



**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.*

| | |
|---|--|
| <p align="center">Primary Property Address</p> <p align="center">1402 N. 4th Street Harrisburg, PA 17102</p> | <p align="center">Zoning District</p> <p align="center">Residential Medium Density (RM)</p> |
|---|--|

Two or More Parcels? Yes No
Please list the additional property addresses and parcel numbers:
Yes; please see attached list.

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 - PLEASE SEE ATTACHED SUPPLEMENT

1. What do you want to do and why?

Please see attached Supplement.

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

Please see attached Supplement.



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.

Please see attached Supplement.

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

Please see attached Supplement.

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

Please see attached Supplement.

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

Please see attached Supplement.

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.

Please see attached Supplement.

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?

Please see attached Supplement.

City of Harrisburg, Department of Community & Economic Development

Bureau of Planning – Permitting Part of Site Creation – Street of Planning

10 North 2nd Street, Suite 206, Harrisburg, PA 17101 - Phone: (717) 255-6419



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.

Please see attached Supplement.

10. Will the proposed use comply with Environmental Performance Standards in Chapter 7-331?

Please see attached Supplement.

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?

Please see attached Supplement.

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.

Please see attached Supplement.

Criteria for Variance Requests - PLEASE SEE ATTACHED SUPPLEMENT

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?

Please see attached Supplement.



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?

Please see attached Supplement.

3. Has the applicant created an unnecessary hardship?

Please see attached Supplement.

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?

Please see attached Supplement.

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?

Please see attached Supplement.

Applicant

Name Ian Wewer, Director of Development and Operations

Company 1037 Maclay Street, LLC

Address 922 N. 3rd Street
Harrisburg, PA 17102

Phone 717-745-8881

Email ian.wewer@rent7bridges.com

Applicant's Status

(Check One)

- Owner
- Lessee
- Equitable Owner
- Contract Purchaser



Main Contact for the Project

Name Christopher E. Rice, Esquire

Company Martson Law Offices

Address 10 East High Street
Carlisle, PA 17013

Phone 717-243-3341

Email crice@martsonlaw.com

Site Plan Designer (if applicable)

Name Mitch Kemp, PE

Company Snyder Land Development Planning & Consulting

Address 801 Belvedere Street, Suite 400
Carlisle, PA 17013

Phone 223-212-5173

Email mkemp@snyderlanddev.com

Property Owner

Name Harrisburg Redevelopment Authority (HRA)

Company c/o Bryan Davis, Executive Director

Address 10 North Second Street, Suite 405, P.O. Box 2157
Harrisburg, PA 17105-2157

Phone 717-255-3000

Email bdavis@hra-harrisburgpa.org



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.

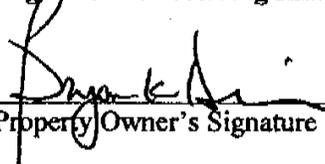
N / A Scale drawings (either 8.5x11 or 11x17) of the existing property and/or building (12 copies)

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.

| | | | |
|---|-----------|--|-----------|
|  | 10/7/2020 |  | 10/7/2020 |
| Applicant's Signature | Date | Property Owner's Signature | Date |

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

Zoning Requirements:

| | LOT D | LOT H |
|-----------------------------|---------------------------------|---------------------------------|
| Use: | Multi-Family Dwelling | Multi-Family Dwelling |
| Zoning: | <i>Special Exception</i> | <i>Special Exception</i> |
| Section: | | |
| Number of Units: | 12 | 9 |
| Lot Area: | 9,890.45 sf (0.227 Ac) | 2,907 sf (0.067 Ac) |
| 7-307.3 | | |
| Min. Lot Area Required: | 1,500 sf/dwelling unit | 1,500 sf/dwelling unit |
| Min. Lot Area Provided: | 824 sf/dwelling unit | 323 sf/dwelling unit |
| Zoning Required: | Variance Required | Variance Required |
| 7-307.3 | | |
| Min. Lot Width Required: | 20 feet | 20 feet |
| Min. Lot Width Provided: | 135 feet | 48.45 feet |
| Zoning Required: | No action required | No action required |
| 7-307.3 | | |
| Min. Rear Yard Setback Req | 10 feet | 10 feet |
| Min. Rear Yard Setback Prov | 10 feet | 10 feet |
| Zoning Required: | No Action Required | No Action Required |
| 7-307.3 | | |
| Min. Side Yard Setback Req | 4 feet | 4 feet |
| Min. Side Yard Setback Prov | 4 feet | 4 feet |
| Zoning Required: | No Action Required | No Action Required |
| 7-307.3 | | |
| Max. Impervious Coverage | 70% | 70% |
| Impervious Coverage Prov | (7,961 sf) 80.5% | (2,200 sf) 75.7% |
| Zoning Required: | Variance Required | Variance Required |
| 7-307.3 | | |
| Max. Building Height | 45 feet | 45 feet |
| Max Building Height Prov. | 45 feet | 45 feet |
| Zoning Required: | No action required | No action required |
| 7-307.3 | | |
| Max Building Width | 20% of width of block | 20% of width of block |
| Max Building Width Prov. | 80' Width > 18' Prevailing | 44' Width > 19.2' Prevailing |
| Zoning Required: | Variance Required | Variance Required |
| 7-307.11 | | |
| Residential Buffer | 3' High along residential uses | 3' High along residential uses |
| Buffer Provided: | 3' High Plantings | 3' High Plantings |
| Zoning Required: | No Action Required | No Action Required |

| 7-307.12 | | |
|-------------------------|-----------------------------------|-----------------------------------|
| Parking Buffer | 3' High along residential uses | 3' High along residential uses |
| Parking Buffer Provided | 3' High plantings | No onsite parking |
| Zoning Required: | No Action Required | No Action Required |
| 7-307.12 | | |
| Parking Lot Tree's | 1 Tree for every 3,000 sf parking | 1 Tree for every 3,000 sf parking |
| Required/Provided | 2,876 sf parking - 2 Trees | No Parking Provided |
| Zoning Required: | No Action Required | No Action Required |
| 7-327.6 | | |
| Required Parking | 1.2 spaces/dwelling unit | 1.2 spaces/dwelling unit |
| Provided Parking | 15 required - 8 provided | 11 required - 0 provided |
| Zoning Required: | Special Exception | Special Exception |
| | | |
| | | |

MARKETPLACE MIDTOWN
COMBINATION SPECIAL EXCEPTION AND VARIANCE
APPLICATION SUPPLEMENT- UPDATED DECEMBER 11, 2020

Background

1037 Maclay St, LLC (“Applicant”) is the Developer¹ of sixty (60) lots in Midtown Harrisburg (the “Properties”). A portion of the Properties – known as Lots “D” and “H” on the Application (the “Lots”) – are ready to be developed and will serve as the first phase of a multi-phase project to develop all of the Properties in Midtown, adding additional housing opportunities and some commercial storefronts.

The Lots consist of eight (8) total lots. The Applicant desires to construct two (2) apartment buildings on the Lots. Lot D will consist of twelve (12) rental units with an accompanying eight (8) surface-lot parking spaces. Lot H will consist of nine (9) rental units. One (1) unit in each building will be designated for workforce housing to meet the goal of the City of Harrisburg to provide more housing opportunities for those individuals who are below the Median Household Income.

The two (2) Lots which make up Lot “H” are part of the Market Place Homeowners’ Association (HOA). Specifically, these Lots are Parcel Nos. 06-016-024 and 06-016-025, with addresses of 1402 N. 4th Street and 1400 N. 4th Street, respectively. The six (6) Lots which make up Lot “D” are vacant lots and are not part of the HOA.

The instant Application is filed following Applicant’s original submission of a Zoning Amendment Application requesting the rezoning of the Lots from Residential Medium Density (RM) to Commercial Neighborhood (CN) in Fall 2019. Applicant’s approach has shifted and it now desires to construct the first phase of its Marketplace Midtown project as sample of what the area will experience with the development of the Properties.

The development of the Lots will generate taxable revenue for the City and encourage growth in Midtown by drawing in new residents with new housing opportunities.

Zoning Relief Requested

The Lots are located in the RM District, where Multifamily Dwellings are permitted by special exception. Applicant is seeking a **special exception** under Section 7-305.7 (“Permitted Uses by Zoning District”) of the Zoning Ordinance to construct two (2) apartment buildings.

Applicant is also requesting a **special exception** for each Lot related to parking requirements (“Required Parking – 7-327.6”).

¹ Applicant was designated as the Developer pursuant to a Redevelopment Contract, as amended, between Applicant and HRA dated on or about June 29, 2019.

Finally, in order to develop the Lots as apartment buildings, Applicant is also requesting a number of **variance(s)** related to the new construction. The variances are summarized as follows:

Lot D – 3 total variances

1. Min. Lot Area Required (7-307.3)
2. Maximum Impervious Coverage (7-307.3)
3. Maximum Building Width (7-307.3)

Lot H – 2 total variances

1. Min. Lot Area Required (7-307.3)
2. Maximum Impervious Coverage (7-307.3)
3. Maximum Building Width (7-307.3)

Accordingly, Applicant submits this combination Special Exception/Variance Application for consideration.

SPECIAL EXCEPTION APPLICATION – MULTIFAMILY DWELLINGS

Criteria for Special Exception Requests:

1. What do you want to do and why?

ANSWER: Applicant wants to construct two (2) Multifamily Dwellings (apartment buildings) as follows across eight (8) lots:

| Parcels | Proposed Use |
|--|--------------------------------------|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | Twelve (12) unit apartment building. |
| Lot H: 06-016-024 06-016-025 | Nine (9) unit apartment building. |

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

ANSWER: All eight (8) lots are currently unimproved, vacant lots.

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.

ANSWER: The properties lie within the rectilinear street layout common in the City of Harrisburg with the major thoroughfare of Calder Street running east to west, with “side” streets of North 4th Street and Marion Street providing secondary access to the properties. Sidewalks are located on all streets surrounding the properties for adequate pedestrian access and safety as well as easily functional emergency service access to these corner properties. Traffic generation will be minor with the dwelling units proposed. Proposed site improvements are described in the “Background” section found on page 1.

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

ANSWER: Parking at both sites is being handled as follows:

| PARCELS | PARKING |
|--|--|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | Adjacent parking lot with eight (8) surface-level parking slots. |
| Lot H: 06-016-024 06-016-025 | None proposed. |

Parking does not meet the minimum requirements of the code and, accordingly, Special Exception(s) are being applied for to minimize the number of parking spots required.

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

ANSWER: No. In fact, the development of these lots will result in a safer environment bringing more residential living to the area and removing vacant properties that are areas where people can gather without permission and result in higher crime for the area

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

ANSWER: New lateral extensions are needed from the existing utility lines in the street to the lots as follows: water; gas; electric; and sewer. Applicant has not received approval from the appropriate authorities at this time, but this will be done as part of the Land Development plan process.

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.

ANSWER: Yes. Attached to this Application is a preliminary Land Development Plan. Exhibit(s) are also attached which show the proposed landscaping and coverage bordering the property.

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?

ANSWER: No. Signage is not required or needed for this site.

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.

ANSWER: Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.

10. Will the proposed use comply with Environmental Performance Standards in Chapter 7-331?

ANSWER: Yes.

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?

ANSWER: N/A.

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.

ANSWER: No, the proposed use will not have an adverse impact on the character of the residential neighborhood. In fact, the project will enhance the neighborhood by adding residential living space to an undeveloped area of Harrisburg. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown.

SPECIAL EXCEPTION APPLICATION – PARKING – LOT “D”

Criteria for Special Exception Requests:

1. What do you want to do and why?

ANSWER: Applicant wants to construct a twelve (12) unit apartment building (multifamily dwelling) across the six (6) lots identified below:

| Parcels | Proposed Use |
|--|--------------------------------------|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | Twelve (12) unit apartment building. |

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

ANSWER: All six (6) lots in Lot “D” are currently unimproved, vacant lots.

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.

ANSWER: The properties lie within the rectilinear street layout common in the City of Harrisburg with the major thoroughfare of Calder Street running east to west, with Marion Street providing secondary access to the properties. Sidewalks are located on all streets surrounding the properties for adequate pedestrian access and safety as well as easily functional emergency service access to these corner properties. Traffic generation will be minor with the dwelling units proposed. Proposed site improvements are described in the “Background” section found on page 1.

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

ANSWER: Applicant will provide off-street parking in the form of eight (8) surface-level parking slots. Because this does not meet the minimum requirements of the code, a Special Exception is being requested for relief from the Zoning Ordinance requirements. Pursuant to section 7-327.6 of the Ordinance, fifteen (15) off-street parking spaces are required. Applicant's requested relief is to provide eight (8) off-street parking spots for the twelve (12) apartment units. There is also on-street parking available for the residents to utilize.

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

ANSWER: No.

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

ANSWER: New lateral extensions are needed from the existing utility lines in the street to the lots as follows: water; gas; electric; and sewer. Applicant has not received approval from the appropriate authorities at this time, but this will be done as part of the Land Development plan process.

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.

ANSWER: Yes. Attached to this Application is a preliminary Land Development Plan. Exhibit(s) are also attached which show the proposed landscaping and coverage bordering the property.

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?

ANSWER: No. Signage is not required or needed for this site.

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.

ANSWER: Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.

10. Will the proposed use comply with Environmental Performance Standards in Chapter 7-331?

ANSWER: Yes.

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?

ANSWER: N/A.

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.

ANSWER: No, the proposed use will not have an adverse impact on the character of the residential neighborhood. In fact, the project will enhance the neighborhood by adding residential living space to an undeveloped area of Harrisburg. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown.

SPECIAL EXCEPTION APPLICATION – PARKING – LOT “H”

Criteria for Special Exception Requests:

1. What do you want to do and why?

ANSWER: Applicant wants to construct a nine (9) unit apartment building (multifamily dwelling) across the two (2) lots identified below:

| Parcels | Proposed Use |
|------------------------------------|-----------------------------------|
| Lot H: 06-016-024 06-016-025 | Nine (9) unit apartment building. |

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

ANSWER: The two (2) lots in Lot “H” are currently unimproved, vacant lots.

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.

ANSWER: The properties lie within the rectilinear street layout common in the City of Harrisburg with the major thoroughfare of Calder Street running east to west, with North 4th Street providing secondary access to the properties. Sidewalks are located on all streets surrounding the properties for adequate pedestrian access and safety as well as easily functional emergency service access to these corner properties. Traffic generation will be minor with the dwelling units proposed. Proposed site improvements are described in the “Background” section found on page 1.

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

ANSWER: Applicant does not intend to provide off-street parking as street parking is readily available on the surrounding streets. Because this does not meet the minimum requirements of the code, a Special Exception is being requested for relief from the Zoning Ordinance requirements. Pursuant to section 7-327.6 of the Ordinance, eleven (11) off-street parking spaces are required. Applicant's requested relief is to provide zero (0) off-street parking spaces for the nine (9) apartment units.

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

ANSWER: No.

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

ANSWER: New lateral extensions are needed from the existing utility lines in the street to the lots as follows: water; gas; electric; and sewer. Applicant has not received approval from the appropriate authorities at this time, but this will be done as part of the Land Development plan process.

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.

ANSWER: Yes. Attached to this Application is a preliminary Land Development Plan. Exhibit(s) are also attached which show the proposed landscaping and coverage bordering the property.

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?

ANSWER: No.

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.

ANSWER: Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.

10. Will the proposed use comply with Environmental Performance Standards in Chapter 7-331?

ANSWER: Yes.

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?

ANSWER: N/A.

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.

ANSWER: No, the proposed use will not have an adverse impact on the character of the residential neighborhood. In fact, the project will enhance the neighborhood by adding residential living space to an undeveloped area of Harrisburg. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown.

VARIANCE APPLICATION(S) – LOT “D”

Applicant is requesting variances for the six (6) lots in Lot “D” as follows:

| PARCELS | VARIANCE(S) REQUESTED |
|--|--|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | 1. Min. Lot Area Required (7-307.3) 2. Maximum Impervious Coverage (7-307.3) 3. Maximum Building Width (7-307.3) |

VARIANCE REQUEST – LOT “D”
MINIMUM LOT AREA REQUIRED (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance, if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create twelve (12) dwelling units. Given the property size, this would equate to 824 square feet per dwelling unit, which is below the minimum requirement.

DIMENSIONAL VARIANCE REQUEST – LOT “D”
MAXIMUM IMPERVIOUS COVERAGE (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance(s), if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 80.5% maximum impervious coverage to allow the proposed building to meet other zoning requirements.

DIMENSIONAL VARIANCE REQUEST – LOT “D”
MAXIMUM BUILDING WIDTH (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance(s), if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of an 80' width > 18' prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.

VARIANCE APPLICATION(S) – LOT “H”

Applicant is requesting variance(s) for this project for the two (2) lots in Lot “H” as follows:

| PARCELS | VARIANCE(S) REQUESTED |
|------------------------------------|--|
| Lot H: 06-016-024 06-016-025 | 1. Min. Lot Area Required (7-307.3) 2. Maximum Impervious Coverage (7-307.3) 3. Maximum Building Width (7-307.3) |

VARIANCE REQUEST – LOT “H”
MINIMUM LOT AREA REQUIRED (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance(s), if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create nine (9) dwelling units. Given the property size, this would equate to 323 square feet per dwelling unit, which is below the minimum requirement.

DIMENSIONAL VARIANCE REQUEST – LOT “H”
MAXIMUM IMPERVIOUS COVERAGE (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance(s), if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 75.7% maximum impervious coverage to allow the proposed building to meet other zoning requirements.

DIMENSIONAL VARIANCE REQUEST – LOT “H”
MAXIMUM BUILDING WIDTH (7-307.3)

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?

ANSWER: Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.

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?

ANSWER: The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.

3. Has the applicant created an unnecessary hardship?

ANSWER: The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.

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?

ANSWER: No. The Variance(s), if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.

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?

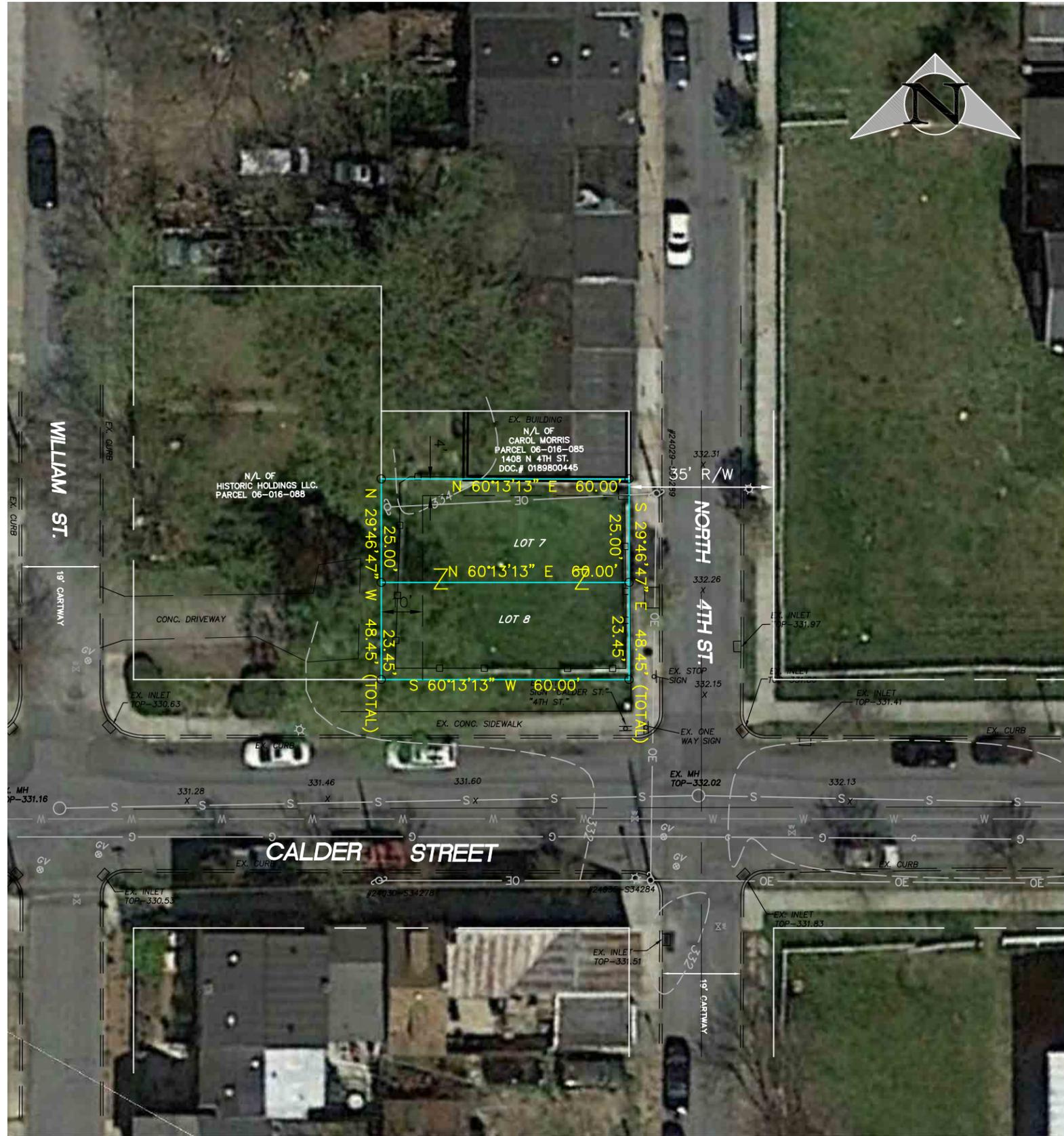
ANSWER: Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of a 44' width > 19.2' prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.

MARKETPLACE MIDTOWN – VARIANCE APPLICATION

List of Addresses/Parcels:

| ADDRESS | PARCEL # |
|--|------------|
| 1402 N. 4 th Street Harrisburg, PA 17102 | 06-016-024 |
| 1400 N. 4 th Street Harrisburg, PA 17102 | 06-016-025 |
| 1333 Marion Street Harrisburg, PA 17102 | 06-032-012 |
| 1323 Marion Street Harrisburg, PA 17102 | 06-032-013 |
| 1331 Marion Street Harrisburg, PA 17102 | 06-032-040 |
| 1329 Marion Street Harrisburg, PA 17102 | 06-032-041 |
| 1327 Marion Street Harrisburg, PA 17102 | 06-032-042 |
| 1325 Marion Street Harrisburg, PA 17102 | 06-032-043 |

| Ex. Lot | PROP LOT | Owner: | Address: | Parcel ID: | Record: |
|---------|----------|---------------------------------------|--------------------|---------------------|-------------|
| Lot 1 | D | Redevelopment Authority of Harrisburg | 1333 Marion Street | 06-032-012-000-0000 | 0343200177 |
| Lot 2 | D | Redevelopment Authority of Harrisburg | 1331 Marion Street | 06-032-040-000-0000 | 0323400177 |
| Lot 3 | D | Redevelopment Authority of Harrisburg | 1329 Marion Street | 06-032-041-000-0000 | 0343200177 |
| Lot 4 | D | Redevelopment Authority of Harrisburg | 1327 Marion Street | 06-032-042-000-0000 | 20190015326 |
| Lot 5 | D | Redevelopment Authority of Harrisburg | 1325 Marion Street | 06-032-043-000-0000 | 20190015326 |
| Lot 6 | D | Redevelopment Authority of Harrisburg | 1323 Marion Street | 06-032-013-000-0000 | 20190015326 |
| Lot 7 | H | Redevelopment Authority of Harrisburg | 1402 N 4th Street | 06-016-024-000-0000 | 20190015326 |
| Lot 8 | H | Redevelopment Authority of Harrisburg | 1400 N 4th Street | 06-016-025-000-0000 | 20190015326 |



EXISTING LOT H
 INTERSECTION OF CALDER STREET & N. 4TH STREET
 CONSOLIDATED LOT AREA: 3,000 SQ.FT

| | |
|---|--|
| DATE | 10/07/2020 |
| SCALE: 1"=30' | |
| CLIENT: | 1037 MACLAY STREET, LLC HARRISBURG, PENNSYLVANIA |
| TELEPHONE: | (717) 745-8881 |
| PROJECT: | MARKETPLACE MIDTOWN CITY OF HARRISBURG DAUPHIN COUNTY, PA |
| ZONING VARIANCE PLAN - EXISTING LOT H | |
| | |
| 801 Belvedere Street, Suite 400 Carlisle, PA 17013 223-312-5173 | |
| PROJECT NO: | 2020SEVE-001 |
| SHEET | 2 OF 6 |

PRELIMINARY REVERSE SUBDIVISION & LAND DEVELOPMENT PLAN FOR MARKETPLACE MIDTOWN

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, ALL SURVEY INFORMATION AND COMPUTATIONS SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CITY OF HARRISBURG.

_____, 2020
PROFESSIONAL LAND SURVEYOR

ZONING APPROVALS

THE FOLLOWING SPECIAL EXCEPTIONS ARE REQUIRED:
SPECIAL EXCEPTION FOR MULTI-FAMILY DWELLINGS IN THE RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT.

THE FOLLOWING VARIANCES ARE REQUIRED:
PARCEL D & PARCEL H
SECTION 7-307.3 MINIMUM LOT AREA OF 1,500 SF/DWELLING UNIT
SECTION 7-307.3 MAXIMUM DENSITY OF 8-20 UNITS
SECTION 7-307.3 FRONT YARD SETBACK OF 5'
SECTION 7-307.3 MAXIMUM IMPERVIOUS COVERAGE OF 70%
SECTION 7-307.3 MAXIMUM BUILDING WIDTH (20% OF WIDTH OF BLOCK)
SECTION 7-327.6 REQUIRED OFF-STREET PARKING OF 1.2 SPACES/DWELLING UNIT

ZONING & REQUIREMENTS

| SITE ZONING DATA: | PARCEL D | PARCEL H |
|-------------------------|---------------------------------|---------------------------------|
| TOTAL LOT ACREAGE (NET) | 9,992.36 SF | 3,000 SF |
| EXISTING LAND USE | UNDEVELOPED/RESIDENTIAL | UNDEVELOPED/RESIDENTIAL |
| PROPOSED LAND USE | MULTI-FAMILY DWELLING | MULTI-FAMILY DWELLING |
| ZONING DISTRICT | RM - RESIDENTIAL MEDIUM DENSITY | RM - RESIDENTIAL MEDIUM DENSITY |
| UTILITY DATA: | | |
| SEWER: | | PUBLIC |
| WATER: | | PUBLIC |

CERTIFICATE OF ACCURACY

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREON IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY THE CITY OF HARRISBURG.

_____, 2020
PROFESSIONAL ENGINEER SIGNATURE

STORMWATER MANAGEMENT PLAN CERTIFICATION

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE STORMWATER MANAGEMENT FACILITIES SHOWN AND DESCRIBED HEREON ARE DESIGNED IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF HARRISBURG.

_____, 2020
PROFESSIONAL ENGINEER SIGNATURE

| REQUIREMENT | EXISTING/REQUIRED | PROPOSED PARCEL D | PROPOSED PARCEL H |
|-------------------------|--------------------|------------------------------|-----------------------------|
| MINIMUM LOT AREA | 1,500 SF/DWELLING | *12 UNITS 832 SF/DWELLING | *9 UNITS 167 SF/DWELLING |
| MAX. DENSITY | 8-20 UNITS/AC | *52.3 UNIT/AC | *130.7 UNIT/AC |
| MIN. LOT WIDTH | 20 FEET | 136 FEET | 50 FEET |
| SETBACKS | | | |
| FRONT | 5 FEET | *0 FEET | *0 FEET |
| SIDE | 4 FEET | 4 FEET | 4 FEET |
| REAR | 10 FEET | 10 FEET | 10 FEET |
| MAXIMUM BUILDING HEIGHT | 45 FEET | 45 FEET | 45 FEET |
| MAX. LOT COVERAGE | 70% | *72% | *75% |
| MAX. BUILDING WIDTH | 20% OF BLOCK WIDTH | *43.1% | 14.3% |

* DENOTES REQUIREMENTS WHERE A VARIANCE HAS BEEN REQUESTED

SOURCE OF TITLE

| LOT | OWNER: | ADDRESS: | PARCEL ID: | RECORD: |
|-------|---------------------------------------|--------------------|---------------------|-------------|
| LOT 1 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1333 MARION STREET | 06-032-012-000-0000 | 0343200177 |
| LOT 2 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1331 MARION STREET | 06-032-044-000-0000 | 0324400177 |
| LOT 3 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1329 MARION STREET | 06-032-041-000-0000 | 032000177 |
| LOT 4 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1327 MARION STREET | 06-032-042-000-0000 | 20190015326 |
| LOT 5 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1325 MARION STREET | 06-032-043-000-0000 | 20190015326 |
| LOT 6 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1323 MARION STREET | 06-032-013-000-0000 | 20190015326 |
| LOT 7 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1402 N 4TH STREET | 06-016-024-000-0000 | 20190015326 |
| LOT 8 | REDEVELOPMENT AUTHORITY OF HARRISBURG | 1400 N 4TH STREET | 06-016-025-000-0000 | 20190015326 |

DAUPHIN COUNTY PLANNING COMMISSION CERTIFICATE

THIS PLAN, REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

CITY OF HARRISBURG PLANNING COMMISSION CERTIFICATE

THIS PLAN, REVIEWED BY THE CITY OF HARRISBURG PLANNING COMMISSION THIS _____ DAY OF _____, 2020.

HARRISBURG CITY COUNCIL CERTIFICATE OF MUNICIPAL APPROVAL

ON THIS _____ DAY OF _____, 2020, THE CITY OF HARRISBURG COUNCIL, APPROVED THE PLAN _____, AS SHOWN HEREON.

THIS PLAN APPROVED ON _____, ALL CONDITIONS OF APPROVAL WERE SATISFIED ON _____, 2020.

CERTIFICATE OF OWNERSHIP ACKNOWLEDGEMENT OF THE PLAN/ OFFER OF DEDICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE _____ DAY OF _____, 2020, BEFORE ME, THE UNDERSIGNED PERSONALLY APPEARED _____, WHO BEING DULY SWORN ACCORDING TO LAW, DEPOSES AND SAYS THAT THEY ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN AND DESIRES THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

WITNESS MY HAND AND NOTARIAL SEAL THE DAY AND DATE ABOVE WRITTEN.

OWNER SIGNATURE _____ OWNER SIGNATURE _____
NOTARY SEAL SIGNATURE _____

OWNER:

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG
10 NORTH SECOND STREET, SUITE 405
PO BOX 2157
HARRISBURG, PA 17105

EQUITABLE OWNER:

SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102

REQUESTED WAIVERS

AT A MEETING HELD ON _____, 2020, THE FOLLOWING WAIVERS/REQUESTS OF MODIFICATIONS WERE APPROVED.

- SECTION 7-505.7.D & 7-513 & SECTION 505.10.9E TRAFFIC IMPACT STUDY. THE APPLICANT REQUESTS A WAIVER FROM PROVIDING A TRAFFIC IMPACT ANALYSIS ON THE FACT THAT THE 21 PROPOSED UNITS WILL GENERATE TRIPS LESS THAN THE REQUIRED THRESHOLD FOR TRAFFIC IMPACT STUDIES AND/OR TRAFFIC IMPACT ANALYSIS.
- SECTION 507.2.1(2) PRIVATE DRIVEWAYS ON CORNER LOTS SHALL BE LOCATED 40' FROM THE NEAREST STREET RIGHT-OF-WAY. TO PROVIDE THE MAXIMUM NUMBER OF ONSITE PARKING, THE DRIVEWAY ENTRANCE HAS TO BE CENTERED ON THE AVAILABLE FRONTAGE OF THE 73' PROPERTY LINE, WHICH REQUIRES THE DRIVEWAY TO BE WITHIN 40 FEET OF THE INTERSECTING RIGHT-OF-WAY.
- SECTION 7-511.5, 505.5 & 505.9 SURFACE WATER MANAGEMENT. THE APPLICANT REQUESTS A WAIVER FOR PROVIDING STORMWATER MANAGEMENT CONTROLS ON THE PROPERTIES. THESE PROPERTIES WERE PREVIOUSLY DEVELOPED AND THE STRUCTURES WERE REMOVED/DEMOLISHED FOR DEVELOPMENT. STORMWATER WILL FLOW INTO EXISTING INLETS LOCATED AT THE PERIMETER STREETS.

LOT TABULATIONS

| PARCEL D | PARCEL H | PARCEL D | PARCEL H |
|-------------------|-------------------|-------------------|-------------------|
| LOT 1 2,201.70 SF | LOT 7 1,500.00 SF | LOT 1 2,201.70 SF | LOT 7 1,500.00 SF |
| LOT 2 1,487.84 SF | LOT 8 1,500.00 SF | LOT 2 1,487.84 SF | LOT 8 1,500.00 SF |
| LOT 3 1,468.83 SF | TOTAL 3,000.00 SF | LOT 3 1,468.83 SF | TOTAL 3,000.00 SF |
| LOT 4 1,477.28 SF | | LOT 4 1,477.28 SF | |
| LOT 5 2,252.70 SF | | LOT 5 2,252.70 SF | |
| LOT 6 1,123.93 SF | | LOT 6 1,123.93 SF | |
| TOTAL 9,992.36 SF | | TOTAL 9,992.36 SF | |

UTILITY NOTES

ALL SANITARY SEWER MAINS, SANITARY SEWER FORCE MAINS, SANITARY SEWER LATERALS, WATER MAINS AND WATER LATERALS SHALL BE PROVIDED WITH METALLIC BACKED WARNING LOCATION TAP 18" BELOW GROUND DIRECTLY ABOVE THE PIPE.

