding roadway conditions, landscaping, and development pattern further reduce the effectiveness of a code-compliant sign. These conditions are inherent to the property and were not created by the current owner.

Given the circumstances/conditions

Strict application of the sign ordinance creates an unnecessary hardship by preventing the property from having reasonable and effective identification. The requested signage is intended to provide clear identification for residents, visitors, service providers, deliveries, emergency personnel, and authorized guests arriving at the facility.

Without the requested relief, the property would have signage that is significantly less visible than similarly scaled developments, making it difficult for visitors to identify the correct entrance and navigate the site safely.

Has the unnecessary hardship been created by the applicant?

NO

Would the variance if granted alter the essential characteristics of the neighborhood or zoning

Approval of these variances will not alter the essential character of the neighborhood or be detrimental to adjacent properties. The signage is professionally designed, appropriately scaled for the development, and intended solely for identification purposes.

The proposed signs will not interfere with traffic safety, obstruct sight distances, or create hazards for pedestrians or motorists. Rather, the signage will improve wayfinding and assist visitors in locating the property efficiently.

Will the variance, if granted, represent the minimum variance that will afford relief and represent the least modification possible?

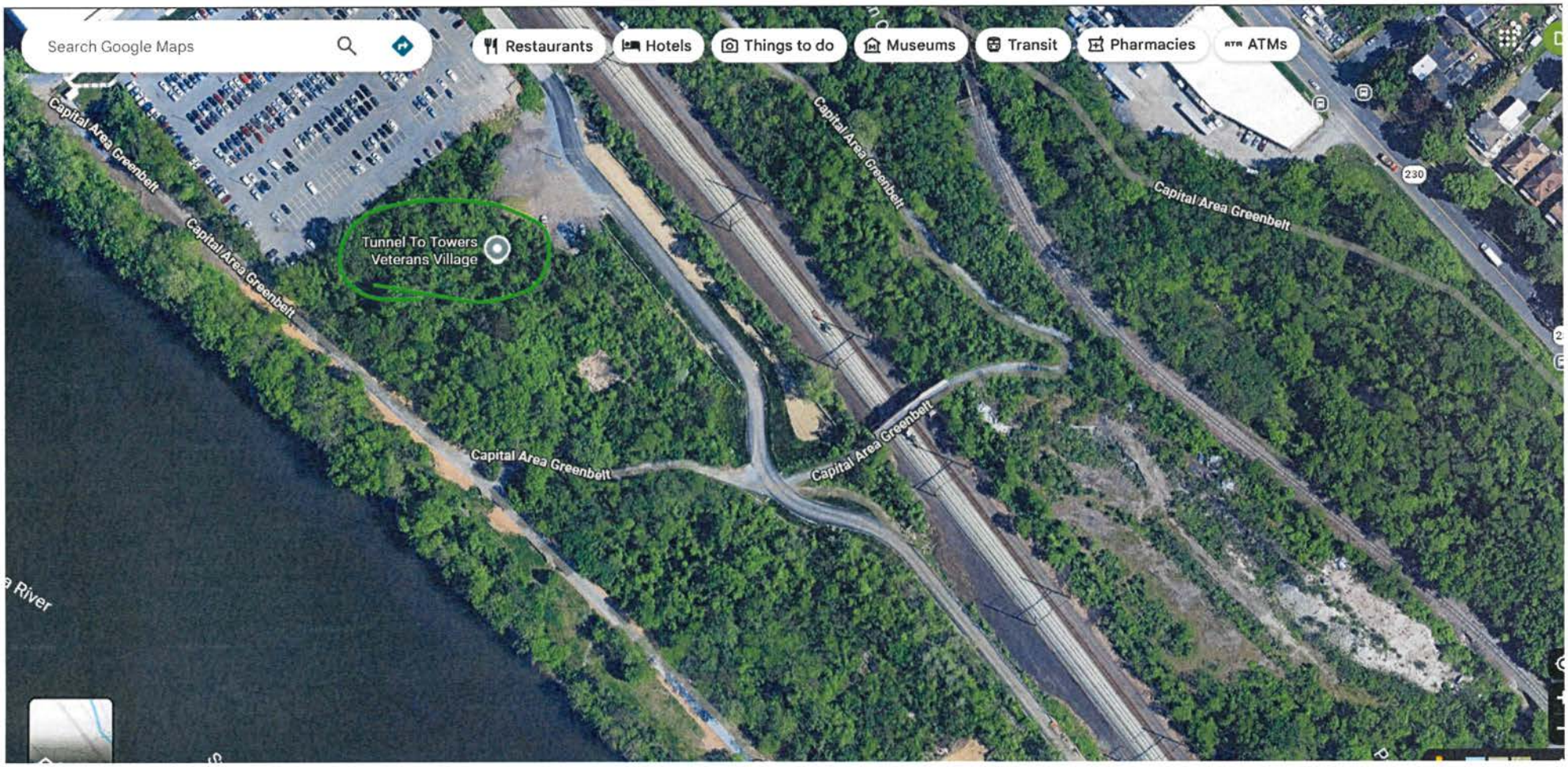
Yes. The requested variances represent the minimum relief necessary to provide effective identification for the property while respecting the intent of the City's sign regulations.

The proposed wall sign has been designed in proportion to the scale of the three-story building and is located on the third-floor façade because lower placement would significantly reduce visibility from South Front Street. A code-compliant 10-square-foot sign limited to the second floor would not provide adequate identification for approaching motorists, visitors, emergency responders, deliveries, and service providers.

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The applicant has carefully evaluated the signage and believes the requested dimensions are the minimum necessary to achieve effective identification while minimizing any impact on neighboring properties. The request is not intended to create additional advertising opportunities but rather to provide functional wayfinding and property identification consistent with the size and character of the development.

For these reasons, the requested variances represent the least modification possible that will afford relief from the practical difficulties created by the property's unique physical characteristics.


google.com/maps/@40.2457119,-76.8654732,336m/data=!3m1!1e3?hl=en&entry=ttu&g_ep=EgoyMDI2MDgxMC4wIKXMDSoASAFQAw%3D%3D
Search Google Maps
Restaurants
Hotels
Things to do
Museums
Transit
Pharmacies
ATMs
Tunnel To Towers Veterans Village
Capital Area Greenbelt
Capital Area Greenbelt
Capital Area Greenbelt
Capital Area Greenbelt
Capital Area Greenbelt
Capital Area Greenbelt
230
Saved
Recents
1103 S Front St
View more

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd., Houston, Texas 77086
Office 713.957.2324 www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel To Tower
HARRISBURG

Project Address:

1109 S FRONT ST
HARRISBURG, PA 17104

Notes:

Sales Representative:	Designer:	Shop Drawing Number:
Ignacia Dimas	Paul Salgado	25-2632
Creation Date:	**Current Date:**	
October 17, 2025	**June 10, 2026**	**Sheet 1 of 13**

PAINT SCHEDULE

P1	Matthews Paint to match	MP06135 Far Nebula
P2	Matthews Paint	281500SP Matte White
P3	Matthews Paint	MP46351 Suttle Silver Metallic
P4	Matthews Paint	MP13914 Greyshank
P5	Faux Cor-Ten painted finish	
P6	Matthews Paint	MP 07102 DEEP RIVER
P7	Matthews Paint over Tex-Coat	MP08036 Gray Bunny
P8	Matthews Paint over Tex-Coat	MP10268 Concrete Block
P9	Matthews Paint	MP02249 Legi Slate
P10	Matthews Paint	MP281500SP High Reflective White

VINYL SCHEDUL

V1	GERBER TECHNOLOGY	DARK BLUE 230-36 PANTONE 281C
V2	GERBER TECHNOLOGY	LT TOMATO RED 230-43
V3	GERBER TECHNOLOGY	SHADOW GREY 230-71 PANTONE WARM GREY 7
V4	GERBER TECHNOLOGY	MANGO 230-125 PANTONE1235C
V5	WHITE OPAQUE VINYL	

MATERIAL SCHEDULE

M1	Translucent White Acrylic	Specification to be determined
M2	CMU Block	Specification to be determined
M3	Tex-Coat finish	Fauxcast Clear or equivalent

1 Project Finishes

TUNNEL TO TOWERS VETERANS VILLAGE

TUNNEL TO TOWERS VETERANS VILLAGE
WITH SERVICE PROVIDED BY USVETS

ABCDEFGHIJKLMNOPQRQTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

TYPEFACE 1 - Trade Gothic LT Std - Bold

2 Project Typefaces

HardmanSigns
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs and may not be used for bidding purposes. The ownership of these designs will be transferred to the buyer of the sign, per the Purchase Price Worksheet. If the artwork is revised or changed, you will be charged for the design fee. ©2024 Hardman Signs

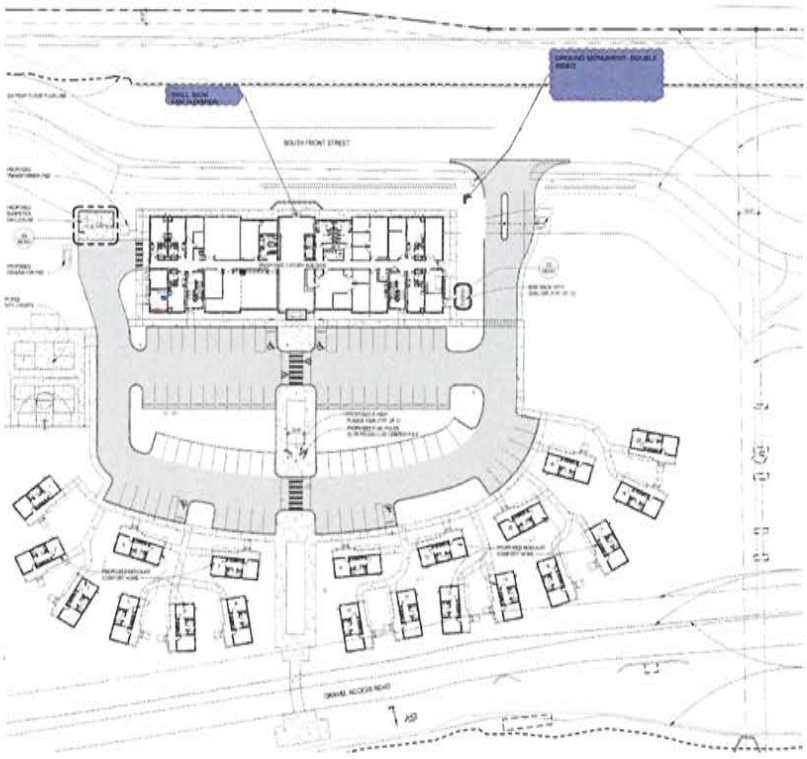
Sheet Name:
Sign Elements & Fonts

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026

Sign Location



TRUE NORTH
N

HardmanSigns
ARCHITECTURAL SIGNAGE & GRAPHICS
9960 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.3324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

Hardman Signs retains all rights in the design of signs and may not be used for building permit. The ownership of these designs will be transferred to the client only when the made signs are purchased from Hardman Signs. If the artwork is modified or revised, you will be invoiced for the design fee ($2,500.00) hereinafter.

Sheet Name:
Sign Location

Shop Drawing Number:
25-2632

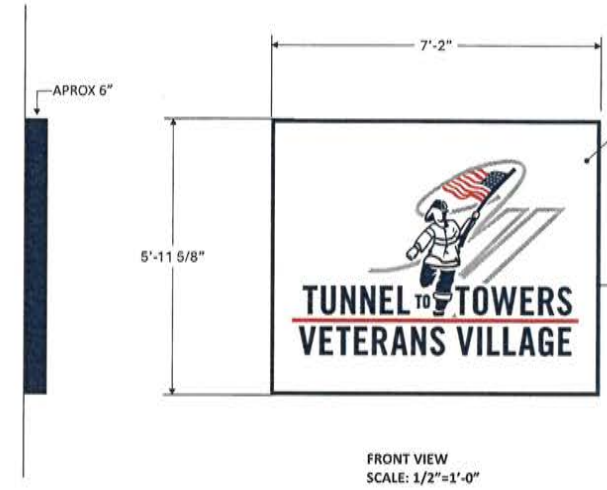
Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026

QTY. 1 SINGLE FACE

SIGN AREA 42.48 SQFT

DETAILS ATTACHED

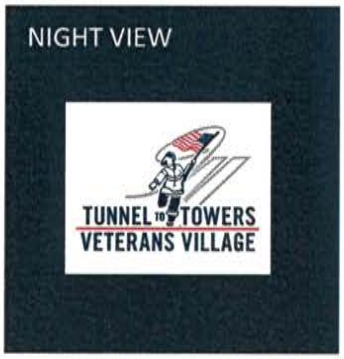


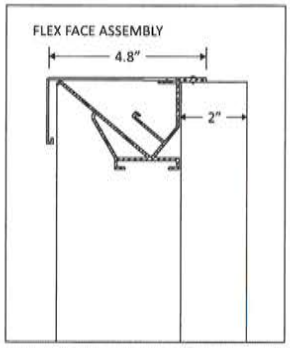
6" DEEP EXTRUDED ALUMINUM CABINET:
RETAINERS PAINTED [P1]. INTERIOR PAINTED [P10].
LIT USING 7,100 WHITE PRISM SYNERGY MODS

FLEX FACE: GRAPHICS TO BE DIGITALLY PRINTED FOR BACKLIGHTING.
COLORS TO MATCH VINYL COLORS V1, V2 & V3).

FRONT VIEW
SCALE: 1/2"=1'-0"

END VIEW
SCALE: 1/2"=1'-0"





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ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713 867 3534
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These shop drawings are the sole property of Hardman Signs, and may not be used for building purposes. The ownership of these designs will be transferred only upon payment in full for the work in accordance with the terms of the contract. If the purchaser fails to make payment, you will be invoiced for the month for $2,500.00 remaining.

Sign Type:
WALL

Description:
Wall sign

Shop Drawing Number:
25-2632

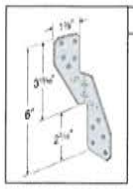
Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
June 10, 2026

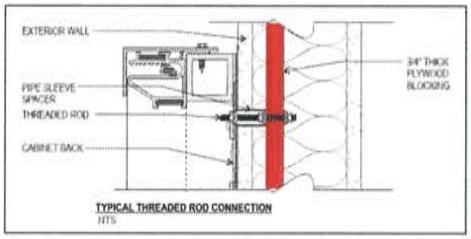
FABRICATION DETAILS

SCALE: 3"=1'0"

WOOD WALL BLOCKING REQUIRED



3/4" PLYWOOD BLOCKING WITH 18 GA. GALVANIZED TIE STRAP



TYPICAL THREADED ROD CONNECTION
NTS

INSTALLER NOTE:

ALL ELECTRICAL AND MECHANICAL PENETRATIONS TO BE SEALED WITH NP1 MASTER SEAL

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77088
Office 713.957.3334
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

PRE-WIRE
PRE-INSTALL
ENGINEER SPECS

These sign blueprints are the sole property of Hardman Signs and may not be used for bidding purposes. The dimensions of these blueprints are the required dimensions for the signs you have ordered from Hardman Signs. If the artwork is not correct as it stands, you will be charged for the design service fee. We do not warrant

Sign Type:
WALL

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

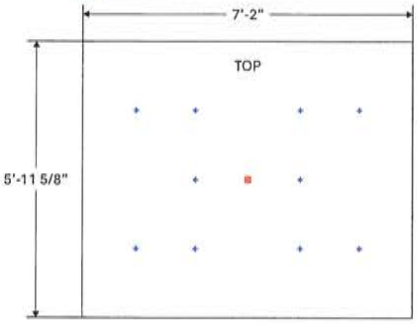
Date:
June 10, 2026

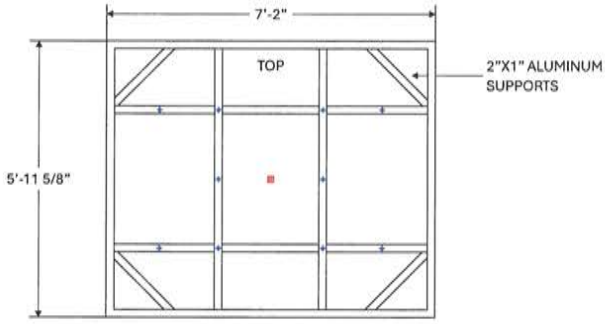
ELECTRICAL DETAILS ATTACHED

TEMPLATE

ATTACHMENT POINTS (ALL-THREAD)

POWER





FRONT VIEW
SCALE: 1/2"=1'-0"

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77088
Office 713 967 3324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs and may not be used for building purposes. Any ownership of these designs will be transferred to the client only when the sign is paid for in full. Any use of these designs without the expressed written consent from Hardman Signs will be prosecuted to the fullest extent of the law.

Sign Type:
WALL

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026

ELEVATIONS ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

VOLT: 120V. LOAD: 1.30A

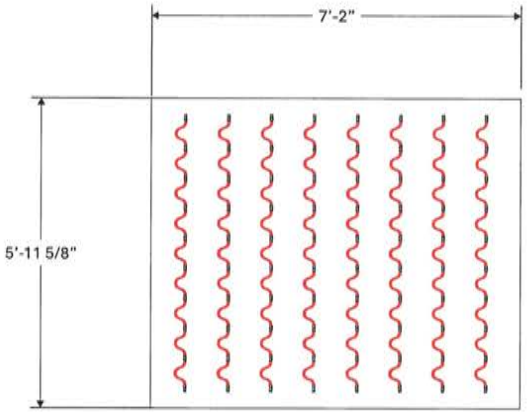
HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Spec 7100K G2 50	Prism Synergy Spec 7100K G2 100 MODS PER 96W PS

THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL INDUSTRIES. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.

Tunnel to Towers 312929 REV. 1

DATE:	DRAWN BY :	AMP DRAW:	FACE MATERIAL:
01 Jun 2026	Gabe Zapata	1.30 A	Flex Face
SIGN DEPTH:	ROW SPACING:	MODULES PER FOOT:	LIGHTING:
6 in	10 in	1.83	Face Lit



Load: 72.5 %
Modules: 80.0
Watts: 69.6 of 96.0
PS: Principal Sloan Superior Series 96W 24V

ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 7100K G2 Modules: (UL#: M-SY2SP1-24-71, SKU#: M-SY2SP1-24-71)	(1) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs and may not be used for building purposes. The ownership of these designs will be transferred to the client/client to the exact time right/s are purchased from Hardman Signs. If the artwork is constructed in metal, you will be charged for the designs (AZ $50.00 minimum).

Sign Type:
WALL

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026



EAST ELEVATION

SCALE 1/16”=1’-0”

HardmanSigns
ARCHITECTURAL SIGNAGE & GRAPHICS
9580 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs and may not be used for building permits. Any reference of these designs will be considered to be construed as the copyright infringement. If for any reason you do not like the design, you will be billed for the design fee. SEE BELOW for pricing.

Sign Type:
WALL

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
June 10, 2026

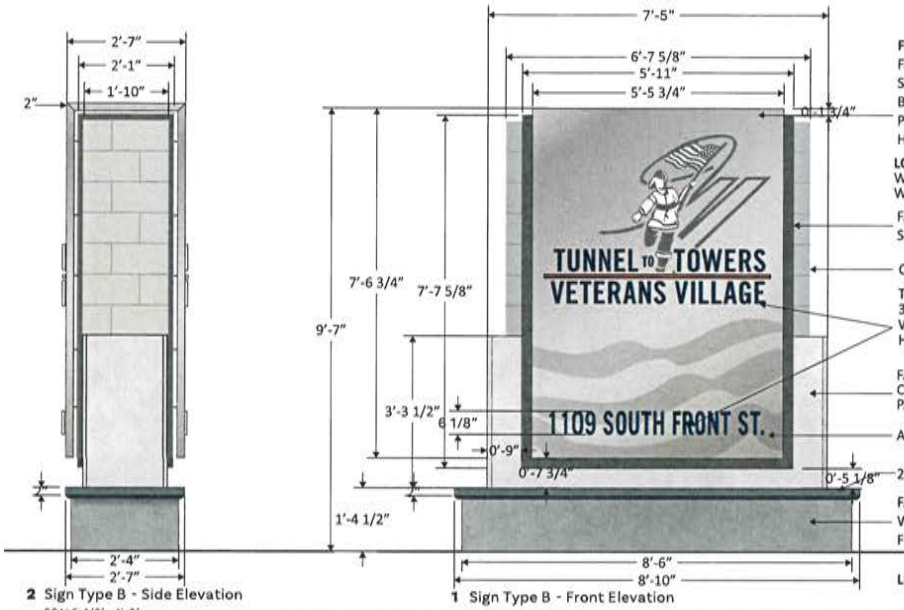
QTY. 1 SINGLE FACE

SIGN AREA. 54.94 SQF

DETAILS ATTACHED



3 Sign Type B - Plan View
SCALE: 1/2" = 1'-0"



2 Sign Type B - Side Elevation
SCALE: 1/2" = 1'-0"

1 Sign Type B - Front Elevation
SCALE: 1/2" = 1'-0"

FRONT FACES: FACE & HALO LIT
FABRICATED ALUMINUM ILLUMINATED
SURROUND CABINET PAINTED (P3) WITH CUT-OUT
BACKED WITH WHITE ACRYLIC, WITH .040" ALUMINUM
PAINTED (P1)(P5) AND PAINTED 'STRIPES' (P4)
HALO-ILLUMINATED COPY

LOGO: ROUTED OUT BACKED WITH WHITE TRANSLUCENT ACRYLIC
WITH BACKGROUND DAY-NIGH VINYL PAINTED[P6]
WHITE ACCENTS TO BE DIE-CUT WHITE OPAQUE VINYL [V5]

FABRICATED ALUMINUM CABINET STRUCTURE
SUB-CABINET WITH PAINTED FINISH (P6).

CMU MOUNTED OVER ALUMINUM STRUCTURE

TEXT/ADDRESS/LINE:
3/4" PUSH-THROUGH WHITE ACRYLIC
WITH .040" ALUMINUM PAINTED [P1, P5]
HOT HALO LIT EFFECT

FABRICATED ALUMINUM UPPER BASE
CABINET WITH BEVELED CORNERS AND
PAINTED TEX-COAT FINISH (P7)(M3).

ACCENTS PAINTED [P4]

2" ALUMINUM ACCENT PAINTED [P9]

FABRICATED ALUMINUM BASE CABINET
WITH CAPPED TOP AND PAINTED TEX-COAT
FINISH (P8)(M3).

