



**City of Harrisburg
Variance and Special Exception Application**

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

Primary Property Address 1405 James Street	Zoning District RM - Residential Med-Density
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Two or More Parcels? Yes No
Please list the additional property addresses and parcel numbers:
Multiple Properties (see attached plan exhibit)

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

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

Criteria for Special Exception Requests

1. What do you want to do and why?

N/A

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

N/A



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.

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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?

N/A



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.

N/A

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

N/A

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?

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.

N/A

Criteria for Variance Requests 7-327.9.A(4) - Parking within Required Setbacks

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?

There are 2 instances of yard setback encroachment for which relief is sought - (1) along the 'internal' property line which separates Lots 1 and 2 (created to allow certain properties to gain tax exempt status in support of the Museum's mission / non-profit status) and (2) along the 'rear' yard (northern property line). The associated unique circumstances conditions for each condition are (1) a complete lot consolidation plan joining all parcels / eliminating this internal lot line (and associated setbacks / paving encroachment which drive the need for relief) cannot be accomplished due to tax exemption requirements to separate the lots (noting also that the Applicant owns both lots such that there is no harm to any other property owner as a result of this yard setback encroachment) and (2) and the lot is surrounded on 3 sides by road frontage such that the 'front yard' has been interpreted by the City to be along Calder Street, thereby making the northern property line a 'rear yard' which requires a 10' yard setback - the peculiarity is that this northern property line would typically be considered a 'side yard' (as it runs perpendicular to the James Street property line which would typically be considered a 'front yard') which requires a 4' yard setback and for which no relief would be required.



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

No. Adherence to the required yard setbacks would diminish the area for parking (required to support this legal, permitted use and not impact on-street parking capacity for the adjacent residential neighborhood) to the point of being unusable.

3. Has the applicant created an unnecessary hardship?

No. This area is currently used for Museum parking and encroaches into yard setbacks (note that the Museum use is permitted via previously secured Special Exception and that this off-street parking area reduces the need for on-street parking / associated impact on the adjacent residential neighborhood).

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?

No. In addition to the fact that this area is currently used as parking and the yard encroachments already occur, (1) the 'internal' yard setback encroachment (between Lots 1 and 2) is not impactful to adjacent properties as SAM owns both properties where such encroachment occurs and (2) the encroachment along the northern property line is planted with vegetation to 'screen' the view from the adjacent property (which is currently vacant and the owner of which has been a partner with SAM in the acquisition of certain properties which make up the parking area).

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

Yes.

Applicant

Name Alice Anne Schwab

Company Susquehanna Art Museum

Address 1401 N 3rd Street
Harrisburg, PA 17102

Phone 717-712-8668 x 2006

Email aschwab@sqart.org

Applicant's Status

(Check One)

- Owner
- Lessee
- Equitable Owner
- Contract Purchaser



**City of Harrisburg
Variance and Special Exception Application**

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Two or More Parcels? Yes No
Please list the additional property addresses and parcel numbers:
Multiple Properties (see attached plan exhibit) _____

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

Criteria for Special Exception Requests

1. What do you want to do and why?

N/A

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

N/A



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.

N/A

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

N/A

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

N/A

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

N/A

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.

N/A

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?

N/A



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.

N/A

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

N/A

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?

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.

N/A

Criteria for Variance Requests 7-307.3 Development Standards - Maximum Impervious Lot Coverage

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?

The majority of the subject properties already consist of a combination of paving and compacted gravel/soils and is already currently utilized as a parking area for the Museum. Gravel/soil is not considered 'impervious' by the zoning ordinance so just 'converting' that ground cover to a paved surface (for maintenance and functional reasons) triggers an 'increase' in impervious cover and generates the need for a variance (the footprint of the parking area will essentially be the same in the post-development condition).



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

No. In order to provide a paved parking lot surface (as required by City ordinances and for proper maintenance / function), this relief is required.

3. Has the applicant created an unnecessary hardship?

No. This area is already used as parking for the Museum and the proposed improvement merely provides a paved surface (in lieu of the existing areas of compacted gravel/soil) for proper maintenance/use.

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?

No. This lot is already used for Museum parking and stormwater management facilities are proposed to address increases in runoff from the new paving (compared to existing compacted gravel/soil condition).

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

Yes. As noted above the area of proposed parking essentially replaces the existing area of compacted gravel/soil already used for parking for the Museum.