- EXISTING VALVES, RIMS, CLEANOUTS AND LIDS SHALL BE FIELD RESET TO PROPOSED GRADES.
- ANY DAMAGE TO THE UTILITIES SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ALL COSTS FOR REPAIRS SHALL BE BORNE BY THE CONTRACTOR.
- ALL TRENCHES SHALL BE BACKFILLED WITHOUT DELAY. OPEN TRENCHES SHALL BE KEPT TO A MINIMUM. OPEN TRENCHES SHALL BE COVERED WITH A STEEL PLATE WHEN WORK IS NOT IN PROGRESS. NO EXCAVATED AREAS ARE TO REMAIN OPEN.
- LIMIT DAILY TRENCH EXCAVATION TO THE LENGTH OF PIPE WHICH CAN BE COMPLETED THE SAME DAY.
- WATER THAT ACCUMULATES IN THE OPEN TRENCH WILL BE COMPLETELY REMOVED BY PUMPING BEFORE PIPE PLACEMENT AND/OR BACKFILLING BEGINS. WATER MUST BE PUMPED THROUGH A FILTER BAG ON A STABLE SURFACE OR INTO A SEDIMENT CONTROL FACILITY.
- ON THE DAY FOLLOWING PIPE PLACEMENT AND TRENCH BACKFILLING, DISTURBED AREAS WILL BE GRADED TO THE FINAL CONTOURS. SEEDING AND MULCHING OF ALL DISTURBED AREAS MUST BE DONE IMMEDIATELY IN ACCORDANCE WITH THE APPROVED EROSION CONTROL PLAN.
- EXCAVATIONS OR TRENCHING WITHIN PROXIMITY TO UNDERGROUND FACILITIES OR UTILITY POLES WILL REQUIRE PROTECTION TO PREVENT DAMAGE OR INTERRUPTION OF SERVICES. THE COST TO PROVIDE THE PROTECTION IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- OVER EXCAVATION OF UTILITY TRENCHES SHALL BE BACKFILLED WITH AASHTO #57 CRUSHED STONE.
- COMPACTION IN FILL AREAS BENEATH ALL PROPOSED UTILITIES AND STRUCTURES SHOULD MEET WITH MANUFACTURER AND TOWNSHIP REQUIREMENTS AND BE EQUAL TO THE MINIMUM 95% MODIFIED PROCTOR DENSITY.
- ALL PLASTIC PIPE SHALL BE INSTALLED WITH COPPER TRACE WIRE ABOVE THE PIPE NO LESS THAN 18" BELOW GROUND.

SANITARY SEWER NOTES

- MINIMUM OF 4' OF COVER IS REQUIRED OVER ALL SEWER LINES. THE SEWER MAIN SHALL BE CONSTRUCTED TO THE LINE AND GRADE SHOWN ON THE PLANS.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL FIELD TESTING AND RECORD DRAWINGS PER THE AUTHORITY REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN FIELD RECORDS OF THE LOCATION AND DEPTH OF ALL SANITARY SEWER LATERAL LOCATIONS AND SHALL PROVIDE THIS INFORMATION TO THE DESIGN ENGINEER FOR PREPARATION OF AS-BUILT DRAWINGS.
- ALL SANITARY SEWER LATERALS SHALL BE MAINTAINED BETWEEN ALL WATER AND SEWER CROSSINGS. IF THIS CLEARANCE CANNOT BE MAINTAINED, A CONCRETE ENCASUREMENT SHALL BE PROVIDED.
- ALL SANITARY SEWER IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE MUNICIPAL SEWER AUTHORITY CONSTRUCTION SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- 95% STANDARD PROCTOR FILL COMPACTION IS REQUIRED FOR ALL SANITARY SEWER FACILITIES LOCATED IN FILL MATERIAL. TESTING MUST BE IN ACCORDANCE WITH THE APPROPRIATE AASHTO AND ASTM STANDARDS.
- ALL SANITARY SEWER MANHOLES WITHIN THE PUBLIC RIGHT-OF-WAY SHALL HAVE THE MANHOLE CONE SECTION ROTATED TO MINIMIZE IMPACTS WITHIN THE VEHICLE WHEEL PATHS.
- ALL CLEANOUTS & SANITARY MANHOLES LOCATED WITHIN PAVED AREAS SHALL BE INSTALLED WITH TRAFFIC BEARING TOPS.
- ALL PROPOSED SANITARY SEWERS WILL BE OFFERED FOR DEDICATION TO THE MUNICIPAL AUTHORITY.
- A MINIMUM OF 0.1 FEET OF FALL SHALL BE PROVIDED THROUGH ALL SANITARY SEWER MANHOLES.
- ALL SANITARY SEWERS AND APPURTENANCES SHALL BE INSTALLED AND TESTED IN ACCORDANCE WITH GMA REQUIREMENTS.
- ANY SEWER CLEANOUTS IN PAVED AREAS NEED TRAFFIC RATED FRAMES AND COVERS.

UNDERGROUND UTILITY PROTECTION ACT

IN COMPLIANCE WITH AND PURSUANT TO THE PROVISIONS OF 73 P.S. 176, AS AMENDED BY ACT 121 OF 2008, SLD PLANNING & CONSULTING AND/OR ITS ASSIGNS HAS PERFORMED THE FOLLOWING REQUIREMENTS IN PREPARING THESE DRAWINGS THAT INCLUDE EXCAVATION OR DEMOLITION WORK AT SITES WITHIN THE POLITICAL SUBDIVISION AND/OR LAND DEVELOPMENT SHOWN ON THE DRAWINGS HEREIN:

- PURSUANT TO 73 P.S. 176(2), SLD HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM NOT LESS THAN TEN (10) NOR MORE THAN NINETY (90) BUSINESS DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED. IF SUCH INFORMATION WAS OBTAINED MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, SLD HAS STATED IN THE REQUEST THAT WORK IS PRELIMINARY.
- PURSUANT TO 73 P.S. 176(3), SLD HAS SHOWN, UPON THESE DRAWINGS, THE POSITION AND TYPE OF EACH FACILITY OWNER'S LINE, AS DERIVED PURSUANT TO THE REQUEST MADE AS REQUIRED BY 73 P.S. 176(2). THE NAME OF THE FACILITY OWNER AND THE FACILITY OWNER'S DESIGNATED OFFICE ADDRESS AND TELEPHONE NUMBER.
- PURSUANT TO 73 P.S. 176(5), SLD HAS CALLED THE ONE CALL SYSTEM AND SHOWN AS PROOF, THE SERIAL NUMBER OF ONE CALL NOTICE AND THE TOLL-FREE NUMBER OF THE ONE CALL SYSTEM ON THE DRAWINGS NEAR THE SERIAL NUMBER.
- IF, PURSUANT TO THE REQUIREMENTS OF 73 P.S. 176(2), SLD HAS REQUESTED LINE AND FACILITY INFORMATION FROM THE ONE CALL SYSTEM MORE THAN NINETY (90) DAYS BEFORE FINAL DESIGN IS TO BE COMPLETED, SLD HAS INDICATED THAT THE REQUEST IS PRELIMINARY AND THE SERIAL NUMBER OF SAID REQUEST IS SHOWN ON THE DRAWINGS HEREIN.

SLD DOES NOT REPRESENT, WARRANT, ASSURE OR GUARANTEE THAT THE INFORMATION RECEIVED PURSUANT TO THE ONE CALL SYSTEM REQUEST AND AS REFLECTED ON THESE DRAWINGS IS ACCURATE OR CORRECT. FURTHERMORE, SLD INCLUDES THE INFORMATION ONLY PURSUANT TO THE REQUIREMENTS OF THE UNDERGROUND UTILITY LINE PROTECTION ACT, AS AMENDED BY ACT 121 OF 2008.

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. _____

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER: 1-800-242-1776

DATE: _____ BY: _____

PENNSYLVANIA ONE CALL SYSTEM SERIAL NO. (SURVEY) _____

PENNSYLVANIA ONE CALL SYSTEM TOLL-FREE NUMBER: 1-800-242-1776

DATE: _____ BY: _____

SURVEY NOTES:

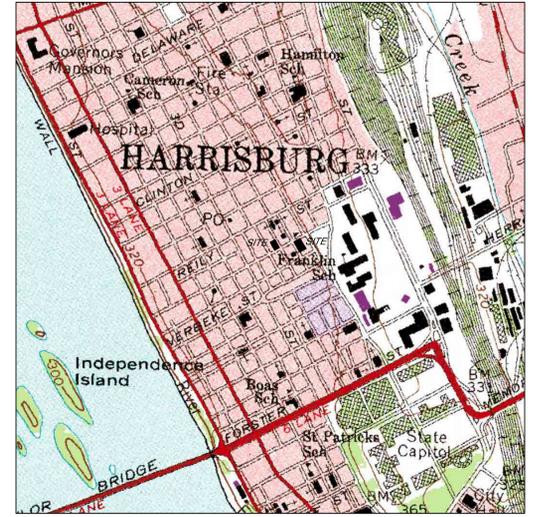
- LOCATIONS OF UNDERGROUND UTILITIES AS SHOWN HEREON ARE BASED ON ABOVE GROUND STRUCTURES AND RECORD DRAWINGS PROVIDED. LOCATIONS OF UNDERGROUND UTILITIES/STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES/STRUCTURES MAY BE ENCOUNTERED. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THE SURVEY TO LOCATE BURIED UTILITIES. BECAUSE THE UNDERGROUND UTILITIES ARE SHOWN IN THEIR APPROXIMATE LOCATION, THEY SHOULD BE VERIFIED PRIOR TO ANY EARTHMOVING ACTIVITIES.
- THE EXISTING INFORMATION DEPICTED ON THE "EXISTING CONDITIONS PLAN" IS BASED UPON: (1) DEED INFORMATION OBTAINED FROM THE DAUPHIN COUNTY DEED OF RECORDERS OFFICE; (2) FIELD OBSERVATIONS OF EXISTING CONDITIONS AT THE SITE; AND (3) UTILITY INFORMATION VISIBLE FROM THE SURFACE. NO FIELD SURVEY WAS CONDUCTED AS PART OF THE PREPARATION OF THESE PLANS.
- TOPOGRAPHY SHOWN HEREON WAS TAKEN FROM PENNSYLVANIA SPACIAL ACCESS MAP (PSAM) WITH A VERTICAL DATUM NAV88. ELEVATIONS: NO FIELD TOPOGRAPHIC SURVEY HAS BEEN CONDUCTED AS PART OF THE PREPARATION OF THESE PLANS.

FLOODPLAIN NOTE

NO FLOODPLAIN AREAS ARE DEFINED ON THE PROPERTY AS IDENTIFIED FEMA, FLOOD INSURANCE RATE MAP.

WETLAND NOTE

NO WETLANDS ARE LOCATED ON THE PROPERTY.



SITE LOCATION MAP

1" = 1,000'

DRAWING INDEX

| | |
|--------------|-----------------------------|
| SHEET 1 OF 8 | COVER SHEET |
| SHEET 2 OF 8 | REVERSE SUBDIVISION PLAN |
| SHEET 3 OF 8 | EXISTING CONDITIONS PLAN |
| SHEET 4 OF 8 | LAYOUT PLAN |
| SHEET 5 OF 8 | GRADING & UTILITY PLAN |
| SHEET 6 OF 8 | LANDSCAPING & LIGHTING PLAN |
| SHEET 7 OF 8 | DETAILS |
| SHEET 8 OF 8 | DETAILS |

CONTRACTOR NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ANY PERMITS FROM THE MUNICIPAL AUTHORITY PRIOR TO THE CONSTRUCTION PROPOSED ON THIS PLAN.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED EXISTING LANDSCAPE AND/OR SITE FEATURES WHICH ARE TO REMAIN.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE OWNER'S REPRESENTATIVE.
- PRIOR TO BUILDING STAKEOUT, CONTRACTOR SHALL VERIFY DIMENSIONS SET FORTH ON LATEST ARCHITECTURAL PLANS.
- ALL CONSTRUCTION TO CONFORM TO THE MUNICIPAL AND/OR COUNTY ORDINANCES AND SPECIFICATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO BE AWARE OF APPLICABLE STANDARDS AND SPECIFICATIONS AS WELL AS THE REQUIRED METHODS OF CONSTRUCTION. ALL DEVIATIONS FROM THE PLANS MUST BE APPROVED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL TRAFFIC CONTROL, TRENCH BARRICADEING, COVERING, SHEETING AND SHORING, IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS. MAINTENANCE AND PROTECTION OF TRAFFIC ALONG THE EXISTING ROADS NEIGHBORING THE PROJECT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. ALL M & P PLANS AND PROCEDURES SHALL BE IN ACCORDANCE WITH TOWNSHIP AND/OR PENNDOT STANDARDS.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL EXISTING SITE CONDITIONS AND DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN THE PLANS AND ACTUAL FIELD CONDITIONS SHALL BE REPORTED TO SLD PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES, ROADS, DRIVEWAYS, AND STRUCTURES SHOWN ARE FROM THE BEST AVAILABLE RECORDS AND SHALL BE VERIFIED BY THE CONTRACTOR TO HIS SATISFACTION PRIOR TO CONSTRUCTION.
- DIMENSIONS AND GEOMETRY SHOWN ON THIS PLAN SHALL BE VERIFIED DURING STAKE-OUT CALCULATIONS AND FIELD STAKE-OUT.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE DRAINAGE PATTERN AS SHOWN ON THESE PLANS AND FOR MAINTAINING POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND ALSO A MINIMUM SLOPE ON ALL GRASS AREAS.
- CONTRACTOR TO TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SLD MAKES NO GUARANTEE THAT THE EXISTING UTILITIES ARE EXACTLY AS SHOWN.
- CONTRACTOR SHALL VERIFY TO THEIR SATISFACTION, THE FINAL EARTHWORK NUMBERS PRIOR TO COMMENCEMENT OF SITE WORK. SLD MAKES NO GUARANTEE THAT ON SITE SOILS WILL BE SUITABLE FOR STRUCTURAL FILL, OR THAT THE EARTHWORK WILL BALANCE. CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE ACTUAL EARTHWORK NUMBERS ENCOUNTERED DURING CONSTRUCTION.
- ALL DIMENSIONS IN AREAS OF PROPOSED CURBING ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- IN THE CASE OF DISCREPANCY BETWEEN THE SCALED AND THE FIGURED DIMENSIONS SHOWN ON THESE PLANS, THE FIGURED DIMENSION SHALL GOVERN.
- FAILURE TO SPECIFICALLY IDENTIFY ANY WORK WHICH WOULD NORMALLY BE REQUIRED TO COMPLETE THE PROJECT SHALL NOT RELIEVE THE CONTRACTOR OF HIS RESPONSIBILITY TO PERFORM SUCH WORK.
- THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, AND SAFETY PRECAUTIONS AND PROGRAMS.
- THE CONTRACTOR SHALL ADJUST ALL EXISTING UTILITY APPURTENANCES AS NECESSARY TO MATCH PROPOSED GRADES, UNLESS OTHERWISE NOTED.
- CURB AND PAVEMENT SHALL BE INSTALLED IN A MANNER AS TO ENSURE POSITIVE DRAINAGE IN ALL AREAS.
- FIELD ADJUSTMENTS SHALL BE MADE AS NECESSARY TO PROVIDE A SMOOTH TRANSITION BOTH HORIZONTALLY AND VERTICALLY FROM THE EXISTING TO PROPOSED PAVING SECTIONS.
- ALL UNSUITABLE MATERIAL WITHIN STRUCTURAL FILL AREAS MUST BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE GEOTECHNICAL ENGINEER AND/OR THE TOWNSHIP.
- WHERE IT IS NECESSARY TO CONNECT TO OR EXTEND TO EXISTING PAVING, SAW CUT THE EXISTING EDGE OF PAVEMENT AND MILL AND OVERLAY AT THE POINT OF TIE-IN TO ENSURE A SMOOTH TRANSITION AND POSITIVE DRAINAGE.
- ALL HANDICAPPED RAMPS, SIDEWALKS, AND HANDICAPPED PARKING SPACES MUST MEET ALL APPLICABLE ADA REQUIREMENTS. THE CONTRACTOR SHALL VERIFY ADA COMPLIANCE PRIOR TO PLACEMENT OF PAVING OR CONCRETE.
- ALL ITEMS WHICH ARE REFERENCED AND NOT SPECIFICALLY DETAILED SHALL BE SELECTED BY THE OWNER OR OWNER'S REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING SUBSURFACE CONDITIONS PRIOR TO PLACEMENTS OF MACADAM, CONCRETE OR THE INSTALLATION OF ANY UNDERGROUND UTILITIES.
- ALL STORMWATER PIPING SHALL BE WATER TIGHT PIPING, NO SOIL TIGHT PIPING OR FITTINGS ARE PERMITTED.
- CONTRACTOR SHALL TEST PIT ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. SLD MAKES NO GUARANTEES ON THE EXACT LOCATION AND DEPTH OF UTILITIES.

WATER SERVICE NOTES

- 95% FILL COMPACTION IS REQUIRED FOR ALL WATER DISTRIBUTION FACILITIES LOCATED IN FILL MATERIAL.
- THE CONSTRUCTION OF WATER AND SANITARY SEWER LINES SHALL BE IN ACCORDANCE WITH PA DEP REGULATIONS RELATED TO HORIZONTAL AND VERTICAL SEPARATION.
- ALL WATER APPURTENANCES SHALL BE SET TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- ALL POTABLE WATER PIPES SHALL HAVE A MINIMUM COVER OF FOUR (4) FEET. POTABLE WATER AND SANITARY SEWER LINE CROSSINGS SHALL HAVE A MINIMUM VERTICAL SEPARATION OF 18 INCHES OR A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. IF THESE CLEARANCES CANNOT BE MET, THE WATER LINE JOINTS MUST HAVE FERNOCO COUPLINGS INSTALLED FOR TEN (10) LINEAL FEET ON EACH SIDE OF THE CROSSING. IF THE POTABLE WATER PASSES BENEATH THE WATER SANITARY SEWER, NO MATTER HOW MUCH CLEARANCE, THE POTABLE WATER JOINTS MUST HAVE FERNOCO COUPLINGS INSTALLED FOR TEN (10) LINEAL FEET ON EACH SIDE OF THE CROSSING.

DATE ISSUED: OCTOBER 7, 2020

NO SCALE

CLIENT: SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102

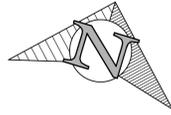
PROJECT: REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
COVER SHEET



801 Belvedere Street, Suite 400
Carlisle, PA 17013
223-212-5173

PROJECT NO:
2020SEVE-001

SHEET 1 OF 8



PARCEL INFORMATION

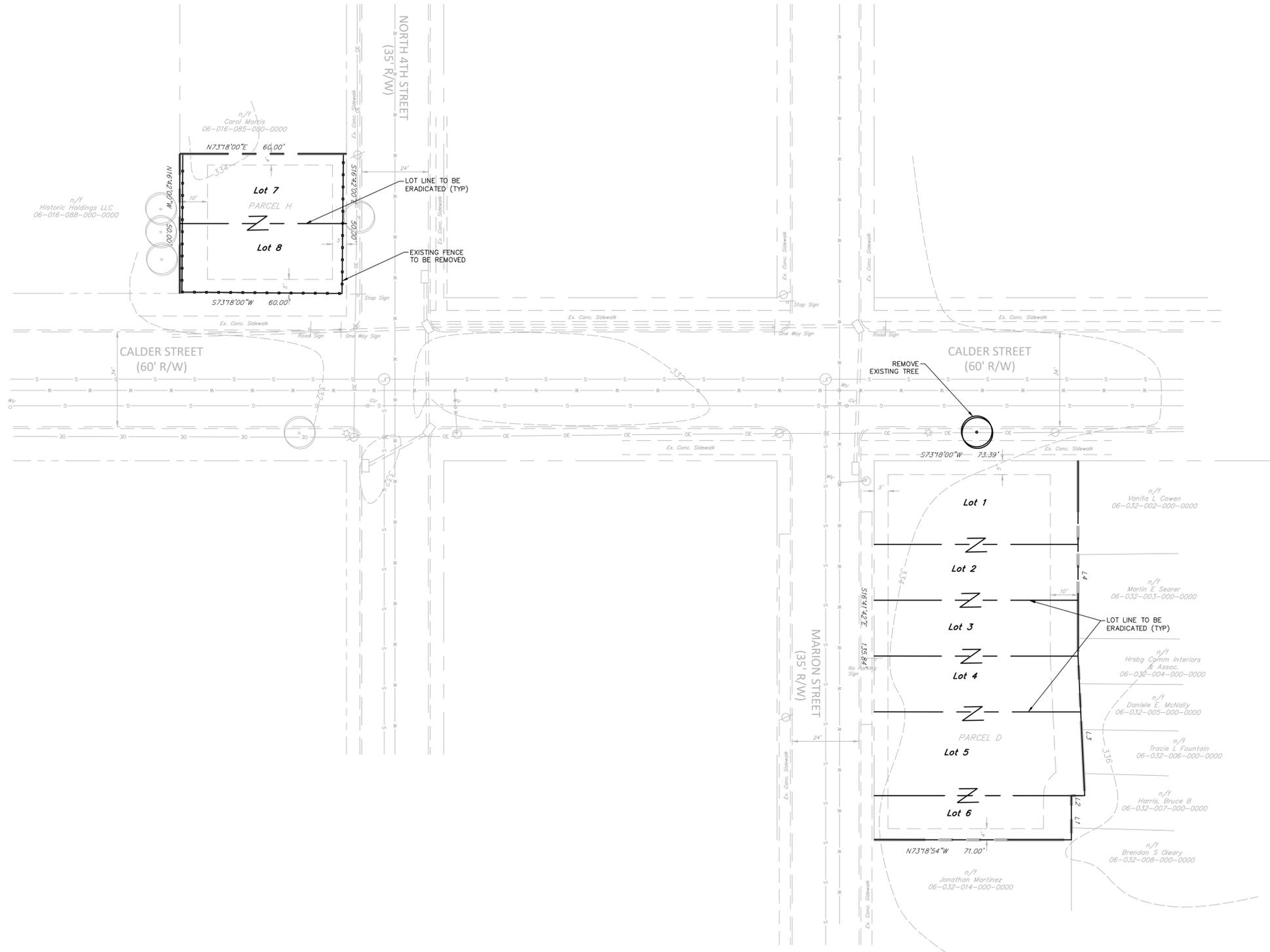
| Lot | Owner: | Address: | Parcel ID: | Record: |
|-------|---------------------------------------|--------------------|---------------------|-------------|
| Lot 1 | Redevelopment Authority of Harrisburg | 1333 Marion Street | 06-032-012-000-0000 | 0343200177 |
| Lot 2 | Redevelopment Authority of Harrisburg | 1331 Marion Street | 06-032-040-000-0000 | 0323400177 |
| Lot 3 | Redevelopment Authority of Harrisburg | 1329 Marion Street | 06-032-041-000-0000 | 0343200177 |
| Lot 4 | Redevelopment Authority of Harrisburg | 1327 Marion Street | 06-032-042-000-0000 | 20190015326 |
| Lot 5 | Redevelopment Authority of Harrisburg | 1325 Marion Street | 06-032-043-000-0000 | 20190015326 |
| Lot 6 | Redevelopment Authority of Harrisburg | 1323 Marion Street | 06-032-013-000-0000 | 20190015326 |
| Lot 7 | Redevelopment Authority of Harrisburg | 1402 N 4th Street | 06-016-024-000-0000 | 20190015326 |
| Lot 8 | Redevelopment Authority of Harrisburg | 1400 N 4th Street | 06-016-025-000-0000 | 20190015326 |

LOT TABULATIONS

| PARCEL D | |
|----------|-------------|
| LOT 1 | 2,201.70 SF |
| LOT 2 | 1,467.84 SF |
| LOT 3 | 1,468.83 SF |
| LOT 4 | 1,477.28 SF |
| LOT 5 | 2,252.78 SF |
| LOT 6 | 1,123.93 SF |
| TOTAL | 9,992.36 SF |

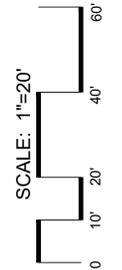
| PARCEL H | |
|----------|------------|
| LOT 7 | 1,500.0 SF |
| LOT 8 | 1,500.0 SF |
| TOTAL | 3,000.0 SF |

| LINE TABLE | | |
|------------|-------------|--------|
| L1 | N16°41'06"W | 15.83' |
| L2 | N73°18'54"E | 4.80' |
| L3 | N19°27'08"W | 50.06' |
| L4 | N16°42'00"W | 70.02' |



OCTOBER 7, 2020

DATE ISSUED:



CLIENT:
SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102

TELEPHONE:
(717) 745-8881

PROJECT:
REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
REVERSE SUBDIVISION/DEMOLITION PLAN
DAUPHIN COUNTY, PA
CITY OF HARRISBURG



Carlisle, PA 17013
223-212-5173

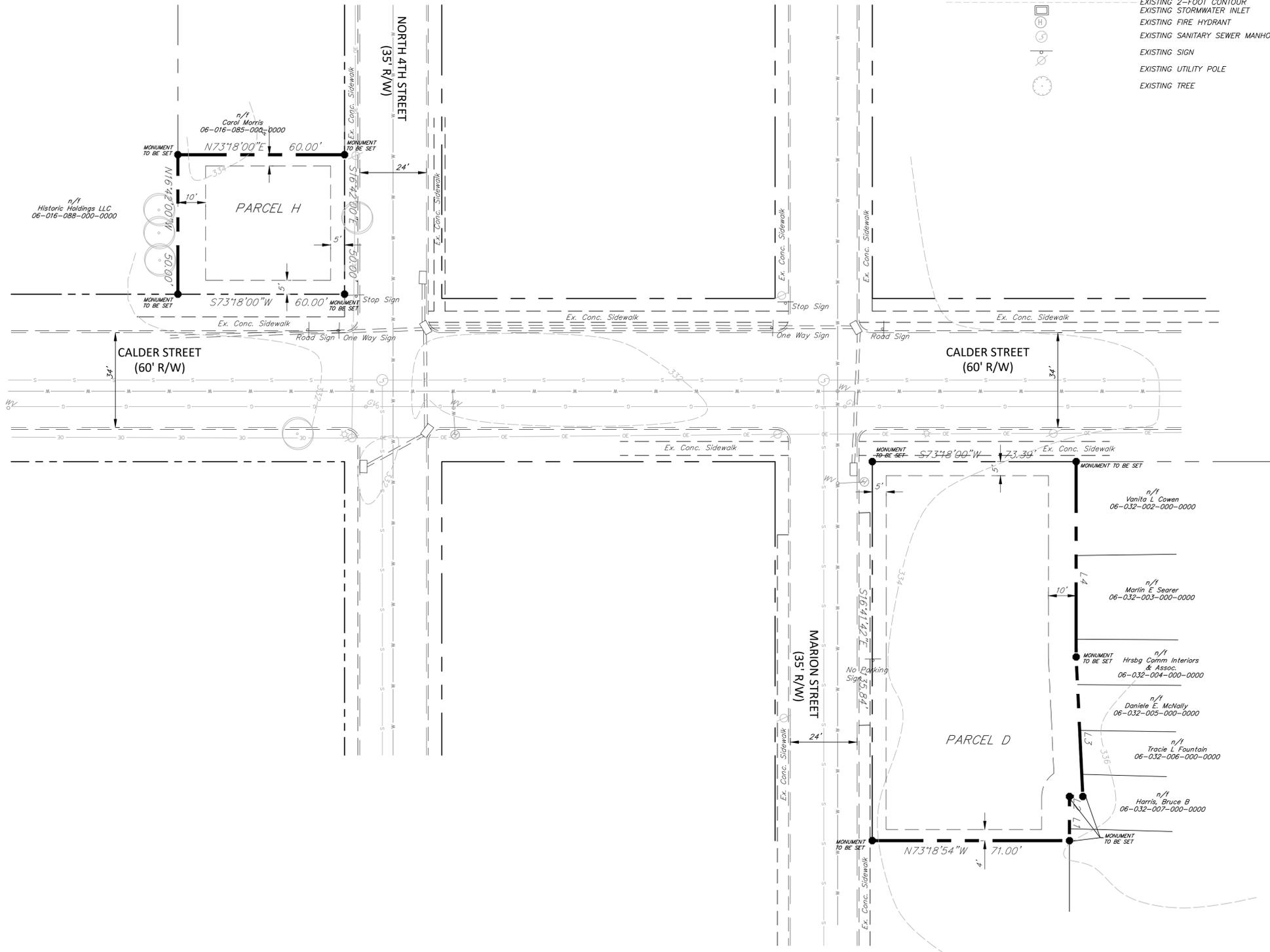
PROJECT NO:
2020SEVE-001

SHEET 2 OF 8

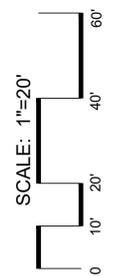


SITE FEATURES LEGEND

| | | | |
|--|----------------------------------|--|----------------------------|
| | EXISTING PROPERTY BOUNDARY | | PROPOSED PROPERTY LINE |
| | EXISTING ADJOINING PROPERTY LINE | | PROPOSED DRIVEWAY/PAVING |
| | EXISTING BUILDING SETBACK | | PROPOSED BUILDING |
| | EXISTING EDGE-OF-WAY | | PROPOSED SIDEWALK/PATIO |
| | EXISTING EDGE OF PAVEMENT | | PROPOSED IRON PIN |
| | EXISTING CURBLINE | | PROPOSED CONCRETE MONUMENT |
| | EXISTING FENCE | | PROPOSED SIGN |
| | EXISTING SIDEWALK | | PROPOSED 2-FT CONTOUR |
| | EXISTING SANITARY SEWER | | PROPOSED SPOT ELEVATION |
| | EXISTING WATER MAIN | | PROPOSED SANITARY SEWER |
| | EXISTING OVERHEAD ELECTRIC | | PROPOSED WATER LINE |
| | EXISTING STORM PIPING | | PROPOSED SHADE TREE |
| | EXISTING 2-FOOT CONTOUR | | PROPOSED EVERGREEN SHRUB |
| | EXISTING STORMWATER INLET | | |
| | EXISTING FIRE HYDRANT | | |
| | EXISTING SANITARY SEWER MANHOLE | | |
| | EXISTING SIGN | | |
| | EXISTING UTILITY POLE | | |
| | EXISTING TREE | | |



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922 NORTH 3RD STREET
HARRISBURG, PA 17102
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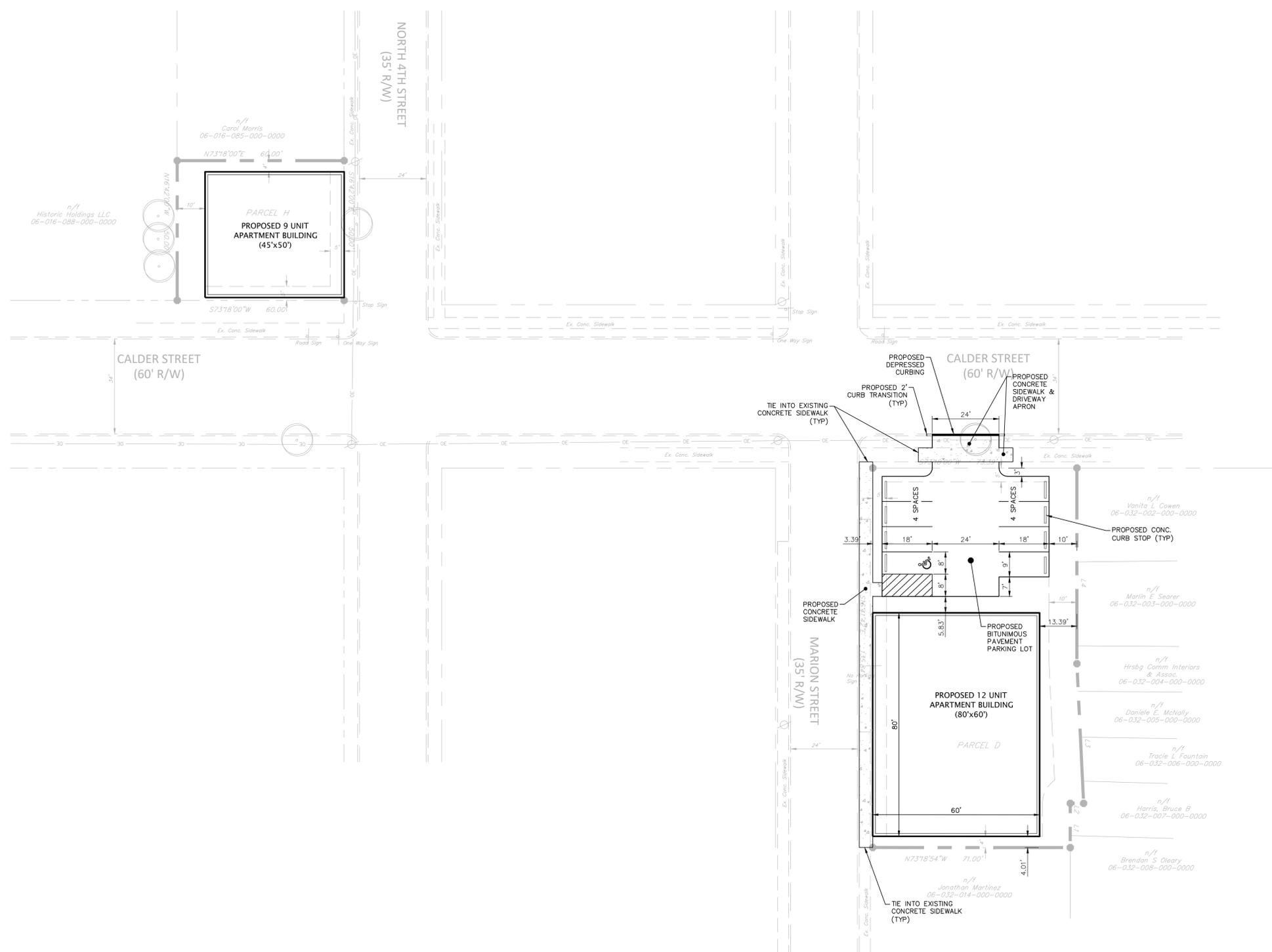
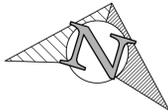
PROJECT:
REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
EXISTING CONDITIONS PLAN
CITY OF HARRISBURG
DAUPHIN COUNTY, PA