LIT USING 7,100 WHITE PRISM SYNERGY MODS

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ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713 907 2724
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs, Inc. and not to be used for any purpose. The connection of these designs with the manufacturing by the Sign Contractor is the result to an agreement from Hardman Signs. If the artwork is used without consent, you will be charged for the design fee ($2,500.00 minimum).

Sign Type:
GRND.1

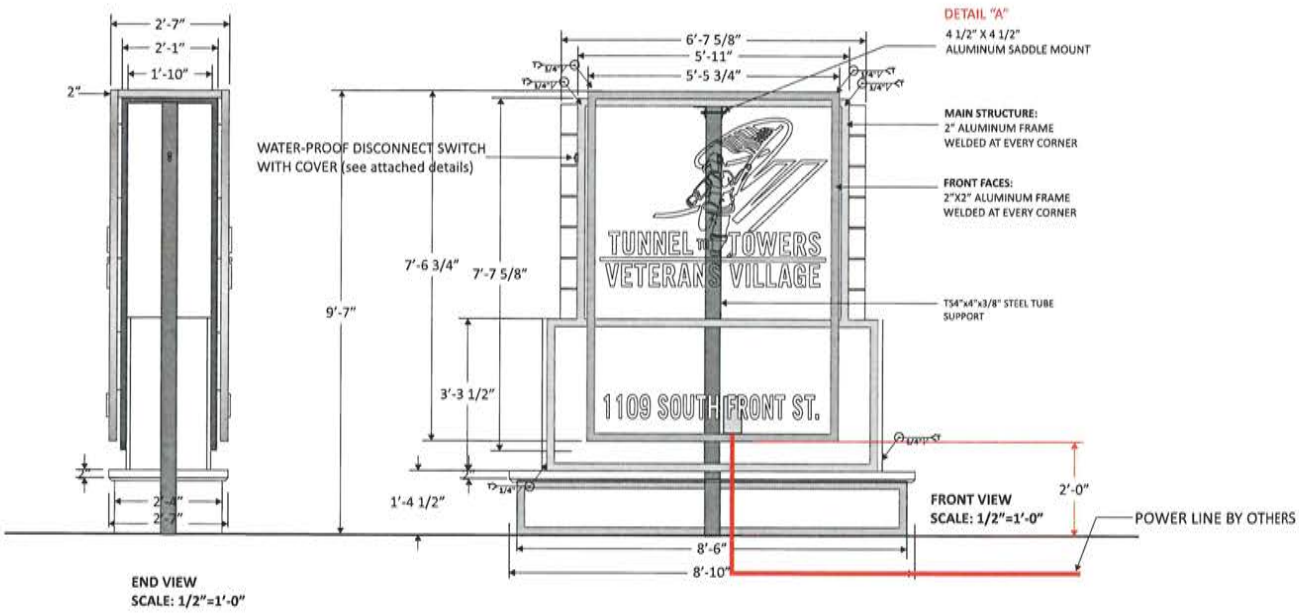
Description:
Ground Monument

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

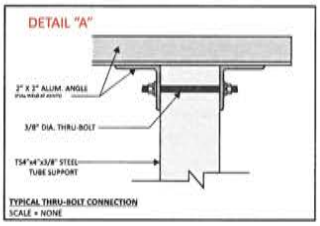
Date:
June 10, 2026

FOUNDATION DETAILS ATTACHED



END VIEW
SCALE: 1/2"=1'-0"

FRONT VIEW
SCALE: 1/2"=1'-0"



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Barrenel N Houston Rd.
Houston, Texas 77086
Office 713.987.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ELECTRIC

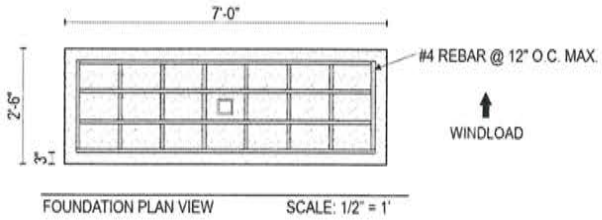
These sign designs are the sole property of Hardman Signs and may not be used for bidding purposes. The ownership of these designs with the federal copyright laws and there by, we own all rights per Section 102 of Copyright Act. If the artwork is used without consent, you will be responsible for damages (17 U.S.C. §§ 501-505).

Sign Type:
GRND.1
Description:
Ground Monument

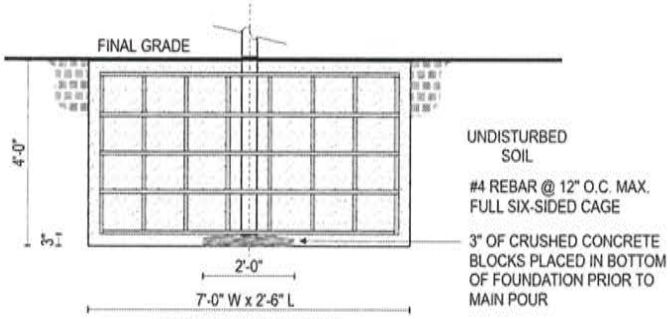
Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
June 10, 2026



FOUNDATION PLAN VIEW SCALE: 1/2" = 1'



2500 PSI CONCRETE (MIN.)
TYPICAL OF ONE VERTICAL SLAB
SCALE: 1/2" = 1'

If It Is Determined That The Actual Frost Depth Is Greater Than The Depth Of Any Footing Shown On This Document, Increase The Depth Of Such Footing(s) To 6" Below The Local Frostline Depth.

HardmanSigns
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77080
Office 713 957 2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Aproved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ENGINEER SPECS

These sign designs are the sole property of Hardman Signs and may not be used for bidding purposes. The contractor is to check dimensions and conditions and report any discrepancies to Hardman Signs. If the artwork is scaled from a drawing, you will be responsible for any changes to fit actual conditions.

Sign Type:
GRND.1
Description:
Ground Monument

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026

NIGHT VIEW ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

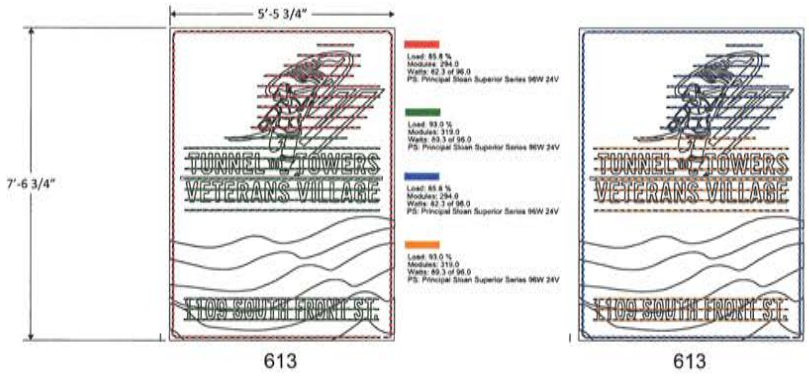
DATE: _____

Suitable for wet locations.

VOLT: 120V. LOAD: 5.20A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL INDUSTRIES. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.			
Prism Synergy Micro 7100K G2 150	Prism Synergy Micro 7100K G2 320 MODS PER 96W PS	Tunnel to Towers B 312929			REV. 1
		DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 5.20 A	FACE MATERIAL: Acrylic
		SIGN DEPTH: 2 in	ROW SPACING: 3 in	MODULES PER FOOT: 6.24	LIGHTING: Push Through / Halo Lit



613 613

ESTIMATED PRODUCT PER SIGN

(1226) Prism Synergy Micro 7100K G2 Modules: (UL#: M-SY2MC1-24-71, SKU#: M-SY2MC1-24-71)	(4) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.3324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:
ELECTRIC

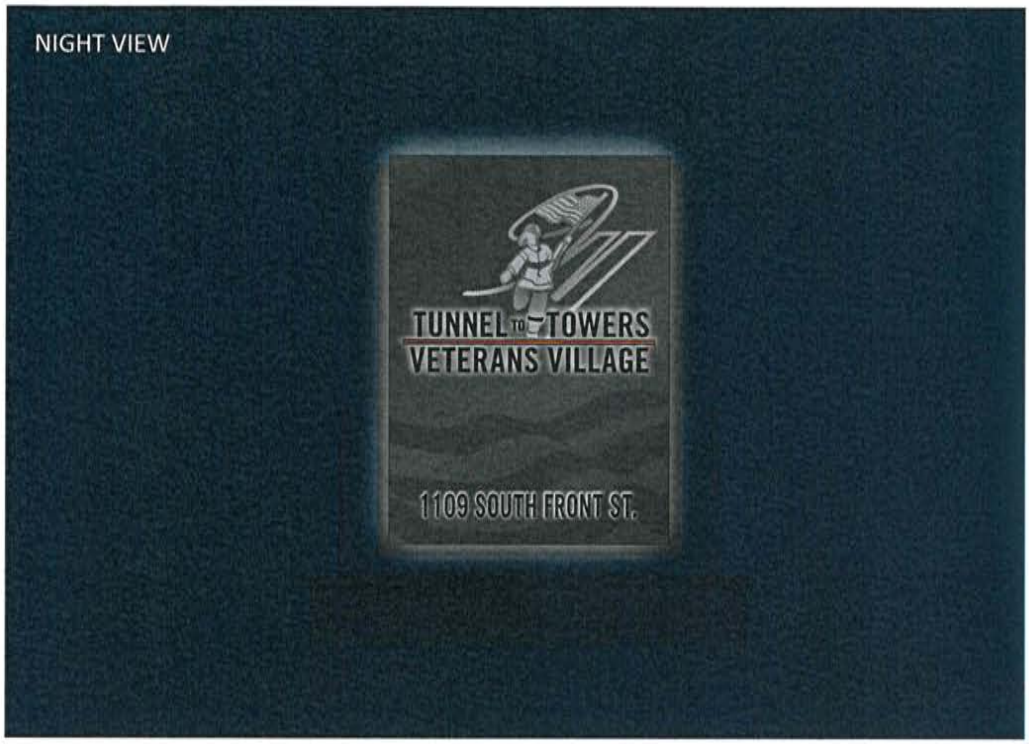
These sign designs are the sole property of Hardman Signs and may not be used for bidding purposes. The ownership of these designs will be upheld by the fullest extent the law allows. All sign permits are purchased from Hardman Signs. If for whatever reason these designs are used without our permission, you will be charged the design fee. NO BID NO permission.

Sign Type:
GRND.1
Description:
Ground Monument

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign drawings are the sole property of Hardman Signs and may not be used for bidding purposes. The contents of these drawings will be transferred to the buyer of these sign only if sign are purchased from Hardman Signs.
If the drawing is used without purchase, you will be required to pay design fee +15.00 for inconvenience.

Sign Type:
GRND.1

Description:
Ground Monument

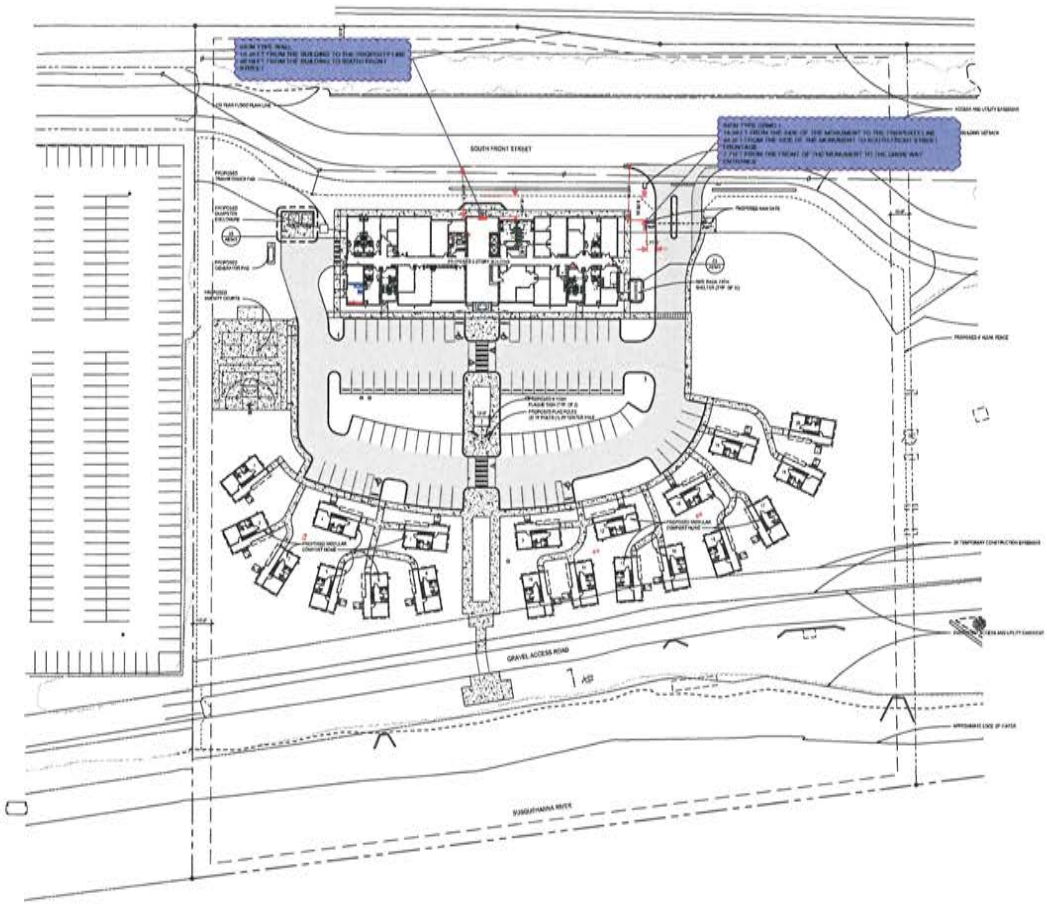
Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
June 10, 2026

ARCHITECTURAL SITE NOTES

1. SEE CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, FIRE PROTECTION AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
2. SEE ELECTRICAL SITE PLAN FOR SITE LIGHT POLE LOCATIONS.
3. SEE ELECTRICAL SITE PLAN FOR EMERGENCY PHONE LOCATIONS.
4. ALL CONCRETE PAVED AREAS TO SLOPE AWAY FROM BUILDING SIDE AT A MINIMUM OF 1/4 INCH PER FOOT AND A MINIMUM OF 1/8" PER FOOT.
5. GRADE ADJACENT TO BUILDING SHALL BE AT SLOPE AWAY FROM BUILDING AT 5% (1/2") FOR A MINIMUM OF 10 FEET (3048 MM).
6. ALL CONTROL JOINTS IN TROWELED FINISHED FLOORS SHALL BE SAWED.
7. SEE CIVIL AND ELECTRICAL SITE PLANS FOR TRANSFORMER LOCATION.
8. PROVIDE EQUIPMENT SCREEN AT ALL ACCESSIBLE PARKING SPACES. SIGN SHALL ADHERE TO DIMENSIONAL CRITERIA OF ACCESSIBILITY COMPLIANCE WITH SECTION 1111 OF THE 2021 INTERNATIONAL BUILDING CODE AND ICC A117.1-2017. SIGN SHALL BE LOCATED ON THE VAN ACCESSIBLE STATE ELECTRICAL SITE PLAN. THE BOTTOM EDGE OF THE ACCESSIBLE SIGN SHALL BE 84 INCHES MINIMUM ABOVE THE PLANE OF THE PARKING SPACE.



A1 ARCHITECTURAL SITE PLAN

HVP Veterans Village
1103 South Front Street
Harrisburg, PA 17104

Tunnel to Towers Foundation
3361 Hylan Blvd
Staten Island, NY 10308

LEED A BD/V

1400 Centrepark Boulevard, Suite 900
West Palm Beach, FL 33401
Tel 561-688-2111 Fax 561-637-8540
DPR: AAA-C009734

Civil Engineering
H. Edward Black and Associates, Ltd.
2425 North Front Street
Harrisburg, PA 17110
Tel 717-234-1000 Fax 717-234-2149

Structural & MEP Engineering
TLC Engineering Solutions
1504 Lake Cook Rd. Ste 100
Deerfield, IL 60015
Tel 561-626-6276

KEY PLAN

REVISIONS

#	DATE	BY

FILE LOG

DATE	BY
Issue	AS
07.21	SUBM
Set	Date
Set	Date

Project No. 251-20182.306
July 21, 2025

SITE PLAN

AS101

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

9980 Bammel N Houston Rd., Houston, Texas 77086
Office 713.957.2324 www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel To Tower
HARRISBURG

Project Address:

1103 SOUTH FRONT ST
HARRISBURG, PA 17104

Notes:

Sales Representative:	Designer:	Shop Drawing Number:
Ignacia Dimas	Paul Salgado	25-2632
Creation Date:	Current Date:	
October 17, 2025	**August 14, 2026**	**Sheet 1 of 18**

PAINT SCHEDULE

	P1	Matthews Paint to match MP06135 Far Nebula
	P2	Matthews Paint 281500SP Matte White
	P3	Matthews Paint MP46351 Suttle Silver Metallic
	P4	Matthews Paint MP13914 Greyshank
	P5	Faux Cor-Ten painted finish
	P6	Matthews Paint MP 07102 DEEP RIVER
	P7	Matthews Paint over Tex-Coat MP08036 Gray Bunny
	P8	Matthews Paint over Tex-Coat MP10268 Concrete Block
	P9	Matthews Paint MP02249 Legi Slate
	P10	Matthews Paint MP281500SP High Reflective White

VINYL SCHEDUL

	V1	GERBER TECHNOLOGY DARK BLUE 230-36 PANTONE 281C
	V2	GERBER TECHNOLOGY LT TOMATO RED 230-43
	V3	GERBER TECHNOLOGY SHADOW GREY 230-71 PANTONE WARM GREY 7
	V4	GERBER TECHNOLOGY MANGO 230-125 PANTONE1235C
	V5	WHITE OPAQUE VINYL

MATERIAL SCHEDULE

	M1	Translucent White Acrylic Specification to be determined
	M2	CMU Block Specification to be determined
	M3	Tex-Coat finish Fauxcast Clear or equivalent

1 Project Finishes

TUNNEL TO TOWERS
VETERANS VILLAGE

TUNNEL TO TOWERS
VETERANS VILLAGE
WITH SERVICE PROVIDED BY US VETS

ABCDEFGHIJKLMNOPQRQTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

TYPEFACE 2 - Trade Gothic LT Std - Bold

2 Project Typefaces

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

These sign designs are the sole property of Hardman Signs and may not be used for bidding purposes. The ownership of these designs will be transferred to the listed client in the event that signs are purchased from Hardman Signs.
If the artwork is used without consent, you will be invoiced for the design fee ($2,500.00 minimum).

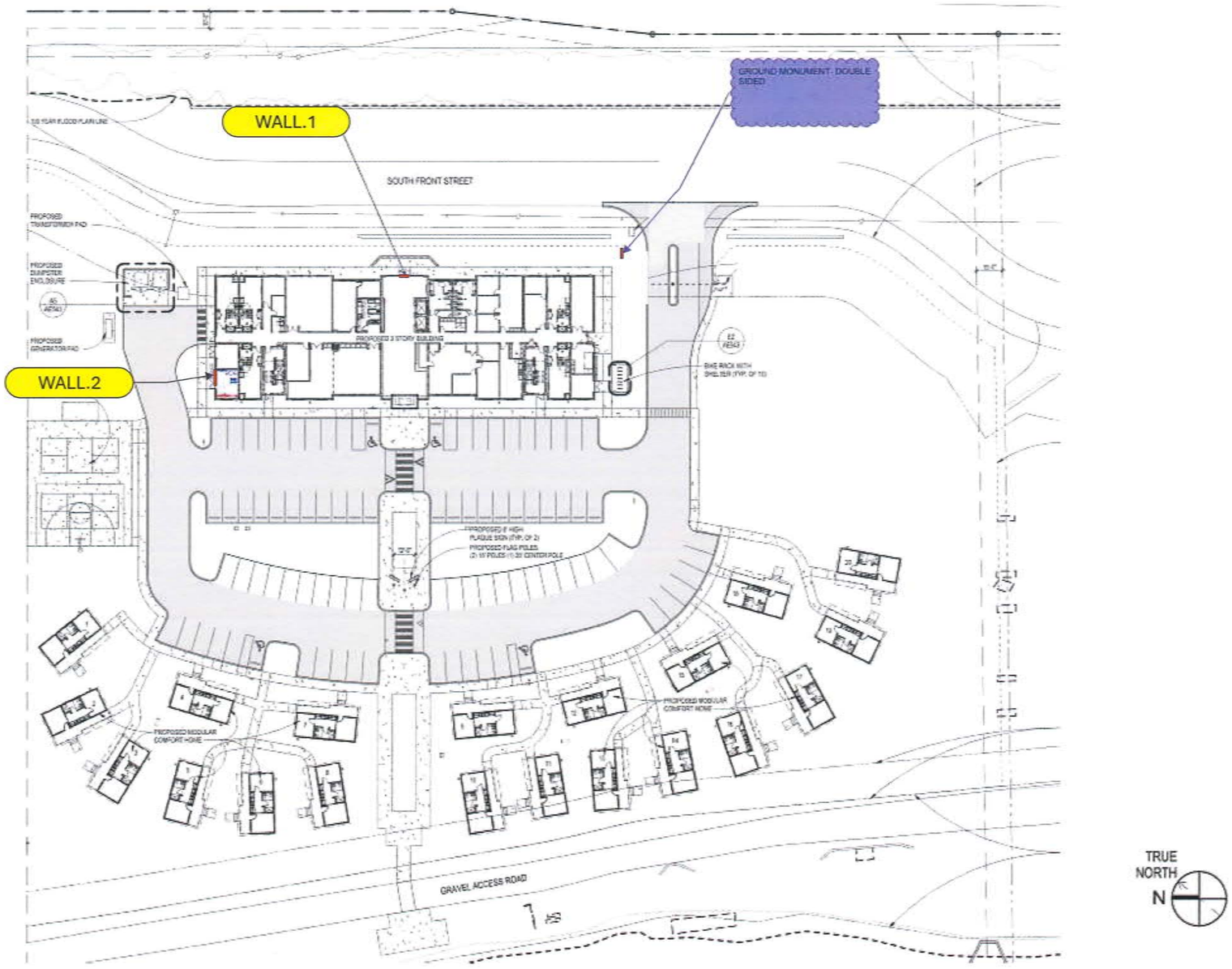
Sheet Name:
Sign Elements & Fonts

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026

Sign Location



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sheet Name:

Sign Location

Shop Drawing Number:

25-2632

Shop Drawing Filename:

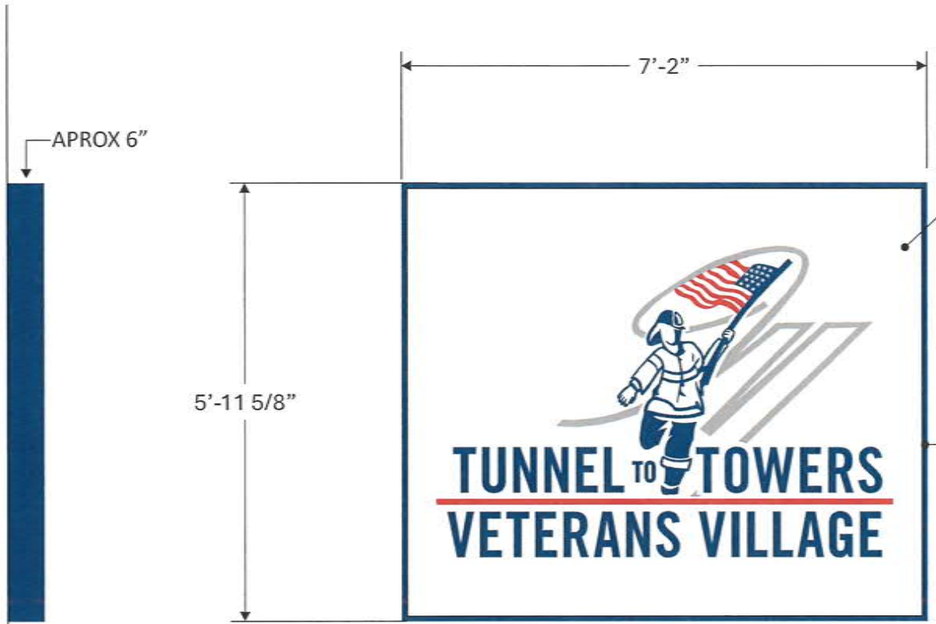
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

August 14, 2026

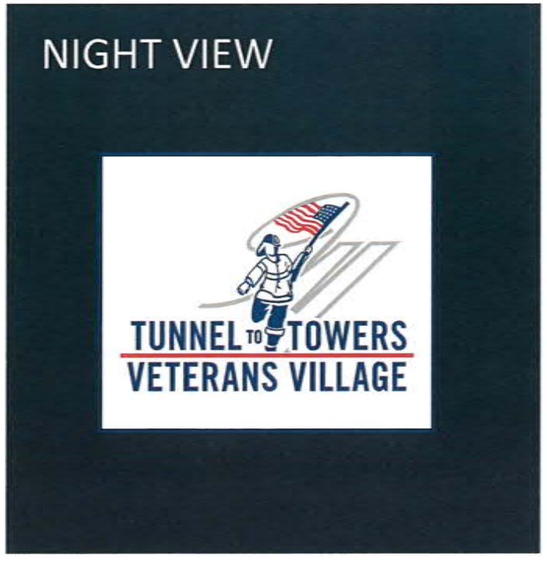
QTY. 1 SINGLE FACE

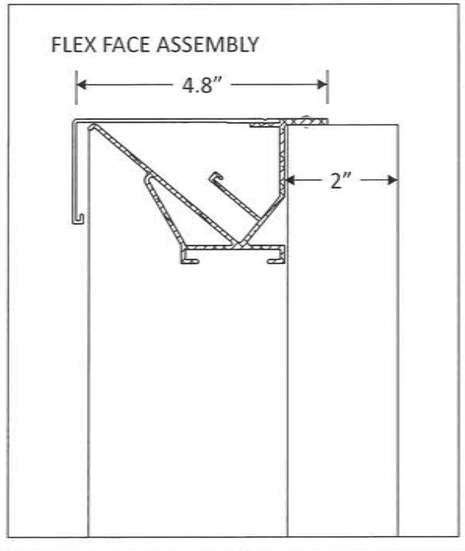
DETAILS ATTACHED



FRONT VIEW
SCALE: 1/2”=1’-0”

END VIEW
SCALE: 1/2”=1’-0”





Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:
WALL.1
Description:
Wall sign

Shop Drawing Number:
25-2632

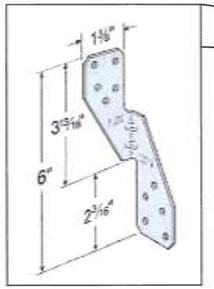
Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026

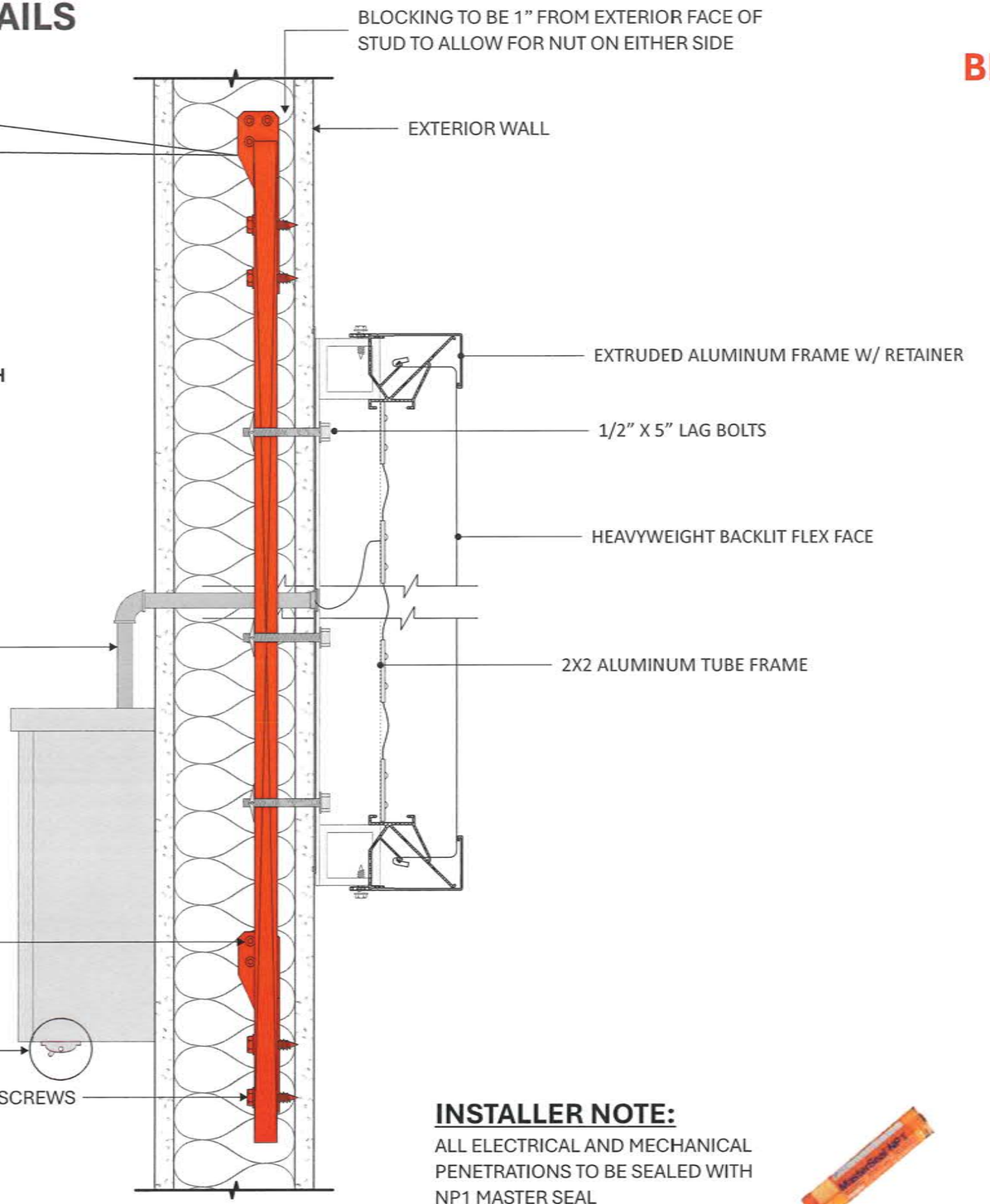
FABRICATION DETAILS

SCALE: 3”=1’0”

WOOD WALL
BLOCKING REQUIRED



3/4” PLYWOOD BLOCKING WITH 18 GA. GALVANIZED TIE STRAP



INSTALLER NOTE:

ALL ELECTRICAL AND MECHANICAL PENETRATIONS TO BE SEALED WITH NP1 MASTER SEAL

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

PRE-WIRE
PRE-INSTALL
ENGINEER SPECS

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

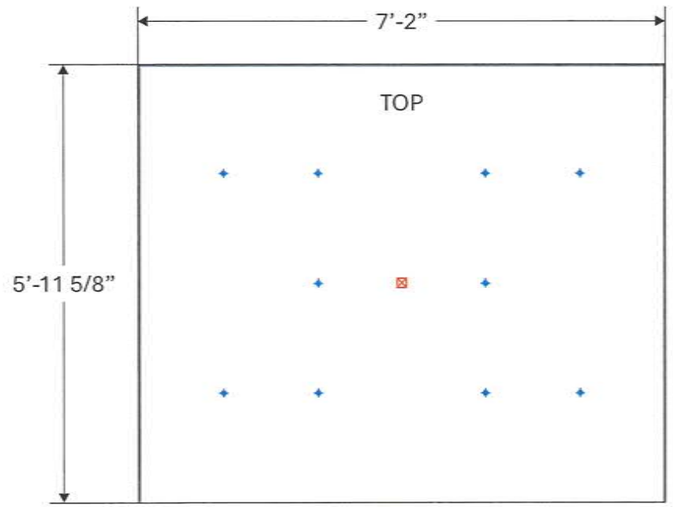
August 14, 2026

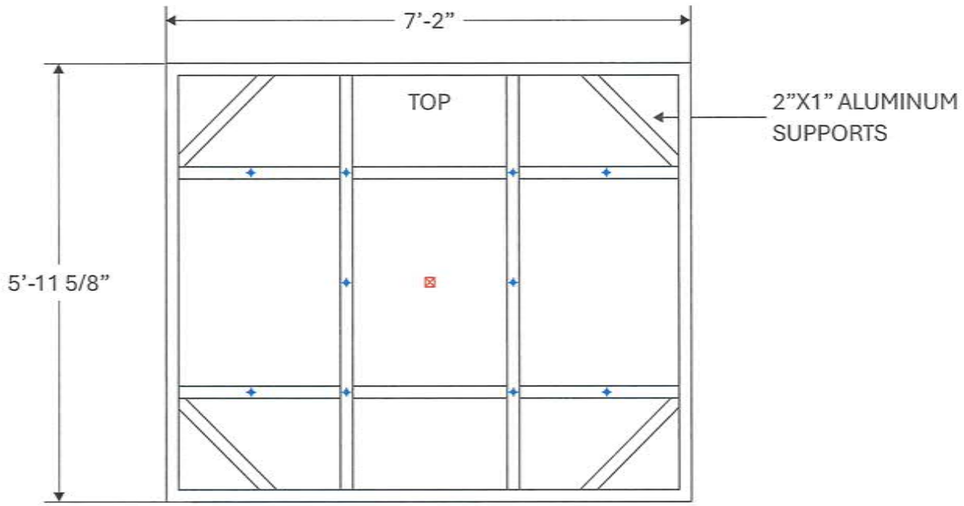
ELECTRICAL DETAILS ATTACHED

TEMPLATE

ATTACHMENT POINTS (ALL-THREAD)

POWER





FRONT VIEW
SCALE: 1/2”=1’-0”

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

August 14, 2026

ELEVATIONS ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

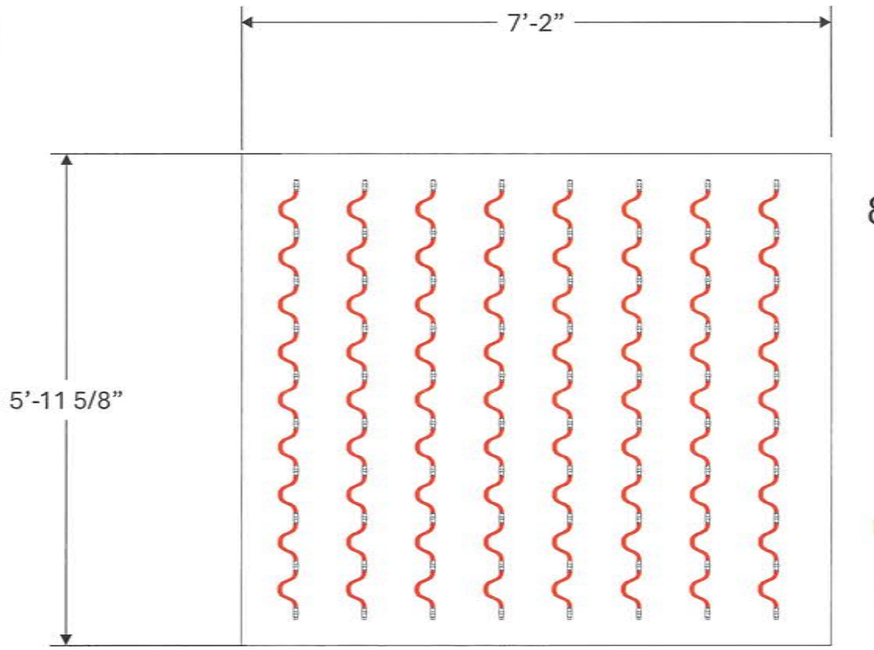
VOLT: 120V. LOAD: 1.30A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Spec 7100K G2 50	Prism Synergy Spec 7100K G2 100 MODS PER 96W PS

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Tunnel to Towers 312929			REV. 1
DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 1.30 A	FACE MATERIAL: Flex Face
SIGN DEPTH: 6 in	ROW SPACING: 10 in	MODULES PER FOOT: 1.83	LIGHTING: Face Lit



Load: 72.5 %
Modules: 80.0
Watts: 69.6 of 96.0
PS: Principal Sloan Superior Series 96W 24V

ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 7100K G2 Modules: (UL#: M-SY2SP1-24-71, SKU#: M-SY2SP1-24-71)	(1) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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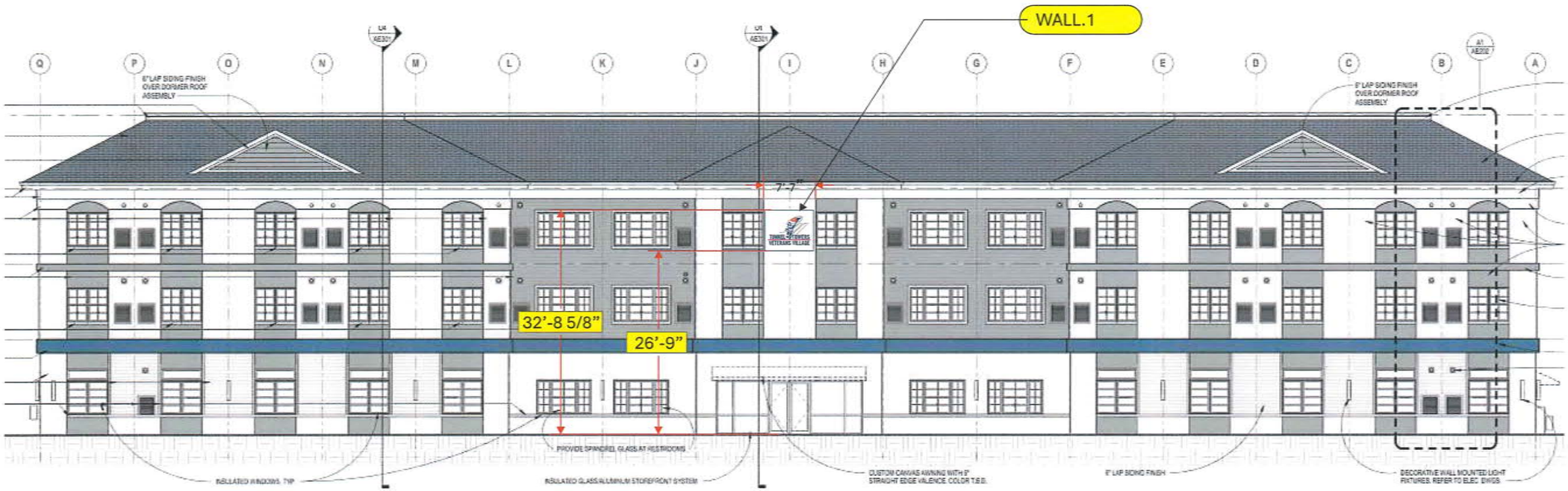
Sign Type:
WALL.1

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026



EAST ELEVATION

SCALE 1/16”=1’-0”

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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

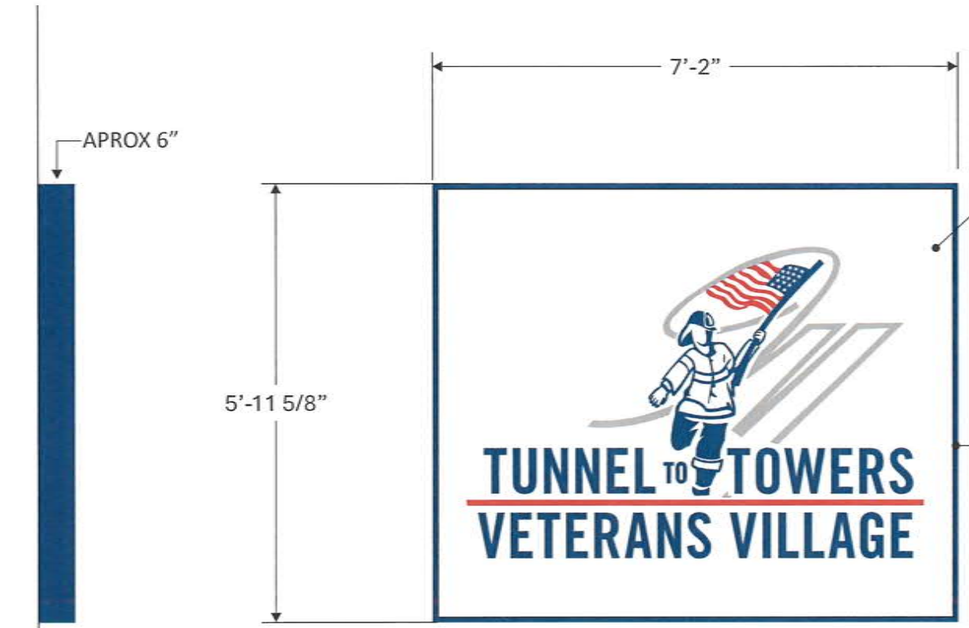
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

August 14, 2026

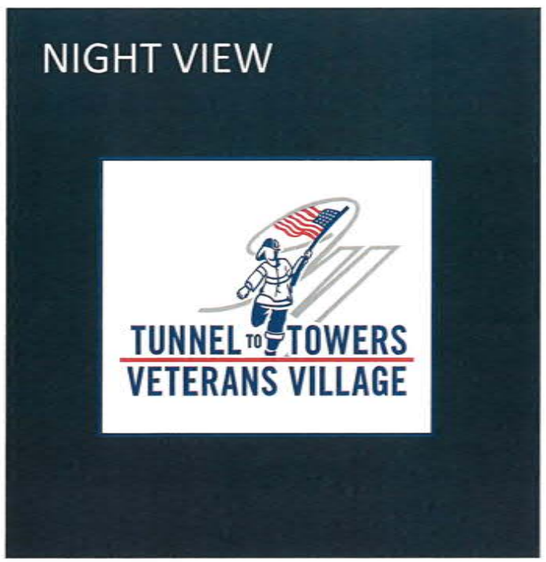
QTY. 1 SINGLE FACE

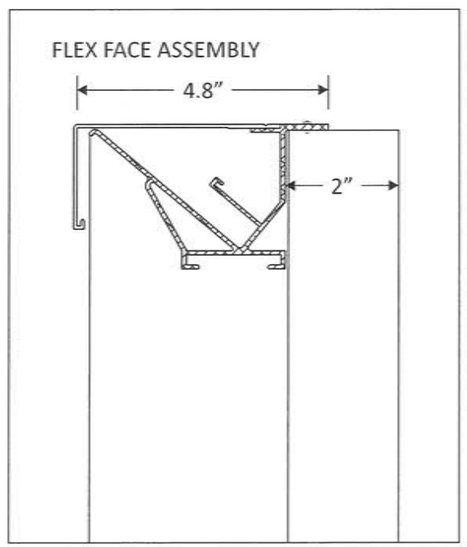
DETAILS ATTACHED



FRONT VIEW
SCALE: 1/2”=1’-0”

END VIEW
SCALE: 1/2”=1’-0”





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Project:
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☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:
WALL.2

Description:
Wall sign

Shop Drawing Number:
25-2632

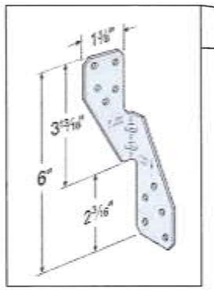
Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026