Applicant

Name Alice Anne Schwab

Company Susquehanna Art Museum

Address 1401 N 3rd Street
Harrisburg, PA 17102

Phone 717-712-8668 x 2006

Email aschwab@sqart.org

Applicant's Status
(Check One)
<input checked="" type="checkbox"/> Owner
<input type="checkbox"/> Lessee
<input type="checkbox"/> Equitable Owner
<input type="checkbox"/> Contract Purchaser



Main Contact for the Project

Name Alice Anne Schwab

Company Susquehanna Art Museum

Address 1401 North 3rd Street
Harrisburg, PA 17102

Phone 717.712.8668 x 2006

Email aschwab@sqart.org

Site Plan Designer (if applicable)

Name J. Marc Kurowski, PE

Company K&W

Address 2201 North Front Street
Suite 200, Harrisburg, PA 17110

Phone 717.919.5330

Email mkurowski@kandwengineers.com

Property Owner

Name Alice Anne Schwab

Company Susquehanna Art Museum

Address 1401 North 3rd Street
Harrisburg, PA 17102

Phone 717.712.8668 x 2006

Email aschwab@sqart.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.
- 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.

<hr/>	<hr/>	<i>Alice Anne Schmit</i>	<i>2/14/2021</i>
Applicant's Signature	Date	Property Owner's Signature	Date

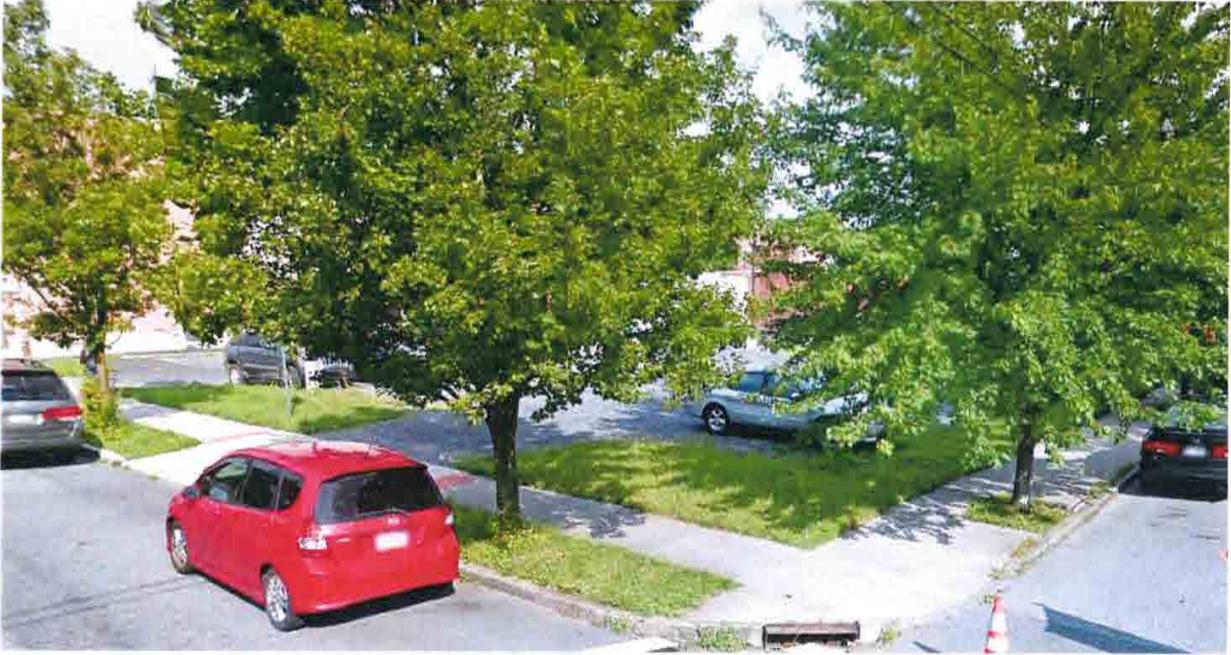
The owner must sign this application. The applicant signature is required when different from owner.



Existing parking lot looking from the intersection of Calder and James Street.