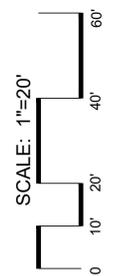
SS Carlisle, PA 17013
223-212-5173

PROJECT NO:
2020SEVE-001

SHEET 3 OF 8



DATE ISSUED: OCTOBER 7, 2020



CLIENT:
SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102
TELEPHONE:
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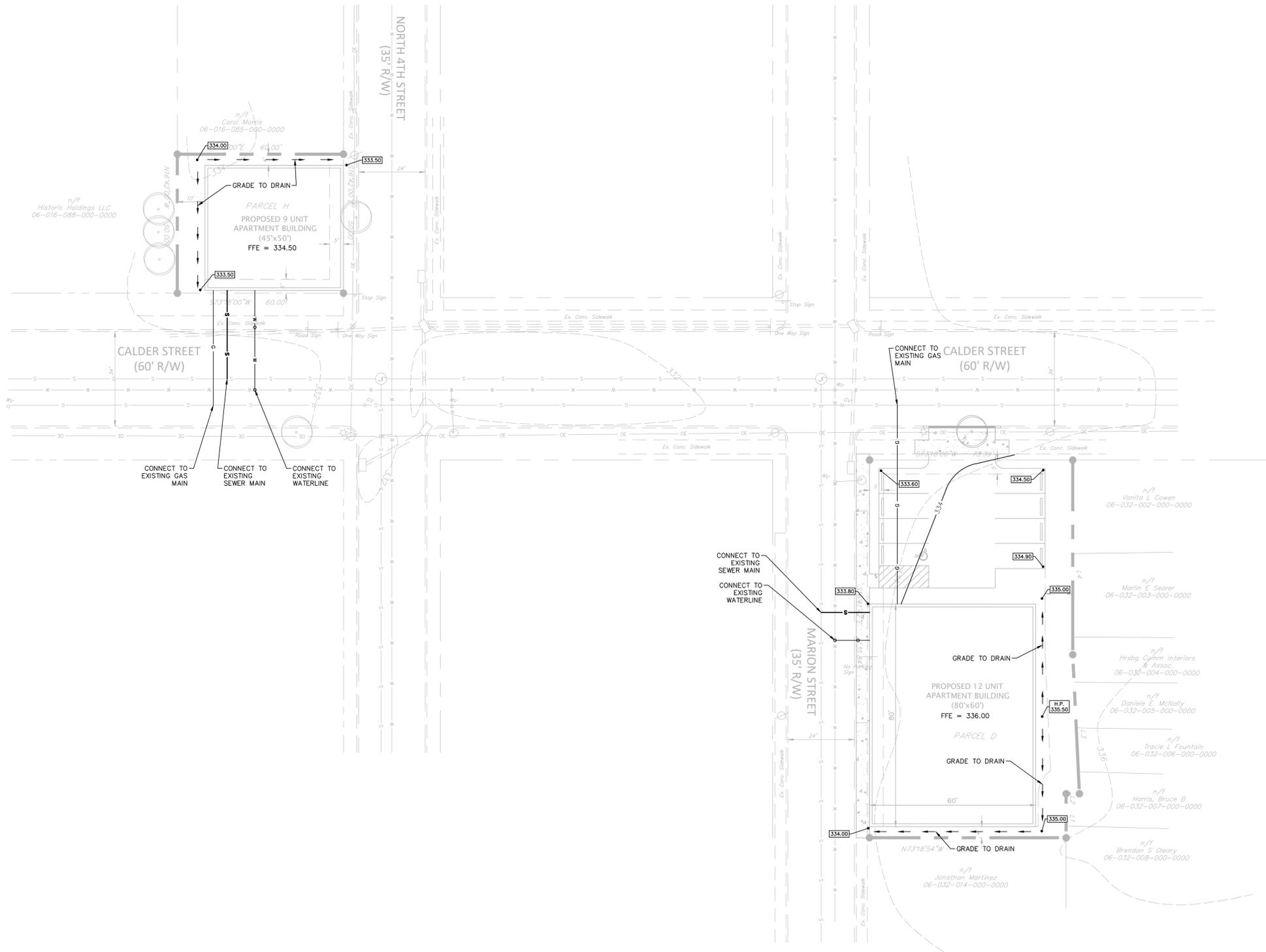
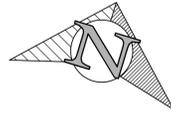
PROJECT:
REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
LAYOUT PLAN
CITY OF HARRISBURG
DAUPHIN COUNTY, PA



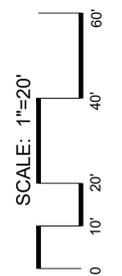
801 Belvedere Street, Suite 400
Carlisle, PA 17013
223-212-5173

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2020SEVE-001

SHEET 4 OF 8



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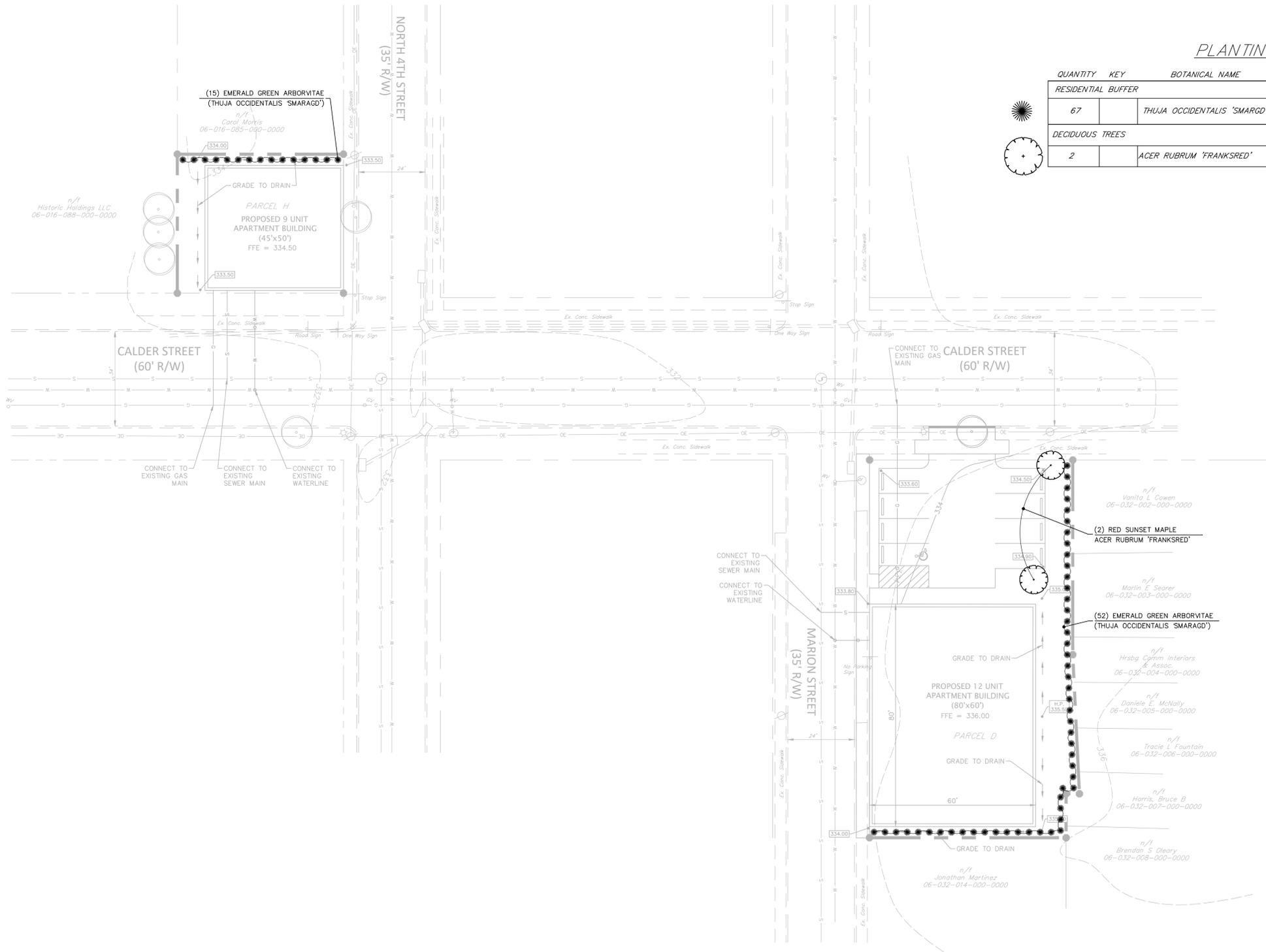
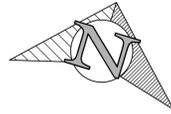
PROJECT:
REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
GRADING & UTILITY PLAN
CITY OF HARRISBURG DAUPHIN COUNTY, PA



Carlisle, PA 17013
223-212-5173

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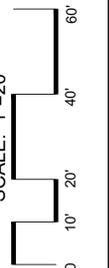
SHEET 5 OF 8



PLANTING KEY

| QUANTITY | KEY | BOTANICAL NAME | COMMON NAME | SIZE |
|---------------------------|-----|------------------------------------|--------------------------|-------------|
| RESIDENTIAL BUFFER | | | | |
| 67 | | <i>THUJA OCCIDENTALIS 'SMARGO'</i> | EMERALD GREEN ARBORVITAE | 3' MIN. HT. |
| DECIDUOUS TREES | | | | |
| 2 | | <i>ACER RUBRUM 'FRANKSRED'</i> | RED SUNSET MAPLE | 8' MIN. HT. |

DATE ISSUED: OCTOBER 7, 2020

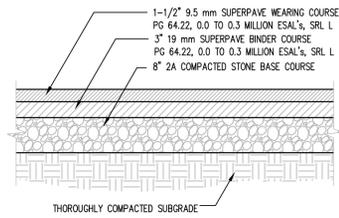


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REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
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CITY OF HARRISBURG
DAUPHIN COUNTY, PA

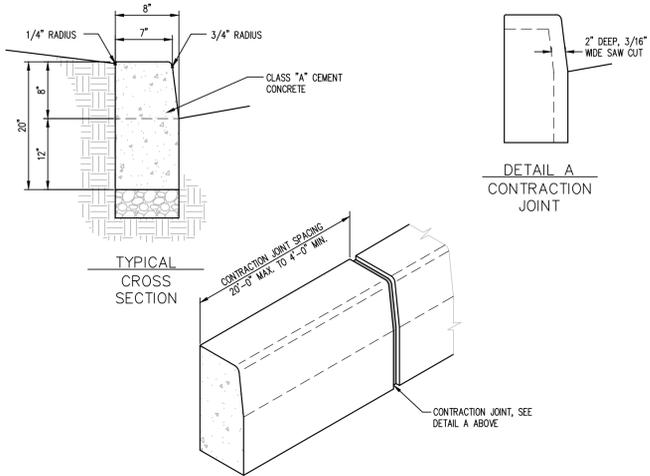


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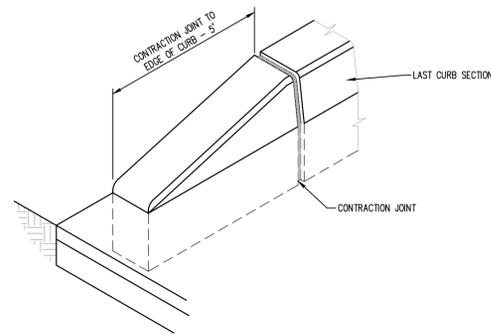
TYPICAL PAVING SECTION

NOT TO SCALE



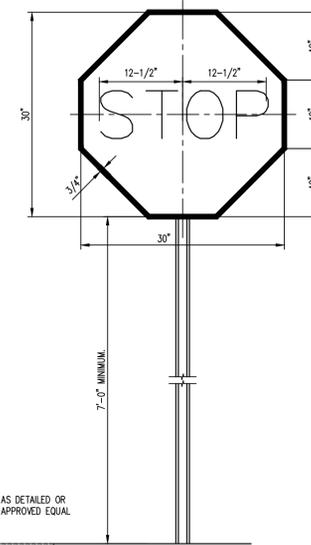
8" REVEAL CONCRETE CURB DETAIL

NOT TO SCALE



CURB TRANSITION DETAIL

NOT TO SCALE



STOP SIGN DETAIL

NOT TO SCALE

NOTES FOR STREET SIGNS

POSTS SHALL BE SQUARE BREAKAWAY POST SYSTEM CONSISTING OF A 14 GAUGE GALVANIZED STEEL SQUARE POST, 2\"/>

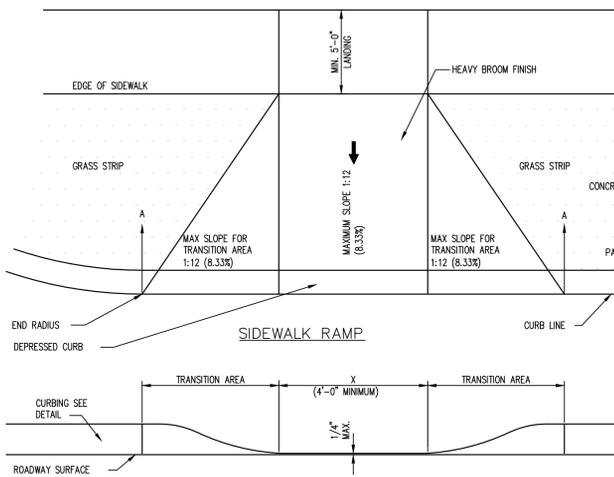
THE POST SHALL BE CORNER WELDED WITH 7/16\"/>

A COMPLETE POST SYSTEM SHALL CONSIST OF AN ANCHOR SECTION OF AT LEAST 3' LONG, A SQUARE TOP POST AT LEAST TEN FEET LONG, A CORNER BOLT AND A RAIN CAP.

THE POST AND THE INSTALLATION OF THE POST SHALL CONFORM TO PADOT SPECIFICATIONS.

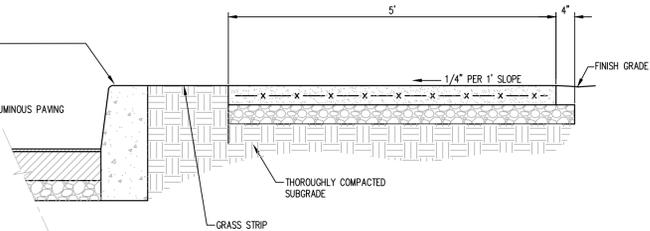
STOP SIGN POSTS AT THE INTERSECTIONS OF THE CURB-TO-SAC STREETS ENTERING THE ROUND-ABOUT SHALL ALSO HAVE "ALL TRAFFIC MUST TURN RIGHT" SIGNS (R3-7-1R), SIZED 30" X 30" BELOW THE "STOP" SIGN.

ROADWAY SIGNAGE PLACEMENT AND INSTALLATION SHALL BE COORDINATED WITH THE TOWNSHIP ENGINEER.



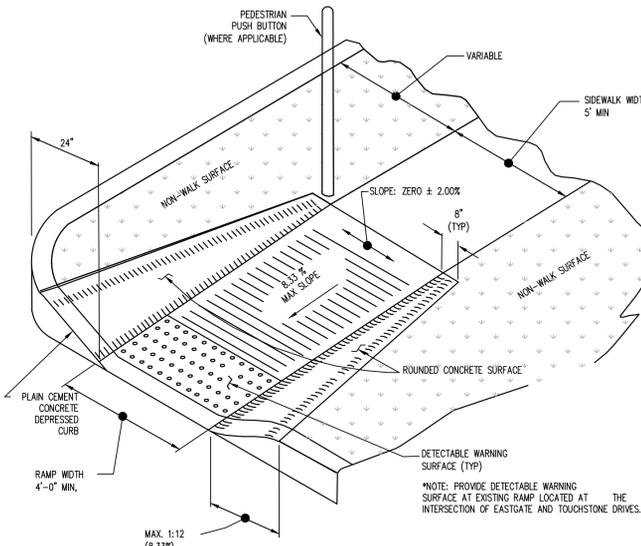
ACCESSIBLE RAMP DETAIL

NOT TO SCALE



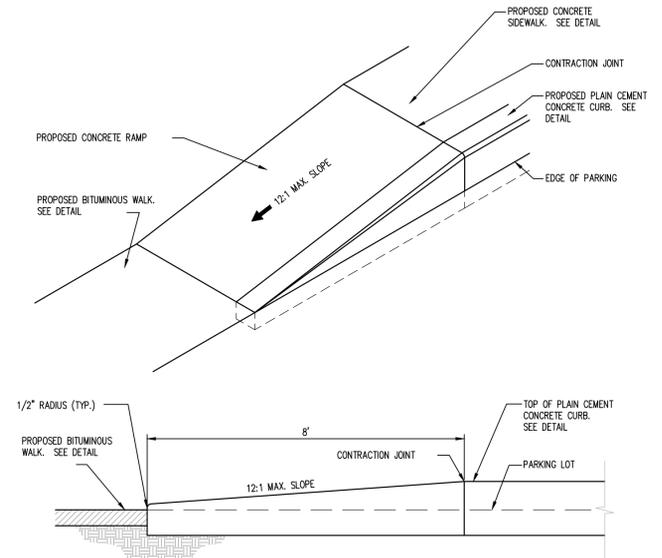
TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE



TYPE 4A ACCESSIBLE RAMP DETAIL

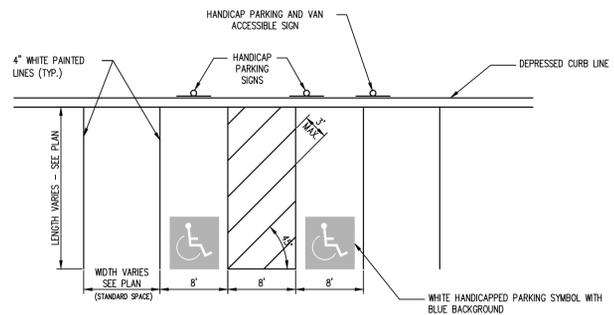
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TYPICAL RAMP DETAIL

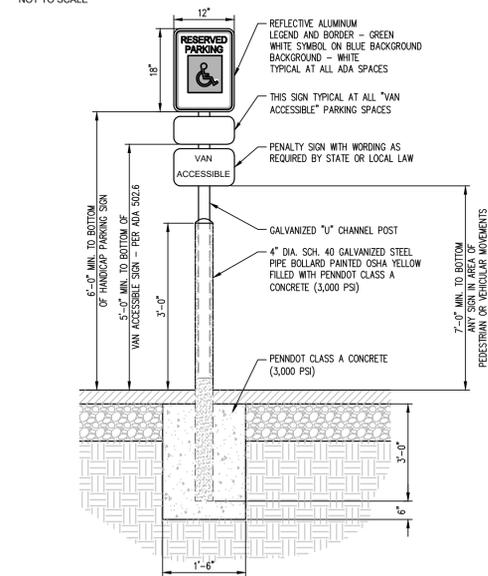
NOT TO SCALE

- NOTES:
- ALL PAINTED LINES FOR HANDICAPPED PARKING SPACES SHALL BE WHITE 4" WIDE LINES.
 - CROSSHATCHING IN THE ACCESS AISLES SHALL BE 4" WIDE SOLID WHITE LINES. PARKING IS PROHIBITED IN CROSSHATCHED AREAS.
 - ACCESS AISLE MAY BE SHARED BY 2 HANDICAPPED SPACES.
 - ONE OF EVERY EIGHT HANDICAPPED SPACES, AND NO LESS THAN ONE, SHALL BE VAN ACCESSIBLE.
 - A SEPARATE SIGN SHALL BE PROVIDED FOR EACH HANDICAPPED PARKING SPACE.
 - MOUNTING HEIGHT MAY BE REDUCED TO 5' ABOVE THE PAVEMENT IF IT IS LOCATED IN A NON-PEDESTRIAN AREA, SUCH AS ON A BUILDING OR IN A LANDSCAPED AREA.
 - VAN ACCESSIBLE SIGNS, WHEN USED, SHALL BE MOUNTED IMMEDIATELY BELOW THE HANDICAPPED PARKING SIGN.
 - HANDICAPPED PARKING AREAS SHALL BE GRADED AT A MAXIMUM 2% GRADE IN ALL DIRECTIONS.
 - INSTALL SIGN STATING "UNAUTHORIZED VEHICLES SUBJECT TO TOWING AND FINE" BELOW ALL HANDICAP PARKING SIGNS.



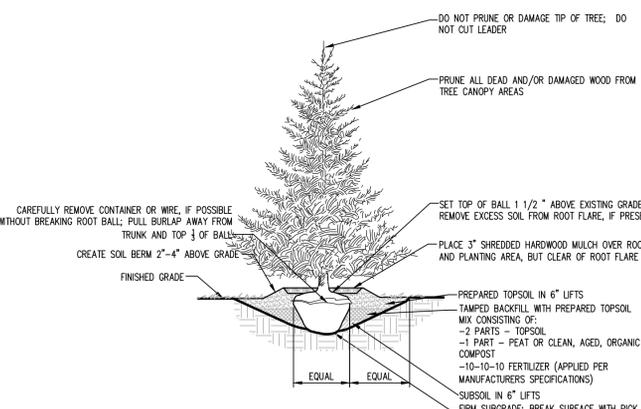
ACCESSIBLE PARKING STRIPING DETAIL

NOT TO SCALE



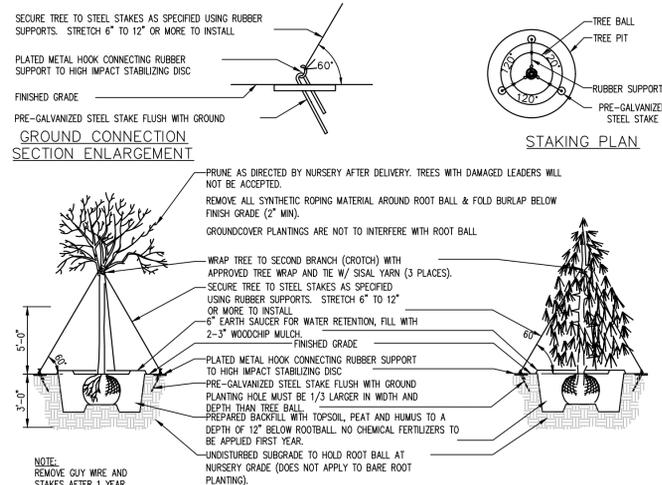
ACCESSIBLE PARKING SPACE SIGN

NOT TO SCALE



TYPICAL TREE PLANTING DETAIL

NOT TO SCALE



TYPICAL TREE ANCHORING DETAIL

NOT TO SCALE

| PRODUCT NO. | DESCRIPTION | STAKE LENGTH | CALIPER |
|--------------|----------------------------|--------------|----------|
| TS0020-16/16 | 6 FT. LONG RUBBER SUPPORTS | 16" | UP TO 3" |
| TS0020-16/24 | 6 FT. LONG RUBBER SUPPORTS | 16" | UP TO 3" |
| TS0020-18/16 | 8 FT. LONG RUBBER SUPPORTS | 18" | UP TO 3" |
| TS0020-18/24 | 8 FT. LONG RUBBER SUPPORTS | 18" | UP TO 3" |
| TS0020-12/16 | 4'-6" LONG RUBBER SUPPORTS | 12" | UP TO 3" |
| TS0020-12/16 | 4'-6" LONG RUBBER SUPPORTS | 11" | UP TO 2" |

DATE ISSUED: OCTOBER 7, 2020

CLIENT: SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102

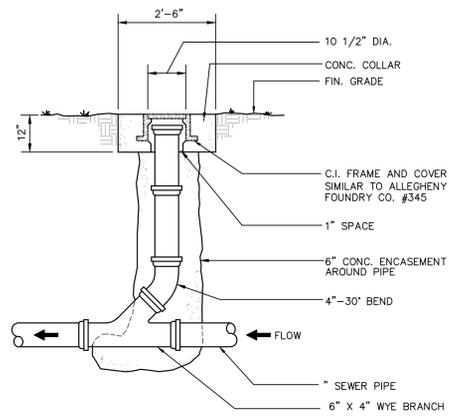
PROJECT: REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDTOWN
DETAILS



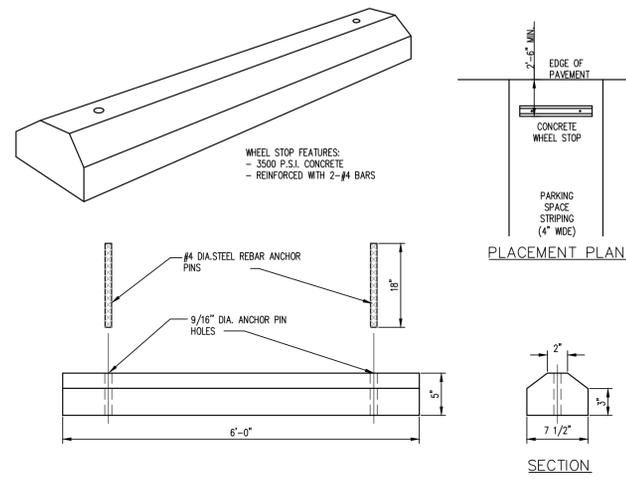
801 Berwyn Street, Suite 400
Carlisle, PA 17013
223-212-5173

PROJECT NO:
2020SEVE-001

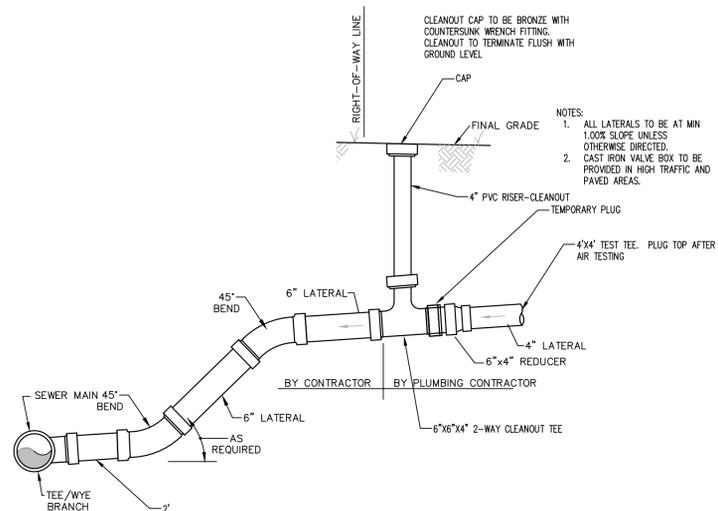
SHEET 7 OF 8



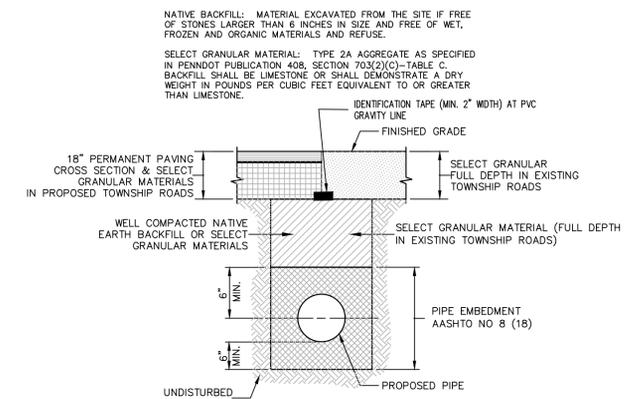
SEWER CLEANOUT DETAIL
NOT TO SCALE



CONCRETE WHEEL/BUMPER BLOCK
NOT TO SCALE



TYPICAL SEWER LATERAL AND CLEANOUT AT DEEP SEWER MAIN
NOT TO SCALE



TYPICAL UTILITY TRENCH (SEWER/WATER MAINS AND LATERALS) DETAIL
NOT TO SCALE

| | |
|--------------|-----------------|
| DATE ISSUED: | OCTOBER 7, 2020 |
|--------------|-----------------|

SCALE: 1/4" = 1'-0"
NO SCALE

CLIENT:
SEVEN BRIDGES DEVELOPMENT
922 NORTH 3RD STREET
HARRISBURG, PA 17102
TELEPHONE:
(717) 745-8881

PROJECT:
REVERSE SUBDIVISION AND LAND DEVELOPMENT PLAN
MARKETPLACE MIDDTOWN
DETAILS
CITY OF HARRISBURG
DAUPHIN COUNTY, PA