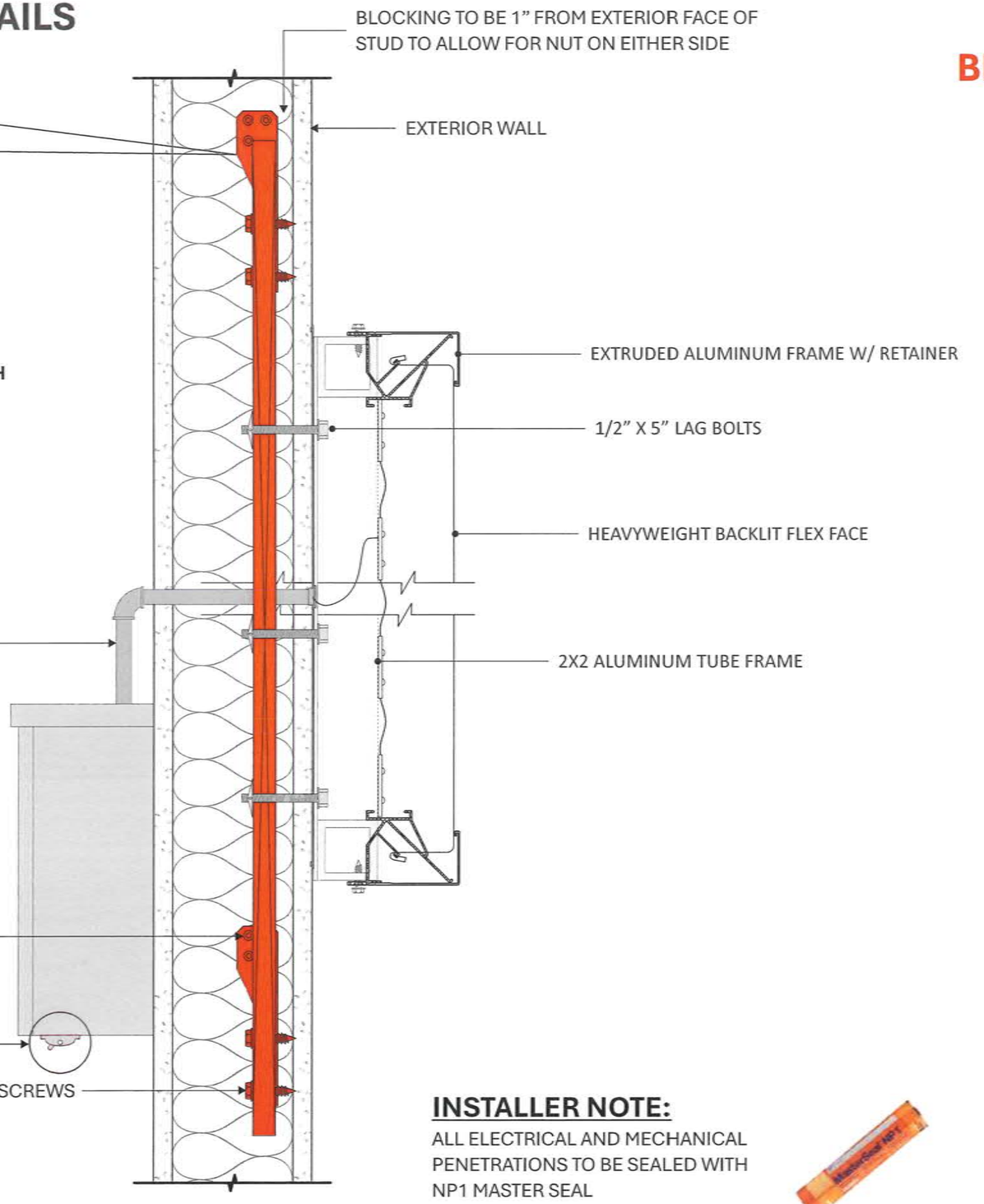
FABRICATION DETAILS

SCALE: 3”=1’0”

WOOD WALL
BLOCKING REQUIRED



3/4” PLYWOOD BLOCKING WITH 18 GA. GALVANIZED TIE STRAP





INSTALLER NOTE:

ALL ELECTRICAL AND MECHANICAL PENETRATIONS TO BE SEALED WITH NP1 MASTER SEAL

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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

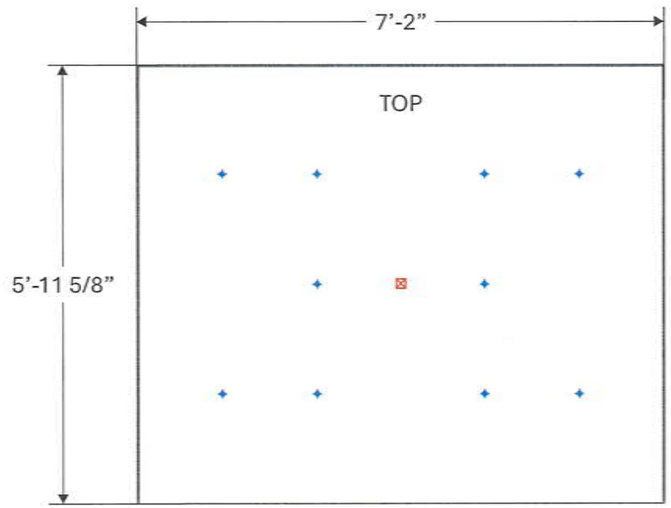
August 14, 2026

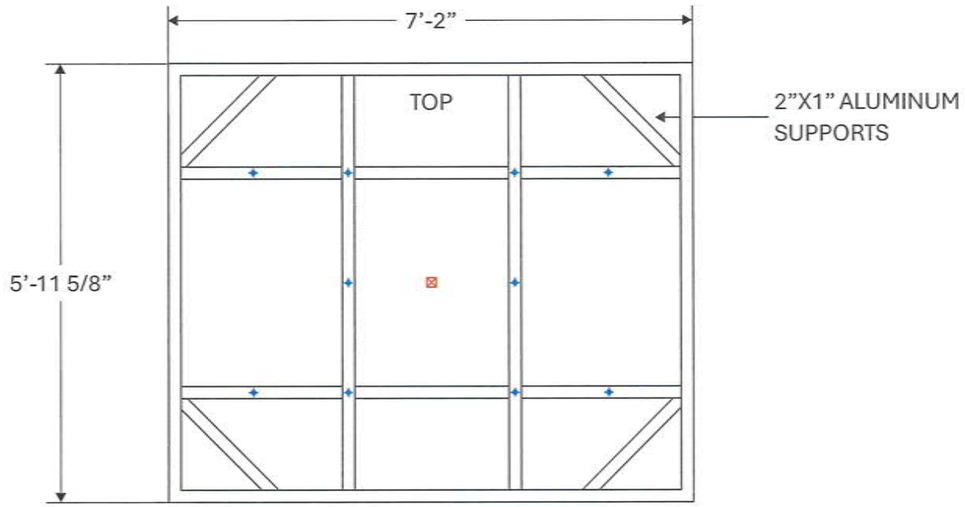
ELECTRICAL DETAILS ATTACHED

TEMPLATE

ATTACHMENT POINTS (ALL-THREAD)

POWER





FRONT VIEW
SCALE: 1/2”=1’-0”

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Client:

Tunnel To Tower Foundation

Project:

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☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

August 14, 2026

ELEVATIONS ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

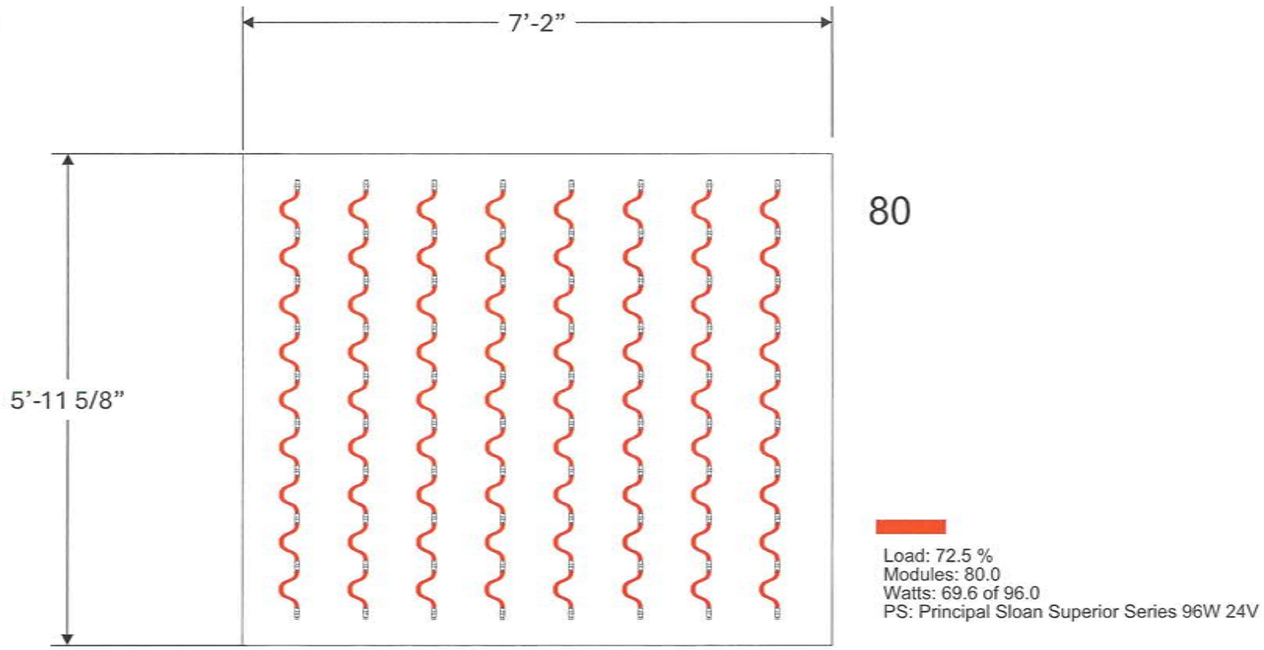
VOLT: 120V. LOAD: 1.30A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Spec 7100K G2 50	Prism Synergy Spec 7100K G2 100 MODS PER 96W PS

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Tunnel to Towers 312929			REV. 1
DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 1.30 A	FACE MATERIAL: Flex Face
SIGN DEPTH: 6 in	ROW SPACING: 10 in	MODULES PER FOOT: 1.83	LIGHTING: Face Lit



Load: 72.5 %
Modules: 80.0
Watts: 69.6 of 96.0
PS: Principal Sloan Superior Series 96W 24V

ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 7100K G2 Modules: (UL#: M-SY2SP1-24-71, SKU#: M-SY2SP1-24-71)	(1) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

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Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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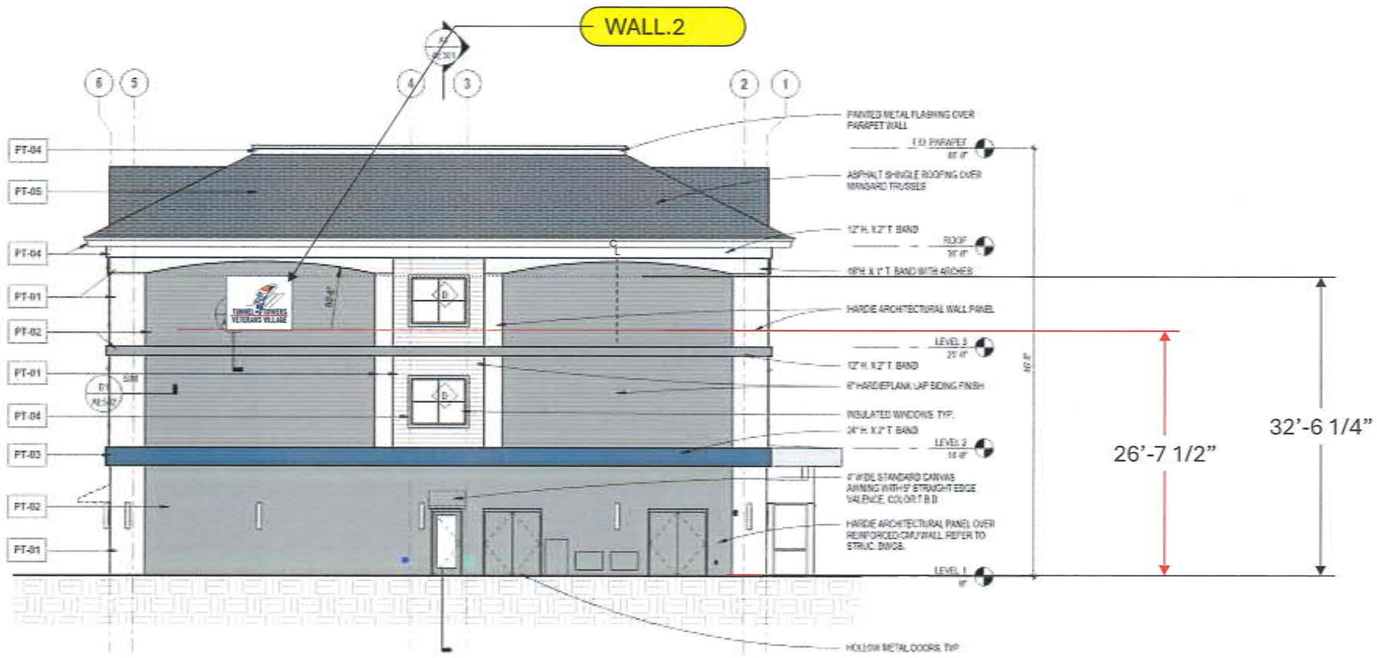
Sign Type:
WALL.2

Description:
Wall sign

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
August 14, 2026



NORTH ELEVATION

SCALE 1/16”=1’-0”

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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

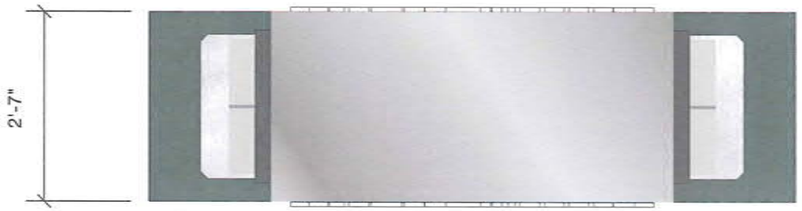
Date:

August 14, 2026

QTY. 1 DOUBLE FACE

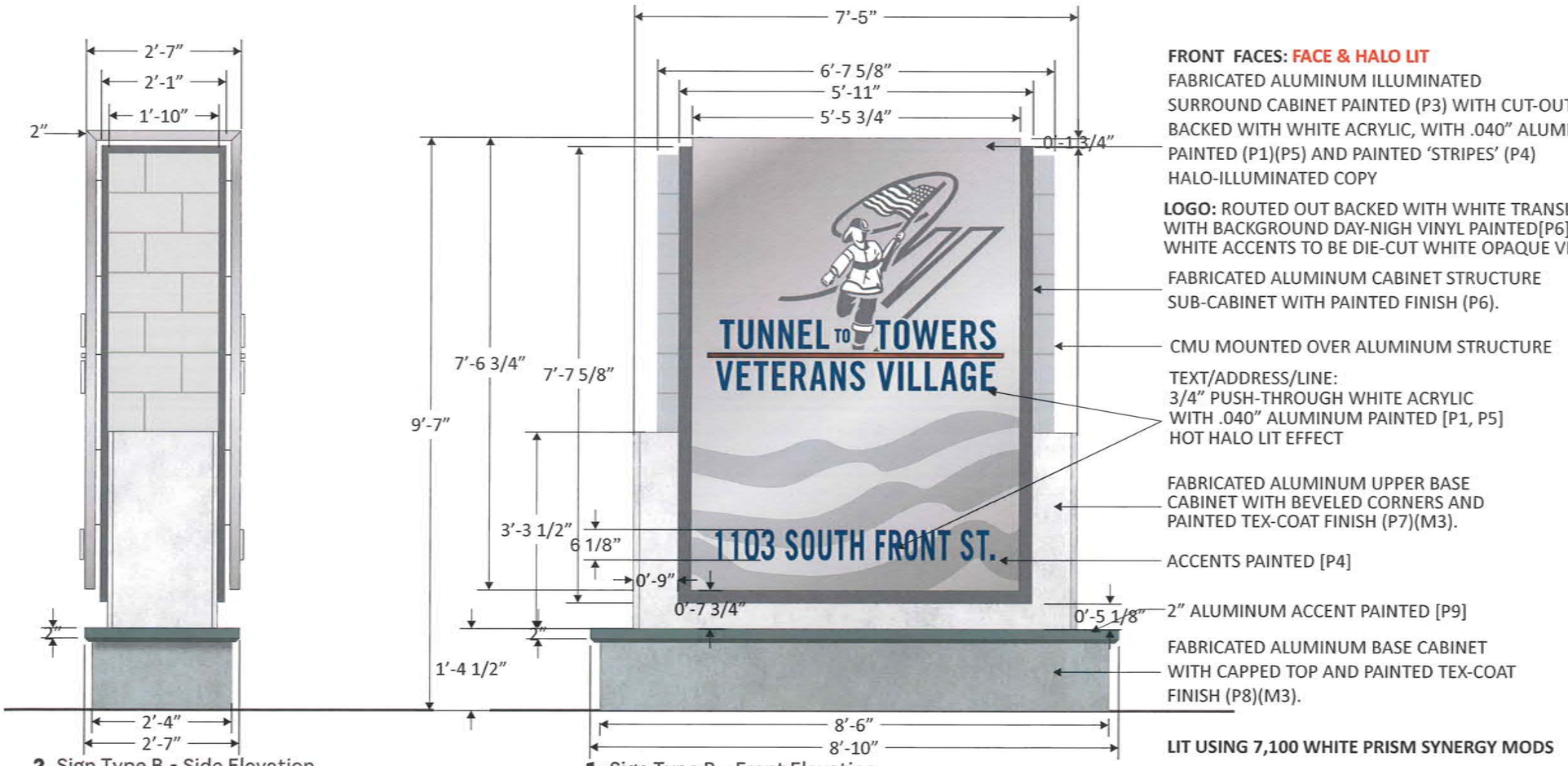
SIGN AREA. 54.94 SQF

DETAILS ATTACHED



3 Sign Type B - Plan View

SCALE: 1/2" = 1'-0"



2 Sign Type B - Side Elevation

SCALE: 1/2" = 1'-0"

1 Sign Type B - Front Elevation

SCALE: 1/2" = 1'-0"

FRONT FACES: FACE & HALO LIT
FABRICATED ALUMINUM ILLUMINATED
SURROUND CABINET PAINTED (P3) WITH CUT-OUT
BACKED WITH WHITE ACRYLIC, WITH .040" ALUMINUM
PAINTED (P1)(P5) AND PAINTED 'STRIPES' (P4)
HALO-ILLUMINATED COPY

LOGO: ROUTED OUT BACKED WITH WHITE TRANSLUCENT ACRYLIC
WITH BACKGROUND DAY-NIGH VINYL PAINTED[P6]
WHITE ACCENTS TO BE DIE-CUT WHITE OPAQUE VINYL [V5]

FABRICATED ALUMINUM CABINET STRUCTURE
SUB-CABINET WITH PAINTED FINISH (P6).

CMU MOUNTED OVER ALUMINUM STRUCTURE

TEXT/ADDRESS/LINE:
3/4" PUSH-THROUGH WHITE ACRYLIC
WITH .040" ALUMINUM PAINTED [P1, P5]
HOT HALO LIT EFFECT

FABRICATED ALUMINUM UPPER BASE
CABINET WITH BEVELED CORNERS AND
PAINTED TEX-COAT FINISH (P7)(M3).

ACCENTS PAINTED [P4]

2" ALUMINUM ACCENT PAINTED [P9]

FABRICATED ALUMINUM BASE CABINET
WITH CAPPED TOP AND PAINTED TEX-COAT
FINISH (P8)(M3).

LIT USING 7,100 WHITE PRISM SYNERGY MODS

Hardman Signs
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

GRND.1

Description:

Ground Monument

Shop Drawing Number:

25-2632

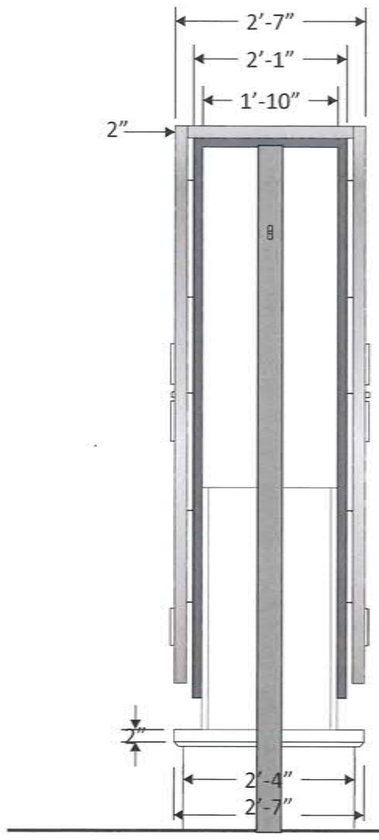
Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

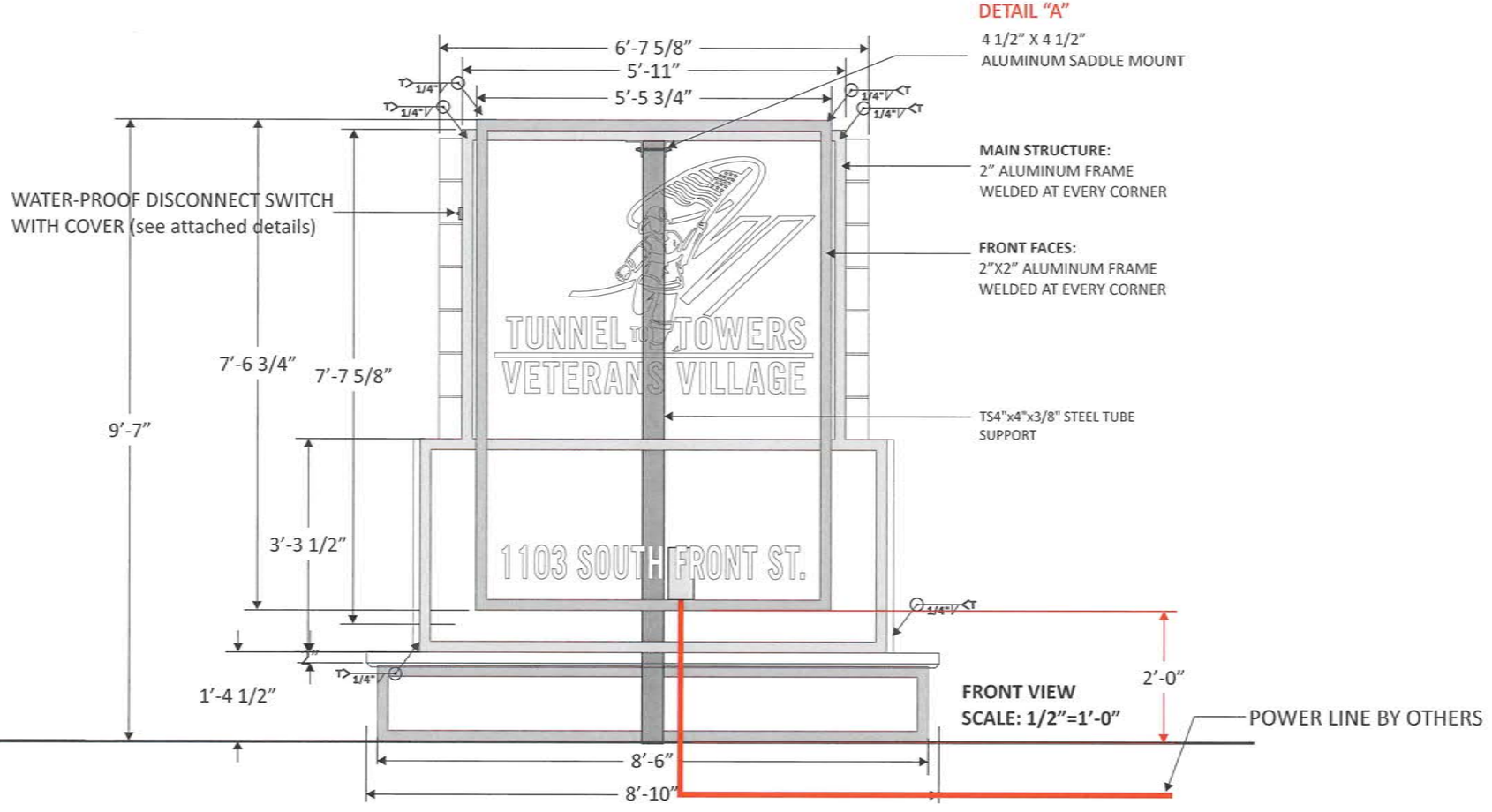
Date:

August 14, 2026

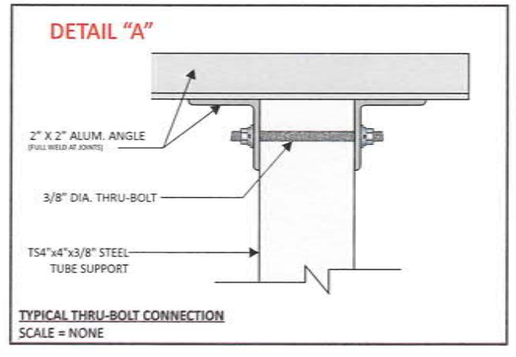
FOUNDATION DETAILS ATTACHED



END VIEW
SCALE: 1/2"=1'-0"



FRONT VIEW
SCALE: 1/2"=1'-0"



TYPICAL THRU-BOLT CONNECTION
SCALE = NONE

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Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ELECTRIC

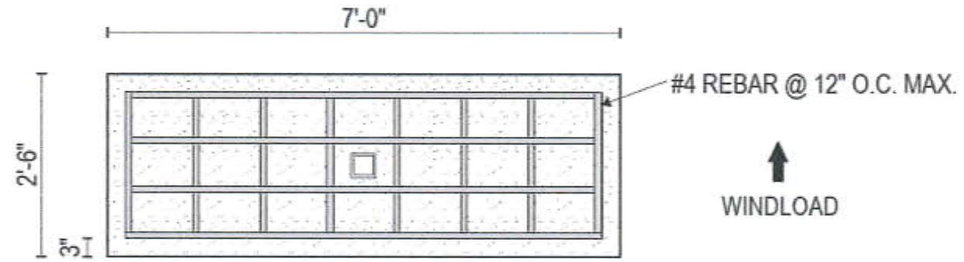
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Sign Type:
GRND.1
Description:
Ground Monument

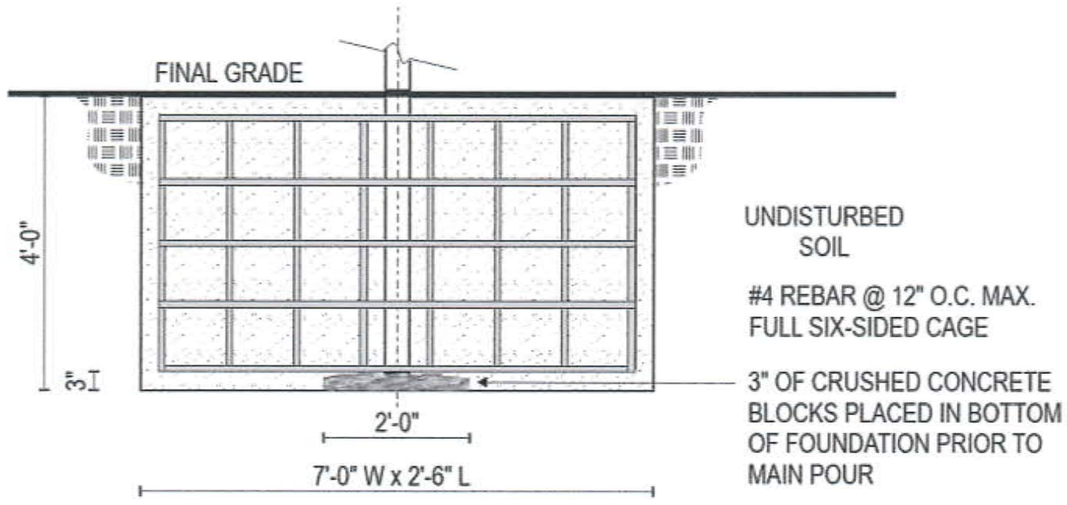
Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026



FOUNDATION PLAN VIEW SCALE: 1/2" = 1'



2500 PSI CONCRETE (MIN.)
TYPICAL OF ONE VERTICAL SLAB
SCALE: 1/2" = 1'

If It Is Determined That The Actual Frost Depth Is Greater
Than The Depth Of Any Footing Shown On This Document,
Increase The Depth Of Such Footing(s) To 6" Below The Local Frostline Depth.

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Client:
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Project:
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☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ENGINEER SPECS

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Sign Type:
GRND.1

Description:
Ground Monument

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:
August 14, 2026

NIGHT VIEW ATTACHED

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Micro 7100K G2 150	Prism Synergy Micro 7100K G2 320 MODS PER 96W PS

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Tunnel to Towers B 312929			REV. 1
DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 5.20 A	FACE MATERIAL: Acrylic
SIGN DEPTH: 2 in	ROW SPACING: 3 in	MODULES PER FOOT: 6.24	LIGHTING: Push Through / Halo Lit

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

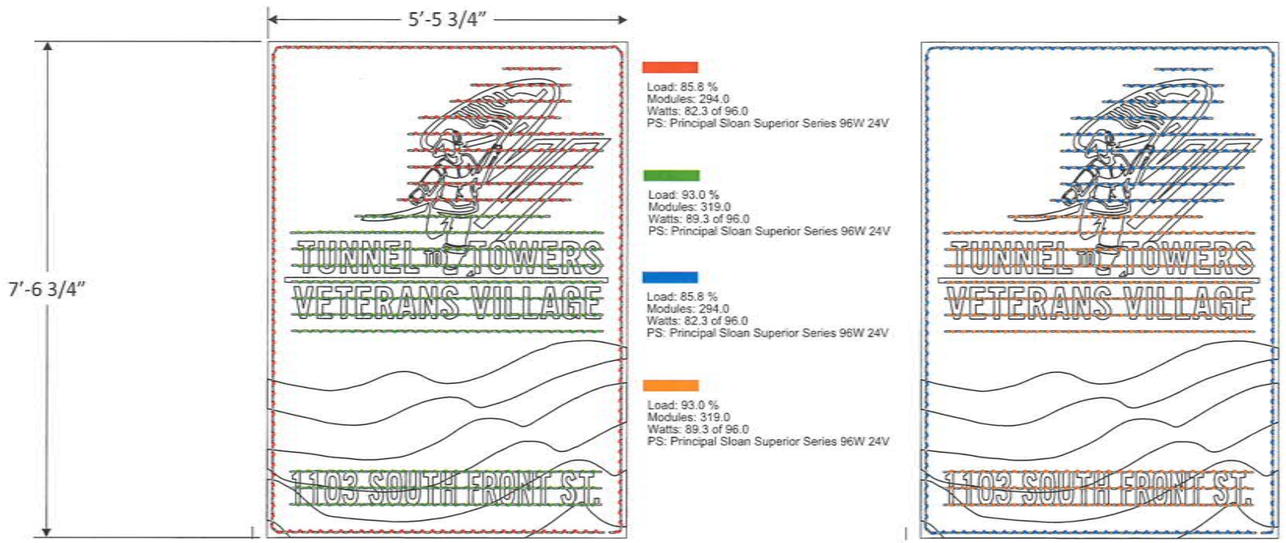
_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

VOLT: 120V. LOAD: 5.20A

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ESTIMATED PRODUCT PER SIGN

(1226) Prism Synergy Micro 7100K G2 Modules: (UL#: M-SY2MC1-24-71, SKU#: M-SY2MC1-24-71)	(4) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

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Client:
Tunnel To Tower Foundation

Project:
Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted
☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ELECTRIC

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Sign Type:
GRND.1

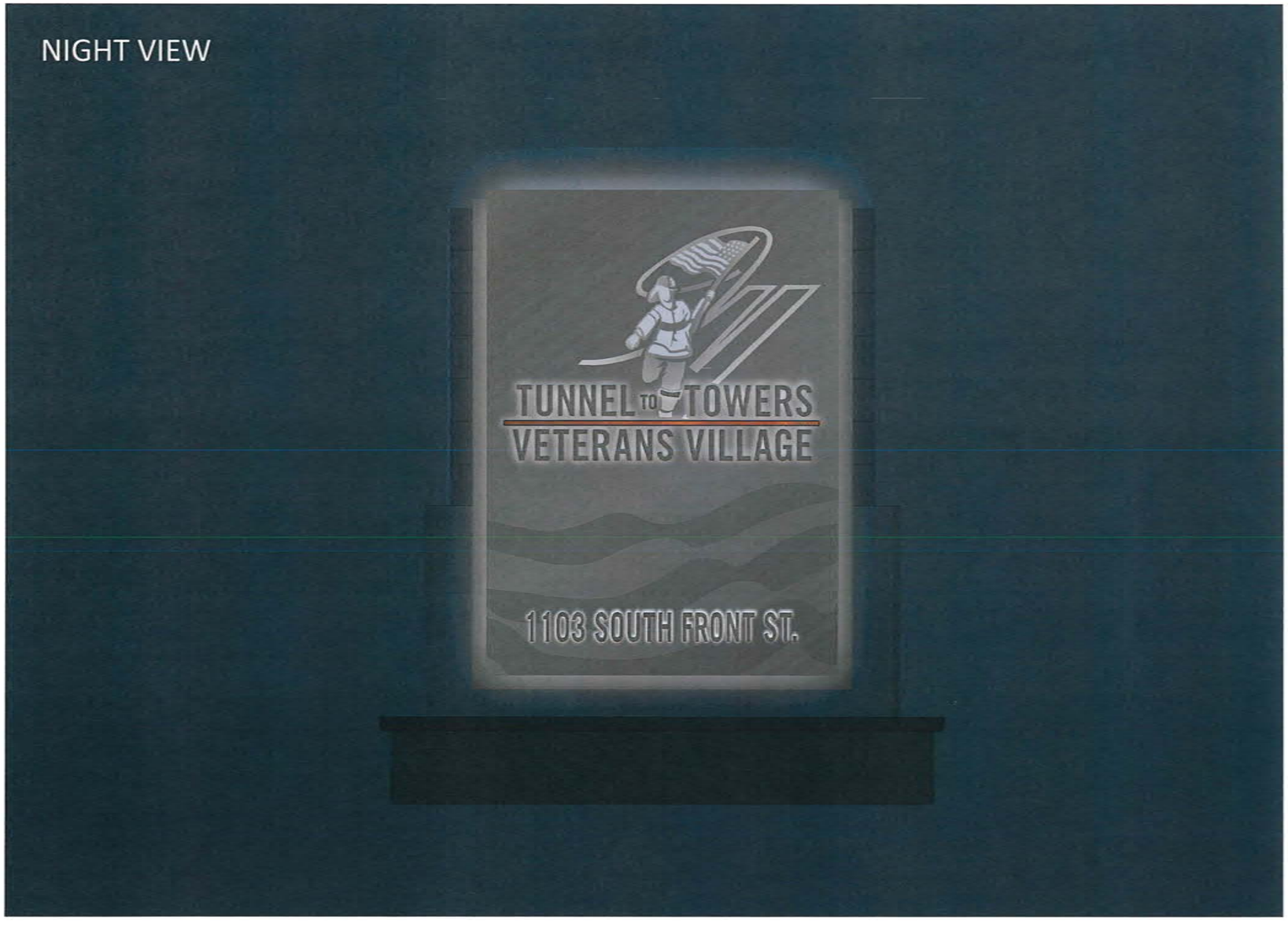
Description:
Ground Monument

Shop Drawing Number:
25-2632

Shop Drawing Filename:
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:
August 14, 2026

NIGHT VIEW



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

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Shop Drawing Filename:

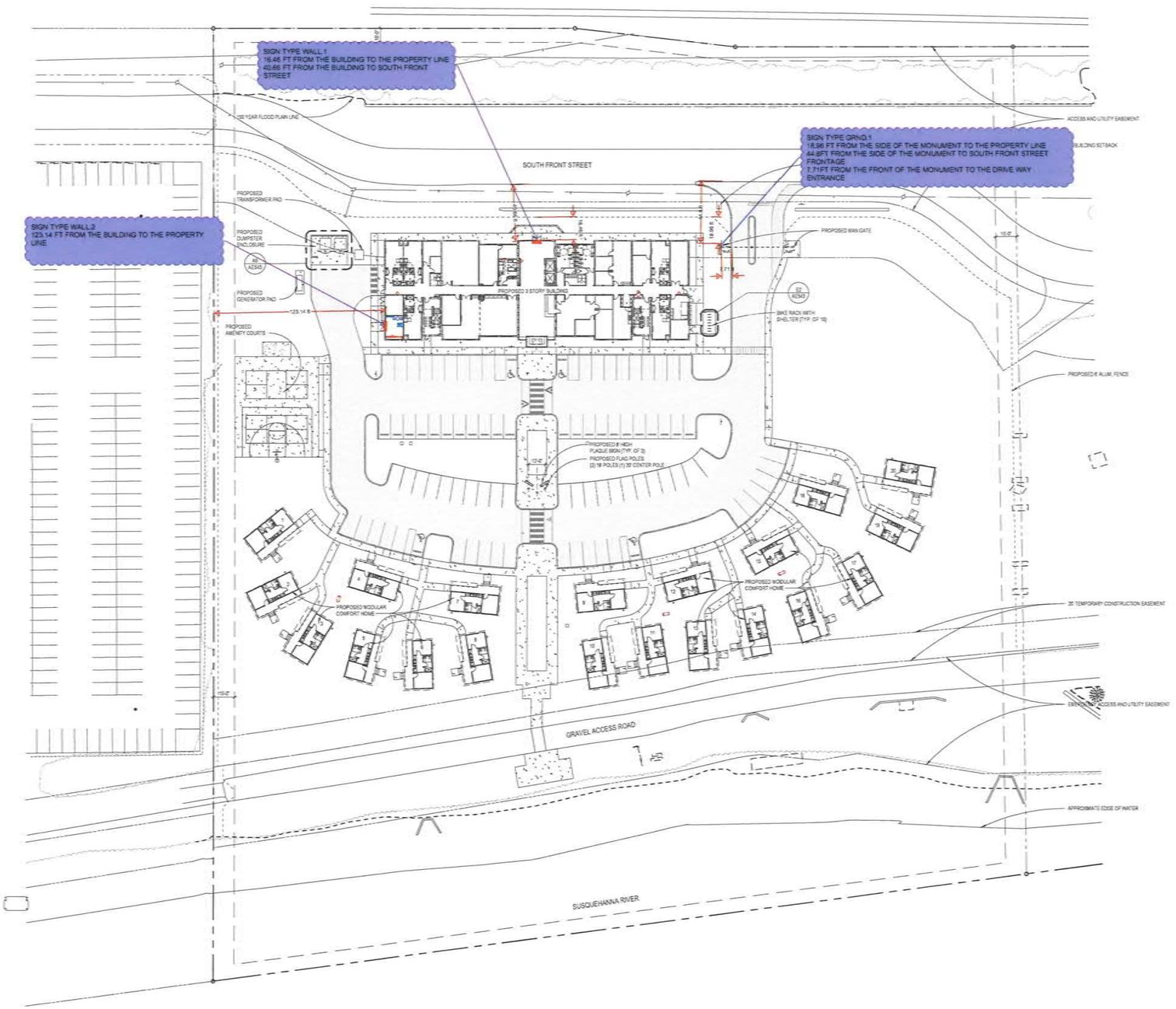
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

August 14, 2026

ARCHITECTURAL SITE NOTES

1. SEE CIVIL, LANDSCAPE, MECHANICAL, PLUMBING, FIRE PROTECTION, AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN ON THIS DRAWING.
2. SEE ELECTRICAL SITE PLAN FOR SITE LIGHT POLE LOCATIONS.
3. SEE ELECTRICAL SITE PLAN FOR EMERGENCY PHONE LOCATIONS.
4. ALL CONCRETE PAVED AREAS TO SLOPE AWAY FROM BUILDING EDGE AT A MINIMUM OF 1/8" PER FOOT AND A MAXIMUM OF 1/4" PER FOOT.
5. GRADE ADJACENT TO BUILDING SHALL BE 8" BELOW FINISHED FLOOR. REFER TO CIVIL DRAWINGS FOR ADDITIONAL GRADING ELEVATIONS.
6. ALL CONTROL JOINTS TO BE TOOLED PER DETAILS AND NOTES ON CIVIL DWGS.
7. SEE CIVIL AND ELECTRICAL SITE PLANS FOR TRANSFORMER LOCATION.
8. PROVIDE IDENTIFICATION SIGNS AT ALL ACCESSIBLE PARKING SPACES. SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY COMPLYING WITH SECTION 1112 OF THE 2021 INTERNATIONAL BUILDING CODE, CHAPTER 11 ACCESSIBILITY. THE SIGN IDENTIFYING THE VAN ACCESSIBLE SPACE SHALL CONTAIN THE DESIGNATION "VAN ACCESSIBLE" AND SHALL BE 60 INCHES MINIMUM ABOVE THE FLOOR OF THE PARKING SPACE.



A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

HVP Veterans Village
1103 South Front Street
Harrisburg, PA 17104

Tunnel to Towers Foundation
2361 Hylan Blvd
Staten Island, NY 10306

LEO A DALY
1400 Centrepark Boulevard, Suite 500
West Palm Beach, FL 33401
Tel 561-688-2111 Fax 561-697-6040
DPR: #AA-C000734

Civil Engineering
H. Edward Black and Associates, Ltd.
2400 North Front Street
Harrisburg, PA 17110
Tel 717-233-1626 Fax 717-233-2193

Structural & MEP Engineering
TLC Engineering Solutions
7970 Cabot Court, Ste. 103
Melbourne, FL 32940
Tel 321-436-0274

KEY PLAN



REVISIONS

NO.	DESCRIPTION	DATE

FILE LOG

ACTIVITY	BP
Manager	JAC
Design	Dwayne
Draw	Kaitlyn
Check	Chester

STAMP



Project No. 201-20182-300
July 21, 2025

SITE PLAN

AS101

Permit Set

Copyright ©2021-2024 LEO A DALY Company

7/21/2025 4:42:11 PM Model: Autodesk Docs://201-20182-300_Tunnel 2_Towns Harrisburg_PM T27-PA-MSB.rvt

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

9980 Bammel N Houston Rd., Houston, Texas 77086
Office 713.957.2324 www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel To Tower
HARRISBURG

Project Address:

1103 SOUTH FRONT ST
HARRISBURG, PA 17104

Notes:

Sales Representative:	Designer:	Shop Drawing Number:
Ignacia Dimas	Paul Salgado	25-2632
Creation Date:	**Current Date:**	
October 17, 2025	**October 6, 2026**	**Sheet 1 of 18**

PAINT SCHEDULE

P1	Matthews Paint to match MP06135 Far Nebula
P2	Matthews Paint 281500SP Matte White
P3	Matthews Paint MP46351 Suttle Silver Metallic
P4	Matthews Paint MP13914 Greyshank
P5	Faux Cor-Ten painted finish
P6	Matthews Paint MP 07102 DEEP RIVER
P7	Matthews Paint over Tex-Coat MP08036 Gray Bunny
P8	Matthews Paint over Tex-Coat MP10268 Concrete Block
P9	Matthews Paint MP02249 Legi Slate
P10	Matthews Paint MP281500SP High Reflective White

VINYL SCHEDUL

V1	GERBER TECHNOLOGY DARK BLUE 230-36 PANTONE 281C
V2	GERBER TECHNOLOGY LT TOMATO RED 230-43
V3	GERBER TECHNOLOGY SHADOW GREY 230-71 PANTONE WARM GREY 7
V4	GERBER TECHNOLOGY MANGO 230-125 PANTONE1235C
V5	**WHITE OPAQUE VINYL**

MATERIAL SCHEDULE

M1	Translucent White Acrylic Specification to be determined
M2	CMU Block Specification to be determined
M3	Tex-Coat finish Fauxcast Clear or equivalent

1 Project Finishes

TUNNEL TO TOWERS
VETERANS VILLAGE

TUNNEL TO TOWERS
VETERANS VILLAGE
WITH SERVICE PROVIDED BY US VETS

ABCDEFGHIJKLMNOPQRQTUVWXYZ
abcdefghijklmnopqrstuvwxyz 0123456789

TYPEFACE 2 - Trade Gothic LT Std - Bold

2 Project Typefaces

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Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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If the artwork is used without consent, you will be invoiced for the design fee ($2,500.00 minimum).