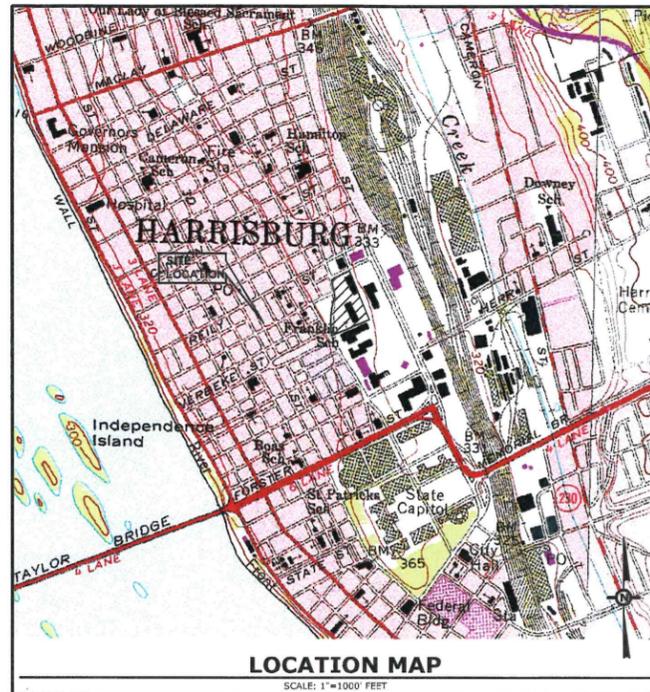
Existing parking lot looking east along James Street.



Existing parking lot and vacant lot looking from the intersection of Calder and Williams Street



Existing vacant lot looking south along Williams Street.



ZONING EXHIBIT

PARKING AREA

FOR

SUSQUEHANNA ART MUSEUM

CITY OF HARRISBURG

DAUPHIN COUNTY, PENNSYLVANIA



DAUPHIN COUNTY, PA

ZONING EXHIBIT
PARKING AREA
FOR
SUSQUEHANNA ART MUSEUM

CITY OF HARRISBURG



SCALE: AS SHOWN
DATE: FEBRUARY 5, 2021
K&W PROJECT: 2108.001
DRAWN BY: PKB
CAD DRAWING: 2108001-1-E CVR.dwg

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
COVER SHEET

SHEET:

1 OF 2

UTILITY INFORMATION

THE CONTRACTOR SHALL COMPLY WITH THE PROVISIONS OF ACT 287 OF 1974 AS AMENDED BY ACT 187 OF 1996 FOR NOTIFICATION OF UTILITIES BEFORE EXCAVATION IN CONTRACT AREA. THE UNDERGROUND UTILITIES LOCATION CALL NUMBER IS 1-800-242-1776.

PA ONE-CALL SERIAL NUMBER: 20210341110
PA ONE-CALL SERIAL NUMBER DATE: FEBRUARY 3, 2021



THE FOLLOWING UTILITY FACILITY OWNERS WERE NOTIFIED BY THE PA ONE-CALL SYSTEM, INC.

ENERGY CENTER HARRISBURG LLC
900 WALNUT ST
HARRISBURG, PA 17101
CONTACT: JOSEPH MCGOVERN
EMAIL: JOSEPH.MCGOVERN@CLEARWA.ENERGY.COM

COMCAST
4601 SMITH STREET
HARRISBURG, PA 17109
CONTACT: MICHAEL SWEIGARD
EMAIL: MIKE_SWEIGARD@CABLE.COMCAST.COM

CAPITAL REGION WATER
3003 N FRONT ST
HARRISBURG, PA 17110
CONTACT: THOMAS YORK
EMAIL: THOMAS.YORK@CAPITALREGIONWATER.COM

UGI UTIL LANCASTER
1303 AIP DRIVE
MIDDLETOWN, PA 17057
CONTACT: STEPHEN BATEMAN
EMAIL: SBATEMAN@UGI.COM

VERIZON PENNSYLVANIA LLC
1026 HAY ST
PITTSBURGH, PA 15221
CONTACT: DEBORAH BARUN
EMAIL: DEBORAH.D.DELIA@VERIZON.COM

HARRISBURG CITY OF TRAFFIC ENGINEERING
1820 PAXTON ST
HARRISBURG, PA 17104
CONTACT: THOMAS MARSHALL
EMAIL: TCMARSHALL@HARRISBURGPA.GOV

DPL ELECTRIC UTILITIES CORPORATION
503 NEW MARKET ST
WILKES BARRE, PA 18702
CONTACT: MARK SANTAYANA
EMAIL: MCSANTAYANA@PPLWEB.COM

PLAN PREPARER

KUROWSKI & WILSON, LLC
2201 N FRONT ST, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: WILLIAM C. POMPEI, II, R.L.A.

SITE SURVEYOR

KUROWSKI & WILSON, LLC
2201 N FRONT ST, SUITE 200
HARRISBURG, PA 17110

TELEPHONE: 717.635.2835
CONTACT: DENNIS P. BURKHARD, P.L.S.