801 Belvedere Street, Suite 400
Carlisle, PA 17013
223-212-5173

PROJECT NO:
2020SEVE-001

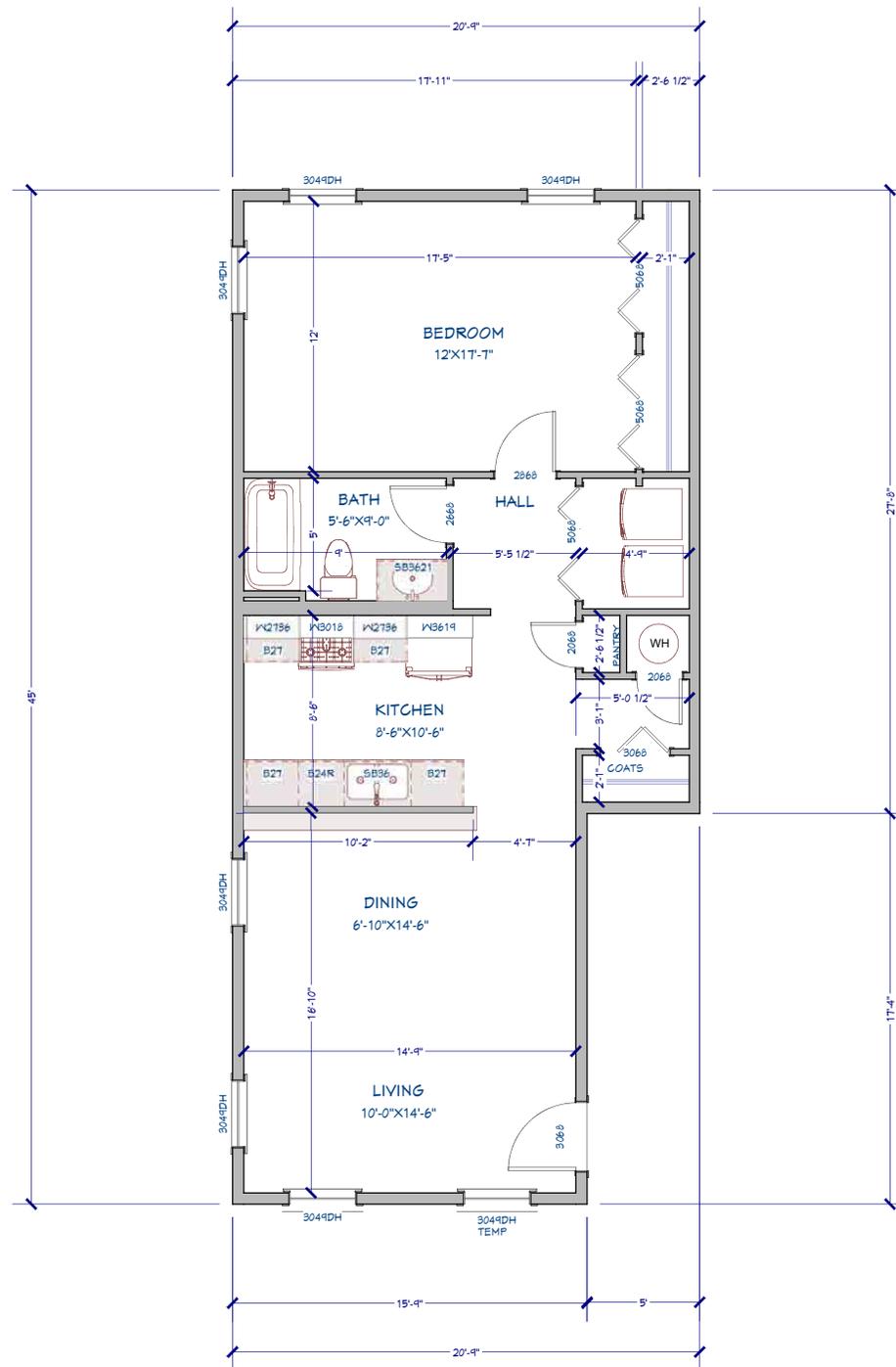




FRONT ELEV - LOT D



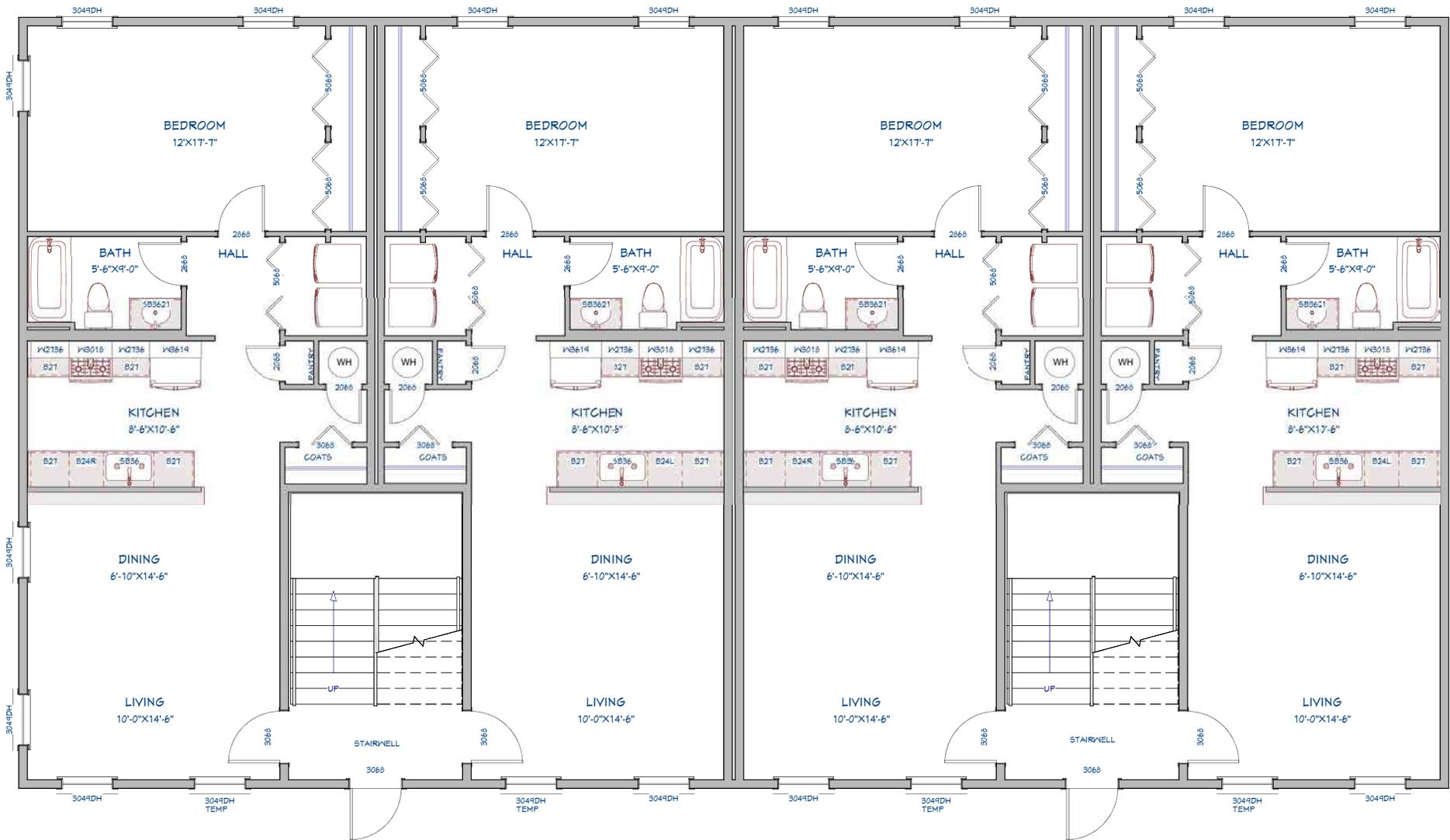
SIDE ELEV - LOT D



LOT D - BASE FLOOR PLAN

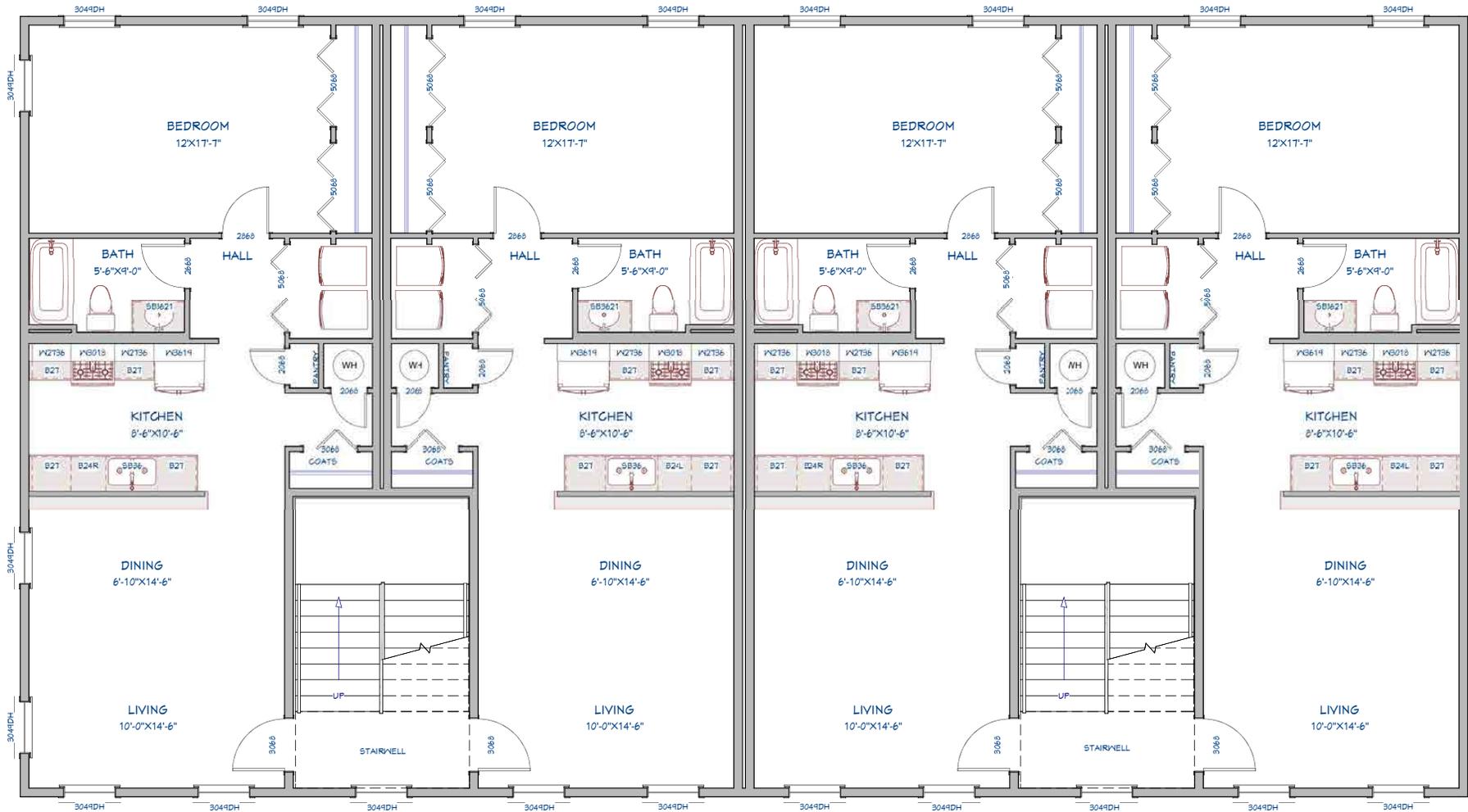
NO TO SCALE

H.S.F = 847 SF



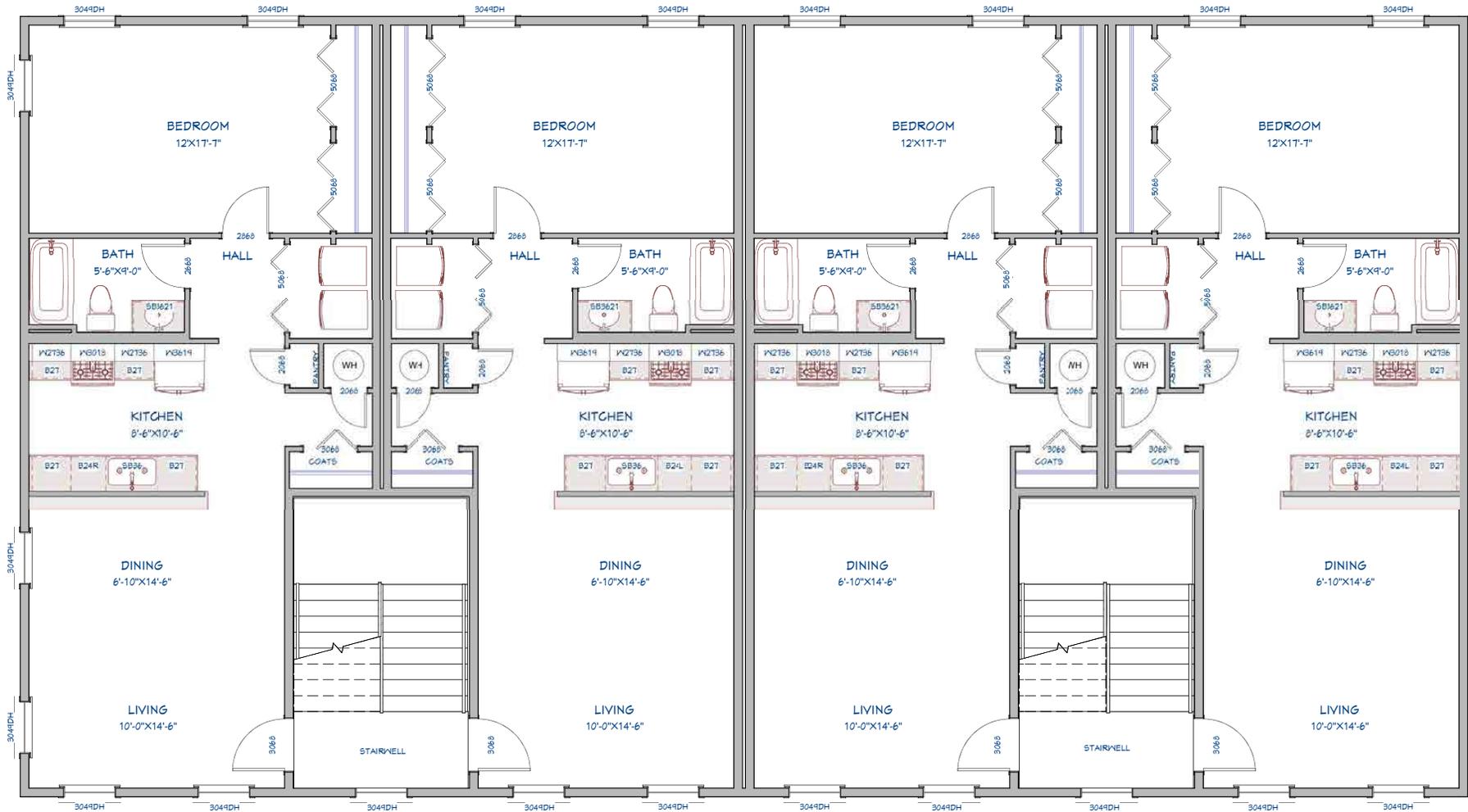
FIRST FLOOR PLAN - LOT D

NOT TO SCALE



SECOND FLOOR PLAN - LOT D

NOT TO SCALE



THIRD FLOOR PLAN - LOT D

NOT TO SCALE

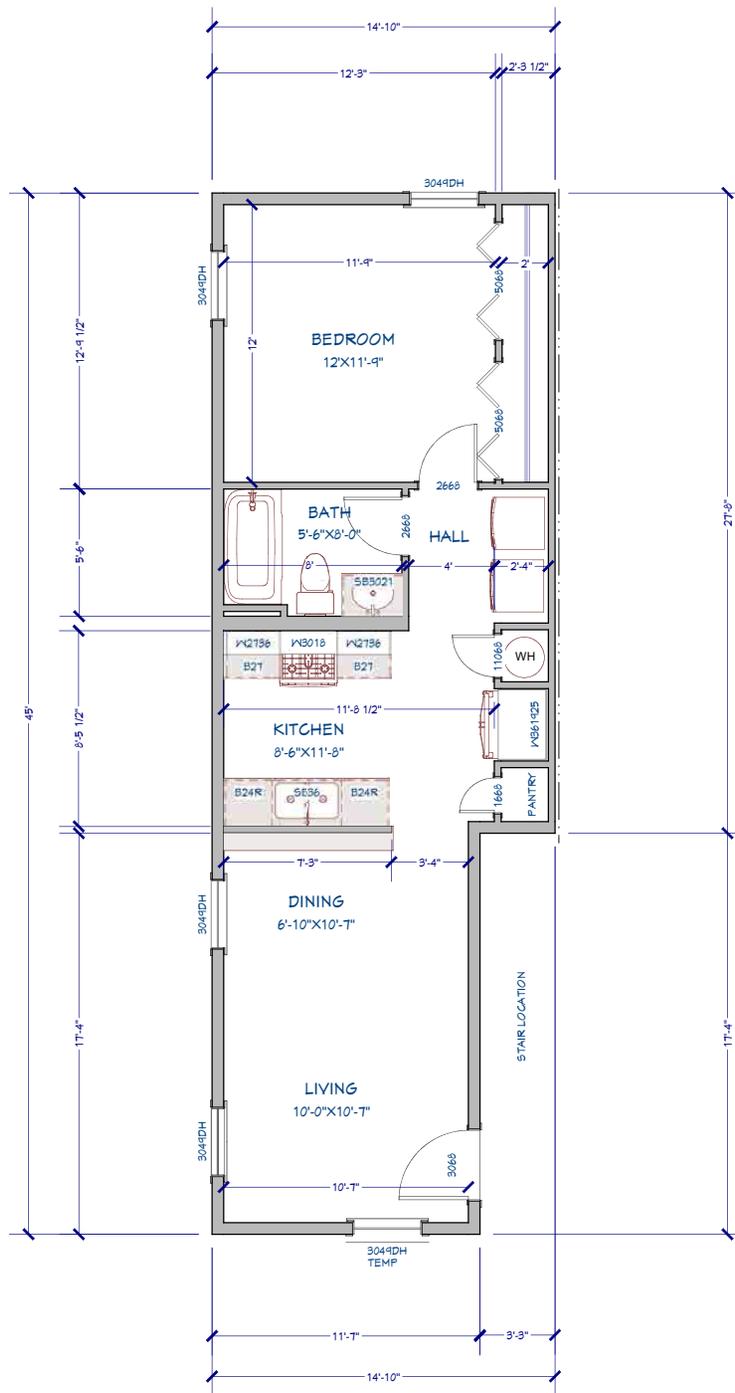




FRONT ELEV - LOT H



SIDE ELEV - LOT H



LOT H - BASE FLOOR PLAN

NO TO SCALE

H.S.F = 611 SF.



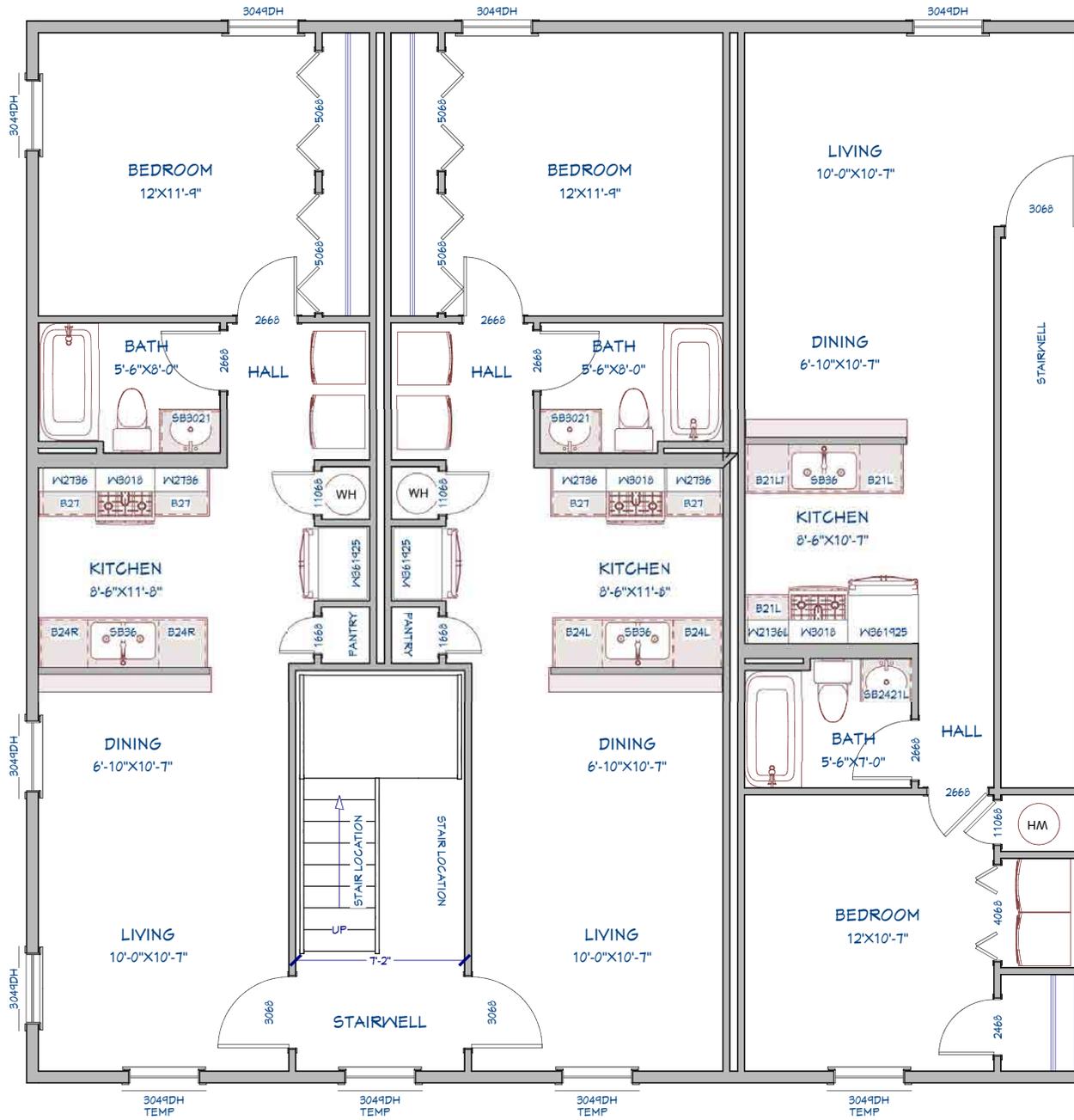
FIRST FLOOR PLAN - LOT H

NOT TO SCALE



SECOND FLOOR PLAN - LOT H

NOT TO SCALE



THIRD FLOOR PLAN - LOT H

NOT TO SCALE

JOHN B. FOWLER III
DANIEL K. DEARDORFF**
THOMAS J. WILLIAMS*
IVO V. OTTO III†
HUBERT X. GILROY
GEORGE B. FALLER JR.*
SUSAN J. HARTMAN
CHRISTOPHER E. RICE
SETH T. MOSEBEY

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October 6, 2020

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DRU M. MILLER
PETRA K. GROSS
COLLEEN A. BAIRD
CHRISTOPHER L. NOCK
ALEXANDRA E. OTTO
H. ROBERT FISCHER
LAUREN E. ROSENBAUM

FOUNDER

WILLIAM F. MARTSON
1926 – 2016

VIA USPS REGULAR MAIL

address
address
address

*BOARD CERTIFIED CIVIL TRIAL SPECIALIST
**BOARD CERTIFIED WORKERS'
COMPENSATION SPECIALIST
†MASTER OF LAWS IN TAXATION

**RE: Marketplace Midtown – Special Exception/Variance Application
1037 Maclay St, LLC
Our File No.: 16972.28**

To Whom It May Concern:

We represent 1037 Maclay St, LLC, a Developer who is filing a Special Exception/Variance Application for the properties located at the following addresses:

| | |
|--|--|
| 1402 N. 4 th Street Harrisburg, PA 17102 | 1331 Marion Street Harrisburg, PA 17102 |
| 1400 N. 4 th Street Harrisburg, PA 17102 | 1329 Marion Street Harrisburg, PA 17102 |
| 1333 Marion Street Harrisburg, PA 17102 | 1327 Marion Street Harrisburg, PA 17102 |
| 1323 Marion Street Harrisburg, PA 17102 | 1325 Marion Street Harrisburg, PA 17102 |

Your property has been identified as an adjacent property to one of the above-referenced properties. We are writing to provide notice that 1037 Maclay St, LLC, is submitting a Zoning Application to the City of Harrisburg Planning Commission for consideration on **Wednesday, November 4, 2020, at 6:30 pm** in Room 213, City Government Center (Public Safety Annex), 10 North 2nd Street, Harrisburg, or via a Zoom video link (this is to be determined). A Land Development Plan for the properties above has also been filed concurrently with the Zoning Application.

Very truly yours,

MARTSON LAW OFFICES

Christopher E. Rice

CER/clw

Enclosure: Land Development Plan

www.martsonlaw.com

MAIN OFFICE:
10 EAST HIGH STREET
CARLISLE, PA 17013
TEL: (717) 243-3341 FAX: (717) 243-1850

BRANCH OFFICE:
621 WEST MAIN STREET • P.O. BOX 300
THOMPSONTOWN, PA 17094
TEL: (717) 535-2100 FAX: (717) 535-2103

MARKETPLACE MIDTOWN – ADJACENT LOTS – LOTS “D” and “H”

| ADJOINING PROPERTY ADDRESS | PARCEL TAX ID # | ADJACENT TO? (“D” or “H”) | MAILING ADDRESS |
|---|----------------------------|---|---|
| 1408 N. 4 th St. Harrisburg, PA | 06-016-085 | H | Carol Morris 1408 N. 4 th St. Harrisburg, PA 17102 |
| 1410 N. 4 th St. Harrisburg, PA | 06-016-084 | H | Alexander Grant 32 Memphis Ave. Floral Park, NY 11001 |
| 1412 N. 4 th St. Harrisburg, PA | 06-016-081 | H | Kenneth Aungst 111 Reily St. Harrisburg, PA 17102 |
| 1414 N. 4 th St. Harrisburg, PA | 06-016-019 | H | Gen. Lee Owens 1414 N. 4 th St. Harrisburg, PA 17102 |
| 1416 N. 4 th St. Harrisburg, PA | 06-016-082 | H | Pauline L. Bayer 412 Muench St. Harrisburg, PA 17102 |
| 1418 N. 4 th St. Harrisburg, PA | 06-016-086 | H | Angel A. Manana 1418 N. 4 th St. Harrisburg, PA 17102 |
| 1420 N. 4 th St. Harrisburg, PA | 06-016-083 | H | Hakim Zahir, Jr. 1420 N. 4 th St. Harrisburg, PA 17102 |
| 1400 ½ William St. Harrisburg, PA | 06-016-054 | H | Susquehanna Art Museum 1401 N. 3 rd St. Harrisburg, PA 17102 |
| 1400 William St. Harrisburg, PA | 06-016-055 | H | Susquehanna Art Museum 1401 N. 3 rd St. Harrisburg, PA 17102 |
| 1401 William St. Harrisburg, PA | 06-016-088 | H | Historic Holdings, LLC 121 South St. Harrisburg, PA 17101 |

| | | | |
|---|------------|---|--|
| 1413 William St. Harrisburg, PA | 06-016-036 | H | Gen. Lee Owens 1414 N. 4 th St. Harrisburg, PA 17102 |
| 1417 William St. Harrisburg, PA | 06-016-035 | H | Pauline L. Bayer 412 Muench St. Harrisburg, PA 17102 |
| 1409 N. 4 th St. Harrisburg, PA | 06-017-053 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1407 N. 4 th St. Harrisburg, PA | 06-017-052 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1403 N. 4 th St. Harrisburg, PA | 06-017-050 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1401 N. 4 th St. Harrisburg, PA | 06-017-047 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1410 Marion St. Harrisburg, PA | 06-017-039 | H | Open Door Church of Christ 546 Schuylkill St. Harrisburg, PA 17110 |
| 1408 Marion St. Harrisburg, PA | 06-017-040 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1406 Marion St. Harrisburg, PA | 06-017-041 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1402 Marion St. Harrisburg, PA | 06-017-048 | H | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1400 Marion St. Harrisburg, PA | 06-017-049 | H | HRA PO Box 2157 Harrisburg, PA 17105 |

| | | | |
|---|------------|---|--|
| 319 Calder St. Harrisburg, PA | 06-031-012 | H | Jaime Rivera 319 Calder St. Harrisburg, PA 17102 |
| 317 Calder St. Harrisburg, PA | 06-031-013 | H | Ricci L. Kessler PO BOX 61333 Harrisburg, PA 17106 |
| 315 Calder St. Harrisburg, PA | 06-031-014 | H | Harry C. Cloxton 315 Calder St. Harrisburg, PA 17102 |
| 1336 N. 4 th St. Harrisburg, PA | 06-031-001 | H | 1037 Maclay St. LLC 922 N. 3 rd St. Harrisburg, PA 17102 |
| 1334 N. 4 th St. Harrisburg, PA | 06-031-002 | H | Pauline L. Bayer 412 Muench St. Harrisburg, PA 17102 |
| 1403 Marion St. Harrisburg, PA | 06-017-058 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1401 Marion St. Harrisburg, PA | 06-017-035 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1402 Fulton St. Harrisburg, PA | 06-017-019 | D | Daniel J. Carroll 7855 NW Roanridge Rd. Apt K Kansas City, MO 64151 |
| 1400 Fulton St. Harrisburg, PA | 06-017-020 | D | Heller Investments, LLC 8315 Burning Wood Rd. Baltimore, MD 21208 |
| 1400 Marion St. Harrisburg, PA | 06-017-049 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1321 Marion St. Harrisburg, PA | 06-032-014 | D | Jonathan Martinez 1321 Marion St. Harrisburg, PA 17102 |

| | | | |
|-----------------------------------|------------|---|--|
| 1319 Marion St. Harrisburg, PA | 06-032-015 | D | David Kopelman 1319 Marion St. Harrisburg, PA 17102 |
| 1317 Marion St. Harrisburg, PA | 06-032-016 | D | Paula R. Collins 1317 Marion St. Harrisburg, PA 17102 |
| 1334 Fulton St. Harrisburg, PA | 06-032-002 | D | Vanita L. Cowan 1334 Fulton St. Harrisburg, PA 17102 |
| 1332 Fulton St. Harrisburg, PA | 06-032-003 | D | Marlin E. Searer 1332 Fulton St. Harrisburg, PA 17102 |
| 1330 Fulton St. Harrisburg, PA | 06-032-004 | D | Harrisburg Commercial Interiors & Associates PO Box 10 Marysville, PA 17053 |
| 1328 Fulton St. Harrisburg, PA | 06-032-005 | D | Daniele E. McNally 1328 Fulton St. Harrisburg, PA 17102 |
| 1326 Fulton St. Harrisburg, PA | 06-032-006 | D | Tracie Lynne Fountain 1326 Fulton St. Harrisburg, PA 17102 |
| 1324 Fulton St. Harrisburg, PA | 06-032-007 | D | Bruce B. Harris 1324 Fulton St. Harrisburg, PA 17102 |
| 1322 Fulton St. Harrisburg, PA | 06-032-008 | D | Brendan S. O'Leary 1322 Fulton St. Harrisburg, PA 17102 |
| 1320 Fulton St. Harrisburg, PA | 06-032-009 | D | Johnsie Silas 1320 Fulton St. Harrisburg, PA 17102 |
| 1316 Fulton St. Harrisburg, PA | 06-032-011 | D | John Sweeney 1316 Fulton St. Harrisburg, PA 17102 |

| | | | |
|---|------------|---|---|
| 410 Verbeke St. Harrisburg, PA | 06-032-020 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 406 Verbeke St. Harrisburg, PA | 06-032-021 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 404 Verbeke St. Harrisburg, PA | 06-032-022 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 402 Verbeke St. Harrisburg, PA | 06-032-023 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 400 Verbeke St. Harrisburg, PA | 06-032-024 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 1314 Fulton St. Harrisburg, PA | 06-032-017 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 1312 Fulton St. Harrisburg, PA | 06-032-018 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 340 Verbeke St. Harrisburg, PA | 06-032-039 | D | Historic Holdings, LLC 121 South St. Harrisburg, PA 17101 |
| 1335 N. 4 th St. Harrisburg, PA | 06-032-032 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1333 N. 4 th St. Harrisburg, PA | 06-032-033 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1331 N. 4 th St. Harrisburg, PA | 06-032-034 | D | HRA PO Box 2157 Harrisburg, PA 17105 |

| | | | |
|---|------------|---|--|
| 1329 N. 4 th St. Harrisburg, PA | 06-032-035 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1327 N. 4 th St. Harrisburg, PA | 06-032-036 | D | Harrisburg City PO BOX 2157 Harrisburg, PA 17105 |
| 1325 N. 4 th St. Harrisburg, PA | 06-032-037 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1321 N. 4 th St. Harrisburg, PA | 06-032-038 | D | Thomas J. Slothower 1321 N. 4 th St. Harrisburg, PA 17102 |
| 1336 Marion St. Harrisburg, PA | 06-032-025 | D | HRA PO Box 2157 Harrisburg, PA 17105 |
| 1330 Marion St. Harrisburg, PA | 06-032-026 | D | Albert David Kopelman 1319 Marion St. Harrisburg, PA 17102 |
| 1324 Marion St. Harrisburg, PA | 06-032-027 | D | HRA PO Box 2157 Harrisburg, PA 17105 |

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Carlisle, PA 17013

To: Redevelopment Authority of the City of Harrisburg

ATTN: Mr. Bryan Davis, Executive Director

P.O. Box 2157

Harrisburg, PA 17105

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ATTN: Mr. Geoffrey Knight

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To: 1037 Maclay St, LLC

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To: **Mr. Alexander Grant**

32 Memphis Avenue

Floral Park, NY 11001



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To: Mr. Angel Manana

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Harrisburg, PA 17102

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To: Mr. Brendan S. O’Leary

1322 Fulton Street

Harrisburg, PA 17102



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To: Mr. Bruce B. Harris

1324 Fulton Street

Harrisburg, PA 17102

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To: Ms. Carol Morris

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Carlisle, PA 17013

To: Mr. Daniel J. Carroll
7855 NW Roadridge Road
Apartment K
Kansas City, MO 64151

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To: Ms. Daniele E. McNally

1328 Fulton Street

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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. David Kopelman
1319 Marion Street
Harrisburg, PA 17102

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To: **General Lee Owens**

1414 North 4th Street

Harrisburg, PA 17102

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From: Martson Law Offices
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Carlisle, PA 17013

To: Mr. Hakim Zahir, Jr.
1420 North 4th Street
Harrisburg, PA 17102

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From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Mr. Henry C. Cloxton

315 Calder Street

Harrisburg, PA 17102

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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Harrisburg Commercial Interiors & Assoc.
P.O. Box 10
Marysville, PA 17053

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From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Heller Investments, LLC

8315 Burning Wood Road

Baltimore, MD 21208

Hasler

10/07/2020

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Carlisle, PA 17013

To: Historic Holdings, LLC

121 South Street

Harrisburg, PA 17101

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From: Martson Law Offices
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Carlisle, PA 17013

To: Jaime Rivera
319 Calder Street
Harrisburg, PA 17102

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10/07/2020

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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. John Sweeney
1316 Fulton Street
Harrisburg, PA 17102

Hasler
10/07/2020
US POSTAGE \$001.50⁰⁰



ZIP 17013
011E10675365





Certificate Of Mailing

To pay fee, affix stamps or meter postage here.

This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Johnsie Silas

1320 Fulton Street

Harrisburg, PA 17102

Hasler

10/07/2020

US POSTAGE \$001.50⁰⁰



ZIP 17013
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PS Form **3817**, April 2007 PSN 7530-02-000-9065



Add Postage label for \$1.50 to the certificate then put normal postage on letter, PO to date stamp Cert.



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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. Jonathan Martinez
1321 Marion Street
Harrisburg, PA 17102



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10/07/2020

US POSTAGE \$001.50⁰⁰



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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. Kenneth Aungst
111 Reily Street
Harrisburg, PA 17102

Hasler
10/07/2020
US POSTAGE \$001.50⁰⁰



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PS Form **3817**, April 2007 PSN 7530-02-000-9065



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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. Marlin E. Searer
1332 Fulton Street
Harrisburg, PA 17102

Hasler
10/07/2020
US POSTAGE \$001.50⁰⁰

17013
E 10675365





**UNITED STATES
POSTAL SERVICE®**

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From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Open Door Church of Christ

546 Schuylkill Street

Harrisburg, PA 17110

Hasler

10/07/2020

US POSTAGE \$001.50⁰⁰



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From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Ms. Paula R. Collins

1317 Marion Street

Harrisburg, PA 17102

Hasler
10/07/2020
US POSTAGE \$001.50⁰⁰



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PS Form **3817**, April 2007 PSN 7530-02-000-9065





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From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Ms. Pauline L. Bayer

412 Muench Street

Harrisburg, PA 17102

Hasler

10/07/2020

US POSTAGE \$001.50⁰⁰



ZIP 17013
011E10675365

PS Form **3817**, April 2007 PSN 7530-02-000-9065



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**UNITED STATES
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Mailing**

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meter postage here.

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This form may be used for domestic and international mail.

From: Martson Law Offices
 10 East High Street
 Carlisle, PA 17013

To: Mr. Ricci L. Kessler
 P.O. Box 61333
 Harrisburg, PA 17106

Hasler

10/07/2020

US POSTAGE \$001.50⁰⁹



ZIP 17013
011E10675365



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From: Martson Law Offices
10 East High Street
Carlisle, PA 17013

To: Mr. Thomas J. Slothower
1321 North 4th Street
Harrisburg, PA 17102



Hasler
10/07/2020
US POSTAGE \$001.50⁰⁰



ZIP 17013
011E10675385



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This Certificate of Mailing provides evidence that mail has been presented to USPS® for mailing. This form may be used for domestic and international mail.

From: Martson Law Offices

10 East High Street

Carlisle, PA 17013

To: Ms. Tracie Lynne Fountain

1326 Fulton Street

Harrisburg, PA 17102

Hasler

10/07/2020

US POSTAGE \$001.50⁰⁰



ZIP 17013
011E10675365

PS Form **3817**, April 2007 PSN 7530-02-000-9065



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From:

Martson Law Offices

10 East High Street

Carlisle, PA 17013

Hasler

10/07/2020

US POSTAGE \$001.50⁰

To:

Ms. Vanita L. Cowan

1334 Fulton Street

Harrisburg, PA 17102



Knight, Geoffrey H.

From: BONNIE <rhoads3401@comcast.net>
Sent: Wednesday, November 11, 2020 10:50 AM
To: Knight, Geoffrey H.
Subject: Zoning Code

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!