Sheet Name:

Sign Elements & Fonts

Shop Drawing Number:

25-2632

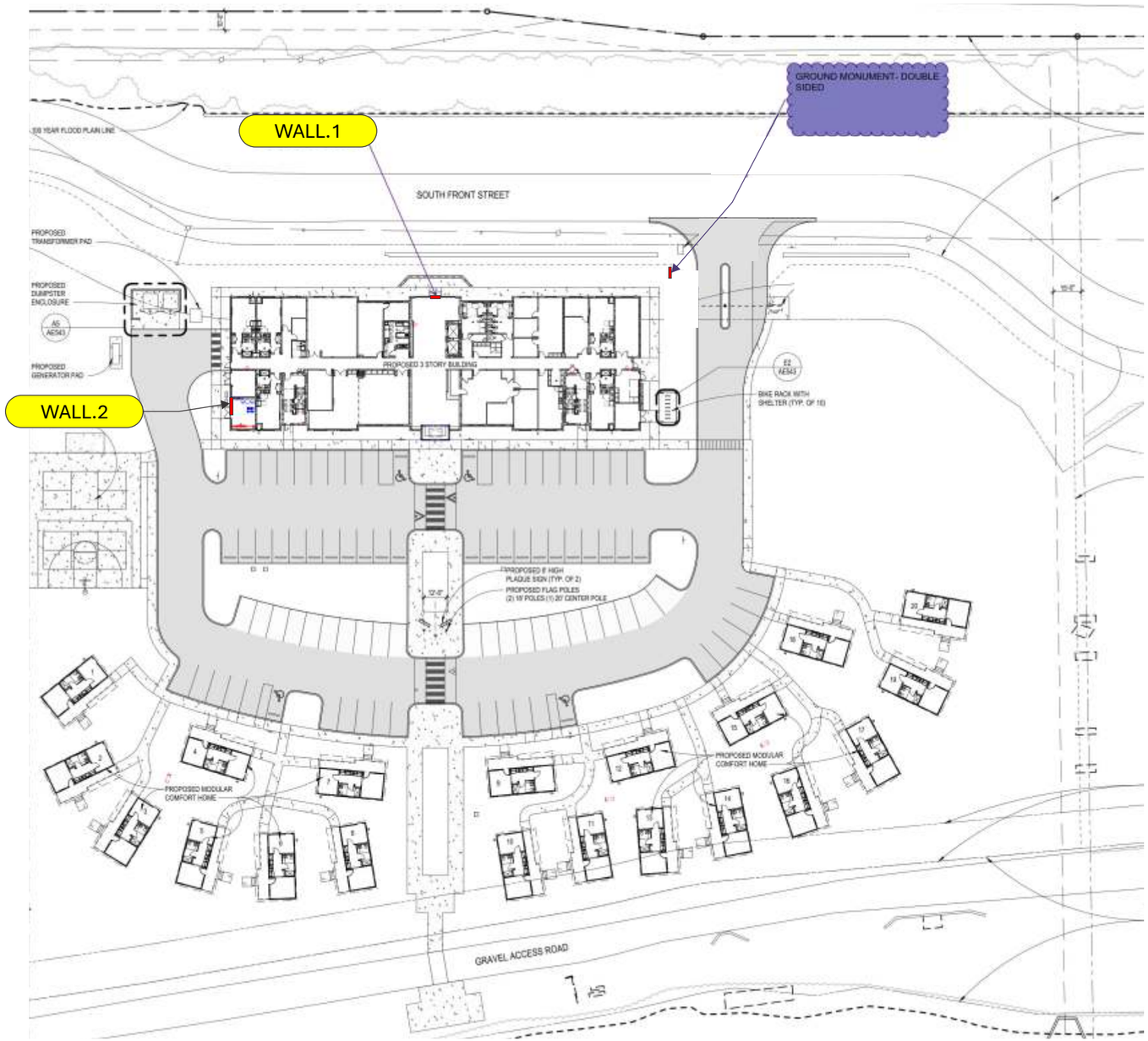
Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

Sign Location



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9980 Bammel N Houston Rd.
Houston, Texas 77086
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

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Sheet Name:

Sign Location

Shop Drawing Number:

25-2632

Shop Drawing Filename:

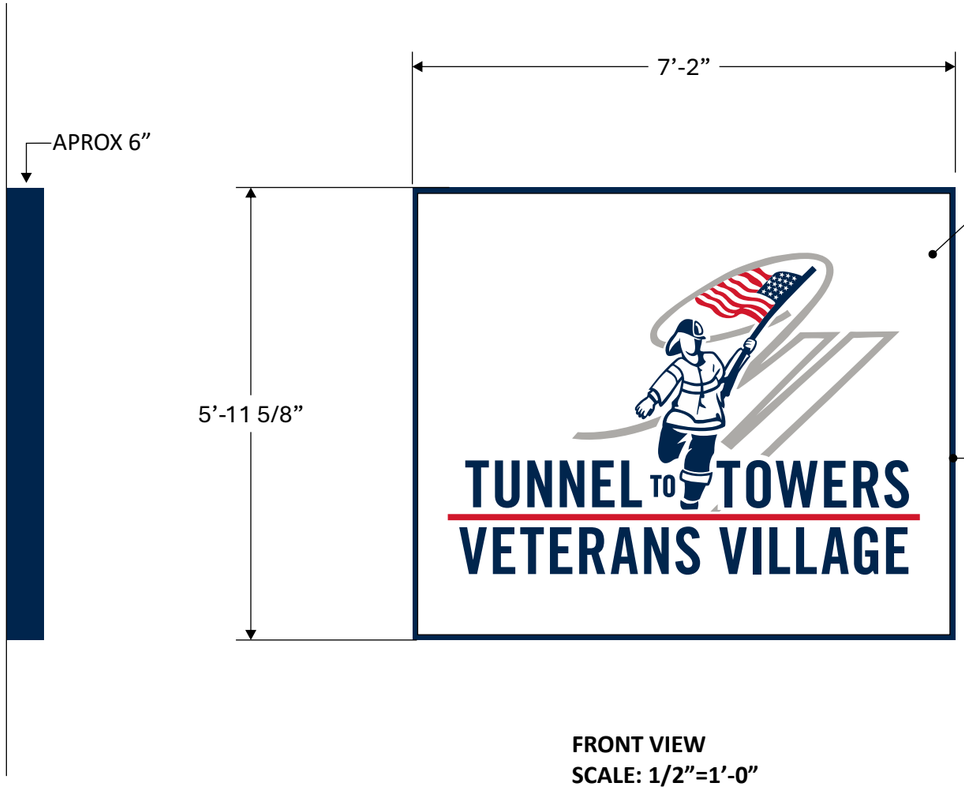
Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

October 6, 2026

QTY. 1 SINGLE FACE

DETAILS ATTACHED



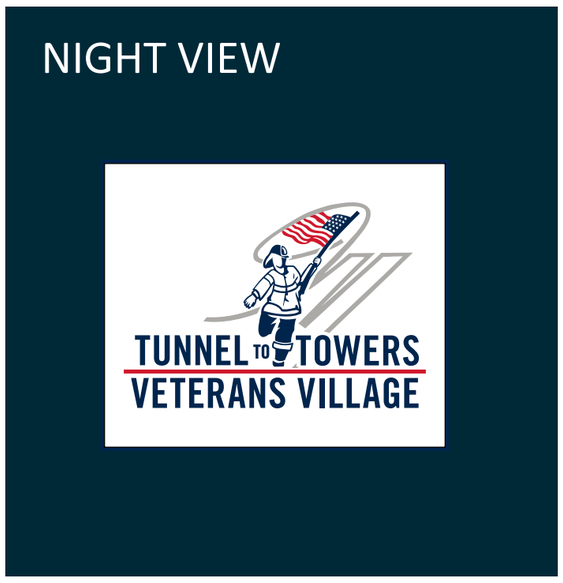
6” DEEP EXTRUDED ALUMINUM CABINET:
RETAINERS PAINTED [P1]. INTERIOR PAINTED [P10].
LIT USING 7,100 WHITE PRISM SYNERGY MODS

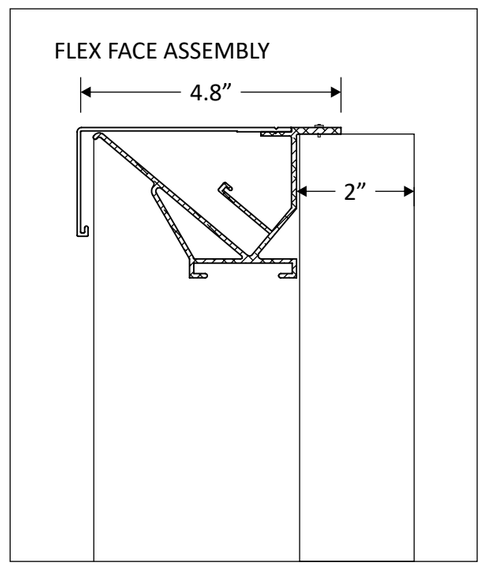
FLEX FACE: GRAPHICS TO BE DIGITALLY PRINTED FOR BACKLIGHTING.
COLORS TO MATCH VINYL COLORS V1, V2 & V3).

FRONT VIEW
SCALE: 1/2”=1’-0”

END VIEW
SCALE: 1/2”=1’-0”

NIGHT VIEW





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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

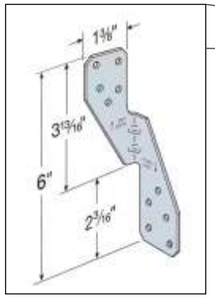
Date:

October 6, 2026

FABRICATION DETAILS

SCALE: 3”=1’0”

WOOD WALL
BLOCKING REQUIRED



3/4” PLYWOOD BLOCKING WITH 18 GA. GALVANIZED TIE STRAP

BLOCKING TO BE 1” FROM EXTERIOR FACE OF STUD TO ALLOW FOR NUT ON EITHER SIDE

EXTERIOR WALL

EXTRUDED ALUMINUM FRAME W/ RETAINER

1/2” X 5” LAG BOLTS

HEAVYWEIGHT BACKLIT FLEX FACE

CONDUIT LEADING TO REMOTE POWER BOX W/ SIGN TRANSFORMER(S). PRIMARY POWER BROUGHT TO SITE BY OTHERS.

2X2 ALUMINUM TUBE FRAME

1/4”X1-1/2”

“WOOD SCREWS” FOR WOOD STUDS
“SELF TAPPING METAL SCREWS” FOR METAL STUDS



DISCONNECT SWITCH W/ LOCK OUT DEVICE

1/4”X1-1/2” WOOD SCREWS

INSTALLER NOTE:

ALL ELECTRICAL AND MECHANICAL PENETRATIONS TO BE SEALED WITH NP1 MASTER SEAL



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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

PRE-WIRE
PRE-INSTALL
ENGINEER SPECS

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

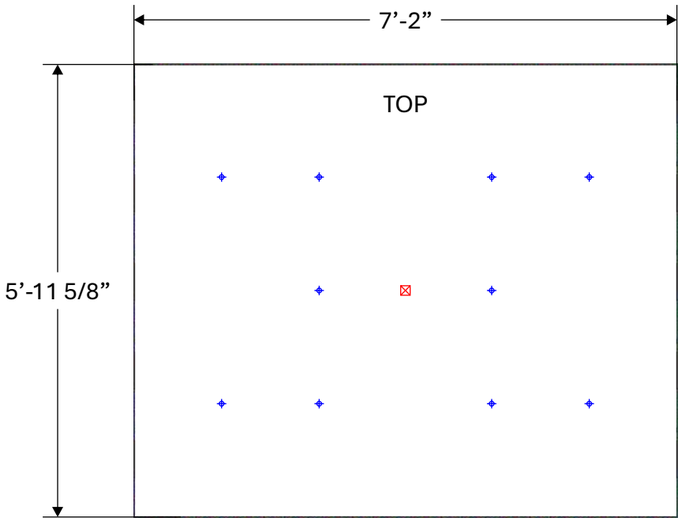
October 6, 2026

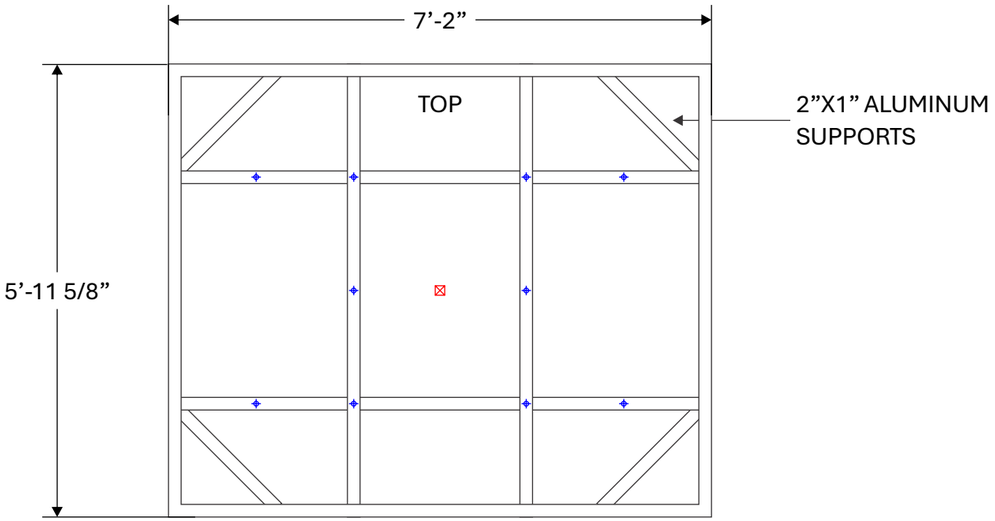
ELECTRICAL DETAILS ATTACHED

TEMPLATE

ATTACHMENT POINTS (ALL-THREAD)

POWER





FRONT VIEW
SCALE: 1/2”=1’-0”

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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

October 6, 2026

ELEVATIONS ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

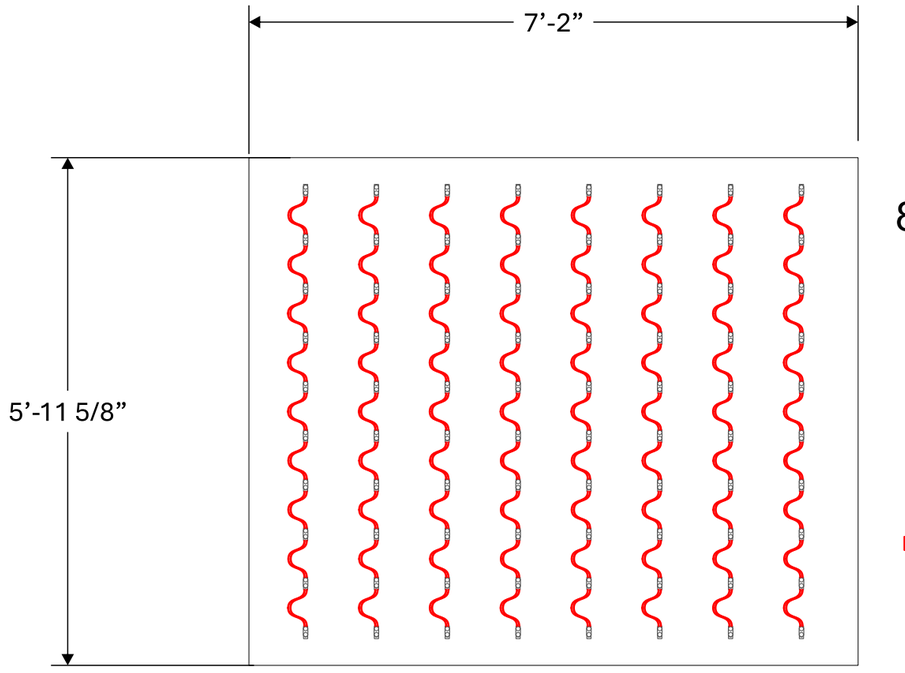
VOLT: 120V. LOAD: 1.30A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Spec 7100K G2 50	Prism Synergy Spec 7100K G2 100 MODS PER 96W PS

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Tunnel to Towers 312929			REV. 1
DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 1.30 A	FACE MATERIAL: Flex Face
SIGN DEPTH: 6 in	ROW SPACING: 10 in	MODULES PER FOOT: 1.83	LIGHTING: Face Lit



Load: 72.5 %
Modules: 80.0
Watts: 69.6 of 96.0
PS: Principal Sloan Superior Series 96W 24V

ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 7100K G2 Modules: (UL#: M-SY2SP1-24-71, SKU#: M-SY2SP1-24-71)	(1) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

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Houston, Texas 77086
Office 713.957.2324
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

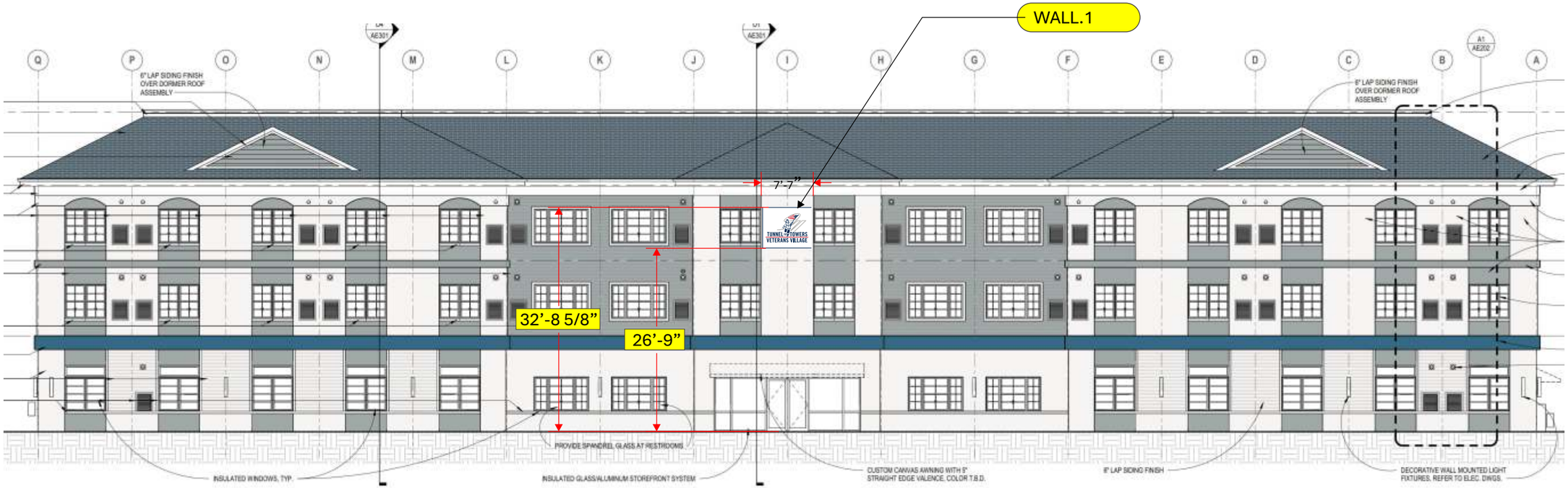
25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026



EAST ELEVATION

SCALE 1/16”=1’-0”

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Houston, Texas 77086
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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.1

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

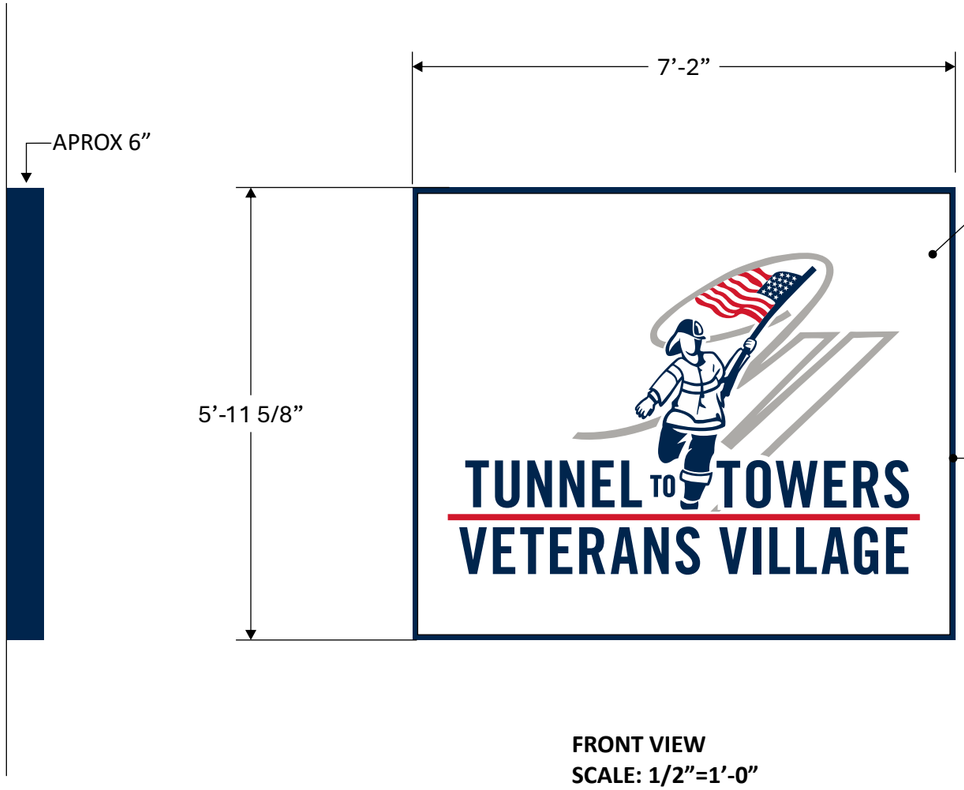
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

QTY. 1 SINGLE FACE

DETAILS ATTACHED



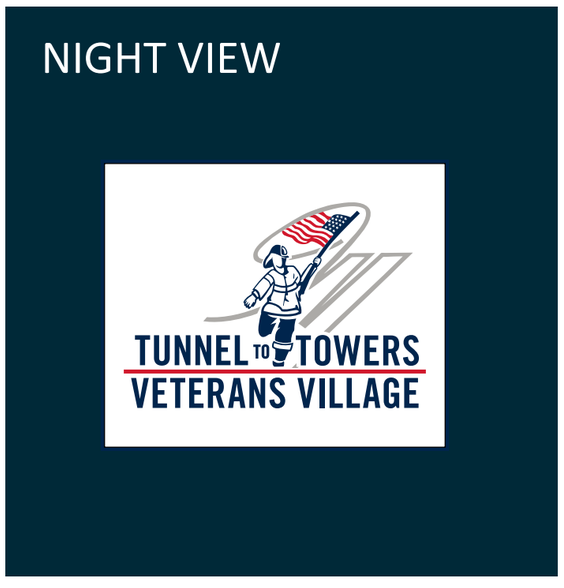
6” DEEP EXTRUDED ALUMINUM CABINET:
RETAINERS PAINTED [P1]. INTERIOR PAINTED [P10].
LIT USING 7,100 WHITE PRISM SYNERGY MODS

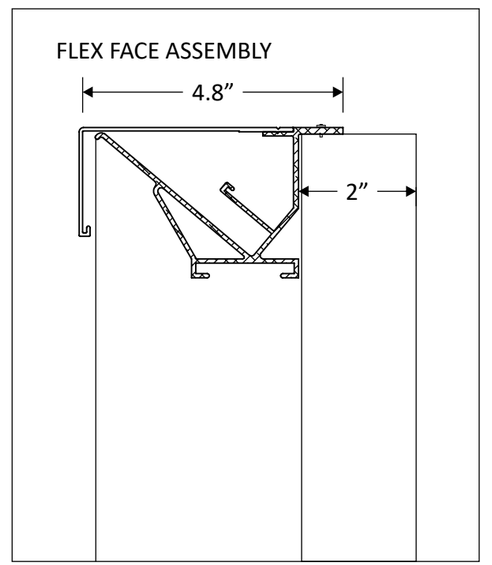
FLEX FACE: GRAPHICS TO BE DIGITALLY PRINTED FOR BACKLIGHTING.
COLORS TO MATCH VINYL COLORS V1, V2 & V3).