Geoffrey,

When I called the City, I asked for the Zoning Board and was transferred to your number. Market Place HOA is of course in conversation with regards to the development of two lots (H & D) with the developer being Seven Bridges. Lot H which is on the corner of Calder and N. 4th streets is in our HOA. The board understands that Seven Bridges is doing an amendment with regards to the zoning code. The board of Market Place HOA is not in favor of this code change. With talking to our attorney, we realize we can't approve or disapprove this change. Our attorney recommended as a "neighbor " we reach out to the city with our concerns, which is why I'm doing this email. If you would like to discuss this, you can reach me at 717-236-0959 or my email address is rhoads3401@comcast.net.

Bonnie Rhoads
President
Market Place HOA

Sent from Xfinity Connect App



HARRISBURG REDEVELOPMENT AUTHORITY

October 6, 2020

Geoffrey Knight, Planning Director
City of Harrisburg
10 N. Second Street, Suite 405
Harrisburg, PA 17101

RE: Developer of Parcel(s) 06-016-024; 06-014-025; 06-032-013; 06-032-042; 06-032-043;
06-032-012; 06-032-040; and 06-032-041

Dear Mr. Knight,

1037 Maclay St, LLC is the Developer of Parcel(s) 06-016-024; 06-014-025; 06-032-013; 06-032-042; 06-032-043; 06-032-012; 06-032-040; and 06-032-041 (collectively, the "8 Lots"). The Redevelopment Authority of the City of Harrisburg approves the filing of the Application by 1037 Maclay St, LLC, with respect to the zoning and special exception relief requested for the development of the 8 Lots, which comprise areas "D" and "H" as described on the Application. The 8 Lots are owned by the Authority.

Please contact me with any questions, comments, or if you should have need of additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Bryan K. Davis', is written over the typed name.

Bryan K. Davis, Executive Director
Redevelopment Authority of the City of Harrisburg

Direct: (717) 255-6639
Email: bdavis@hra-harrisburgpa.org

10 North Second Street, Suite 405
P.O. Box 2157
Harrisburg, PA 17105-2157
Telephone: (717) 255-3000; Fax: (717) 238-5342
redevelophbg.org

17

RECORDED
JUN 15 11 58 AM '99
CHIC

QUIT CLAIM DEED

MADE the 17th day of MAY in the year nineteen hundred and ninety nine
(1999)

BETWEEN

GAETANO DEVELOPMENT CO., a Pennsylvania business, with its principal address
at 4700 Royal Avenue, Harrisburg, County of Dauphin, Commonwealth of Pennsylvania,
Grantor

A N D

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG, a body
corporate and politic, created and existing under and by virtue of the terms and provisions of
the Act of the General Assembly of the Commonwealth of Pennsylvania, of the 24th day of
May, 1945, P.L. 991, and amendments and supplements thereto (35 P.S. 1701 et seq.), known
as Urban Redevelopment Law, of the City of Harrisburg, County of Dauphin and
Commonwealth of Pennsylvania, Grantee

WITNESSETH, That in consideration of ONE AND NO/100 DOLLAR (\$1.00), in hand paid,
the receipt whereof is hereby acknowledged, the said Grantor does hereby release and quit claim
to the said Grantee,

ALL THOSE CERTAIN tracts or parcels of land with buildings or improvements thereon
erected, if any, situate in the City of Harrisburg, Dauphin County, Pennsylvania, more
particularly bounded and described as follows, to wit:

TRACT 1

BEGINNING at the Southeast corner of Calder Street (60 foot Right-of-Way) and Marion
Street (35 foot Right-of-Way); thence along the South side of Calder Street North 63 degrees
East a distance of 70.00 feet to a point; thence along the Center line of Watson's Alley

(Vacated) South 29 degrees 46 minutes 02 seconds East a distance of 30.04 feet to a point; thence South 63 degrees West a distance of 71.45 feet to a point on the Eastern side of Marion Street; thence along the East side of Marion Street North 27 degrees West a distance of 30.00 feet to a point, the place of BEGINNING.

CONTAINING 2,121.75 square feet. Being known as 1333 Marion Street.

TRACT 2

BEGINNING at a point on the East side of Marion Street, said point being South 27 degrees East a distance of 30.00 feet from the Southeast corner of Calder and Marion Streets; thence North 63 degrees East a distance of 71.45 feet to a point; thence along the Center Line of Watson's Alley (Vacated) South 29 degrees 46 minutes 02 seconds East a distance of 20.02 feet to a point; thence South 63 degrees West a distance of 72.42 feet to a point on the Eastern side of Marion Street; thence along the East side of Marion Street North 27 degrees West a distance of 20.00 feet to a point, the place of BEGINNING.

CONTAINING 1,438.7 square feet. Being known as 1331 Marion Street.

TRACT 3

BEGINNING at a point on the East side of Marion Street; said point being South 27 degrees East a distance of 50.00 feet from the Southeast corner of Calder and Marion Streets; thence North 63 degrees East a distance of 72.42 feet to a point; thence along the Center line of Watson's Alley (Vacated) South 29 degrees 46 minutes 02 seconds East a distance of 20.02 feet to a point; thence South 63 degrees West a distance of 73.38 feet to a point on the Eastern side of Marion Street; thence along the East side of Marion Street North 27 degrees West a distance of 20.00 feet to a point, the place of BEGINNING.

CONTAINING 1,458 square feet. Being known as 1329 Marion Street.

BEING the same premises which Redevelopment Authority of the City of Harrisburg, by deed dated June 30, 1989 and recorded July 6, 1989 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania in Record Book 1293, Page 444, granted and conveyed to Gaetano Development Co, a Pennsylvania business. Gaetano Development co-executes this Deed to extinguish all right, title and interest it has in Tracts 1, 2, & 3 above pursuant to the Redevelopment Contract attached to the Deed cited above.

TOGETHER with all and singular, the tenements, hereditments and appurtenances thereunto belonging or in any wise appertaining, and the reversions, remainders, rents, issues, profits thereof: AND also, all the estate, right, title, interest, property, claim and demand whatsoever,

as well in law as in equity, of the said party of the first part, of, in, or to the above-described premises, and every part and parcel thereof, with the appurtenances.

TO HAVE AND TO HOLD all and singular the above-mentioned and described premises, together with the appurtenances, unto the said party of the second part, its heirs and assigns forever.

IN WITNESS WHEREOF, said Grantor has hereunto set his hand and seal, the day and year first above-written.

ATTEST:

GAETANO DEVELOPMENTS CO.



SECRETARY

BY: 

LUIGI BIANCHI, PRESIDENT

ACKNOWLEDGEMENT

COMMONWEALTH OF PENNSYLVANIA :
: ss:
COUNTY OF DAUPHIN :

On this 17th day of May, 1999, before me, a Notary Public, the undersigned officer, personally appeared, Luigi Bianchi, who acknowledged himself to be President of Gaetano Development Co. and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing by himself as President.

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



NOTARY PUBLIC

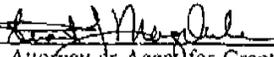


BK 3432 PG 179

CERTIFICATE OF RESIDENCE

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

10 N. 2nd St.
City Government Center
WRC, Pa. 17101



Attorney or Agent for Grantee

COMMONWEALTH OF PENNSYLVANIA :

: SS

COUNTY OF :

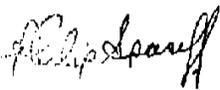
RECORDED in the Office of Recording of Deeds, etc., in and for said County, in Deed
Book No. Vol. Page

WITNESS my Hand and Official Seal this day of , 1999.

Recorder of Deeds

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





Phillip Spaseff
Recorder of Deeds

REV-183 (10-18-94)

COMMONWEALTH OF PENNSYLVANIA
DEPARTMENT OF REVENUE
BUREAU OF INDIVIDUAL TAXES
DEPT. 280003
HARRISBURG, PA. 17128-0003

REALTY TRANSFER TAX STATEMENT OF VALUE

See Reverse for Instructions

RECORDER'S USE ONLY

| | |
|----------------|---------|
| State Tax Paid | -0- |
| Book Number | 3432 |
| Page Number | 177 |
| Date Recorded | 6-15-99 |

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

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

| | | | |
|----------------|------------------------------|------------------|----------|
| Name | Stuart J. Magdole | Telephone Number | |
| Street Address | 134 Sipe Avenue, Hummelstown | Area Code (717) | 533-3280 |
| City | | State | PA |
| | | Zip Code | 17036 |

B TRANSFER DATA

| | | | |
|----------------------|-------------------------|--------------------------------|---|
| Grantor(s)/Lessor(s) | Gaetano Development Co. | Date of Acceptance of Document | |
| Street Address | 4700 Royal Avenue | Grantee(s)/Lessee(s) | Redevelopment Authority of the City of Harrisburg |
| City | Harrisburg | Street Address | 10 North 2nd Street |
| State | PA | City | Harrisburg |
| Zip Code | | State | PA |
| | | Zip Code | 17101 |

C PROPERTY LOCATION

| | | | |
|----------------|--------------------------------|-------------------------|-------------------------------|
| Street Address | 1329, 1331, 1333 Marion Street | City, Township, Borough | City of Harrisburg |
| County | Dauphin | School District | Harrisburg City |
| | | Tax Parcel Number | 6-32-40, 6-32-41, and 6-32-12 |

D VALUATION DATA

| | | | | | |
|------------------------------|----------------------|------------------------------|--------|------------------------|-----------|
| 1. Actual Cash Consideration | \$1.00 | 2. Other Consideration | + | 3. Total Consideration | = \$1.00 |
| 4. County Assessed Value | 1400, 1400, and 2000 | 5. Common Level Ratio Factor | x 1.67 | 6. Fair Market Value | = \$8,016 |

E EXEMPTION DATA

| | | | |
|---------------------------------|------|-------------------------------------|------|
| 1a. Amount of Exemption Claimed | 100% | 1b. Percentage of Interest Conveyed | 100% |
|---------------------------------|------|-------------------------------------|------|

2. Check Appropriate Box Below for Exemption Claimed

- Will or intestate succession (Name of Decedent) (Estate File Number)
- Transfer to Industrial Development Agency.
- Transfer to a trust. (Attach complete copy of trust agreement identifying all beneficiaries.)
- Transfer between principal and agent. (Attach complete copy of agency/straw party agreement.)
- Transfers to the Commonwealth, the United States and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (If condemnation or in lieu of condemnation, attach copy of resolution.)
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number _____ Page Number _____
- Corrective or confirmatory deed. (Attach complete copy of the prior deed being corrected or confirmed.)
- Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Please explain exemption claimed, if other than listed above.) Property originally conveyed pursuant to a redevelopment contract with the Harrisburg Redevelopment Authority. Contract provisions required reversion of title in and to the Redevelopment Authority if contract is in default. Grantor of Quitclaim

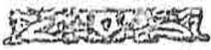
Under penalties of law, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge (see and belief, it is true, correct and complete. attached)

| | | | |
|---|--------------------------|------|---------|
| Signature of Correspondent or Responsible Party | <i>Stuart J. Magdole</i> | Date | 6/11/99 |
|---|--------------------------|------|---------|

FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH APPLICABLE DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.

BK 3432 PG 181

RECORDED
JUN 15 11 59 AM '99
04140


 County of Dauphin
 Office of Tax Assessment
 UPI Certifications
 Date: 6/28/19
 Number of UPI's 60
 Initials: ncj

| | | |
|--------------------------|---------------------|---------------------|
| UPI: 06-019-011-000-0000 | 06-017-006-000-0000 | 06-032-043-000-0000 |
| 06-019-010-000-0000 | 06-017-005-000-0000 | 06-032-042-000-0000 |
| 06-019-009-000-0000 | 06-017-004-000-0000 | 06-032-025-000-0000 |
| 06-017-001-000-0000 | 06-017-003-000-0000 | 06-032-027-000-0000 |
| 06-019-001-000-0000 | 06-017-002-000-0000 | 06-032-037-000-0000 |
| 06-019-002-000-0000 | 06-017-041-000-0000 | 06-032-035-000-0000 |
| 06-019-003-000-0000 | 06-017-048-000-0000 | 06-032-034-000-0000 |
| 06-019-004-000-0000 | 06-017-049-000-0000 | 06-032-033-000-0000 |
| 06-019-032-000-0000 | 06-017-047-000-0000 | 06-032-032-000-0000 |
| 06-017-025-000-0000 | 06-017-050-000-0000 | 06-031-009-000-0000 |
| 06-017-035-000-0000 | 06-017-051-000-0000 | 06-031-021-000-0000 |
| 06-017-058-000-0000 | 06-017-052-000-0000 | 06-031-020-000-0000 |
| 06-017-032-000-0000 | 06-017-053-000-0000 | 06-031-061-000-0000 |
| 06-017-031-000-0000 | 06-017-054-000-0000 | 06-031-060-000-0000 |
| 06-017-030-000-0000 | 06-016-024-000-0000 | 06-031-059-000-0000 |
| 06-017-029-000-0000 | 06-016-025-000-0000 | 06-031-034-000-0000 |
| 06-017-028-000-0000 | 06-016-030-000-0000 | 06-031-036-000-0000 |
| 06-017-027-000-0000 | 06-016-008-000-0000 | 06-031-037-000-0000 |
| 06-017-008-000-0000 | 06-017-040-000-0000 | 06-031-062-000-0000 |
| 06-017-007-000-0000 | 06-032-013-000-0000 | 06-031-039-000-0000 |

This Indenture, made the 26th day of June, 2019,

Between

S & A HOMES, INC., formerly known as **S & A CUSTOM BUILT HOMES, INC.**, a Pennsylvania corporation

(hereinafter called the Grantor), of the one part, and

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG, a Pennsylvania redevelopment authority,

(hereinafter called the Grantee), of the other part,

Witnesseth, that the said Grantor for and in consideration of the sum of **One Hundred Twenty-Eight Thousand Six Hundred Seventy-One And 88/100 Dollars (\$128,671.88)** 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.

ALL those certain unimproved, vacant lots or pieces of ground located in the **City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania**, more particularly bounded and described as follows:

Tract No. 1, 501 Reily Street/Parcel No. 06-019-011:

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:

BEGINNING at southeastern corner of Reily Street and Wyeth Avenue; thence southwardly along the eastern line of said Avenue, eight-seven (87) feet, more or less, to line of lot now or late of John Heagy; thence eastwardly along the said line of said lot twenty (20) feet to line of lot now or late of Adam Egolf; thence northwardly along the western line of said last mentioned lot eighty-seven (87) feet, more or less, to Reily Street; thence westwardly along the southern line of said Reily Street twenty (20) feet to the place of **BEGINNING**.

EXCEPTING therefrom that part of the premises which is now part of Wyeth Street, as shown on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Pages 31 to 37.

Tract No. 2, 503 Reily Street/Parcel No. 06-019-010:

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:

BEGINNING at a post on the south side of Reily Street, five (5) feet east of the east side of Wyeth Avenue as it now exists on the ground and on the City Official Map or plot at the line of property now or formerly of David Carnahan; thence eastwardly along Reily Street twenty (20) feet to the property now or formerly of H. L. Mehring; thence, at right angles with Reily Street, along said Mehring line, southwardly eighty-two (82) feet six (6) inches to the line of property now or formerly of George W. Smith; thence westwardly along the line of property of said George W. Smith, twenty (20) feet to the line of property of David Carnahan; thence northwardly along said Carnahan property, eighty-one and nine tenths (81.9) feet, more or less, to Reily Street, the place of **BEGINNING**.

TRACT NOS. 1 and 2 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated September 8, 2005 and recorded September 19, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6191 at Page 371, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein.

Tract No. 3, Lot No. 63 - 505 Reily Street/Parcel No. 06-019-009:

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:

BEGINNING at a rebar corner, said point being the southwestern corner of Reily Street, having an 80 foot legal right-of-way and Lowe Alley, having a 10 foot legal right-of-way; thence along said western line of Lowe Alley South 16 degrees 26 minutes 19 seconds East a distance of 66.70 feet to a point on said western line of Lowe Alley; thence along the southern edge of Lowe Alley and along the lands of now or formerly Zommit Cleaners North 85 degrees 30 minutes 06 seconds East a distance of 28.60 feet to a point on the line of now or formerly Zommit Cleaners, said point also being the northwest corner of Lot 81; thence leaving said line of now or formerly Zommit Cleaners and along lands of Lot 81 South 04 degrees 29 minutes 54 seconds East to a point on the line of Lot 81 and the northeast corner of Lot 64 a distance of 13.68 feet; thence leaving said line of Lot 81 and along the northern line of Lot 64 South 73 degrees 33 minutes 41 seconds West a distance of 57.16 feet to a point on the northern line of Lot 64 and the corner of lands now or formerly of George Price and Lillie Mae Lowery; thence leaving said northern line of Lot 64 and along the lands of now or formerly of George Price and Lillie Mae Lowery North 16 degrees 26 minutes 19 seconds West a distance of 86.00 feet to a point, said point being the corner of lands now or formerly of George Price and Lillie Mae Lowery and the southern right-of-way line of Reily Street; thence along the southern right-of-way line of Reily Street North 73 degrees 33 minutes 41 seconds East a distance of 32.00 feet to a rebar, said point being the place of **BEGINNING**.

CONTAINING 3,190 square feet (0.0732 acres), more or less.

SAID Parcel of land being Lot No. 63 in the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Pages 31 to 37.

TRACT NO. 3 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated October 26, 2005 and recorded December 29, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6343 at Page 121, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein.

Tract No. 4, 415 and 417 Reily Street/Parcel No. 06-017-001 and 06-017-002:

ALL THAT CERTAIN tract or parcel of land situate in the **Sixth Ward of the City of Harrisburg, County of Dauphin, Commonwealth of Pennsylvania**, more particularly bounded and described as follows:

BEGINNING at a point on the southwest corner of Fulton and Reily Streets; thence southwardly along Fulton Street, toward Basin Avenue, fifty (50) feet, more or less, to a point, at property about to be conveyed to Maggie Lawson; thence in a westerly direction, in a line

parallel with Reily Street, a distance of twenty-nine (29) feet, six (6) inches, more or less, to a point; thence northwardly, and through the center of the partition wall between houses 403 and 405 Reily Street, fifty (50) feet, more or less, to Reily Street; and thence eastwardly along the southern line of Reily Street, a distance of twenty-nine (29) feet, six (6) inches, more or less to Fulton Street, the place of **BEGINNING**.

TRACT NO. 4 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated July 25, 2005 and recorded September 9, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6178 at Page 568, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein.

Tract No. 5, Lot Nos. 1424, 1426, 1430 ½ - 1432 North 6th Street/Parcel Nos. 06-019-004, 06-019-003, 06-019-002 and 06-019-001:

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:

BEGINNING at the southwest corner of Sixth and Reily Streets; thence southwardly along the west side of Sixth Street 104.08 feet, more or less, to the line of lands now or late of Max Shore, et al thence westwardly at right angles to said Sixth Street and the land now or late of Max Shore, et al, 91 feet to a 10 feet alley, known as Lowe Alley; thence northwardly along the east side of said alley 81.73 feet to the south side of Reily Street; thence eastwardly along the south side of Reily Street 110 feet to the southwest corner of Sixth and Reily Streets, the place of **BEGINNING**.

LESS that the tract of land taken by the Redevelopment Authority of the City of Harrisburg by Eminent Domain as more fully described in the Notice of Condemnation recorded in the Recorder of Deeds Office in Record Book 1522 at Page 553 dated January 15, 1991, known and numbered as 1422 N. 6th Street, Harrisburg, Pennsylvania.

TRACT NO. 5 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated September 8, 2005 and recorded September 19, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6191 at Page 371, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein.

Tract No. 6, Lot No. 81 – 1420 North 6th Street/Parcel No. 06-019-032:

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:

BEGINNING at a point, said point being the northeast corner of Lot 80, said point also being on the western right-of-way line of North Sixth Street, having a 80 foot legal right-of-way; thence along said Lot 80 South 85 degrees 30 minutes 06 seconds West a distance of 75.00 feet to a point on the eastern line of Lot 65; thence along the eastern property line of Lot 65, Lot 64 and Lot 63 North 04 degrees 29 minutes 54 seconds West a distance of 50.00 feet to a point on the corner of Lot 63 and on the line of now or formerly Zommit Cleaners; thence along the southern line of land of now or formerly Zommit Cleaners North 85 degrees 30 minutes 06 seconds East a distance of 75.00 feet to a point on the western right-of-way line of North Sixth Street; thence along the western right-of-way line of North Sixth Street South 04 degrees 29 minutes 54 seconds East a distance of 50.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 3,750 square feet (0.0861 acres), more or less.

SAID Parcel of land being Lot No. 81 in the Final Subdivision Plan of the City of Harrisburg, dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Pages 31 to 37.

TRACT NO. 6 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated July 25, 2005 and recorded September 9, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6178 at Page 568, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein.

Tract No. 7, Lot No. 25 - 1425 Marion Street/Parcel 06-017-025:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 190.20 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance 65.46 feet to a point on the said eastern right-of-way line of Marion Street and the corner of lands now or formerly Owens General Lee; thence leaving said eastern right-of-way line of Marion Street and along the lands of now or formerly Owens General Lee, lands of now or formerly Harrisburg Restoration Association and lands of now or formerly V. and Louise T. Robinson North 73 degrees 33 minutes 41 seconds East a distance of 48.30 feet to a point on the line of lands of now or formerly V. and Louise T. Robinson, said point also being the northwest corner of Lot 26; thence along said lands of Lot 26 and Lot 27 South 23 degrees 02 minutes 26 seconds East a distance of 50.74 feet to a point; said point being the southwest corner of Lot 27; thence along the lands of Lot 28 South 19 degrees 39 minutes 03 seconds East a distance of 14.83 feet to a point on the line of said Lot 28, said point also being the northeast corner of Lot 24; thence along the said lands of Lot 24 South 73 degrees 18 minutes 00 seconds West a distance of 54.66 feet to

a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 3,386 square feet (0.07 acres), more or less.

SAID Parcel of land being Lot No. 25, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 8, Lot No. 17 - 1401 Marion Street/Parcel 06-017-035:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar corner, said point being the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along the eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20 feet to a point on the said eastern right-of-way line of Marion Street and the corner of lands now or formerly Deborah J. Porter; thence leaving said eastern right-of-way line of Marion Street and along the lands of now or formerly Deborah J. Porter North 73 degrees 18 minutes 00 seconds East a distance of 62.00 feet to a point on the corner of Lot 35 and Lot 36; thence along said lands of Lot 36 and Lot 37 South 19 degrees 39 minutes 03 seconds East a distance of 20 feet to a point on the northern right-of-way line of Calder Street, said point also being the southwest corner of Lot 37; thence along the said northern right-of-way line of Calder Street South 73 degrees 18 minutes 00 seconds West a distance of 62.00 feet to a rebar, said point being the place of **BEGINNING**.

CONTAINING 1,252 square feet (0.02 acres); more or less.

SAID Parcel of land being Lot No. 17, Block C, on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 9, Lot No. 18 - 1403 Marion Street/Parcel 06-017-058:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 20 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.20 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 25; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 25 North 73

degrees 18 minutes 00 seconds East a distance 62 feet to a point on the line of Lot 36; thence along said lands of Lot 36 South 16 degrees 42 minutes 00 seconds East a distance of 20.20 feet to a point on the corner of Lot 27 and Lot 28; thence along the said lands of Lot 36 South 73 degrees 18 minutes 00 seconds West a distance of 62 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,252 square feet (0.03 acres), more or less.

SAID Parcel of land being Lot No. 18, Block C, as shown on Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 10, Lot No. 19 - 1411 Marion Street/Parcel 06-017-032:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 65.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 25.00 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 20; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 20 North 73 degrees 18 minutes 00 seconds East a distance of 59.82 feet to a point on the line of Lot 33; thence along said lands of Lot 33 and Lot 34 South 19 degrees 39 minutes 03 seconds East a distance of 25.03 feet to a point on the said line of Lot 34, said point also being the northeast corner of lands now or formerly Deborah J. Porter; thence along the said lands of now or formerly Deborah J. Porter South 73 degrees 18 minutes 00 seconds West a distance of 61.11 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,511 square feet (0.0347 acres); more or less.

SAID Parcel of land being Lot No. 19, Block C on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 11, Lot No. 20, 1413 Marion Street/Parcel 06-017-031:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 90.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-

way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 21; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 21 North 73 degrees 18 minutes 00 seconds East a distance of 58.79 feet to a point on the line of Lot 32; thence along said lands of Lot 32 and Lot 33 South 19 degrees 39 minutes 03 seconds East a distance of 20.03 feet to a point on the said line of Lot 33, said point also being the northeast corner of Lot 19; thence along the said lands of Lot 19 South 73 degrees 18 minutes 00 seconds West a distance of 59.82 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,186 square feet (0.0272 acres); more or less.

SAID Parcel of land being Lot No. 20, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 12, Lot No. 21, 1415 Marion Street/Parcel 06-017-030:

ALL THAT CERTAIN tract or parcel of land, situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 110.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 22; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 22 North 73 degrees 18 minutes 00 seconds East a distance of 57.76 feet to a point on the line of Lot 31; thence along said lands of Lot 31 and Lot 32 South 19 degrees 39 minutes 03 seconds East a distance of 20.03 feet to a point on the said line of Lot 32, said point also being the northeast corner of Lot 20; thence along the said lands of Lot 20 South 73 degrees 18 minutes 00 seconds West a distance of 58.79 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,165 square feet (0.0267 acres); more or less.

SAID Parcel of land being Lot No. 21, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 13, Lot No. 22 - 1417 Marion Street/Parcel 06-017-029:

ALL THAT CERTAIN tract or parcel of land, situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at point on the eastern right-of-way line of Marion Street, said point being 130.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 23; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 23 North 73 degrees 18 minutes 00 seconds East a distance of 56.73 feet to a point on the line of Lot 30; thence along said lands of Lot 30 and Lot 31 South 19 degrees 39 minutes 03 seconds East a distance of 20.03 feet to a point on the said line of Lot 31; said point also being the northeast corner of Lot 21; thence along the said lands of Lot 21 South 73 degrees 18 minutes 00 seconds West a distance of 57.76 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,145 square feet (0.0263 acres), more or less.

SAID Parcel of land being Lot No. 22, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 14, Lot No. 23 - 1419 Marion Street/Parcel 06-017-028:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 150.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 24; thence leaving said eastern right-of-way line of Marion Street and along the lands of Lot 24 North 73 degrees 18 minutes 00 seconds East a distance of 55.70 feet to a point on the line Lot 29; thence along said lands of Lot 29 and Lot 30 South 19 degrees 39 minutes 03 seconds East a distance of 20.03 feet to a point on the said line of Lot 30, said point also being the northeast corner of Lot 22; thence along the said lands of Lot 22 South 73 degrees 18 minutes 00 seconds West a distance 56.73 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,124 square feet (0.0258 acres), more or less.

SAID Parcel of land being Lot No. 23, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 15, Lot No. 24 - 1421 Marion Street/Parcel 06-017-027:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of Marion Street, said point being 170.00 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of Marion Street North 16 degrees 42 minutes 00 seconds West a distance of 20.20 feet to a point on the said eastern right-of-way line of Marion Street and the corner of Lot 18; North 73 degrees 18 minutes 00 seconds East distance of 54.66 feet to a point on the line of Lot 28; thence along said lands of Lot 28 and Lot 29 South 19 degrees 39 minutes 03 seconds East a distance of 20.23 feet to a point on the said line of Lot 29, said point also being the northeast corner of Lot 23; thence along the said lands of Lot 23 South 73 degrees 18 minutes 00 seconds West a distance of 55.70 feet to a point on the eastern right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 1,104 square feet (0.0253 acres), more or less.

SAID Parcel of land being Lot No. 24, Block C, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 16, 401 Reily Street/ Parcels 06-017-008

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Reily Street at the corner of Marion Street; thence eastwardly along the southern line of Reily Street, eleven (11) feet seven and one-half (7½) inches to the western line of land now or late of Sarah V. Arnold; thence southwardly along said line and through the center of a partition wall fifty (50) feet, more or less, to the northern line of land formerly of Daniel Ratler, now or late of Harry Burrs; thence westwardly along said line eleven (11) feet seven and one-half (7½) inches, more or less, to the eastern side of Marion Street; thence northwardly along the eastern side of Marion Street fifty (50) feet to a point, the place of **BEGINNING**.

Tract No. 17, 403 Reily Street/ Parcels 06-017-007:

ALL THAT CERTAIN tract or parcel of ground, situate in the **Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the south side of Reily Street twenty-three (23) feet three (3) inches, more or less, east of Marion Street at the center of the partition wall between houses numbered 403 and 405 Reily Street; thence southwardly, through the center of said partition wall, fifty (50) feet, more or less to land now or late Daniel Ratler, thence westwardly along said land, eleven (11) feet seven and one-half (7½) inches, more or less, to the line of property numbered 401 Reily Street; thence northwardly, along the line of said property and through the center of the partition wall, fifty (50) feet, more or less, to Reily Street; and thence eastwardly, along the south side of Reily Street; eleven (11) feet seven and one-half (7½) inches, more or less, to the place of **BEGINNING**.

Tract No. 18, Lot Nos. 405, 407, 411 and 413 Reily Street/ Parcels 06-017-006, 06-017-005, 06-017-004 and 06-017-003:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Reily Street, 87 feet 11 inches west of the southwest corner of Reily Street and Fulton Street, at the western line of property No. 405 Reily Street; thence eastwardly along the southern side of Reily Street 58 feet, more or less to the western line of property No. 415 Reily Street; thence southwardly along the western line of property No. 415 Reily Street 50 feet to a point; thence westwardly parallel with Reily Street, 58 feet, more or less, to the western line of property No. 405 Reily Street; thence northwardly along the western line of property No. 405 Reily Street, 50 feet to the place of **BEGINNING**.

Tract No. 19, 415 Reily Street/Parcel 06-017-002:

ALL THAT CERTAIN tract or parcel of land, situate in the **Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the southern side of Reily Street, 13 feet 6 inches west of the southwest corner of Reily Street and Fulton Street to a point on the eastern line of Property 415 Reily Street; thence southwardly along the same 50 feet, more or less, to a point; thence westwardly parallel with Reily Street 16 feet to a point; thence northwardly along the western line of property 415 Reily Street 50 feet, more or less, to a point; thence eastwardly 16 feet to a point, the place of **BEGINNING**.

Tract No. 20, Lot No. 6 - 1406 Marion Street/Parcel 06-017-041:

ALL THAT CERTAIN tract or parcel of land, situate in the **Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING on Marion Street at the lower division line of Lot No. 7; thence along said line sixty (60) feet, more or less, to a post; thence in a line parallel with Marion Street fifteen

(15) feet to the upper division line of Lot No. 5; thence along said line sixty (60) feet, more or less, to Marion Street; and thence along Marion Street fifteen (15) feet to the place of **BEGINNING**.

BEING Lot No. 6 in the Block K on a plan of lots laid out by William K. Verbeke.

Tract No. 21, Lot No. 15 - 1402 Marion Street/Parcel 06-017-048:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Marion Street, said point being 25.00 feet north of the northwestern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence leaving said western right-of-way line of Marion Street and along the line of Lot 16 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of Lot 7; thence along the lands of Lot 7, and along the lands of Lot 8 and Lot 9 North 16 degrees 42 minutes 00 seconds West a distance of 25.12 feet to a point on the line of Lot 9, said point also being the corner of lands now or formerly Open Door Church of Christ; thence along said lands of now or formerly Open Door Church of Christ North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet a point on the western right-of-way line of Marion Street; thence along the western right-of-way line of Marion Street South 16 degrees 42 minutes 00 seconds East a distance of 25.12 feet to a R/R spike, said point being the place of **BEGINNING**.

CONTAINING 1,570 square feet (0.0360 acres), more or less.

SAID Parcel of land being Lot No. 15, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 22, Lot No. 16 - 1400 Marion Street/Parcel 06-017-049:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a R/R spike corner, said point being the northwestern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along the northern right-of-way line of Calder Street South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the said northern right-of-way line of Calder Street and the corner of Lot 7; thence leaving said northern right-of-way line of Calder Street and along the lands of Lot 7 North 16 degrees 42 minutes 00 seconds West a distance of 25.00 feet to a point on the line of Lot 7, said point also being the corner of Lot 15; thence along said lands of Lot 15 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet a point on the western right-of-way line of Marion Street; thence along the western right-of-way line of

Marion Street South 16 degrees 42 minutes 00 seconds East a distance of 25.00 feet to a R/R spike, said point being the place of **BEGINNING**.

CONTAINING 1,500 square feet (0.0344 acres), more or less.

SAID Parcel of land being Lot No. 16, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 23, Lot No. 7 - 1401 North Fourth Street/Parcel 06-017-047:

ALL THAT CERTAIN tract or parcel land, situate in the **City of Harrisburg, Dauphin County**, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar corner, said point being the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 27.50 feet to a point on the said eastern right-of-way line of North Fourth Street and the corner of Lot 8; thence leaving said eastern right-of-way line of North Fourth Street and along the lands of Lot 8 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line of Lot 15; thence along said lands of Lot 15 and Lot 16 South 16 degrees 42 minutes 00 seconds East a distance 27.50 feet to a point on the northern right-of-way line of Calder Street, said point also being the southwest corner of Lot 16; thence along the said northern right-of-way line Calder Street South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a rebar, said point being the place of **BEGINNING**.

CONTAINING 1,650 square feet (0.0379 acres), more or less.

SAID Parcel of land being Lot No. 7, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 24, Lot No. 8 - 1403 North Fourth Street/Parcel 06-017-050:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County**, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 27.50 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of North Fourth Street and the corner of Lot 9; thence leaving said eastern right-of-way line of North Fourth Street and along the lands of Lot 9 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to

a point on the line of Lot 15; thence along said lands of Lot 15 South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said line of Lot 15, said point also being the northeast corner of Lot 7; thence along the said line of Lot 7 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 8, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 25, Lot No. 9 - 1405 North Fourth Street/Parcel 06-017-051:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 47.50 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of North Fourth Street and the corner of Lot 10; thence leaving said eastern right-of-way line of North Fourth Street and along the lands of Lot 10 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line of lands now or formerly Open Door Church of Christ; thence along said lands of now or formerly Open Door Church of Christ and lands of Lot 15 South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said line of Lot 15, said point also being the northeast corner of Lot 8; thence along the said lands of Lot 8 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 9, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 26, Lot No. 10 - 1407 North Fourth Street/Parcel 06-017-052:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 67.50 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said

eastern right-of-way line of North Fourth Street North 16 degree 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of North Fourth Street and the corner of Lot 11; thence leaving said eastern right-of-way line of North Fourth Street and along the lands of Lot 11 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line of lands now or formerly Open Door Church of Christ; thence along said lands of now or formerly Open Door Church of Christ South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said line of now or formerly Open Door Church of Christ, said point also being the northeast corner of Lot 9; thence along the said lands of Lot 9 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 10, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 27, Lot No. 11 - 1409 North Fourth Street/Parcel 06-017-053:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 87.50 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the said eastern right-of-way line of North Fourth Street and the corner of Lot 12; thence leaving said eastern right-of-way line North Fourth Street and along the lands of Lot 12 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line lands now or formerly Open Door Church of Christ; thence along said lands of now or formerly Open Door Church of Christ South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said line of now or formerly Open Door Church of Christ; said point also being the northeast corner of Lot 10; thence along the said lands of Lot 10 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres) more or less.

SAID Parcel of lands being Lot No. 11, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 28, Lot No. 12 - 1411 North Fourth Street/Parcel 06-017-054:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 107.50 feet north of the northeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point on the eastern right-of-way line of North Fourth Street and the corner of Lot 13; thence leaving said eastern right-of-way line of North Fourth Street and along the lands of Lot 13 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line of lands now or formerly Raymond L. Miller; thence along said lands of now or formerly Raymond L. Miller, lands of now or formerly Frank Ivey, and lands of now or formerly Open Door Church of Christ South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said line now or formerly Open Door Church of Christ, said point also being the northeast corner of Lot 11; thence along the said lands of Lot 11 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 12, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 29, Lot No. 5 - 1402 North Fourth Street/Parcel 06-016-024:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of North Fourth Street, said point being 23.45 feet north of the northwestern corner of Calder Street, having a 60 foot legal right-of-way line of North Fourth Street, having a 35 foot legal right-of-way; thence leaving said western right-of-way line of North Fourth Street and along Lot 6 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of now or formerly Benthler and Betty Burns; thence along the lands of now or formerly Benthler and Betty Burns North 16 degrees 42 minutes 00 seconds West, a distance of 25.00 feet to a point on the line of now or formerly Benthler and Betty Burns, said point also being the southwest corner of lands now or formerly Carol Morris; thence leaving said line of now or formerly Benthler and Betty Burns and along lands of now or formerly Carol Morris North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the western right-of-way line of North Fourth Street; thence along the said western right-of-way line of North Fourth Street South 16 degrees 42 minutes 00 seconds East a distance of 25.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,500 square feet (0.0344 acres), more or less.

SAID Parcel of land being Lot No. 5, Block G, Plan on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 30, Lot No. 6 – 1400 North Fourth Street/Parcel 06-016-025:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania** more particularly bounded and described as follows:

BEGINNING at a R/R spike corner, said point being the northwestern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along the northern right-of-way line of Calder Street South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on said northern right-of-way line of Calder Street; thence leaving said northern right-of-way line of Calder Street and along the lands of now or formerly Benthler and Betty Burns North 16 degrees 42 minutes 00 seconds West a distance of 23.45 feet to a point on the line of now or formerly Benthler and Betty Burns, said point also being the southwest corner of Lot 5; thence leaving said line of now or formerly Benthler and Betty Burns and along lands of Lot 5 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the western right-of-way line of North Fourth Street; thence along the said western right-of-way line of North Fourth Street South 16 degrees 42 minutes 00 seconds East a distance of 25.00 feet to a R/R spike, said point being the place of **BEGINNING**.

CONTAINING 1,407 square feet (0.0323 acres), more or less.

SAID Parcel of land being Lot No. 6, Block G, on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 31, Lot No. 4 - 1427 William Street/Parcel 06-016-030:

ALL THAT CERTAIN tract or parcel of land, situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of William Street, said point being 60.00 feet north of the southeastern corner of Reily Street, having a 80 foot legal right-of-way and William Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of William Street and along Lot 4, along the lands of now or formerly Dorothy Augustine and along the lands of now or formerly Georgia Horton North 73 degrees 33 minutes 41 seconds East a distance of 60.00 feet to a point on the corner of now or formerly Sherry C. Horton; thence along the lands of now or formerly Rudolph R. Yanuck and land now or formerly of Pauline L. Bayer South 16 degrees 42 minutes 00 seconds West a distance of 34.48 feet to a point on the line of now or formerly Pauline L. Bayer, said point also being the northeast corner of lands now or formerly of Frederick and Vicky Smith; thence leaving said line of now or

formerly of Pauline L. Bayer and along lands now or formerly Frederick and Vicky Smith South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of William Street; thence along the said eastern right-of-way line of William Street North 16 degrees 42 minutes 00 seconds West a distance of 34.75 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 2,078 square feet (0.0477 acres), more or less.

SAID Parcel of land being Lot No. 4, Block F, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 32, Lot No. 3 – 327 Reily Street/Parcel 06-016-008:

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:

BEGINNING at a rebar corner, said point being the southeastern corner of Reily Street, having an 80 foot legal right-of-way and William Street, having a 35 foot legal right-of-way; thence along the southern right-of-way line of Reily Street South 73 degrees 33 minutes 41 seconds East a distance of 30.00 feet to a point on said southern right-of-way line of Reily Street; thence leaving said southern right-of-way line of Reily Street and along the lands of now or formerly Dorothy Augustine South 16 degrees 42 minutes 00 seconds West a distance of 60.00 feet to a point on the corner of lands of now or formerly Dorothy Augustine and on the line of Lot 4; thence along the said lands of Lot 4 South 73 degrees 33 minutes 41 seconds West a distance of 30.00 feet to a point on the eastern right-of-way line of William Street; thence along the said eastern right-of-way line of William Street North 16 degrees 42 minutes 00 seconds West a distance of 60.00 feet to a rebar, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID PARCEL OF LAND BEING Lot No. 3, Block F, on the Final Subdivision Plan of the City of Harrisburg dated August 1, 1991 and recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 33, Lot No. 7 - 1408 Marion Street/Parcel 06-017-040:

ALL THAT CERTAIN tract or parcel of land, situate in the **Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at the lower division line of lot on Marion Street; thence along said line fifty-five (55) feet to Kepner Alley; thence along said alley (15) feet to the upper division line of

lot; thence along said line fifty-five (55) feet to Marion Street aforesaid; and thence along said street fifteen (15) feet to the place of **BEGINNING**.

BEING Lot No. 7 in the Block K on a plan of lots laid out by William K. Verbeke.

Tract No. 34, 1323 Marion Street/Parcel 06-032-013:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING on Marion Street and the line of Lot No. 16 seventy-one (71) feet, more or less to Juniper Alley, fifteen (15) feet ten (10) inches to line of Lot No. 18; thence along said Lot No. 18, seventy-five (75) feet, more or less, to Marion Street, the place of **BEGINNING**.

Tract No. 35, 1325 Marion Street/Parcel 06-032-043:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Marion Street, said point being South 27 degrees East a distance of 90.00 feet from the Southeast corner of Calder and Marion Streets; thence North 63 degrees East a distance of 74.35 feet to a point; thence along the center line of Watson's Alley (vacated), South 29 degrees 46 minutes 02 seconds East a distance of 30.04 feet to a point; thence South 63 degrees West a distance of 75.80 feet to a point on the Eastern side of Marion Street; thence along the east side of Marion Street North 27 degrees West a distance of 30.00 feet to a point, the of **BEGINNING**.

CONTAINING 2,252.25 square feet.

Tract No. 36, 1327 Marion Street/Parcel 06-032-042:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the East side of Marion Street, said point being South 27 degrees East a distance of 70.00 feet from the Southeast corner of Calder and Marion Street; thence North 63 degrees East a distance of 73.38 feet to a point; thence along the center line of Watson's Alley (vacated), South 29 degrees 46 minutes 02 seconds East a distance of 20.02 feet to a point; thence South 63 degrees West a distance of 74.35 feet to a point on the eastern side of Marion Street; thence along the east side of Marion Street North 27 degrees West a distance of 20.00 feet to a point, the place of **BEGINNING**.

CONTAINING 1,477.3 square feet.

Tract No. 37, Lot No. 86 - 1336 Marion Street/Parcel 06-032-025:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Marion Street, said point being the southwestern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said western right-of-way line of Marion Street South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the said western right-of-way line of Marion Street and the northeast corner of lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc.; thence leaving said western right-of-way line of Marion Street and along the lands of now formerly Keystone 5, 10, 25 100 Stores, Inc., South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point, said point being the corner of the lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc. and a point on the line of Lot 88; thence along lands of Lot 88 and Lot 87 North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point on the southern right-of-way line of Calder Street and the corner of Lot 87; thence along the southern right-of-way line of Calder Street North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 86, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 38, Lot No. 85 - 1324 Marion Street/Parcel 06-032-027:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Marion Street, said point being located 90 feet south of the southwestern corner of Calder Street, having a 60 foot legal right-of-way and Marion Street, having a 35 foot legal right-of-way; thence along said western right-of-way line of Marion Street South 16 degrees 42 minutes 00 seconds East a distance of 45.00 feet to a point on the said western right-of-way line of Marion Street and the northeast corner of lands now or formerly Robert F. and Edwin B. Stokes; thence leaving said western right-of-way line of Marion Street and along the lands of lands now or formerly Robert F. and Edwin B. Stokes South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of lands now or formerly Robert F. and Edwin B. Stokes and the corner of Lot 92; thence along lands of Lot 92 and Lot 91 North 16 degrees 42 minutes 00 seconds West a distance of 45.00 feet to a point on the line of Lot 91 and the corner of lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc. North 73 degrees 18 minutes 00 seconds East a distance of

60.00 feet to a point on the western right-of-way line of Marion Street, said point being the place of **BEGINNING**.

CONTAINING 2,700 square feet (0.0620 acres), more or less.

SAID Parcel of land being Lot No. 85, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 39, Lot No. 92 - 1325 North Fourth Street/Parcel 06-032-037:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 105.00 feet south of the southeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of North Fourth Street and along Lot 91 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the line of Lot 85; thence along said lands of Lot 85 South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the line of lands now or formerly Robert F. and Edwin B. Stokes and the southwest corner of Lot 85; thence along the lands of now or formerly Robert F. and Edwin B. Stokes South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 92, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 40, Lot No. 90 - 1329 North Fourth Street/Parcel 06-032-035:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 65.00 feet south of the southeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of North Fourth Street and along Lot 89 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the line of lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc.; thence along said lands of now or formerly Keystone 5, 10, 25, 100

Stores, Inc. South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the line of the lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc. and the northeast corner of Lot 91; thence along the lands of Lot 91 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 90, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 41, Lot No. 89 - 1331 North Fourth Street/Parcel 06-032-034:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 45.00 feet south of the southeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of North Fourth Street and along Lot 88 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the line of lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc.; thence along said lands of now or formerly Keystone 5, 10, 25, 100 Stores, Inc. South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the line of the lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc. and the northeast corner of Lot 90; thence along the lands of Lot 90 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line North Fourth Street; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 89, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 42, Lot No. 88 - 1333 North Fourth Street/Parcel 06-032-033:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of North Fourth Street, said point being 25.00 feet south of the southeastern corner of Calder Street, having a 60 foot legal

right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of North Fourth Street and along Lot 87 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the line of Lot 86; thence along Lot 86 and the lands of now or formerly Keystone 5, 10, 25, 100 Stores, Inc. South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the line of the lands now or formerly Keystone 5, 10, 25, 100 Stores, Inc. and the northeast corner of Lot 89; thence along the lands of Lot 89 South 73 degrees 18 minute s00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line North Fourth Street; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 20.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 88, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 43, Lot No. 87 - 1335 North Fourth Street/Parcel 06-032-032:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a rebar on the southern right-of-way line of Calder Street, said point being the southeastern corner of Calder Street, having a 60 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said southern right-of-way line of Calder Street North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the said southern right-of-way line of Calder Street and the northwest corner of Lot 86; thence leaving said southern right-of-way line of Calder Street and along Lot 86 South 16 degrees 42 minutes 00 seconds East a distance of 25.00 feet to a point on the line of Lot 86 and the northeast corner of Lot 88; thence along the lands of Lot 88 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of North Fourth Street; thence along the eastern right-of-way line of North Fourth Street North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,500 square feet (0.0344 acres), more or less.

SAID Parcel of land being Lot No. 87, Block E, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 44, Lot No. 93 - 1318 North Fourth Street/Parcel 06-031-009:

ALL THAT CERTAIN tract or parcel of parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument on the northern right-of-way line of Sayford Street, said point being the northwestern corner of Sayford Street, having a 17.50 foot legal right-of-way and North Fourth Street, having a 35 foot legal right-of-way; thence along said northern right-of-way line of Sayford Street South 73 degrees 18 minutes 00 seconds West a distance of 60.00 to a point on the northern right-of-way line of Sayford Street and the southeast corner of Lot 94; thence along said lands of Lot 94 and Lot 95 North 16 degrees 42 minutes 00 seconds West a distance of 32.25 feet to a point on the line of Lot 95 and the lands now or formerly Louise Payne; thence along the lands of now or formerly Louise Payne North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the western right-of-way line of North Fourth Street; thence along the western right-of-way line of North Fourth Street South 16 degrees 42 minutes 00 seconds East a distance of 32.25 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,935 square feet (0.0444 acres), more or less.

SAID Parcel of land being Lot No. 93, Block H, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31.

Tract No. 45, Lot No. 94 - 1317 William Street/Parcel 06-031-021:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a concrete monument on the eastern right-of-way line of William Street, said point being the northeastern corner of Sayford Street, having a 17.50 foot legal right-of-way and William Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of William Street North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point on the eastern right-of-way line of William Street and the southwest corner of Lot 95; thence leaving said eastern right-of-way line of William Street and along said lands of Lot 95 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the line of Lot 93; thence along the said line of Lot 93 South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the northern right-of-way line of Sayford Street South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a concrete monument, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 94, Block H, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 46, Lot No. 95 - 1319 William Street/Parcel 06-031-020:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of William Street, said point being 30.00 feet north of the northeastern corner of Sayford Street, having a 17.50 foot legal right-of-way and William Street, having a 35 foot legal right-of-way; thence along said eastern right-of-way line of William Street North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point on the eastern right-of-way line of William Street and the southwest corner of lands now or formerly Florentina Gentry; thence leaving said eastern right-of-way line of William Street and along said lands now or formerly Florentina Gentry North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a corner of lands now or formerly George T. Burton; thence along the lands of now or formerly George T. Burton, lands of now or formerly Louise Payne and lands of Lot 93 South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the line of Lot 93, said point being the northeast corner of Lot 94; thence along the lands of Lot 94 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of William Street, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 95, Block H, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 47, Lot No. 100 - 1334 William Street/Parcel 06-031-061:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Williams Street, said point being the southwestern corner of Calder Street, having a 60 foot legal right-of-way and Williams Street, having a 35 foot legal right-of-way; thence along said western right-of-way line of Williams Street South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the said western right-of-way line of Williams Street and northeast corner of lands Lot 99; thence leaving said western right-of-way line of Williams Street and along the lands of Lot 99 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of Lot 101; thence along lands of Lot 101 and Lot 102 North 16 degrees 42 minutes 00 seconds

West a distance of 30.00 feet to a point on the southern right-of-way line of Calder Street and the northeast corner of Lot 102; thence along the southern right-of-way line of Calder Street North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 100, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 48, Lot No. 99 - 1332 William Street/Parcel 06-031-060:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line Williams Street, said point being 30.00 feet south of the southwestern corner of Calder Street, having a 60 foot legal right-of-way and Williams Street, having a 35 foot legal right-of-way; thence along said western right-of-way line of Williams Street South 16 degrees 42 minutes 00 seconds East a distance of 20.00 feet to a point on the said western right-of-way line of Williams Street and the northeast corner of Lot 98; thence leaving said western right-of-way line of Williams Street and along the lands of Lot 98 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on line of lands now or formerly Frances Green; thence along lands of now or formerly Frances Green and Lot 101 North 16 degrees 42 minutes 00 seconds West a distance 20.00 feet to a point on line of Lot 101; thence along the southern line of Lot 100 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,200 square feet (0.0275 acres), more or less.

SAID Parcel of land being Lot No. 99, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 49, Lot No. 98 - 1330 William Street/Parcel 06-031-059:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of Williams Street, said point being 50.00 feet south of southwestern corner of Calder Street, having a 60 foot legal right-of-way and Williams Street, having a 35 foot legal right-of-way; thence along said western right-of-way line of Williams Street South 16 degrees 42 minutes 00 seconds East a distance of 25.00 feet to a point on the said western right-of-way line of Williams Street and the northeast corner of

lands now or formerly Mabel James; thence leaving said western right-of-way line of Williams Street and along the lands of now or formerly Mabel James South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a corner on the lands now or formerly Leroy E. and Violet W. Carr; thence along lands of now or formerly Frances Green North 16 degrees 42 minutes 00 seconds West a distance of 25.00 feet to a point on line of lands now or formerly Frances Green, said point also being the southwest corner of Lot 99; thence along the southern line of Lot 99 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,500 square feet (0.0344 acres), more or less.

SAID Parcel of land being Lot No. 98, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Pages 31-37.

Tract No. 50, Lot No. 97 - 1326 William Street/Parcel 06-031-034:

ALL THAT CERTAIN tract or parcel of land, situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of William Street, said point being 60.00 feet north of the northwestern corner of Sayford Street, having a 17.50 foot legal right-of-way and William Street, having 35 foot legal right-of-way; thence leaving said western right-of-way line of William Street and along said lands of Lot 96 South 73 degrees 18 minutes 00 seconds West a distance 60.00 feet to a point on the line of lands now or formerly Ira H. Kemp and Laureen M. Buschman; thence along the lands of now or formerly Ira H. Kemp and Laureen M. Buschman, lands of now or formerly Keith Harris and lands now or formerly Leroy E. and Violet W. Carr North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point on the line of lands now or formerly Leroy E. and Violet W. Carr, said point being the southwest corner of lands now or formerly Mabel James; thence along the lands of now or formerly Mabel James North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the western right-of-way line of William Street; thence along said western right-of-way line of William Street South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the western right-of-way line of William Street, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 97, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 51, Lot No. 96 - 1324 William Street/Parcel 06-031-036:

ALL THAT CERTAIN tract or parcel of land, situate in the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the western right-of-way line of William Street, said point being 30.00 feet north of the northwestern corner of Sayford Street, having a 17.50 foot legal right-of-way and William Street, having a 35 foot legal right-of-way; thence leaving said western right-of-way line of William Street and along said lands now or formerly Lewis T. Clark South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of lands now or formerly Pormie Lee Walker; thence along the lands of now or formerly Lee Walker, lands of now or formerly James P. Roxbury and Randolph F. Meinke, lands now or formerly Harrisburg Redevelopment Authority and lands now or formerly Ira H. Kemp and Laureen M. Buschman North 16 degrees 42 minutes 00 seconds West a distance of 30.00 feet to a point on the line of lands now or formerly Ira H. Kemp and Laureen M. Buschman, said point being the southwest corner of Lot 97; thence along the lands of Lot 97 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the western right-of-way line of William Street; thence along said western right-of-way line of William Street South 16 degrees 42 minutes 00 seconds East a distance of 30.00 feet to a point on the western right-of-way line William Street, said point being the place of **BEGINNING**.

CONTAINING 1,800 square feet (0.0413 acres), more or less.

SAID Parcel of land being Lot No. 96, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 52, 1318 William Street/Parcel 06-031-037:

ALL THAT CERTAIN tract or parcel of land, situate in the Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the west side of William Street fifteen (15) feet, more or less, from the northwest corner of Sayford and William Streets at the division line between property herein described and property no. 1316 William Street; thence northwardly along William Street fifteen (15) feet, more or less, to a point at the line of property now or late of Leah Strohm; thence westwardly along said line, sixty (60) feet to line of property now or late of Vincent Orsinger; thence southwardly along said line, fifteen (15) feet, more or less, to the division line between property herein described and property no. 1316 William Street; thence eastwardly along said division line, sixty (60) feet to a point on the west side of William Street, the place of **BEGINNING**.

Tract No. 53, Lot No. 102 - 1339 James Street/Parcel 06-031-062:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a drill hole on the southern right-of-way line Calder Street, said point being the southeastern corner of Calder Street, having a 60 foot legal right-of-way and James Street, having a 35 foot legal right-of-way; thence along said southern right-of-way line Calder Street North 73 degrees 18 minutes 00 seconds East a distance of 60.00 feet to a point on the said southern right-of-way line of Calder Street and the northwest corner of Lot 100; thence leaving said southern right-of-way line of Calder Street and along Lot 100 South 16 degrees 42 minutes 00 seconds East a distance of 22.00 feet to a point on the line of Lot 100 and the northeast corner of Lot 101; thence along the lands of Lot 101 South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of James Street; thence along the eastern right-of-way line of James Street North 16 degrees 42 minutes 00 seconds West a distance 22.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,320 square feet (0.0303 acres), more or less.

SAID Parcel of land being Lot No. 102, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

Tract No. 54, Lot No. 101 - 1337 James Street/Parcel 06-031-039:

ALL THAT CERTAIN tract or parcel of land situate in the **City of Harrisburg, Dauphin County, Pennsylvania**, more particularly bounded and described as follows, to wit:

BEGINNING at a point on the eastern right-of-way line of James Street, said point being 22.00 feet south of the southeastern corner of Calder Street, having a 60 foot legal right-of-way and James Street, having a 35 foot legal right-of-way; thence leaving said eastern right-of-way line of James Street and along Lot 102 North 73 degrees 18 minutes 00 seconds East a distance of 60.00 to a point on the line of Lot 100; thence along Lot 100 and Lot 99 South 16 degrees 42 minutes 00 seconds East a distance of 23.00 feet to a point on the line of the lands of Lot 99 and the northeast corner of lands now or formerly Frances Green; thence along the lands of now or formerly Frances Green South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the eastern right-of-way line of James Street; thence along the eastern right-of-way line of James Street North 16 degrees 42 minutes 00 seconds West a distance 23.00 feet to a point, said point being the place of **BEGINNING**.

CONTAINING 1,380 square feet (0.0317 acres), more or less.

SAID Parcel of land being Lot No. 101, Block J, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5 at Page 31-37.

SAID TRACT NOS. 7 THRU 54 BEING part of the same premises which Redevelopment Authority of the City of Harrisburg, a/k/a Harrisburg Redevelopment Authority by deed dated October 26, 2005 and recorded December 29, 2015 in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 6343 at Page 121, granted and conveyed unto S&A Custom Built Homes, Inc., n/k/a S & A Homes, Inc., the Grantor herein. **Grantor is executing this Deed for the purpose of extinguishing all right, title and interest in and to that certain Redevelopment Contract which is recorded in Record Book 6178, Page 582.**

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, its successors and assigns, to and for the only proper use and behoof of the said Grantee, its successors and assigns, forever.

AND the said Grantor, for itself and its successors, does, by these presents, covenant, grant and agree, to and with the said Grantee, its successors and assigns, that it, the said Grantor, and its successors and assigns, all and singular the hereditaments and premises herein described and granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, against it, the said Grantor, and its successors and assigns, will specially warrant and defend against the lawful claims of all persons claiming by, through or under the said Grantor but not otherwise.

In Witness Whereof, the party of the first part has caused this deed to be fully executed the day and year first above written.

Sealed and Delivered
IN THE PRESENCE OF US:

S & A HOMES, INC., formerly known as
S & A CUSTOM BUILT HOMES, INC.

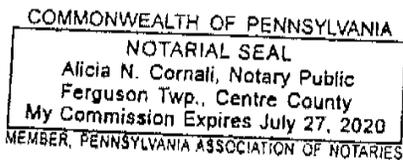
Annanda J Nelson

By: Christopher A. Dochat
Printed name: Christopher A. Dochat
Title: Chief Financial Officer

Commonwealth of Pennsylvania } ss
County of Centre

AND NOW, this 26th day of June, 2019, before me, the undersigned Notary Public, appeared Christopher A. Dochat, who acknowledged himself to be the Chief Financial Officer of S & A Homes, Inc., formerly known as S & A Custom Built Homes, Inc., a corporation, and he, as Chief Financial Officer being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Christopher A. Dochat.

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



Alicia N. Cornali
Notary Public
My commission expires July 27, 2020

The address of the above-named Grantee is:

10 North Second Street, Suite 405, PO Box 2157, Harrisburg, PA 17105

Colleen A. Baird

On behalf of the Grantee
File No. A-555.340

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560
jzugay@dauphinc.org

Candace E. Meek
First Deputy
www.dauphinc.org/deeds

Dauphin County



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

Location:
Dauphin County Courthouse
Room 102
101 Market Street
Harrisburg, PA 17101

INSTRUMENT #: 20190015326
RECORD DATE: 6/28/2019 2:31:35 PM
RECORDED BY: CMECK
DOC TYPE: DEED
AGENT: MARTSON LAW OFFICES
DIRECT NAME: S & A HOMES, INC.
INDIRECT NAME: REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG

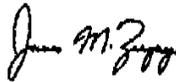
RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$54.00

COMMONWEALTH OF PA: \$1286.72
MUNICIPALITY: \$643.36 HARRISBURG CITY
SCHOOL DISTRICT: \$643.36 HARRISBURG
ADPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 60
UPIFee: 1200
UPIList: 06-019-011-000-0000,06-019-010-000-0000,06-019-009-000-0000,06-017-001-000-0000,06-019-001-000-0000 et al

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



Eric Papenfuse, Mayor

PLANNING BUREAU CASE REPORT

Variance & Special Exception Application: 1323-1333 Marion Street & 1400-1402 North 4th Street

| | | |
|--|---|--|
| PROPERTY ADDRESS: 1323-1333 Marion Street & 1400-1402 North 4 th Street | APPLICANT: Ian Wewer w/ 1037 Maclay Street, LLC | APPLICANT STATUS: Contract Purchaser |
| PID: 06-032-013; -043; -042; -041; -040; and -012 & 06-016-025 and -024 | ZONING: Residential Medium-Density (RM) | HPC DATE: November 4, 2020 |
| ZHB CASE #: 2454 | ZHB DATE: November 16, 2020 | SITE VISIT DATE(S): October 28, 2020 |
| HISTORIC DISTRICT: N/A | FLOODPLAIN: Zone X (No Floodplain) | SUBMISSION DATE: October 7, 2020 |

REQUEST:

The Applicant is seeking to develop 21 total housing units across two project sites in the Midtown neighborhood; a twelve-unit residential development along Marion Street and a nine-unit residential development along North 4th Street. The proposal requires a number of zoning relief requests related to the establishment of a “Multifamily Dwelling” on each of the project sites, to various aspects of the Development Standards and Landscaping Requirements in Chapter 7-307 of the Zoning Code, and to relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

The Applicant is seeking the following zoning relief for the site along Marion Street (Lot D):

Special Exception applications

- To establish a “Multifamily Dwelling” on-site, which requires a Special Exception per Section 7-305.7 of the Zoning Code.
- To request relief from six of the fourteen required off-street parking spaces as outlined in Section 7-327.6 of the Zoning Code, which require one (1) space per unit and one (1) space for each five units for guest parking.

Variance applications

- To exceed the allowable number of permitted units on-site; per Section 7-307.3 of the Zoning Code, the 9,992-square-foot site resulting from the consolidation of the parcels could accommodate six total units.
- To exceed the Maximum Impervious Lot Coverage; per Section 7-307.3 of the Zoning Code, the site is limited to a 70% coverage with impervious surfaces.
- To exceed the prevailing building width along the block by more than 20% per Section 7-307.3 of the Zoning Code.

The Applicant is seeking the following zoning relief for the site along North 4th Street (Lot H):

Special Exception applications

The Applicant is also seeking the following Variances:

- To establish a “Multifamily Dwelling” on-site, which requires a Special Exception per Section 7-305.7 of the Zoning Code.
- To request relief from all eleven of the required off-street parking spaces as outlined in Section 7-327.6 of the Zoning Code, which require one (1) space per unit and one (1) space for each five units for guest parking.

Variance applications

- To exceed the allowable number of permitted units on-site; per Section 7-307.3 of the Zoning Code, the 3,000-square-foot site resulting from the consolidation of the parcels could accommodate two total units.
- To exceed the Maximum Impervious Lot Coverage; per Section 7-307.3 of the Zoning Code, the site is limited to a 70% coverage with impervious surfaces.
- To exceed the prevailing building width along the block by more than 20% per Section 7-307.3 of the Zoning Code.

PROPERTY DESCRIPTION:

The project sites are comprised of eight separate parcels spread across two blocks; the Applicant has submitted a concurrent Lot Consolidation & Land Development Plan to have the various parcels within each block consolidated into two single parcels.

Site #1 (Marion Street)

The properties at 1323-1333 Marion Street are a 0.20-acre site featuring six vacant parcels; the only development on the project site is a community garden operating on the northern half of the project site via annual Adopt-A-Lot agreements with the Harrisburg Redevelopment Authority (HRA). The properties are bounded by Calder Street to the north, the properties at 1322-1334 Fulton Street to the east, the property at 1321 Marion Street to the south, and Marion Street to the west.

Site #2 (North 4th Street)

The properties at 1400 & 1402 North 4th Street are a 0.06-acre site featuring two vacant parcels; the only development on the project site is a four-foot-high vinyl fence that encloses the property and prevents access. The properties are bounded by the property at 1408 North 4th Street to the north, North 4th Street to the east, Calder Street to the south, and the property at 1401 William Street to the west.

SPECIAL EXCEPTION REQUIREMENTS

PER SECTION 7-305.3 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, a “Multifamily Dwelling” use can be permitted upon approval of a Special Exception request from the Zoning Hearing Board.
 - Per Section 7-327.8 of the Zoning Code, the Zoning Hearing Board may permit a reduction, in whole or in part, of the required off-street parking spaces based on a Special Exception application, so long as the project can meet one of five criteria.

The Planning Bureau notes that the Applicant has submitted the requisite documentation to receive review of, and potential approval for, the requested Special Exception applications, as well as the Variance applications that are also required for the project to move forward. With respect to the request for relief from off-street parking requirements, the Planning Bureau would note that all of the properties are currently vacant; therefore, there are no current residents of these properties that are occupying on-street parking (although the Bureau notes that residents from surrounding properties may use some of the on-street parking. The Bureau notes that there are several CAT routes that circulate through the area, and the City will likely be re-establishing a bike share station at the Broad Street Market in 2021, meaning there is also access to public/active transportation modes. The Bureau also notes that if the conditions of approval outlined in this case report are adopted, the Applicant can provide sufficient off-street parking for the proposed project and, in coordination with property owners along Fulton Street, can establish three additional spaces behind those properties. Taken together, the Applicant could provide 17 of the overall 25 required parking spaces for this project. Given the above, the Planning Bureau believes the project can provide a sufficient number of off-street parking spaces that, in conjunction with available on-street parking along the project sites, can meet the criteria outlined in Section 7-327.8 of the Zoning Code.

- 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:

“Applicant wants to construct two (2) Multifamily Dwellings (apartment buildings) as follows across eight (8) lots.”

With respect to the existing use, the Applicant has stated:
“All eight (8) lots are currently unimproved, vacant lots.”

The Planning Bureau notes that the three-story manor home structures proposed by the Applicant will be somewhat similar to the existing residences in the surrounding neighborhood; the proposed units are considered “Multifamily” in the sense that multiple manor homes are proposed for a single lot (once they have been consolidated in order to obviate additional zoning relief requests for construction in setbacks, etc.) and because they will have one point of entrance for six units (or three units in the case of Lot H). The three-story buildings will have similar massing as surrounding properties and will address the street in the same way, although the Bureau notes that it does not support the proposed configuration of the lot and recommends a design that has housing units fronting Marion Street with all parking in the rear. Additionally, the Bureau notes that the neighborhood features a broad mix of uses, both in the variety of uses (residential, commercial, and institutional) and the types of residential uses (between single-family dwellings and multifamily apartments). As such, the “Multifamily Dwellings” are designed to match the scale and massing of the existing build environment and thus should match the general character of the neighborhood. The Planning Bureau does believe that each “vertical stack” of units should have its own entrance (as opposed to the “manor home” design) and that the architectural style should be reconsidered as it is not compatible in appearance and materials to other surrounding properties.

Additionally, the Planning Bureau notes that the request for relief from off-street parking will similarly reflect the existing conditions in the neighborhood. Some of the rowhomes in the surrounding blocks (particularly to the west) do not feature assigned off-street parking, while some of the newer rowhomes (to the east and north) do have dedicated on-site parking; the Bureau also notes that some residents appear to be parking in other vacant lots in the neighborhood, although Bureau staff did not have difficulty finding parking while posting the properties. Given the number of vacant lots in the neighborhood, there appears to be ample on-street parking to meet the needs of the neighborhood – on the blocks fronting the proposed sites, there was almost no on-street parking observed during posting of the properties and subsequent site visits. As noted above, there are nearby CAT routes for individuals who use mass transit and the City will likely be re-establishing a bike share station at the Broad Street Market in 2021. Furthermore, the Bureau notes that if the conditions of approval are adopted, the project will be able to provide the required parking along Marion Street, meaning the Applicant will only need to request relief from eleven of the required 25 parking spaces, as opposed to the current request for relief from seventeen off-street parking spaces.