FRONT VIEW
SCALE: 1/2”=1’-0”

END VIEW
SCALE: 1/2”=1’-0”

NIGHT VIEW





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Tunnel To Tower Foundation

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☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

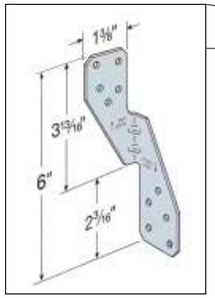
Date:

October 6, 2026

FABRICATION DETAILS

SCALE: 3”=1’0”

WOOD WALL
BLOCKING REQUIRED



3/4” PLYWOOD BLOCKING WITH 18 GA. GALVANIZED TIE STRAP

BLOCKING TO BE 1” FROM EXTERIOR FACE OF STUD TO ALLOW FOR NUT ON EITHER SIDE

EXTERIOR WALL

EXTRUDED ALUMINUM FRAME W/ RETAINER

1/2” X 5” LAG BOLTS

HEAVYWEIGHT BACKLIT FLEX FACE

2X2 ALUMINUM TUBE FRAME

CONDUIT LEADING TO REMOTE POWER BOX W/ SIGN TRANSFORMER(S). PRIMARY POWER BROUGHT TO SITE BY OTHERS.

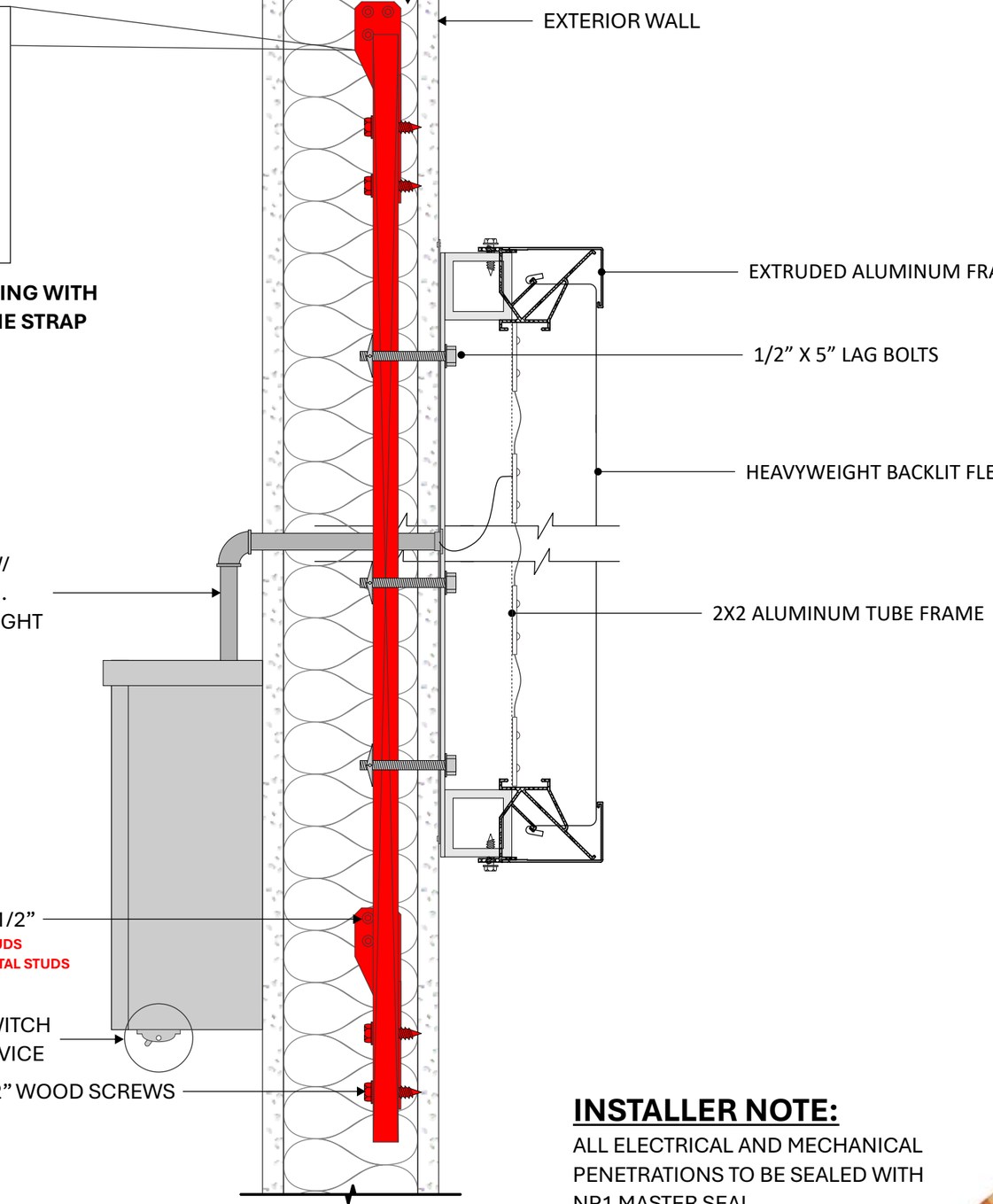
1/4”X1-1/2”

“WOOD SCREWS” FOR WOOD STUDS
“SELF TAPPING METAL SCREWS” FOR METAL STUDS



DISCONNECT SWITCH W/ LOCK OUT DEVICE

1/4”X1-1/2” WOOD SCREWS



INSTALLER NOTE:

ALL ELECTRICAL AND MECHANICAL PENETRATIONS TO BE SEALED WITH NP1 MASTER SEAL



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Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

Date:

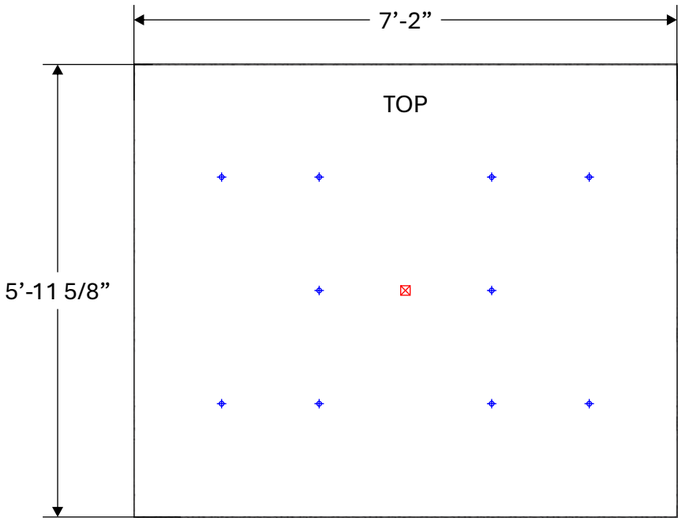
October 6, 2026

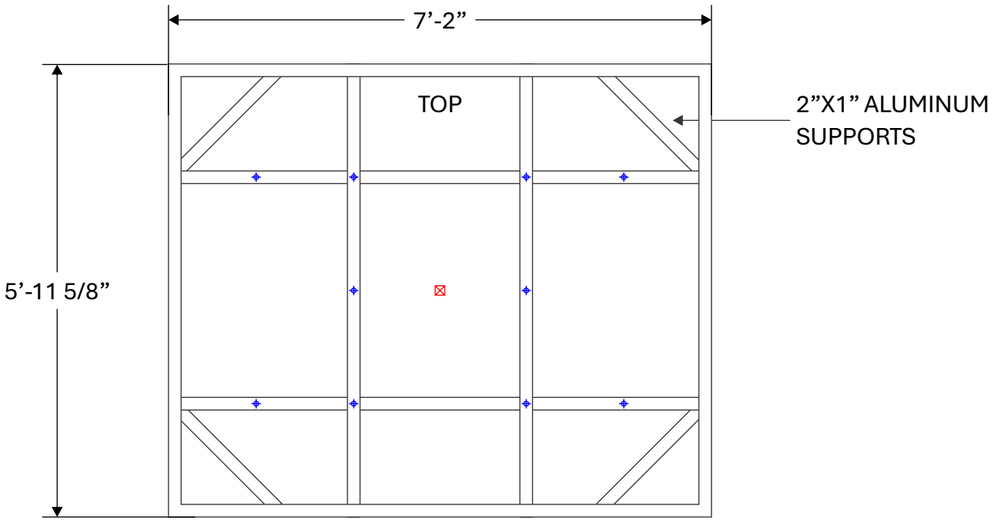
ELECTRICAL DETAILS ATTACHED

TEMPLATE

ATTACHMENT POINTS (ALL-THREAD)

POWER





FRONT VIEW
SCALE: 1/2”=1’-0”

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

ELEVATIONS ATTACHED

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

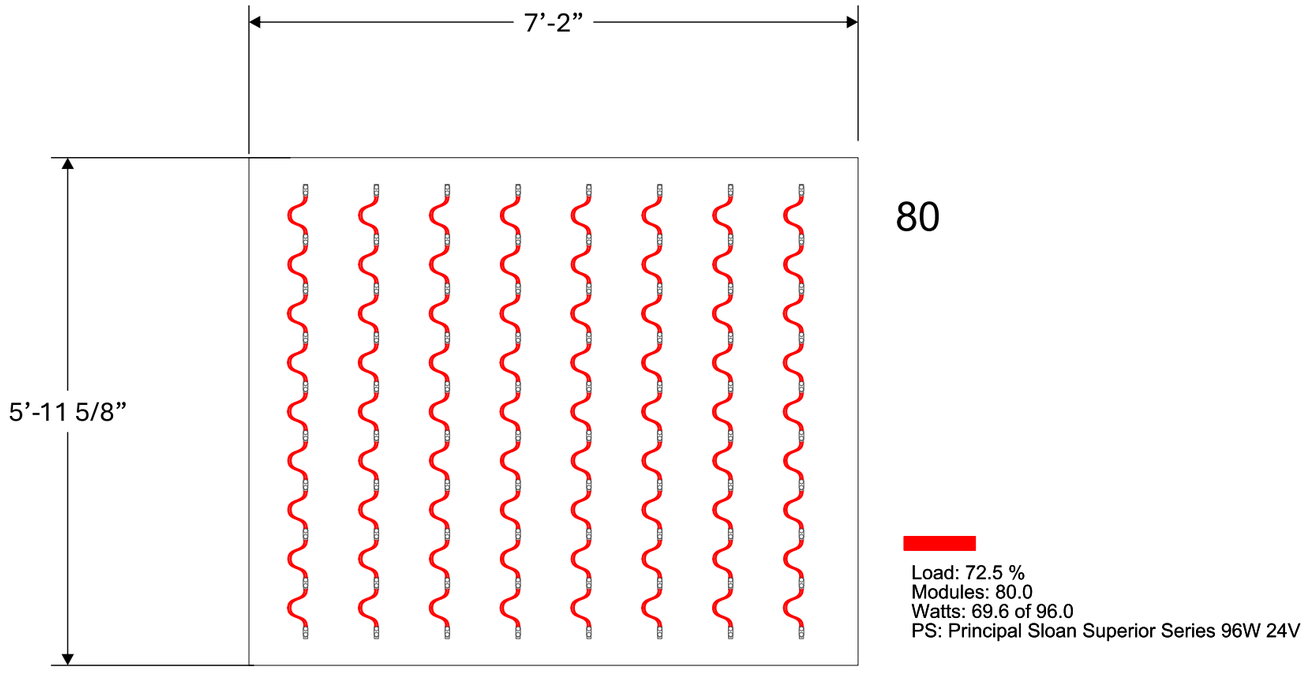
VOLT: 120V. LOAD: 1.30A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY
Prism Synergy Spec 7100K G2 50	Prism Synergy Spec 7100K G2 100 MODS PER 96W PS

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Tunnel to Towers 312929			REV. 1
DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 1.30 A	FACE MATERIAL: Flex Face
SIGN DEPTH: 6 in	ROW SPACING: 10 in	MODULES PER FOOT: 1.83	LIGHTING: Face Lit



ESTIMATED PRODUCT PER SIGN

(80) Prism Synergy Spec 7100K G2 Modules: (UL#: M-SY2SP1-24-71, SKU#: M-SY2SP1-24-71)	(1) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

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Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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If the artwork is used without consent, you will be invoiced for the design fee ($2,500.00 minimum).

Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

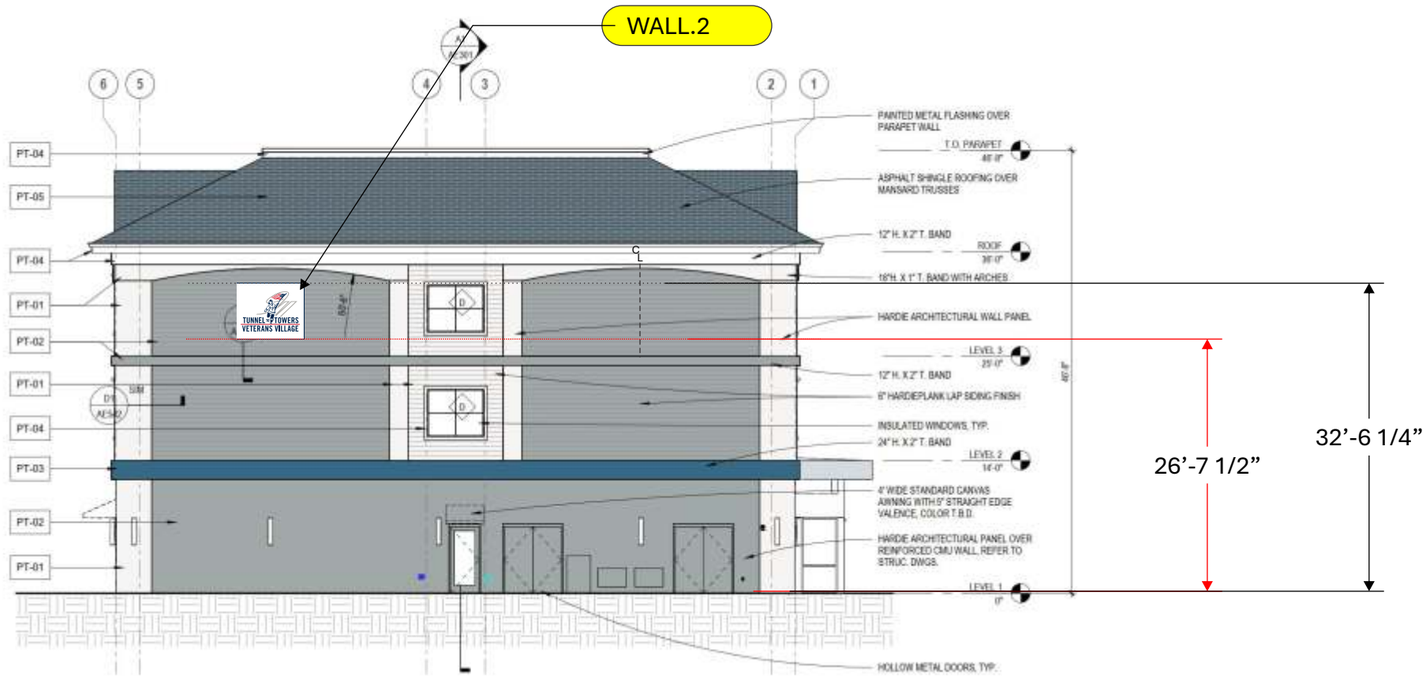
25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026



NORTH ELEVATION

SCALE 1/16”=1’-0”

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

WALL.2

Description:

Wall sign

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG 25-2632 Identity

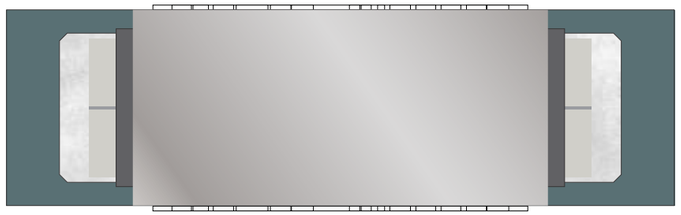
Date:

October 6, 2026

QTY. 1 DOUBLE FACE

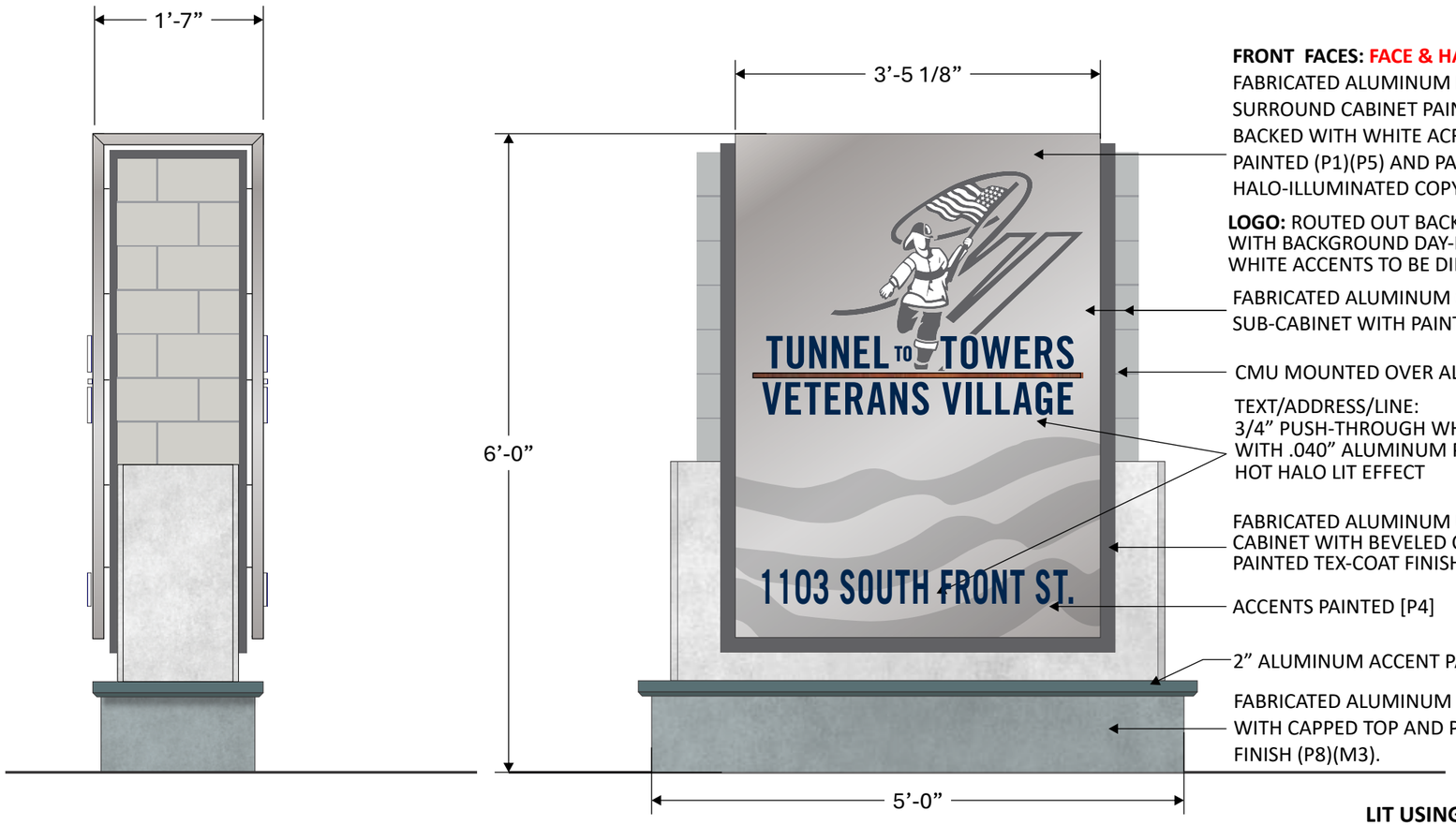
SIGN AREA. 30 SQF

DETAILS ATTACHED



Plan view

Scale: 3/4”=1'0"



FRONT FACES: FACE & HALO LIT
FABRICATED ALUMINUM ILLUMINATED
SURROUND CABINET PAINTED (P3) WITH CUT-OUT
BACKED WITH WHITE ACRYLIC, WITH .040” ALUMINUM
PAINTED (P1)(P5) AND PAINTED ‘STRIPES’ (P4)
HALO-ILLUMINATED COPY

LOGO: ROUTED OUT BACKED WITH WHITE TRANSLUCENT ACRYLIC
WITH BACKGROUND DAY-NIGH VINYL PAINTED[P6]
WHITE ACCENTS TO BE DIE-CUT WHITE OPAQUE VINYL [V5]

FABRICATED ALUMINUM CABINET STRUCTURE
SUB-CABINET WITH PAINTED FINISH (P6).

CMU MOUNTED OVER ALUMINUM STRUCTURE

TEXT/ADDRESS/LINE:
3/4” PUSH-THROUGH WHITE ACRYLIC
WITH .040” ALUMINUM PAINTED [P1, P5]
HOT HALO LIT EFFECT

FABRICATED ALUMINUM UPPER BASE
CABINET WITH BEVELED CORNERS AND
PAINTED TEX-COAT FINISH (P7)(M3).

ACCENTS PAINTED [P4]

2” ALUMINUM ACCENT PAINTED [P9]

FABRICATED ALUMINUM BASE CABINET
WITH CAPPED TOP AND PAINTED TEX-COAT
FINISH (P8)(M3).