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:

“The properties lie within the rectilinear street layout common in the City of Harrisburg with the major thoroughfare of Calder Street running east to west, with “side” streets of North 4th Street and Marion Street providing secondary access to the properties. Sidewalks are located on all streets surrounding the properties for adequate pedestrian access and safety as well as easily functional emergency service access to these corner properties. Traffic generation will be minor with the dwelling units proposed. Proposed site improvements are described in the “Background” section found on page 1.”

The Planning Bureau notes that the existing street grid will not be altered by the proposed project; pedestrian ingress and egress to all sites would function as they normally would on other blocks in the city with individuals using the existing sidewalks or new sidewalks and ADA ramps as necessary (specifically along the Marion Street frontage of Lot D). The Bureau notes that the Applicant is proposing a new curb cut onto Calder Street, accessing a small surface parking lot to be constructed on Lot D for residents of that site. However, the Bureau notes that this will be near an existing curb cut that accesses a “valet” style parking arrangement along the rear of the properties 1332 & 1334 Fulton Street which accommodates parking spaces for those properties. Having adjacent curb cuts would remove on-street parking from much of the block and would run counter to the City’s Vision Zero policy; as such, the Bureau recommends that the Applicant work with those property owners to consolidate the curb cuts into a single one.

(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:

“Parking at both sites is being handled as follows:

| Parcels | Parking |
|--|--|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | Adjacent parking lot with eight (8) surface-level parking slots. |
| Lot H: 06-016-024 06-016-025 | None proposed. |

Parking does not meet the minimum requirements of the code and, accordingly, Special Exception(s) are being applied for to minimize the number of parking spots required.”

The Planning Bureau notes that the Applicant has proposed that only Lot D would have dedicated off-street parking; the proposed eight-space lot would still necessitate a request for relief from six spaces for that site. Lot H would not have any off-street parking. As noted above, the Bureau recommends a different configuration for the buildings and parking at Lot D; if the Applicant has the buildings fronting Marion Street, with head-in parking behind them, they can provide all fourteen required off-street parking spaces for Lot D. This means that the intensity of the request for relief from off-street parking would be reduced: instead of requesting relief from seventeen off-street parking spaces for the whole project, the Applicant would only need to request relief from eleven spaces. Additionally, as noted above, if the Applicant consolidates the curb cut to their property with the properties at 1332 & 1334 Fulton Street, they will be able to retain additional on-street parking and provide up to six off-street spaces for the Fulton Street properties, where only three exist today. In this way, a reconfiguration of the parking on-site may actually add or prevent removal of seventeen or eighteen parking spaces, bringing the total figure closer to the 25 required off-street parking spaces for the overall project.

(C) refuse and service areas;

The Planning Bureau notes that the Applicant has not specifically addressed this issue in their project application, and that the submitted plan set does not indicate that a dumpster pad and container will be included in the final site design. The Planning Bureau is unsure of whether the individual buildings require the provision of a dumpster as opposed to individual refuse bins, but would recommend that the Applicant coordinate with the City's Department of Public Works (DPW) to ascertain the appropriate facilities and site them on the property.

The Bureau notes that this consideration is not applicable to the request for relief from the off-street parking requirements.

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

The Applicant has stated:

“New lateral extensions are needed from the existing utility lines in the street to the lots as follows: water; gas; electric; and sewer. Applicant has not received approval from the appropriate authorities at this time, but this will be done as part of the Land Development plan process.”

The Planning Bureau believes that the Applicant will provide utilities as required by the utility companies themselves as well as the demands of their tenants. The Bureau notes that the issue of greatest concern to both the “Multifamily Dwellings” on-site and the proposed parking area would be stormwater runoff; the Applicant should coordinate with CRW and the City Engineer's Office throughout the review of a Land Development Plan application, but notes that the Applicant can mitigate some of the on-site stormwater runoff by using pervious pavers or pavement, which has been used to good effect on other projects in the city.

(E) screening and other buffering with reference to type, dimensions and character;

The Applicant has stated:

“Yes. Attached to this Application is a preliminary Land Development Plan. Exhibit(s) are also attached which show the proposed landscaping and coverage bordering the property.”

The Planning Bureau notes that the Applicant has provided screening along the eastern and southern boundaries of Lot D, although they do not have the proposed parking lot on-site fully screened along the northern and west edges of the parking lot. Likewise, the Applicant has provided screening along the northern boundary of Lot H. Furthermore, the Applicant is proposing to meet the requirement to provide two trees on-site to meet the regulations in Section 7-307.12(b) of the Zoning Code. If the conditions of approval in the case report are adopted, the Applicant might not be able to have screening along the eastern side of Lot D, although the Bureau feels this would be a good trade-off to provide the required fourteen off-street parking spaces on-site.

(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 stated:

“No. Signage is not required or needed for this site.”

The Planning Bureau notes that as a residential use, there will not be signage associated with this project.

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

The Applicant has stated:

“Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.”

The Planning Bureau concurs with the Applicant’s assertion that the proposed development on-site will meet the various Development Standards requirements for each of the two sites, except for the project exceeding the Maximum Impervious Lot Coverage on both sites. As noted above, the Applicant can likely obviate this consideration for Lot D by using pervious pavers instead of regular asphalt; however, there does not appear to be many options for replacing impervious surface in the development proposal for Lot H.

(H) size, bulk, use, and general character of a proposed building, structure, expansion, or enlargement in relation to adjacent properties and the neighborhood generally;

The Applicant has stated:

“Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.”

The Planning Bureau notes that the Applicant has not directly addressed this consideration, either with respect to the proposed buildings on-site or the proposed parking lot. As noted above, the massing of the buildings is generally compatible with surrounding properties – the structures are proposed to be three floors, which matches many of the surrounding buildings, particularly the newer construction to the east. However, the Bureau does not support the manor home format and recommends that the Applicant consider a design more similar to the attached rowhomes at 1320-1330 Fulton Street where in each “vertical stack” has its own entrance. Additionally, the Bureau does not believe that the style shown in the proposed renderings reflects the architecture of the surrounding area and recommends something more in-line with existing buildings or with a definitely modern appearance that indicates the time period in which the buildings are constructed. With respect to the off-street parking provided on Lot D, the Bureau notes that many of the newer homes located to the east of the project sites feature private off-street parking behind their lots; as such, the proposed surface parking lot at the corner of Marion & Calder Streets does not reflect the parking configuration in the neighborhood. The Bureau recommends the Applicant redesign the site as noted in the conditions of approval.

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

With regards to public safety hazards, the Applicant has stated:

“No. In fact, the development of these lots will result in a safer environment bringing more residential living to the area and removing vacant properties that are areas where people can gather without permission and result in higher crime for the area.”

With regards to conforming with the Environmental Performance Standards, the Applicant has stated:

“Yes.”

With regards to a business plan, the Applicant has stated:

“N/A.”

With respect to the impact on the character of the neighborhood, the Applicant has stated:

“No, the proposed use will not have an adverse impact on the character of the residential neighborhood. In fact, the project will enhance the neighborhood by adding residential living space to an undeveloped area of Harrisburg. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners’ Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown.”

The Planning Bureau is not sure whether the Applicant’s reference to criminal activity occurring in vacant lots is based on police report data, anecdotes, or something else, but does agree that the project will bring additional residents to the area which provides increased safety via “eyes on the street” which is an important component of Crime Prevention Through Environmental Design (CPTED). Providing new infill development on vacant parcels will enhance the

streetscape and urban environment (even more so if the conditions or approval are adopted) and will also enhance the tax base for the City as well as the customer base for surrounding businesses. Additionally, the development of new residential units will help address the housing shortage identified in the 2018 Housing Report, and will help to keep rents more affordable within the greater midtown area. Where such a project is most likely to have its biggest impact would be on parking, although as the Bureau has previously noted, there are a variety of vacant sites throughout the neighborhood and Bureau staff did not have difficulty finding parking during the posting of the properties or prior site visits. If the project is revised in the manner suggested by the Bureau, the impact on parking in the neighborhood should be mitigated to reduce any adverse impacts.

**VARIANCE REQUIREMENTS PER SECTION 7-323.7
OF THE PA MUNICIPALITIES PLANNING 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.**

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

“Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.”

With respect to both sites exceeding the maximum number of permitted units, the Planning Bureau concurs with the Applicant regarding the justification for the proposed design. Since receiving approval for development as attached townhomes in the early 2000s, the parcels have sat vacant for almost two decades, during which time the national and local economy have gone through periods of expansion and contraction; thus, a reasonable assessment would note that single-family homes may not be financially viable on-site, compelling multifamily construction. The Bureau does not think that single-family townhome development is fairly uncommon in the city; to the knowledge of Bureau staff, the only recent project that has developed single-family, attached rowhomes was the Camp Curtin YMCA development of four attached rowhomes on the 600 block of Woodbine Street; however, these units were supported with financial subsidies. Otherwise, almost all development involves some format of “Multifamily Dwelling,” whether grouped rowhomes, construction of a new apartment building, or conversion of existing vacant office space into residential units.

With respect to both sites exceeding the maximum impervious lot coverage, the Planning Bureau notes both sides are barely over the threshold, with Lot D being at 72% and Lot H being at 75%. The Bureau notes that the Applicant can likely get Lot D under the threshold by using pervious pavers for the proposed parking area. It is likely more difficult to get Lot H under the threshold since the entire impervious surface area is the building itself. In either event, the Bureau would recommend the Applicant coordinate closely with CRW to ensure that the impact on stormwater runoff is minimized to the greatest extent possible.

With respect to both sites exceeding the maximum building width, the Planning Bureau notes there are a variety of building shapes, sizes, and widths in this neighborhood, including newer construction and historic buildings that accommodate institutional, commercial, and residential use. Although the proposed buildings are being compared to the other properties on the blocks on which they front, the proposed development can also be looked at from a higher level perspective of the entire neighborhood, in which case the deviation from the existing building frontages is much less than that from a row of residential townhomes.

- 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.**

For the three Variance requests for Lot D and Lot H, the Applicant has stated:
“The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.”

The Planning Bureau notes that the Applicant’s response does not address the considerations of this criterion, which is essentially asking why these sites cannot be developed as single-family dwellings that meet the Development Standards for the RM district. The Bureau notes that while the sites *may* be developable as townhomes, their continuing vacancy and the lack of new single-family rowhomes elsewhere in the city indicate that there may be economic factors preventing their use in a way that conforms to the Zoning Code. Given the small footprints of the sites, which limit the number of units on-site, the Bureau notes the Applicant is requesting six more units than permitted by right on Lot D and seven more units than permitted by right on Lot H.

With respect to the maximum impervious lot coverage, given the small footprints and building requirements for new construction, it would likely be difficult to develop individual properties without exceeding the impervious lot coverage threshold, particularly if approvals for such developments were contingent on the provision of off-street parking, which is a frequently heard concern of the Planning Commission, Zoning Hearing Board, and public. With respect to the building width, the Bureau notes that if the condition of approval referencing the inclusion of entries for each “rowhome” unit is adopted, the buildings will have the appearance of attached rowhomes of similar width; while the overall development would exceed the width of other properties, the streetscape would reflect other blocks in the area.

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

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

“The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant.”

As noted above, the primary hardship relates to the density of units on-site, and the history of these properties – more specifically, the fact that they have not been developed through several economic cycles despite have approved plans attached to them – indicates that development of single-family units may not be financially-viable. In that case, it would be reasonable to say that the conditions that create the hardship were not created by the Applicant. The Planning Bureau is unsure as to the exact number of units that would be necessary to make the project financially viable; it may be that the project could move forward with less units, but the Bureau does not have the expertise to make that determination.

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.

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

“No. The Variance, if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners’ Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA.”

The Planning Bureau concurs with the Applicant that the project will alter the general character of the neighborhood, and notes that the surrounding area has a variety of different uses – including institutional uses (churches and the Susquehanna Art Museum), commercial uses (the Broad Street Market and various restaurant/retail options), and residential uses, including nearby “Multifamily Dwellings” at the Jackson Lick apartments and 1500 North 6th Street). Likewise, many of the properties already exceed the Maximum Impervious Lot Coverage as they were constructed before the adoption of the current Zoning Code when such aspects were not considerations. As previously noted, there are a number of different types of structures of varying sizes and width as well. Given the above, the proposed project will not alter the character of the neighborhood and, in fact, will contribute to the eclectic mix of buildings and uses in Midtown.

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.

For the request to exceed the maximum density for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create twelve (12) dwelling units. Given the property size, this would equate to 416 square feet per dwelling unit, which is below the minimum requirement.”

For the request to exceed the maximum impervious lot coverage for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 72% maximum impervious coverage to allow the proposed building to meet other zoning requirements.”

For the request to exceed the maximum building width for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of an 80’ width > 18’ prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.”

For the request to exceed the maximum density for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create nine (9) dwelling units. Given the property size, this would equate to 167 square feet per dwelling unit, which is below the minimum requirement.”

For the request to exceed the maximum impervious lot coverage for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 75% maximum impervious coverage to allow the proposed building to meet other zoning requirements.”

For the request to exceed the maximum building width for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of an 80’ width > 18’ prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.”

Without the expertise to affirm whether the proposed number of units is the minimum needed to make the development of these vacant sites financially-viable, the Planning Bureau believes that the intensity of the proposed development represents a reasonable approach that will provide more units at a lower individual cost than if less or larger units were required. With respect to the maximum impervious lot coverage, the Bureau notes that the Applicant is requesting small variances to the applicable regulations and, in fact, that the request for Lot D may be obviated by the provision of pervious pavers in the parking drive aisles. With respect to the building widths, the Bureau notes that there are many buildings of varying widths throughout the neighborhood and that when taken collectively, the width of the proposed buildings will not be out of character with the overall neighborhood. Additionally, the Bureau notes that if its conditions of approval are adopted, the buildings will have the appearance of multiple, separate units that better reflect the character of the surrounding properties and streetscapes.

PLANNING BUREAU RECOMMENDATION:

Approval With Conditions

The Planning Bureau staff recommends the request be approved with the following condition(s):

1. The Applicant will redesign the project site to have units fronting the entirety of Marion Street (while maintaining four-foot setbacks on either end) with off-street parking located in the rear of the units. This will necessitate an additional Variance for development within a rear yard setback, and will likely increase the intensity of the Maximum Impervious Lot Coverage relief request (which can be mitigated using pervious pavers), but can obviate the request for relief from off-street parking for that project site, as fourteen total parking spaces could be established on-site.
2. The Applicant will redesign the building footprints to have a door installed for each “vertical stack” of units and the Applicant will alternate façade treatments for the units, to help them blend in to the eclectic architectural design of the surrounding neighborhood.
3. The Applicant will coordinate with the owners of 1332 & 1334 Fulton Street on consolidating access to off-street parking for all properties into a single curb cut along Calder Street. This will ensure the project conforms to the City’s Vision Zero policy and will retain more on-street parking along Calder Street.
4. The Applicant will ensure that all necessary stormwater management documentation for the project is submitted to, and approved by, Capital Region Water and the City Engineer’s Office prior to final review by City Council.
5. The Applicant will ensure that sidewalks, curb cuts, and ramps are constructed to ADA standards along the entirety of all properties that are included in the development proposal.

6. The Applicant will coordinate with the City's Department of Public Works on the size and location of refuse facilities on-site.
7. The Applicant will ensure that any lighting on-site is designed to reduce or eliminate light spillover onto adjacent properties.
8. The Applicant will receive approval from the Planning Commission and City Council for the concurrent Lot Consolidation & Land Development Plan.

The Planning Bureau staff recommends the request be approved for the following reason(s):

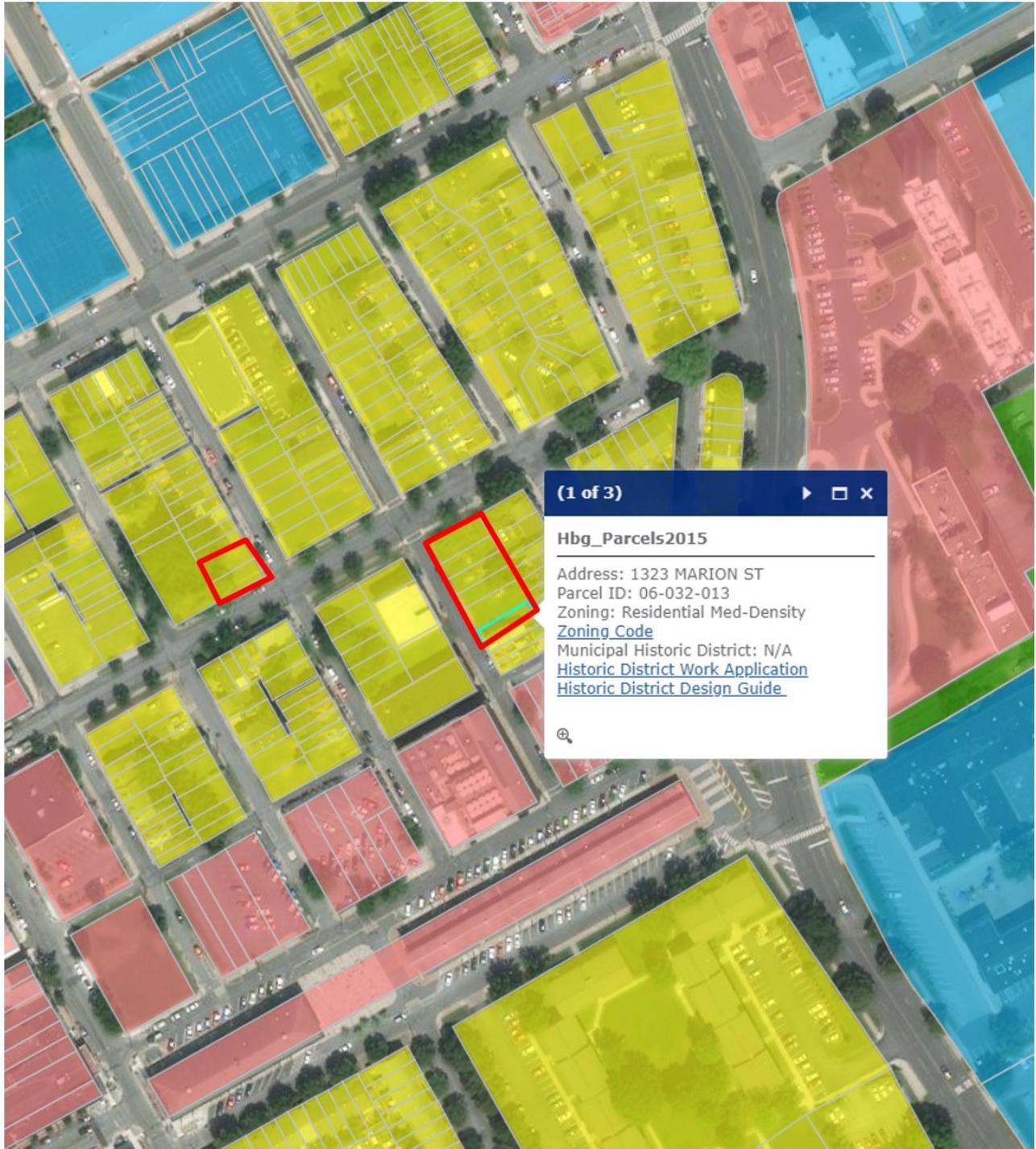
1. The proposed project will develop lots that are currently vacant, bringing new units online to meet existing and future demand for housing in the neighborhood; new residents will also increase the customer base for local businesses.
2. The proposed project will revitalize vacant sites characterized by overgrown grass (aside from the portion being used as a community garden) by creating infill units that enhance the streetscapes of the neighborhood, improve pedestrian infrastructure, and create more activity.
3. The zoning relief requested by the Applicants, alongside the conditions noted in this case report, will better reflect the existing nature of the built environment in the surrounding blocks; thus, these requests will help to develop a project that integrates into the building fabric of the community.

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 proposed work.
5. Codes Bureau/Health Officer inspections of work being performed.

ATTACHMENTS:

1. Zoning & Location Map
2. Variance & Special Exception Application
3. Supplemental Narratives
4. Existing Conditions Photos
5. Existing & Proposed Site Plans for 1300 block of Marion Street (Lot D)
6. Existing & Proposed Site Plans for 1400 block of North 4th Street (Lot H)
7. Plan Set
8. Project Renderings (Lot D)
9. Proposed Floor Plans (Lot D)
10. Project Renderings (Lot H)
11. Proposed Floor Plans (Lot H)
12. Notification Letter, Properties List & Proof of Mailing
13. Designated Developer Confirmation Letter from HRA, dated October 7, 2020



Zoning & Location Map
1323-1333 Marion Street &
1400-1402 North 4th Street



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

1323-1333 Marion Street & 1400-1402 North 4th Street

VARIANCE & SPECIAL EXCEPTION REQUEST:

The Applicant is seeking to develop 21 total housing units across two project sites in the Midtown neighborhood; a twelve-unit residential development along Marion Street and a nine-unit residential development along North 4th Street. The proposal requires a number of zoning relief requests related to the establishment of a “Multifamily Dwelling” on each of the project sites, to various aspects of the Development Standards and Landscaping Requirements in Chapter 7-307 of the Zoning Code, and to relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

The Applicant is seeking the following zoning relief for the site along Marion Street (Lot D):

Special Exception applications

- To establish a “Multifamily Dwelling” on-site, which requires a Special Exception per Section 7-305.7 of the Zoning Code.
- To request relief from six of the fourteen required off-street parking spaces as outlined in Section 7-327.6 of the Zoning Code, which require one (1) space per unit and one (1) space for each five units for guest parking.

Variance applications

- To exceed the allowable number of permitted units on-site; per Section 7-307.3 of the Zoning Code, the 9,992-square-foot site resulting from the consolidation of the parcels could accommodate six total units.
- To exceed the Maximum Impervious Lot Coverage; per Section 7-307.3 of the Zoning Code, the site is limited to a 70% coverage with impervious surfaces.
- To exceed the prevailing building width along the block by more than 20% per Section 7-307.3 of the Zoning Code.

The Applicant is seeking the following zoning relief for the site along North 4th Street (Lot H):

Special Exception applications

The Applicant is also seeking the following Variances:

- To establish a “Multifamily Dwelling” on-site, which requires a Special Exception per Section 7-305.7 of the Zoning Code.
- To request relief from all eleven of the required off-street parking spaces as outlined in Section 7-327.6 of the Zoning Code, which require one (1) space per unit and one (1) space for each five units for guest parking.

Variance applications

- To exceed the allowable number of permitted units on-site; per Section 7-307.3 of the Zoning Code, the 3,000-square-foot site resulting from the consolidation of the parcels could accommodate two total units.
- To exceed the Maximum Impervious Lot Coverage; per Section 7-307.3 of the Zoning Code, the site is limited to a 70% coverage with impervious surfaces.
- To exceed the prevailing building width along the block by more than 20% per Section 7-307.3 of the Zoning Code.

BACKGROUND:

The project sites are comprised of eight separate parcels spread across two blocks; the Applicant has submitted a concurrent Lot Consolidation & Land Development Plan to have the various parcels within each block consolidated into two single parcels.

Site #1 (Marion Street)

The properties at 1323-1333 Marion Street are a 0.20-acre site featuring six vacant parcels; the only development on the project site is a community garden operating on the northern half of the project site via annual Adopt-A-Lot agreements with the Harrisburg Redevelopment Authority (HRA). The properties are bounded by Calder Street to the north, the properties at 1322-1334 Fulton Street to the east, the property at 1321 Marion Street to the south, and Marion Street to the west.

Site #2 (North 4th Street)

The properties at 1400 & 1402 North 4th Street are a 0.06-acre site featuring two vacant parcels; the only development on the project site is a four-foot-high vinyl fence that encloses the property and prevents access. The properties are bounded by the property at 1408 North 4th Street to the north, North 4th Street to the east, Calder Street to the south, and the property at 1401 William Street to the west.

SPECIAL EXCEPTION ANALYSIS:

Minimum Requirements of the Code

- Per Section 7-305.7 of the Zoning Code, a “Multifamily Dwelling” use can be permitted upon approval of a Special Exception request from the Zoning Hearing Board.
- Per Section 7-327.8 of the Zoning Code, the Zoning Hearing Board may permit a reduction, in whole or in part, of the required off-street parking spaces based on a Special Exception application, so long as the project can meet one of five criteria.

The Planning Bureau notes that the Applicant has submitted the requisite documentation to receive review of, and potential approval for, the requested Special Exception applications, as

well as the Variance applications that are also required for the project to move forward. With respect to the request for relief from off-street parking requirements, the Planning Bureau would note that all of the properties are currently vacant; therefore, there are no current residents of these properties that are occupying on-street parking (although the Bureau notes that residents from surrounding properties may use some of the on-street parking. The Bureau notes that there are several CAT routes that circulate through the area, and the City will likely be re-establishing a bike share station at the Broad Street Market in 2021, meaning there is also access to public/active transportation modes. The Bureau also notes that if the conditions of approval outlined in this case report are adopted, the Applicant can provide sufficient off-street parking for the proposed project and, in coordination with property owners along Fulton Street, can establish three additional spaces behind those properties. Taken together, the Applicant could provide 17 of the overall 25 required parking spaces for this project. Given the above, the Planning Bureau believes the project can provide a sufficient number of off-street parking spaces that, in conjunction with available on-street parking along the project sites, can meet the criteria outlined in Section 7-327.8 of the Zoning Code.

Neighborhood Character

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

“Applicant wants to construct two (2) Multifamily Dwellings (apartment buildings) as follows across eight (8) lots.”

With respect to the existing use, the Applicant has stated:

“All eight (8) lots are currently unimproved, vacant lots.”

The Planning Bureau notes that the three-story manor home structures proposed by the Applicant will be somewhat similar to the existing residences in the surrounding neighborhood; the proposed units are considered “Multifamily” in the sense that multiple manor homes are proposed for a single lot (once they have been consolidated in order to obviate additional zoning relief requests for construction in setbacks, etc.) and because they will have one point of entrance for six units (or three units in the case of Lot H). The three-story buildings will have similar massing as surrounding properties and will address the street in the same way, although the Bureau notes that it does not support the proposed configuration of the lot and recommends a design that has housing units fronting Marion Street with all parking in the rear. Additionally, the Bureau notes that the neighborhood features a broad mix of uses, both in the variety of uses (residential, commercial, and institutional) and the types of residential uses (between single-family dwellings and multifamily apartments). As such, the “Multifamily Dwellings” are designed to match the scale and massing of the existing build environment and thus should match the general character of the neighborhood. The Planning Bureau does believe that each “vertical stack” of units should have its own entrance (as opposed to the “manor home” design) and that the architectural style should be reconsidered as it is not compatible in appearance and materials to other surrounding properties.

Additionally, the Planning Bureau notes that the request for relief from off-street parking will similarly reflect the existing conditions in the neighborhood. Some of the rowhomes in the surrounding blocks (particularly to the west) do not feature assigned off-street parking, while some of the newer rowhomes (to the east and north) do have dedicated on-site parking; the

Bureau also notes that some residents appear to be parking in other vacant lots in the neighborhood, although Bureau staff did not have difficulty finding parking while posting the properties. Given the number of vacant lots in the neighborhood, there appears to be ample on-street parking to meet the needs of the neighborhood – on the blocks fronting the proposed sites, there was almost no on-street parking observed during posting of the properties and subsequent site visits. As noted above, there are nearby CAT routes for individuals who use mass transit and the City will likely be re-establishing a bike share station at the Broad Street Market in 2021. Furthermore, the Bureau notes that if the conditions of approval are adopted, the project will be able to provide the required parking along Marion Street, meaning the Applicant will only need to request relief from eleven of the required 25 parking spaces, as opposed to the current request for relief from seventeen off-street parking spaces.

Ingress & Egress

The Applicant has stated:

“The properties lie within the rectilinear street layout common in the City of Harrisburg with the major thoroughfare of Calder Street running east to west, with “side” streets of North 4th Street and Marion Street providing secondary access to the properties. Sidewalks are located on all streets surrounding the properties for adequate pedestrian access and safety as well as easily functional emergency service access to these corner properties. Traffic generation will be minor with the dwelling units proposed. Proposed site improvements are described in the “Background” section found on page 1.”

The Planning Bureau notes that the existing street grid will not be altered by the proposed project; pedestrian ingress and egress to all sites would function as they normally would on other blocks in the city with individuals using the existing sidewalks or new sidewalks and ADA ramps as necessary (specifically along the Marion Street frontage of Lot D). The Bureau notes that the Applicant is proposing a new curb cut onto Calder Street, accessing a small surface parking lot to be constructed on Lot D for residents of that site. However, the Bureau notes that this will be near an existing curb cut that accesses a “valet” style parking arrangement along the rear of the properties 1332 & 1334 Fulton Street which accommodates parking spaces for those properties. Having adjacent curb cuts would remove on-street parking from much of the block and would run counter to the City’s Vision Zero policy; as such, the Bureau recommends that the Applicant work with those property owners to consolidate the curb cuts into a single one.

Off-Street Parking & Loading

The Applicant has stated: “Parking at both sites is being handled as follows:

| Parcels | Parking |
|--|--|
| Lot D: 06-032-012 06-032-013 06-032-040 06-032-041 06-032-042 06-032-043 | Adjacent parking lot with eight (8) surface-level parking slots. |
| Lot H: | None proposed. |

| | |
|------------|--|
| 06-016-024 | |
| 06-016-025 | |

Parking does not meet the minimum requirements of the code and, accordingly, Special Exception(s) are being applied for to minimize the number of parking spots required.”

The Planning Bureau notes that the Applicant has proposed that only Lot D would have dedicated off-street parking; the proposed eight-space lot would still necessitate a request for relief from six spaces for that site. Lot H would not have any off-street parking. As noted above, the Bureau recommends a different configuration for the buildings and parking at Lot D; if the Applicant has the buildings fronting Marion Street, with head-in parking behind them, they can provide all fourteen required off-street parking spaces for Lot D. This means that the intensity of the request for relief from off-street parking would be reduced: instead of requesting relief from seventeen off-street parking spaces for the whole project, the Applicant would only need to request relief from eleven spaces. Additionally, as noted above, if the Applicant consolidates the curb cut to their property with the properties at 1332 & 1334 Fulton Street, they will be able to retain additional on-street parking and provide up to six off-street spaces for the Fulton Street properties, where only three exist today. In this way, a reconfiguration of the parking on-site may actually add or prevent removal of seventeen or eighteen parking spaces, bringing the total figure closer to the 25 required off-street parking spaces for the overall project.

Refuse & Service Areas

The Planning Bureau notes that the Applicant has not specifically addressed this issue in their project application, and that the submitted plan set does not indicate that a dumpster pad and container will be included in the final site design. The Planning Bureau is unsure of whether the individual buildings require the provision of a dumpster as opposed to individual refuse bins, but would recommend that the Applicant coordinate with the City’s Department of Public Works (DPW) to ascertain the appropriate facilities and site them on the property.

The Bureau notes that this consideration is not applicable to the request for relief from the off-street parking requirements.

Utilities

The Applicant has stated:

“New lateral extensions are needed from the existing utility lines in the street to the lots as follows: water; gas; electric; and sewer. Applicant has not received approval from the appropriate authorities at this time, but this will be done as part of the Land Development plan process.”

The Planning Bureau believes that the Applicant will provide utilities as required by the utility companies themselves as well as the demands of their tenants. The Bureau notes that the issue of greatest concern to both the “Multifamily Dwellings” on-site and the proposed parking area would be stormwater runoff; the Applicant should coordinate with CRW and the City Engineer’s Office throughout the review of a Land Development Plan application, but notes that the Applicant can mitigate some of the on-site stormwater runoff by using pervious pavers or pavement, which has been used to good effect on other projects in the city.

Screening & Buffering

The Applicant has stated:

“Yes. Attached to this Application is a preliminary Land Development Plan. Exhibit(s) are also attached which show the proposed landscaping and coverage bordering the property.”

The Planning Bureau notes that the Applicant has provided screening along the eastern and southern boundaries of Lot D, although they do not have the proposed parking lot on-site fully screened along the northern and west edges of the parking lot. Likewise, the Applicant has provided screening along the northern boundary of Lot H. Furthermore, the Applicant is proposing to meet the requirement to provide two trees on-site to meet the regulations in Section 7-307.12(b) of the Zoning Code. If the conditions of approval in the case report are adopted, the Applicant might not be able to have screening along the eastern side of Lot D, although the Bureau feels this would be a good trade-off to provide the required fourteen off-street parking spaces on-site.

Signage

The Applicant has stated:

“No. Signage is not required or needed for this site.”

The Planning Bureau notes that as a residential use, there will not be signage associated with this project.

Yards, Setbacks & Open Space

The Applicant has stated:

“Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.”

The Planning Bureau concurs with the Applicant’s assertion that the proposed development on-site will meet the various Development Standards requirements for each of the two sites, except for the project exceeding the Maximum Impervious Lot Coverage on both sites. As noted above, the Applicant can likely obviate this consideration for Lot D by using pervious pavers instead of regular asphalt; however, there does not appear to be many options for replacing impervious surface in the development proposal for Lot H.

Building Character

The Applicant has stated:

“Yes, the proposed structures shall meet all existing front, side and rear setback requirements established within the RM District.”

The Planning Bureau notes that the Applicant has not directly addressed this consideration, either with respect to the proposed buildings on-site or the proposed parking lot. As noted above, the massing of the buildings is generally compatible with surrounding properties – the structures are proposed to be three floors, which matches many of the surrounding buildings, particularly the newer construction to the east. However, the Bureau does not support the manor home format and recommends that the Applicant consider a design more similar to the attached rowhomes at

1320-1330 Fulton Street where in each “vertical stack” has its own entrance. Additionally, the Bureau does not believe that the style shown in the proposed renderings reflects the architecture of the surrounding area and recommends something more in-line with existing buildings or with a definitely modern appearance that indicates the time period in which the buildings are constructed. With respect to the off-street parking provided on Lot D, the Bureau notes that many of the newer homes located to the east of the project sites feature private off-street parking behind their lots; as such, the proposed surface parking lot at the corner of Marion & Calder Streets does not reflect the parking configuration in the neighborhood. The Bureau recommends the Applicant redesign the site as noted in the conditions of approval.