LIT USING 7,100 WHITE PRISM SYNERGY MODS

END VIEW

SCALE: 3/4”=1'0"

FRONT VIEW

SCALE: 3/4”=1'0"

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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Sign Type:

GRND.1

Description:

Ground Monument

Shop Drawing Number:

25-2632

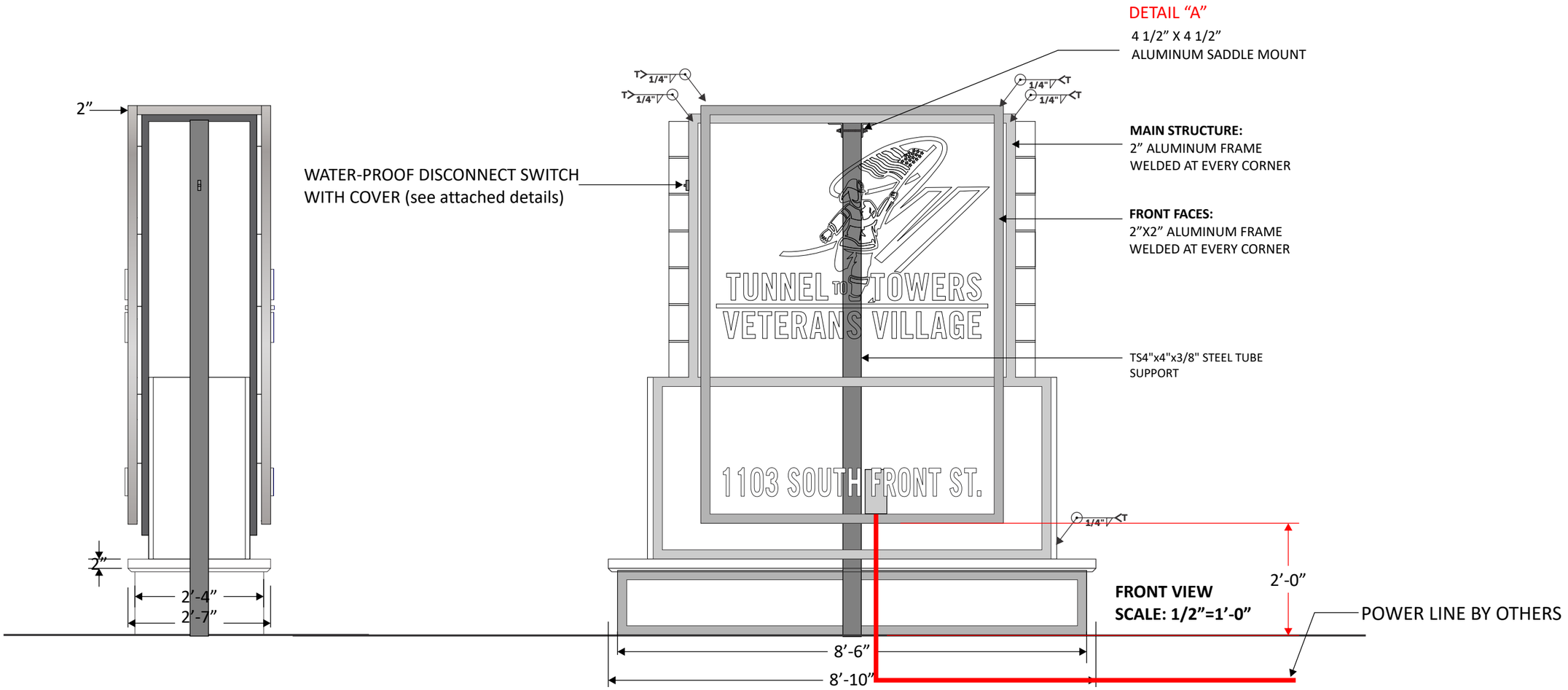
Shop Drawing Filename:

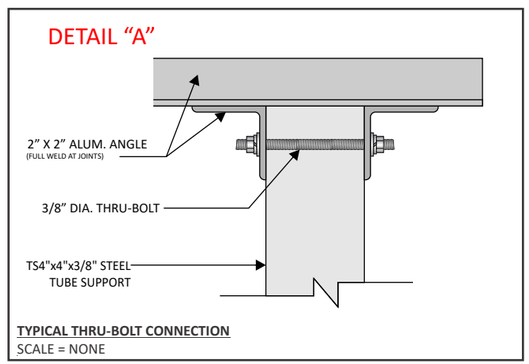
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

FOUNDATION DETAILS ATTACHED





Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
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Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

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☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ELECTRIC

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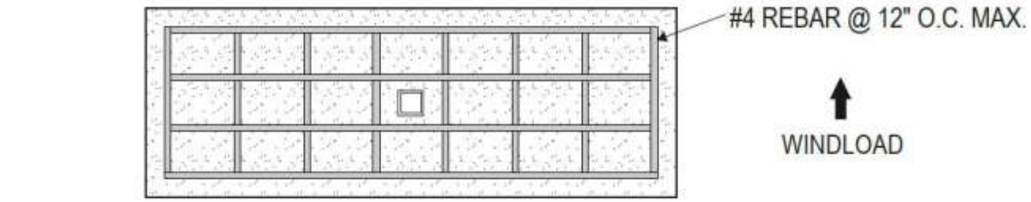
25-2632

Shop Drawing Filename:

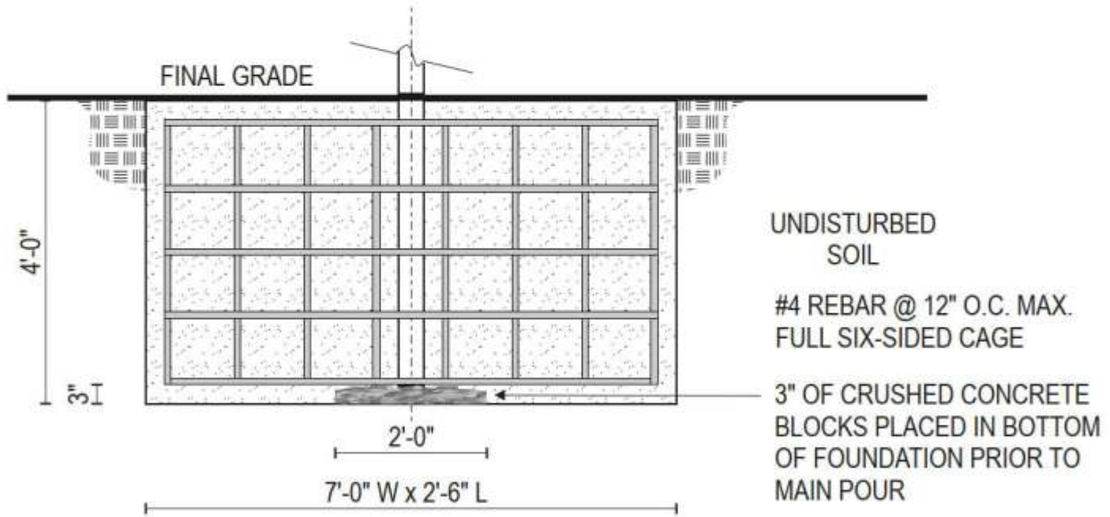
Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026



FOUNDATION PLAN VIEW SCALE: 1/2" = 1'



2500 PSI CONCRETE (MIN.)
TYPICAL OF ONE VERTICAL SLAB
SCALE: 1/2" = 1'

If It Is Determined That The Actual Frost Depth Is Greater
Than The Depth Of Any Footing Shown On This Document,
Increase The Depth Of Such Footing(s) To 6" Below The Local Frostline Depth.

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

ENGINEER SPECS

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Sign Type:

GRND.1

Description:

Ground Monument

Shop Drawing Number:

25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

NIGHT VIEW ATTACHED

MAX MODS PER SERIES	MAX MODS PER POWER SUPPLY	THESE DRAWINGS AND SPECIFICATIONS ARE THE CONFIDENTIAL PROPERTY OF PRINCIPAL INDUSTRIES. ANY REPRODUCTION OR USE WITHOUT PRIOR WRITTEN CONSENT IS PROHIBITED.			
Prism Synergy Micro 7100K G2 150	Prism Synergy Micro 7100K G2 320 MODS PER 96W PS	**Tunnel to Towers B 312929**			REV. 1
		DATE: 01 Jun 2026	DRAWN BY : Gabe Zapata	AMP DRAW: 5.20 A	FACE MATERIAL: Acrylic
		SIGN DEPTH: 2 in	ROW SPACING: 3 in	MODULES PER FOOT: 6.24	LIGHTING: Push Through / Halo Lit

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS

E496516

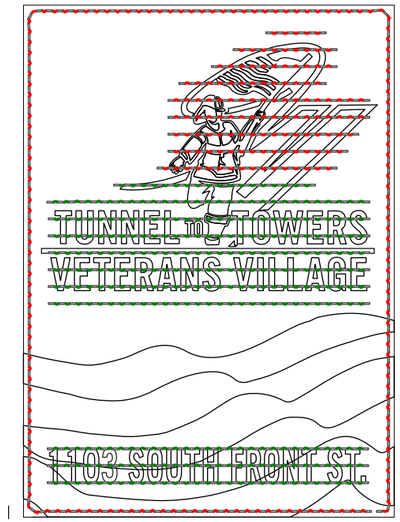
_____V _____A _____HZ

DATE: _____

Suitable for wet locations.

VOLT: 120V. LOAD: 5.20A

HARDMAN SIGNS **MUST** BE NOTIFIED OF **OTHER VOLTAGES** PRIOR TO MANUFACTURE. A **DEDICATED** CIRCUIT CONSISTING OF PRIMARY, NEUTRAL AND GROUND CONDUCTORS ARE TO BE PROVIDED BY CUSTOMER.



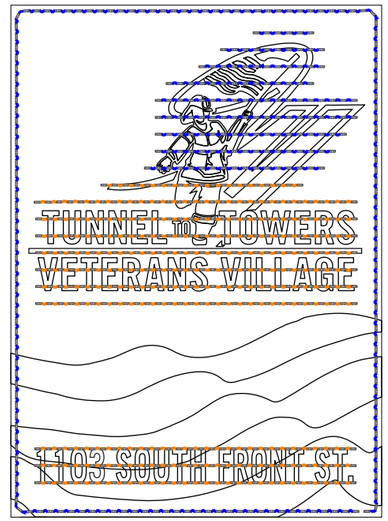
613

Load: 85.8 %
Modules: 294.0
Watts: 82.3 of 96.0
PS: Principal Sloan Superior Series 96W 24V

Load: 93.0 %
Modules: 319.0
Watts: 89.3 of 96.0
PS: Principal Sloan Superior Series 96W 24V

Load: 85.8 %
Modules: 294.0
Watts: 82.3 of 96.0
PS: Principal Sloan Superior Series 96W 24V

Load: 93.0 %
Modules: 319.0
Watts: 89.3 of 96.0
PS: Principal Sloan Superior Series 96W 24V



613

ESTIMATED PRODUCT PER SIGN

(1226) Prism Synergy Micro 7100K G2 Modules: (UL#: M-SY2MC1-24-71, SKU#: M-SY2MC1-24-71)	(4) Principal Sloan Superior Series 96W 24V Driver(s): (UL#: H96W-SD-24, SKU#: H96W-SD-24)

Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
9980 Bammel N Houston Rd.
Houston, Texas 77086
Office 713.957.2324
www.HardmanSigns.com

Client:

Tunnel To Tower Foundation

Project:

Tunnel to Tower HARRISBURG

☐ Approved ☐ Approved As Noted

☐ Revise & Resubmit ☐ Rejected

Signature:

Notes:

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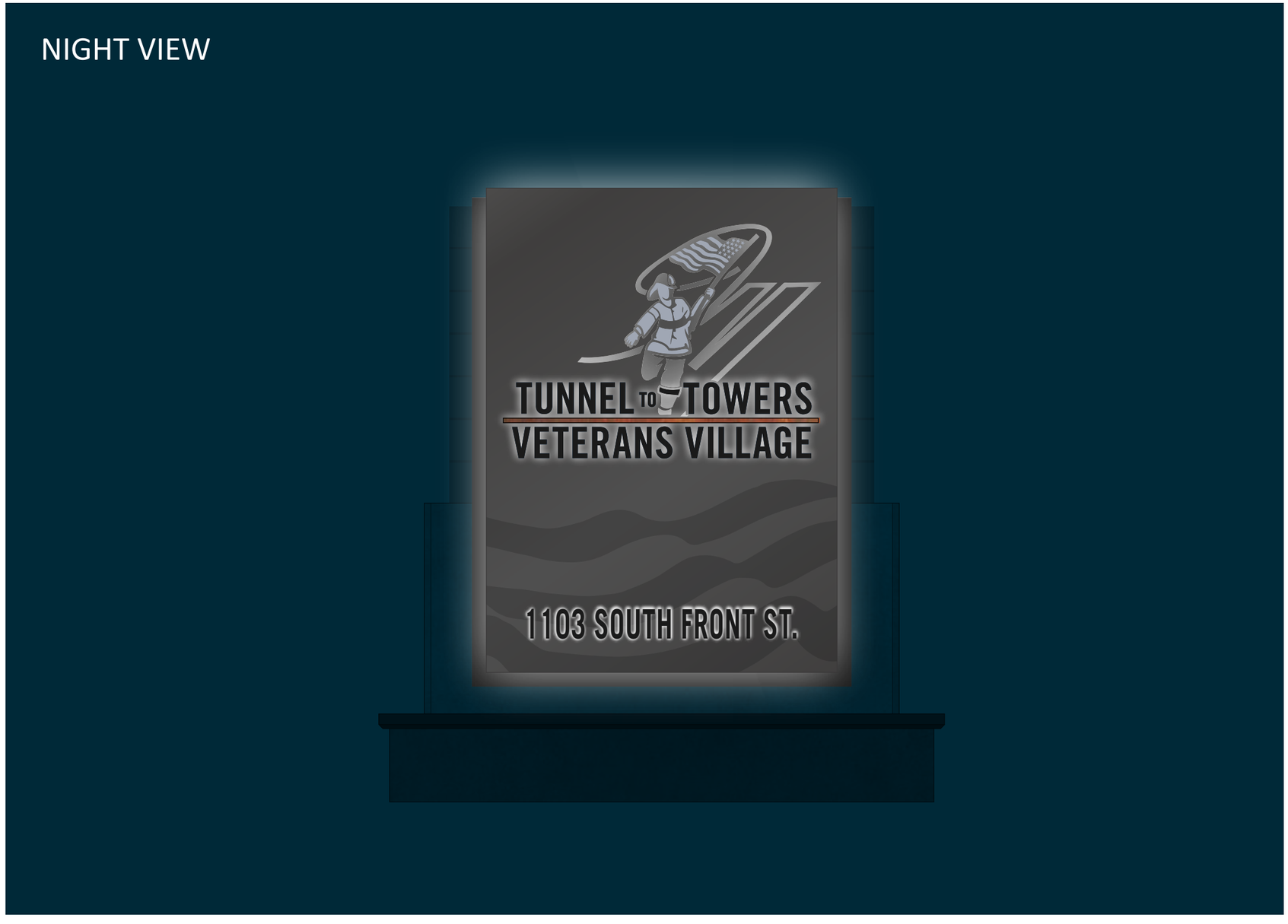
Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

NIGHT VIEW



Hardman Signs
ARCHITECTURAL SIGNAGE & GRAPHICS
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Description:

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25-2632

Shop Drawing Filename:

Tunnel To Tower HARRISBURG
25-2632 Identity

Date:

October 6, 2026

Hardman Signs
NATIONAL ARCHITECTURAL SIGNAGE & GRAPHICS
2000 25 YEARS 2025

August 24, 2026

RE: Tunnel of towers 1109 S Front St Harrisburg PA 17104

Hello, this letter is to notify you of an upcoming variance meeting. Tunnel of Towers is applying for a ground and wall sign variance for larger signs. The next meeting is scheduled for October 5, 2026.

Please be advised that neither the proposed wall sign nor the proposed freestanding sign are in the conformance with the applicable zoning regulations. The proposed wall signage is larger than permitted by right (42 square feet vs. the permitted 10 square feet), illuminated (internally) in a manner not permitted by the Zoning Code, and installed taller than permitted by right (third floor vs. permitted second floor height). The proposed free-standing sign is larger than permitted by right (54 square feet vs. permitted 8 square feet), taller than permitted by right (9'-7" vs. permitted 4 feet), and illuminated (internally) in a manner not permitted by the Zoning Code. The signage requires the filing of Variances for all of these non-conforming aspects and approval from the Planning Commission and Zoning Hearing Board; no such zoning relief applications have been filed and no zoning relief approvals have been granted. As such, I am denying the Building Permit application and returning it and the fee (Check #2820) to you via this letter.

Hardman Signs Lp

9980 Bammel North Houston

Houston Tx 77086

713-957-2324

INST#: 20250003842 Recorded: 02/20/2025 at 02:08:00 PM 4 PAGES JAMES M. ZUGAY, RECORDER OF DEEDS, DAUPHIN COUNTY,PA. RECORDED BY DEPUTY CLERK: CWASHINGER TAO: MBULLINGTON

Tax Parcel No.: 01-049-058

THIS DEED

Made the 12th day of February, 2025, and MADE EFFECTIVE the 19th day of February 2025,

Between **MICHAEL GROVE, as SUCCESSOR TRUSTEE OF THE GREEN CHAIR TRUST** dated February 2, 2006 and Amended January 15, 2025 ("Grantor"), AND

The **STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION**, a New York not-for-profit corporation ("Grantee").

WITNESSETH that the Grantor in consideration of Seven Hundred and Fifty Thousand Dollars ($750,000.00) paid by the Grantee to the Grantor, the receipt of which is hereby acknowledged, does hereby grant and convey unto the Grantee:

ALL THAT CERTAIN tract or parcel of land situate in the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at an existing rebar on the western line of lands now or formerly of National Railroad Passenger Corporation (AMTRAK), said rebar also being the southeastern corner of lands now or formerly of Dauphin County General Authority; thence along said lands of National Railroad Passenger Corporation the following three courses: (1) South 39 degrees 21 minutes 34 seconds East a distance of 259.65 feet to a point; (2) South 32 degrees 44 minutes 42 seconds East a distance of 115.90 feet to a point; (3) South 39 degrees 21 minutes 34 seconds East a distance of 199.54 feet to a set concrete monument; thence through lands now or formerly of The Green Chair Trust South 49 degrees 43 minutes 45 seconds West (passing through a set Concrete Monument located 75.00 feet from the end of this course) a distance of 593.47 feet to a point in the Susquehanna River; thence up said river North 46 degrees 51 minutes 35 seconds West a distance of 588.79 feet to a point in the Susquehanna River, said point being the southwestern corner of lands now or formerly of Dauphin County General Authority; thence along said lands of Dauphin County General Authority North 50 degrees 38 minutes 26 seconds East (passing through an existing rebar located 103.45 feet from the beginning of this course, through an existing rebar located 83.15 feet from the end of this course, and through an existing rebar located 33.18 feet from the end of this course) a distance of 683.60 feet to a rebar on the western line of lands now or formerly of National Railroad Passenger Corporation, the POINT OF BEGINNING.

Containing 8.500 Acres.

BEING Lot No. 3 of the Final Subdivision Plan for 1103 South Front Street, Prepared by Wadel-Mell Inc. and recorded on February 7, 2025 at Instrument No. 20250002903 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania.

BEING PART OF the same premises which PEGGY A. GROVE, a.k.a. MARJORIE A. GROVE, an adult individual, by Deed dated March 17, 2006 and recorded in the Office of the Recorder of Deeds aforesaid on March 24, 2006 at Instrument No. 20060011115, granted and conveyed unto W. RAYMOND BUCKS, as TRUSTEE OF THE GREEN CHAIR TRUST dated February 2, 2006.

WHEREAS, the GREEN CHAIR TRUST was amended on January 15, 2025, naming MICHAEL GROVE as Successor Trustee of the Green Chair Trust.

UNDER AND SUBJECT to all conditions and restrictions of record.

FOR IDENTIFICATION PURPOSES ONLY, the above-described premises is known and numbered as South Front Street, Harrisburg, Pennsylvania, and known as Parcel No. 01-049-058 on the Dauphin County Tax Assessment Maps.

TOGETHER with all and singular the buildings and improvements, ways, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances and whatsoever thereunto belonging or in anywise 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 Grantor, in law, equity or otherwise, howsoever, in and to the same and every part thereof.

TO HAVE AND TO HOLD the said lot or piece of ground above described, with the hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the Grantor hereby covenants, promises, grants, and agrees, to and with the Grantee, its successors and assigns, by these presents, that the Grantor, the said above-mentioned and described tract of land, hereditaments, and appurtenances, hereby granted or mentioned, or intended so to be, unto Grantees, its successors and assigns, against the Grantor, and its successors and assigns, 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 him/her, them, or any of them, SHALL AND WILL SPECIALLY WARRANT AND FOREVER DEFEND BY THESE PRESENTS.

IN WITNESS WHEREOF, the said Grantor has duly executed this Deed the day and year first above written.

Witness:

THE GREEN CHAIR TRUST

By _____
Michael Grove, Trustee.

COMMONWEALTH OF PENNSYLVANIA
SS:
COUNTY OF DAUPHIN

On this, the 12th day of February,2025, before me, a notary public, the undersigned officer, personally appeared Michael Grove, who acknowledged himself to be the Trustee of The Green Chair Trust, and that he, as such Trustee, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of The Green Chair Trust by himself as its Trustee.

In witness whereof, I hereunto set my hand and official seal.

Notary Public

_____

[Seal]

Commonwealth of Pennsylvania - Notary Seal
Nancy L. Breski, Notary Public
Dauphin County
My commission expires March 16, 2028
Commission number 1016932
Member, Pennsylvania Association of Notaries

CERTIFICATION OF ADDRESS

I hereby certify that the address of the Grantee herein is:

STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION
2361 Hylan Boulevard
Staten Island, New York 10306

Attorney or 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 #: 20250003842
RECORD DATE: 2/20/2025 2:08:00 PM
RECORDED BY: CWASHINGER
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: GROVE, MICHAEL TR
INDIRECT NAME: STEPHEN SILLER TUNNEL TO TOWERS FOUNDATION

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

COMMONWEALTH OF PA: $7500.00
MUNICIPALITY: $3750.00 HARRISBURG CITY
SCHOOL DISTRICT: $3750.00 HARRISBURG
AOPC: $40.25
AFFORDABLE HOUSING: $13.00

DEMOLITION: $15.00

UPI Count: 1
UPI Fee: $20.00
UPI List: 01-049-058-000-0000

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:

October 19, 2026

In reference to Case No. 2659, a request for:

Variance & Special Exception Application for 1103 South Front Street, zoned Riverfront (RF), filed by Tunnels to Towers Foundation, to install a wall sign larger and higher than permitted by right and identification sign larger than permitted by right, both using internal illumination.

The **Harrisburg Planning Commission** will review the application on **October 7, 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: September 30, 2026

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

October 8, 2026

Tunnel to Towers Foundation
2361 Hylan Boulevard
Staten Island, NY 10306

Re: October 19, 2026 Harrisburg Zoning Hearing Board Meeting
1103 South Front Street – Variance & Special Exception Application

To Whom it May Concern:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly-scheduled meeting on October 19, 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