Other Factors

With regards to public safety hazards, the Applicant has stated:

“No. In fact, the development of these lots will result in a safer environment bringing more residential living to the area and removing vacant properties that are areas where people can gather without permission and result in higher crime for the area.”

With regards to conforming with the Environmental Performance Standards, the Applicant has stated:

“Yes.”

With regards to a business plan, the Applicant has stated:

“N/A.”

With respect to the impact on the character of the neighborhood, the Applicant has stated:

“No, the proposed use will not have an adverse impact on the character of the residential neighborhood. In fact, the project will enhance the neighborhood by adding residential living space to an undeveloped area of Harrisburg. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners’ Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown.”

The Planning Bureau is not sure whether the Applicant’s reference to criminal activity occurring in vacant lots is based on police report data, anecdotes, or something else, but does agree that the project will bring additional residents to the area which provides increased safety via “eyes on the street” which is an important component of Crime Prevention Through Environmental Design (CPTED). Providing new infill development on vacant parcels will enhance the streetscape and urban environment (even more so if the conditions or approval are adopted) and will also enhance the tax base for the City as well as the customer base for surrounding businesses. Additionally, the development of new residential units will help address the housing shortage identified in the 2018 Housing Report, and will help to keep rents more affordable within the greater midtown area. Where such a project is most likely to have its biggest impact would be on parking, although as the Bureau has previously noted, there are a variety of vacant sites throughout the neighborhood and Bureau staff did not have difficulty finding parking during the posting of the properties or prior site visits. If the project is revised in the manner suggested by the Bureau, the impact on parking in the neighborhood should be mitigated to reduce any adverse impacts.

VARIANCE ANALYSIS:

Unique Physical Circumstances Peculiar to the Property:

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

“Yes, there are unique physical circumstances or conditions peculiar to these properties. The Lots are part of the Market Place Townhome development, which filed its Final Land Development Plan in 1991, over 29 years ago. Since that time, these Lots have sat vacant. The size(s) of the six (6) Lots in this block, which will be consolidated in order to accommodate the proposed structure, are irregularly shaped in that they were developed to individually accommodate townhomes, not a single multifamily structure. The unnecessary hardship(s) are due to these conditions and not by the provisions of the zoning ordinance.”

With respect to both sites exceeding the maximum number of permitted units, the Planning Bureau concurs with the Applicant regarding the justification for the proposed design. Since receiving approval for development as attached townhomes in the early 2000s, the parcels have sat vacant for almost two decades, during which time the national and local economy have gone through periods of expansion and contraction; thus, a reasonable assessment would note that single-family homes may not be financially viable on-site, compelling multifamily construction. The Bureau does not think that single-family townhome development is fairly uncommon in the city; to the knowledge of Bureau staff, the only recent project that has developed single-family, attached rowhomes was the Camp Curtin YMCA development of four attached rowhomes on the 600 block of Woodbine Street; however, these units were supported with financial subsidies. Otherwise, almost all development involves some format of “Multifamily Dwelling,” whether grouped rowhomes, construction of a new apartment building, or conversion of existing vacant office space into residential units.

With respect to both sites exceeding the maximum impervious lot coverage, the Planning Bureau notes both sites are barely over the threshold, with Lot D being at 72% and Lot H being at 75%. The Bureau notes that the Applicant can likely get Lot D under the threshold by using pervious pavers for the proposed parking area. It is likely more difficult to get Lot H under the threshold since the entire impervious surface area is the building itself. In either event, the Bureau would recommend the Applicant coordinate closely with CRW to ensure that the impact on stormwater runoff is minimized to the greatest extent possible.

With respect to both sites exceeding the maximum building width, the Planning Bureau notes there are a variety of building shapes, sizes, and widths in this neighborhood, including newer construction and historic buildings that accommodate institutional, commercial, and residential use. Although the proposed buildings are being compared to the other properties on the blocks on which they front, the proposed development can also be looked at from a higher level perspective of the entire neighborhood, in which case the deviation from the existing building frontages is much less than that from a row of residential townhomes.

Necessary for Reasonable Reuse of the Property:

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

“The property could not be developed as a Multifamily Dwelling in strict conformity with the provisions of the Zoning Code.”

The Planning Bureau notes that the Applicant's response does not address the considerations of this criterion, which is essentially asking why these sites cannot be developed as single-family dwellings that meet the Development Standards for the RM district. The Bureau notes that while the sites *may* be developable as townhomes, their continuing vacancy and the lack of new single-family rowhomes elsewhere in the city indicate that there may be economic factors preventing their use in a way that conforms to the Zoning Code. Given the small footprints of the sites, which limit the number of units on-site, the Bureau notes the Applicant is requesting six more units than permitted by right on Lot D and seven more units than permitted by right on Lot H.

With respect to the maximum impervious lot coverage, given the small footprints and building requirements for new construction, it would likely be difficult to develop individual properties without exceeding the impervious lot coverage threshold, particularly if approvals for such developments were contingent on the provision of off-street parking, which is a frequently heard concern of the Planning Commission, Zoning Hearing Board, and public. With respect to the building width, the Bureau notes that if the condition of approval referencing the inclusion of entries for each "rowhome" unit is adopted, the buildings will have the appearance of attached rowhomes of similar width; while the overall development would exceed the width of other properties, the streetscape would reflect other blocks in the area.

Hardship not Created by the Applicant:

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

"The Applicant has not created an unnecessary hardship. The size, shape, and contour of the lots existed prior to the involvement of the Applicant."

As noted above, the primary hardship relates to the density of units on-site, and the history of these properties – more specifically, the fact that they have not been developed through several economic cycles despite have approved plans attached to them – indicates that development of single-family units may not be financially-viable. In that case, it would be reasonable to say that the conditions that create the hardship were not created by the Applicant. The Planning Bureau is unsure as to the exact number of units that would be necessary to make the project financially viable; it may be that the project could move forward with less units, but the Bureau does not have the expertise to make that determination.

Essential Character of the Neighborhood:

For the three Variance requests for Lot D and Lot H, the Applicant has stated:

"No. The Variance, if granted, will not 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. Applicant has been working with neighborhood group(s) and the Market Place Townhomes Homeowners' Association (HOA) for over a year to collaborate on what the new development(s) will look like for Midtown. These groups are working with Applicant to achieve a mutually-agreeable resolution regarding items such as lot usage; parking; and architectural stylings for buildings located on Lots that fall under the purview of the HOA."

The Planning Bureau concurs with the Applicant that the project will alter the general character of the neighborhood, and notes that the surrounding area has a variety of different uses – including institutional uses (churches and the Susquehanna Art Museum), commercial uses (the Broad Street Market and various restaurant/retail options), and residential uses, including nearby “Multifamily Dwellings” at the Jackson Lick apartments and 1500 North 6th Street). Likewise, many of the properties already exceed the Maximum Impervious Lot Coverage as they were constructed before the adoption of the current Zoning Code when such aspects were not considerations. As previously noted, there are a number of different types of structures of varying sizes and width as well. Given the above, the proposed project will not alter the character of the neighborhood and, in fact, will contribute to the eclectic mix of buildings and uses in Midtown.

The Applicant has stated the following concerning whether this will represent the minimum variance to afford relief:

For the request to exceed the maximum density for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create twelve (12) dwelling units. Given the property size, this would equate to 416 square feet per dwelling unit, which is below the minimum requirement.”

For the request to exceed the maximum impervious lot coverage for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 72% maximum impervious coverage to allow the proposed building to meet other zoning requirements.”

For the request to exceed the maximum building width for **Lot D**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of an 80’ width > 18’ prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.”

For the request to exceed the maximum density for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. Pursuant to the Zoning Ordinance (7-307.3), 1500 square feet are required per dwelling unit. The applicant is requesting relief to allow construction of a building which will create nine (9) dwelling units. Given the property size, this would equate to 167 square feet per dwelling unit, which is below the minimum requirement.”

For the request to exceed the maximum impervious lot coverage for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires 70% maximum impervious coverage. Applicant is requesting a variance of 75% maximum impervious coverage to allow the proposed building to meet other zoning requirements.”

For the request to exceed the maximum building width for **Lot H**, the Applicant has stated:

“Yes. The variance, if granted, represents the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue. The Zoning Ordinance requires a maximum building width of 20% of the width of the block. Applicant is requesting a variance of an 80’ width > 18’ prevailing. This is the minimum variance to afford relief that will allow Applicant to meet the other zoning requirements under the Ordinance.”

Without the expertise to affirm whether the proposed number of units is the minimum needed to make the development of these vacant sites financially-viable, the Planning Bureau believes that the intensity of the proposed development represents a reasonable approach that will provide more units at a lower individual cost than if less or larger units were required. With respect to the maximum impervious lot coverage, the Bureau notes that the Applicant is requesting small variances to the applicable regulations and, in fact, that the request for Lot D may be obviated by the provision of pervious pavers in the parking drive aisles. With respect to the building widths, the Bureau notes that there are many buildings of varying widths throughout the neighborhood and that when taken collectively, the width of the proposed buildings will not be out of character with the overall neighborhood. Additionally, the Bureau notes that if its conditions of approval are adopted, the buildings will have the appearance of multiple, separate units that better reflect the character of the surrounding properties and streetscapes.

DISCUSSION:

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

1. The Applicant will redesign the project site to have units fronting the entirety of Marion Street (while maintaining four-foot setbacks on either end) with off-street parking located in the rear of the units. This will necessitate an additional Variance for development within a rear yard setback, and will likely increase the intensity of the Maximum Impervious Lot Coverage relief request (which can be mitigated using pervious pavers), but can obviate the request for relief from off-street parking for that project site, as fourteen total parking spaces could be established on-site.
2. The Applicant will redesign the building footprints to have a door installed for each “vertical stack” of units and the Applicant will alternate façade treatments for the units, to help them blend in to the eclectic architectural design of the surrounding neighborhood.
3. The Applicant will coordinate with the owners of 1332 & 1334 Fulton Street on consolidating access to off-street parking for all properties into a single curb cut along Calder Street. This will ensure the project conforms to the City’s Vision Zero policy and will retain more on-street parking along Calder Street.

4. The Applicant will ensure that all necessary stormwater management documentation for the project is submitted to, and approved by, Capital Region Water and the City Engineer's Office prior to final review by City Council.
5. The Applicant will ensure that sidewalks, curb cuts, and ramps are constructed to ADA standards along the entirety of all properties that are included in the development proposal.
6. The Applicant will coordinate with the City's Department of Public Works on the size and location of refuse facilities on-site.
7. The Applicant will ensure that any lighting on-site is designed to reduce or eliminate light spillover onto adjacent properties.
8. The Applicant will receive approval from the Planning Commission and City Council for the concurrent Lot Consolidation & Land Development Plan.

The case was represented by Chris Rice and Colleen Baird with Martson Law Offices (the legal counsel), 10 East High Street, Carlisle, PA 17013; Ian Wewer with Seven Bridges Development (the developer), 922 North 3rd Street, Harrisburg, PA 17102; and Mitch Kemp with SLD Planning & Consulting, 801 Belvedere Street, Carlisle, PA 17103 (aka "the Applicants").

Commissioner Alsberry asked the Applicants whether the conditions in the case report were acceptable; they stated that they generally supported the conditions, but wanted to discuss them further. The Applicants stated that they wanted to provide some background to the project before addressing the Planning Bureau's conditions of approval.

The Applicants noted that the project team had previously been before the commissioners in late 2019 with a Zoning Map Amendment for the project site and surrounding blocks, which had received approval from the Planning Commission before being withdrawn by the Applicants from consideration by City Council in order to get more feedback from the community. They stated that they had begun working with S&A Homes and the Harrisburg Redevelopment Authority in 2017 to secure the properties, and that after a year and a half, the properties were transferred back to HRA, with the Applicants paying the transfer fees and closing costs. The Applicants noted that their planned community outreach efforts in early 2020 had been disrupted by the COVID pandemic.

The Applicants stated that they were still pursuing the overall goals of developing vacant lots in the MarketPlace Townhomes neighborhood, but that they wanted to begin with a first phase of the project to provide an idea of how the rest of the lots would be developed, and thus, they were moving forward through concurrent zoning relief and land development applications. They stated their intention to begin construction on two "Multifamily Dwellings" in Spring 2021; the Applicants also noted that they would be resubmitting a new Zoning Map Amendment in 2021 to allow future phases to proceed more expeditiously.

The Applicants stated that they had received feedback from the community regarding the proposal for Lot H [note: along North 4th Street] and outlined some of the comments. They noted that the primary concern was parking which was a primary consideration for the project team. The Applicants also noted that community was interested in affordable, workforce housing, and stated that there would be some opportunity for lower-income households to move into the

development, specifically noting that one apartment in each building would be dedicated to workforce housing and that that unit would be constructed similar to non-workforce units in the development. They stated that the public wanted to ensure that the project was constructed with local labor, and noted that they had used local labor on other projects in the city and would thus commit to doing so for the current project. The Applicants noted that a final concern was how large the units would be; they noted that their overall plan for development of all the lots in the MarketPlace Townhomes footprint would include two- and three-bedroom units to allow singles, couples, and families to move into the developments. The Applicants stated that they had received a response, with no adverse comments, from the Dauphin County Planning Commission and had received comments from Planning Bureau staff.

The Applicants summarized the developments proposed for each of the two sites. They noted that Lot D [note: along Marion Street] would be developed as a “Multifamily Dwelling” with twelve units at approximately 800 square feet each, one of which would be workforce housing, and that it would involve consolidating six vacant parcels into a single lot. They noted that it would be a three-story building with eight parking spaces on-site. The Applicants noted that Lot H would be developed as a three-story, “Multifamily Dwelling” with nine units at approximately 680 square feet, one of which would be dedicated to workforce housing. The Applicants confirmed that this site would not include off-street parking due to the dimensional restrictions of the site and the intended footprint of the building.

The Applicants noted that the zoning relief included Special Exception requests for the proposed use and for relief from the off-street parking requirements, and Variance requests for density, impervious coverage, and maximum building width. They stated they had no control over the issues which justified approval for the requests, and noted that the properties had been demolished in the past creating parcels that could not be redeveloped in conformance with the Zoning Code. The Applicants stated that they were working with the City to address parking concerns, and stated that they would be utilizing on-street parking in front of the existing lots, and would be supporting other parking proposals in the area, including the proposed development of a nearby parking garage. They stated that they would be supporting new and improved alternative transit projects including CAT bus routes and bike lanes, coordinating with adjacent property owners, and promoting the use of off-street parking facilities to new tenants.

The Applicants reiterated that the current proposal was Phase 1 of a project that would eventually entail four phases, and that each step was considered individually and as part of the greater Midtown neighborhood. They stated that they had invested two years of work into the project, and were dedicated to creating a project that benefitted the community.

The Applicants read through the conditions listed in the Planning Bureau’s case report individually and provided responses to each item. They stated that they were willing to review the request for a reconfigured site configuration as mentioned in Condition #1. The Applicants stated that they agreed with Condition #2 and were willing to coordinate with adjacent property owners to address Condition #3. They stated that they requested a waiver from compliance with the stormwater management regulations. The Applicants confirmed that Conditions #5-8 were acceptable and they would be able to meet those.

Commissioner Alsberry asked whether any of the commissioners had comments or concerns about the project. Commissioner McKissick stated that he wanted to first hear from the community before providing his comments, and the other commissioners concurred.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Commissioner Marek gave instruction to the public in attendance on how to request to be unmuted so they could provide comment. Ms. Kara Henderson (1408 North 4th Street, Harrisburg, PA) noted that her mother lived in a property adjacent to one of the proposed building sites and stated that she had concerns about how the project would impact parking on the street for residents, some of whom were disabled. She stated that parking was difficult under current circumstances and that residents fought for parking every day. Ms. Henderson noted that when she spoke with the Applicants at a public presentation they had held the previous week, she was not happy with the proposal since the project was too close to her mother's property line and it did not include parking. She stated that locating parking in front of the properties was already tough and was more difficult on street sweeping days and when State workers parked in the neighborhood. She stated that she had only been made aware of the project when the Applicants had made a presentation the week before. Ms. Henderson stated that her mother was one of the original residents of the neighborhood and that she should not have to fight to find parking. She stated that she would fight against the project unless it provided adequate parking.

Mr. Matthew Long (with a business address of 28 North Cameron Street, Harrisburg, PA) stated that he owned several properties in the neighborhood, including a property adjacent to Lot D at 1330 Fulton Street. He also stated that he had developer rights through HRA for 108 parcels in a nearby area, and that he was part of a development team which was creating an alternative proposal to that being presented by the Applicant.

Mr. Long stated that he felt parking would be a huge issue. He stated that he felt the project was being rushed through in its current configuration. He noted that the Applicant was requesting relief from 19 of the 27 required off-street parking spaces [note: the current proposal requires 25 off-street parking spaces], and that this project represented the first phase of the project with 8 lots out of the total of 63 lots in the MarketPlace Townhomes development. Mr. Long stated that after two years, the Applicant should have a comprehensive approach to development of all the lots, and not be submitting applications for just two of the sites that would be reviewed separately.

Mr. Long stated that he didn't think the pedestrian right-of-way behind 1328 & 1330 Fulton Street was taken into consideration in the submitted plans. He stated that a project of this magnitude should be required to submit a more comprehensive plan for the entire future development project. He stated that as the owner of an adjacent parcel, he was in opposition to the current proposal.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Commissioner Marek gave instruction to the public in attendance on how to request to be unmuted so they could provide comment. There were no additional comments.

Commissioner McKissick stated that the Planning Bureau staff's recommendations were good steps towards improving the current proposal. He stated that he wasn't sure whether the Planning Commission could require the Applicant to provide documentation on the eventual master plan for the neighborhood, but that they might be able to do so as a compensatory feature.

Commissioner O'Toole stated that she could not support the Special Exception request for the relief from the off-street parking requirements, and felt the commissioners should take a hard line on that issue.

Commissioner Green stated that she was concerned by the number of parking spaces being proposed for the number of units in the developments, and stated that she also wanted to see a more comprehensive plan for the overall project footprint in the neighborhood. She indicated that she didn't feel too strongly in support of or opposition to the current proposal.

Commissioner Marek acknowledged that the project had been in consideration for a while, and stated that she felt the current proposal was an improvement on previous concepts for the neighborhood presented by the Applicants, but noted that she still had concerns with the project. She stated that her primary concern was the provision of off-street parking, and noted that the neighborhood had been "pushing off the parking situation" for a while. Commissioner Marek noted that the current proposal was a first phase, and if future phases required the same relief from the off-street parking requirements, it would exacerbate the current parking issues. She stated that parking needed to be addressed in a comprehensive manner, and that the commissioners shouldn't address that issue in a piecemeal review of project phases until it reached a critical point. Commissioner Marek stated that she could not support the Special Exception request for relief from the off-street parking requirements.

Commissioner Marek stated that she had hoped someone from HRA would attend the current meeting to address some concerns from the public, and to confirm whether a comprehensive proposal for the neighborhood, including things like parking and utilities, had been considered. She noted that she had not yet seen such a proposal despite the Applicant's continued involvement in the proposal over the last couple years.

Commissioner Marek also noted that the Applicants had mentioned they had recently held a public meeting, and that they had held other meetings with the public in the past, but noted that the Planning Commissioners received a petition of opposition from the public prior to the night's meeting, with at least 80 signatures, and that she was concerned by such a large percentage of local residents being opposition to the project. She stated that she wasn't sure exactly why there was so much opposition to the proposal.

Commissioner Monnier expressed frustration at the insistence that existing residents needed to maintain their access to the same parking they had always used, and that the provision of on-street parking should have a higher priority than supporting new development. He noted that if that was maintained as a standard, the city would end up with suburban development patterns; he stated that the city needed more density to support a multimodal transportation system including

bus systems and bike infrastructure. Commissioner Monnier stated that he felt the Planning Commission should approve the proposal with the conditions included by the Planning Bureau. He stated that the conversation would not change unless there was pressure to do so, and that if the Planning Commission required existing parking arrangements to be retained, the city would not receive new development.

Commissioner McKissick asked whether the profit motive of developers was more important than the needs of residents who had lived in the city. Commissioner Monnier clarified that the city needed to accommodate more residents than just those who lived in the city currently. Commissioner McKissick said that it sounded as though he was telling existing residents to leave the city; Commissioner Monnier stated that he felt residents should reconsider some of the ways they move around the city. Commissioner McKissick stated that it was not up to Commissioner Monnier to tell existing residents how to live.

Commissioner McKissick stated that he didn't think that parking would always be such an important consideration and that once there were technological advances such as autonomous vehicles, that cities might tear down parking garages. He stated that it was not the current situation, however, and that the commissioners' responsibility was to address issues as they existed and not make decisions as though the city was an idealistic future version of itself. Commissioner Monnier stated that he felt the current off-street parking requirements were outdated and that there were many other people in the city who felt the same way.

Ms. Leiphart (owner of a property at 121 Cumberland Street, Harrisburg, PA) interjected and stated that she had attended the public presentation that the Applicants conducted. She stated that she was in favor of the project because it could increase property values and would address some of the blighting conditions created by vacant buildings and some buildings that needed rehabilitation work. She expressed some concern with losing the community garden that occupied the properties along Marion Street, and asked whether the Applicants had a plan for that current use.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Commissioner Marek gave instruction to the public in attendance on how to request to be unmuted so they could provide comment. There were no additional comments.

Commissioner Alsberry stated that he agreed with the rest of the commissioners, noting that he often was an advocate for addressing parking for existing residents. He stated that parking availability was a significant issue, especially considering the pending opening of the new Federal Courthouse. He advised the Applicants to work with the neighbors to address their concerns, noting that the petition submitted with 80 signatures indicated there was a lack of communication.

Mr. Knight stated that he wanted to make a few notes prior to the commissioners' vote on the application, specifically related to the issues of a "comprehensive plan" for the area. He noted that there was a plan development for the neighborhood in the early 2000s as part of the MarketPlace Townhomes project, and that some of that plan had been implemented, specifically

the rowhomes to the east of the project site. He noted that progress stalled during the Great Recession, but that since then there were economic cycles during which the project should have been completed if the overall plan was viable; however, he noted that the project wasn't completed which led to HRA reacquiring the properties. Mr. Knight also noted that the current Applicants did present something similar to a conceptual comprehensive plan as part of their previous Zoning Map Amendment proposal, which included building massing and layout, and that the current proposal represented a reduction in intensity from that proposal. He stated that he wasn't sure whether those were presented to the Planning Commission, but that the Applicants had presented those to the public.

Mr. Knight also noted that the City was considering expanding the residential parking permit area to include the neighborhood around the Broad Street Market, which should address some of the complaints about State workers parking in the neighborhoods; he noted that State workers should be parking in the downtown garages as opposed to parking in adjacent residential neighborhoods. Mr. Knight also noted that a RACP grant had recently been submitted to the State for a combined office building/parking garage that could address some of the anticipated parking demand in the neighborhood, although he wasn't sure if they were going to receive the funding and/or when the project might be completed. Mr. Knight noted that while this project wasn't a guarantee, it was more advanced than at previous points in the past when such a project was more uncertain.

Mr. Knight stated that he was trying to provide background information regarding some issues that had been raised by the public and the commissioners and was not adding that information to specifically support or oppose the current application. Commissioner Marek stated that it sounded as though the Planning Bureau staff was supporting the Applicant's current proposal. She stated that the plans previously developed by the Applicants was no longer applicable because it did not move forward. She also stated that there were several other project teams developing conceptual drawings for the neighborhood, and that their ideas may differ from the current Applicants' proposal.

Mr. Knight noted that the case report demonstrated that the Planning Bureau did not support the project as currently proposed, and that he felt there were ways of modifying the proposal that would result in a better product and would provide more off-street parking for the block along Marion Street. Mr. Knight noted that any development of the vacant parcels in the neighborhood would have an adverse impact on the availability of on-street parking for existing residents and that, in fact, this was an issue raised for projects throughout the city. He stated that while he appreciated the impact that development projects would have on access to existing on-street parking, the City should not oppose development on this concern alone. Mr. Knight stated that the City and Planning Commission should coordinate on an approach to parking in the consideration of new development projects in the city.

Commissioner McKissick stated that he thought a parking availability study would help in the review of future projects, with a walking buffer overlaid on proposed project sites to determine how many spaces were available and how much demand there might be, which would help ascertain the "pain point" when it came to impacts on parking. He noted that the commissioners

did not have access to that information, which left the Planning Commission to guess at the potential impacts of projects. Mr. Knight concurred with that proposal and noted that while it would be a good idea to apply citywide, it might be most impactful in the Competing Parking Area since new off-street parking was more difficult to build. Commissioner Marek reiterated that she had hoped HRA would be in attendance to discuss with a parking availability study or density analysis could be completed. She asked whether the Planning Commission could add that as a condition of approval; Mr. Knight stated that the Planning Bureau could look into doing such a study.

The Applicants stated that they wanted to address some of the points of discussion. They stated that they felt the neighborhood was a great asset that could be improved through high-quality new development. They acknowledged that parking was a primary concern of the public. The Applicants stated that their initial proposal alongside the Zoning Map Amendment had included higher density, but that they had scaled back the proposal in response to public comment. They stated that the public indicated they wanted to see what a first phase of the overall development proposal would look like and that was why they were moving forward with the current proposal. The Applicants reiterated their intention to return to the Planning Commission with another Zoning Map Amendment application.

The Applicants stated that when they had previously introduced the Zoning Map Amendment, members of the public wanted confirmation from them that they would not develop the project to maximize the building footprint to the extend permitted by the Commercial Neighborhood (CN) zoning district. They reiterated that this was the reason for submitting the first phase with a project that was less intensive than what they had previously proposed.

The Applicants stated that their goal in pursuing this project was to appease the residents, which could be challenging because some of the requests were contradictory or would not result in a successful project. They stated that they spoke with Ms. Henderson's mother to assuage their concerns that the adjacent development would be too close to her property, and he referenced a conversation with another long-time resident who was in favor of additional development on the vacant lots. They expressed their confidence that the project would be successful and would bring benefits to the greater community. They stated that once they received approval for the current proposal, they would continue that approach in future project phases.

The Applicants stated that they did not want to change what made the neighborhood great, but to improve some of the underutilized sites for the benefit of existing residents. They referenced the existing community garden and noted they were in conversations with the organizers to find a permanent home for that use. The Applicants stated that it was going to take years to realize the full potential of the neighborhood, and that they were only one stakeholder in those efforts, but that they thought the current proposal was a good first step.

The Applicants committed to continuing discussions with the community as the overall project progressed, but reiterated that they were trying to address the demands of the public in providing a first phase of the development.

Commissioner Monnier moved, and Commissioner Green seconded the motion, to Approve the request with Staff Conditions. The motion was defeated by a majority vote (1-6). Mr. Grover noted that the zoning relief and land development applications were being heard concurrently and asked whether the commissioners were voting on both issues or just the first one. Commissioner Alsberry stated that he believed they were voting on both applications, and asked for another motion on the application. There were no additional motions made and Commissioner Alsberry stated that the previous vote against the motion to Approve the project would stand.

Mr. Knight noted that the previous vote was a denial of the motion to Approve the application and thus that a formal position on the application had not been voted on by the commissioners. He asked Mr. Grover for confirmation. Mr. Grover concurred with Commissioner Alsberry that the prior vote meant the Planning Commission was recommending Denial for the proposal. Mr. Knight asked whether the review could be Tabled or Continued; Mr. Grover stated that neither was possible since there was no meeting in December and there was a window in which a final decision had to be made. He noted that this was only a recommendation to the Zoning Hearing Board and the City Council for the zoning relief and the Land Development Plan, respectively, but then retracted his previous statement and recommended the commissioners take two separate votes on the applications since they followed separate paths after the Planning Commission meeting.

Commissioner Marek expressed some confusion as to how the Planning Commission's votes on the two applications could be different since they addressed the same project. She noted that the Land Development Plan was contingent on the project receiving approval for the zoning relief requests. Mr. Grover reiterated his previous statement that the Planning Commission should vote separately on each issue. Mr. Knight noted that the commissioners could take two separate votes if the recommendations would be different for each, but that if the commissioners were going to vote the same way for both, then a single vote would suffice. Mr. Grover disagreed and noted that they could not address both in the same vote because they might create an issue that opened the decision to an appeal.

Commissioner Alsberry asked for a motion on the zoning relief requests. With respect to the zoning relief requests, Commissioner Monnier moved, and Commissioner Green seconded the motion, to Approve the request with Staff Conditions. The motion was defeated by a majority vote (1-6).

RESOLUTION:

WHEREAS, the Harrisburg Planning Commission reviewed said request at its regular meeting on November 4, 2020, 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, by a majority vote (1-6), recommends that the Harrisburg Zoning Hearing Board **Deny** the request.

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 4th day of November, 2020.



Geoffrey Knight, Executive Secretary

HEARING NOTICE

The Harrisburg Zoning Hearing Board will hold a hearing at 6:00 PM via Zoom (public access instructions posted below) on:

November 16, 2020

In reference to Case No. 2454 a request for:

Variance & Special Exception Applications for 1323-1333 Marion Street & 1400 & 1402 North 4th Street, zoned Residential Medium-Density (RM), filed by Ian Wewer with Seven Bridges Development, related to the establishment of a “Multifamily Dwelling” on each of the project sites and including zoning relief requests related to various aspects of the Development Standards and Landscaping Requirements in Chapter 7-307 of the Zoning Code and to relief from the off-street parking requirements in Section 7-327.6 of the Zoning Code.

Interested parties are invited to join the hearing by telephone and express their views by dialing +1 929 205 6099. When/If prompted, the following information must be entered: Meeting ID: 818 2933 3632; Password: 120541. Related information may be obtained by contacting the Planning Bureau at 717-255-6637.

The **Harrisburg Planning Commission** will also review the application on **November 4, 2020 at 6:30 PM** via Zoom, with meeting documentation and log-in information provided in advance of the meeting on the City’s website.

Eric Papenfuse
Mayor

Harrisburg City Council

Posted On: October 28, 2020



Housing Bureau
717-255-6419

Planning Bureau
717-255-6637

Parks & Recreation
717-255-3020

November 12, 2020

Ian Wewer
1037 Maclay Street, LLC
922 North 3rd Street
Harrisburg, PA 17102

Re: November 16, 2020 – Zoning Hearing Board Meeting
1323-1333 Marion Street & 1400-1402 North 4th Street – Variance & Special Exception
Applications

Mr. Wewer:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly scheduled meeting on November 16, 2020 at 6:00 PM via the Zoom meeting platform. Please note that we will be emailing you a Zoom meeting link and instructions as we get closer to the meeting date, so please ensure you are regularly reviewing your email account. Your Variance and Special Exception requests will be reviewed at this time. **The owner or an authorized representative should attend this meeting in order for the Zoning Hearing Board to take action on the application.**

If you should have any questions, please feel free to contact me at 717-255-6637 or by email at gknight@harrisburgpa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey Knight", is written over a light blue horizontal line.

Geoffrey Knight
Planning Director

Knight, Geoffrey H.

From: Christopher E. Rice <crice@martsonlaw.com>
Sent: Monday, November 16, 2020 12:34 PM
To: Knight, Geoffrey H.
Cc: Ian wewer; Colleen A. Baird; Tricia D. Eckenroad
Subject: Seven Bridges/1037 MacClay Street, LLC - CONTINUATION REQUEST - 16972.28

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!

Dear Geoffrey:

As legal counsel for the Applicant, 1037 MacClay Street, LLC, for the Variance & Special Exception requests for 1323-1333 Marion Street & 1400-1402 North 4th Street (Case #2454) I do hereby request that the application be continued until the January 25, 2021 Zoning Hearing Board meeting.

Please contact me with any questions and please confirm receipt.

Thank you,

Chris

Christopher E. Rice
Shareholder
Information · Advice · Advocacy
www.martsonlaw.com

Email: crice@martsonlaw.com

Telephone (717) 243-3341; Direct (717) 243.9680; Fax (717) 243-1850

10 East High Street, Carlisle, Pennsylvania 17013 CONFIDENTIALITY NOTICE: The above communication is for the personal use of the intended recipient(s) only. This message may be an attorney-client communication and as such privileged and confidential. If you are not an intended recipient, you may not review, preserve, copy or distribute this message. Unauthorized use, disclosure or distribution is prohibited and may be unlawful. If you are not an intended recipient, or if you believe that you have received it in error, please reply to the sender that you have received the message in error, then delete it. Thank you.



Housing Bureau
717-255-6419

Planning Bureau
717-255-6637

Parks & Recreation
717-255-3020

January 15, 2021

Ian Wewer
1037 Maclay Street, LLC
922 North 3rd Street
Harrisburg, PA 17102

Re: January 25, 2021 – Zoning Hearing Board Meeting
1323-1333 Marion Street & 1400-1402 North 4th Street – Variance & Special Exception
Applications

Mr. Wewer:

Enclosed is the agenda of the Harrisburg Zoning Hearing Board for their regularly scheduled meeting on January 25, 2021 at 6:00 PM via the Zoom meeting platform. We will be emailing you a Zoom meeting link and instructions as we get closer to the meeting date, so please ensure you are regularly reviewing your email account. Your (revised) Variance and Special Exception requests will be reviewed at this time. **The owner or an authorized representative should attend this meeting in order for the Zoning Hearing Board to take action on the application.**

If you should have any questions, please feel free to contact me at 717-255-6637 or by email at gknight@harrisburgpa.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Geoffrey Knight", is written over a horizontal line.

Geoffrey Knight
Planning Director