SHEET INDEX

- COVER SHEET
- EXISTING FEATURES AND SITE PLAN

LANDOWNER AND DEVELOPER

SUSQUEHANNA ART MUSEUM
15 NORTH THIRD STREET
HARRISBURG, PA 17101

TELEPHONE: 717.233.8668
CONTACT: ALICE ANNE SCHWAB, EXECUTIVE DIRECTOR

SITE DATA

EXISTING LOTS

WILLIAMS STREET PROPERTIES

TAX PARCEL	DEED REF	TRACT AREAS
06-016-049	20190025855	0.02 AC.
06-016-050	20190025855	0.02 AC.
06-016-051	20190025855	0.02 AC.
06-016-052	20190025856	0.0157 AC.
06-016-053	20190025854	0.0157 AC.
06-016-054	20190025854	0.0358 AC.
06-016-055	20190025854	0.041 AC.

JAMES STREET PROPERTIES

TAX PARCEL	DEED REF	TRACT AREAS
06-016-075	20190025857	0.02 AC.
06-016-079	20140006530	0.131 AC.

PROPOSED LOT CONSOLIDATION:

AREA OF PROPOSED CONSOLIDATED LOT #1:	0.262 AC.
AREA OF PROPOSED CONSOLIDATED LOT #2:	0.057 AC.
TOTAL TRACT AREA:	0.319 AC.

ZONING DATA

ZONING DISTRICT: (RM) - RESIDENTIAL MED-DENSITY

ITEM	REQUIRED	EXISTING	PROPOSED LOT #1	PROPOSED LOT #2
MAX. BLDG COVERAGE	N/A	N/A	N/A	N/A
MAX. LOT COVERAGE	70%	69%	74%	86%
MAX. BLDG HEIGHT	45 FT	N/A	N/A	N/A
FRONT YARD SETBACK	5 FT*	N/A	N/A	N/A
SIDE YARD SETBACK	4 FT**	N/A	N/A	N/A
REAR YARD SETBACK	10 FT	N/A	N/A	N/A

* FIVE FEET (5') OR CONFORM TO EXISTING SETBACKS WITHIN THE BLOCK.

** FOUR FEET (4') EACH EXCEPT 0 FEET AT THE SHARED LOT LINE OF LAWFULLY ATTACHED DWELLINGS.

ZONING RELIEF

THE FOLLOWING RELIEF FROM THE CITY OF HARRISBURG ZONING ORDINANCE HAS BEEN REQUESTED:

- SECTION 7-327.9(a)4 - PARKING WITHIN YARD SETBACKS
- SECTION 7-307.3 MAXIMUM IMPERVIOUS LOT COVERAGE

LEGEND

EXISTING FEATURES	
—	EDGE OF PAVED BITUMINOUS SURFACE
—	CENTER LINE
—	PROPERTY BOUNDARY LINE
○	IRON PIN OR PIPE
⊗	CONCRETE MONUMENT
---	ADJOINING PROPERTY BOUNDARY LINE
---	LEGAL RIGHT OF WAY LINE
---	MINIMUM BUILDING SETBACK LINE
---	INDEX CONTOUR LINE
---	INTERMEDIATE CONTOUR LINE
+	SPOT ELEVATION
+	BENCHMARK LABEL
▭	BUILDING
▭	CONCRETE SURFACE
—	CURB
—	OVERHEAD ELECTRIC LINES
—	OVERHEAD ELECTRIC & TELECOM LINES
—	UNDERGROUND ELECTRIC LINES
—	FENCE
MB	MAILBOX
+	SIGN
—	STEAM LINES
—	STEAM MAINHOLE
○	MANHOLE
○	UTILITY POLE
○	GUY WIRE
○	LIGHT STANDARD OR LAMPOST
○	BOLLARD
○	ELECTRIC METER
○	ELECTRIC BOX
—	DRAINAGE PIPE
—	DRAINAGE INLET
—	UNDERGROUND NATURAL GAS LINE
—	GAS VALVE
—	GAS METER
—	WALL
—	SANITARY SEWER GRAVITY LINE
—	SANITARY SEWER CLEANOUT
—	WATER LINE
—	WATER VALVE
—	FIRE HYDRANT
—	WELL
—	WATER METER
—	WATER SPIGOT
—	MONITORING WELL

LEGEND

PROPOSED PLAN FEATURES	
○	DECIDUOUS TREES
●	SHRUB
AS	PLANTING LABEL
—	INTERMEDIATE CONTOUR LINES
—	INDEX CONTOUR LINES
+	SPOT ELEVATIONS

GRADING NOTES

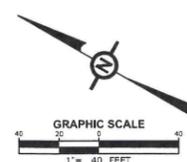
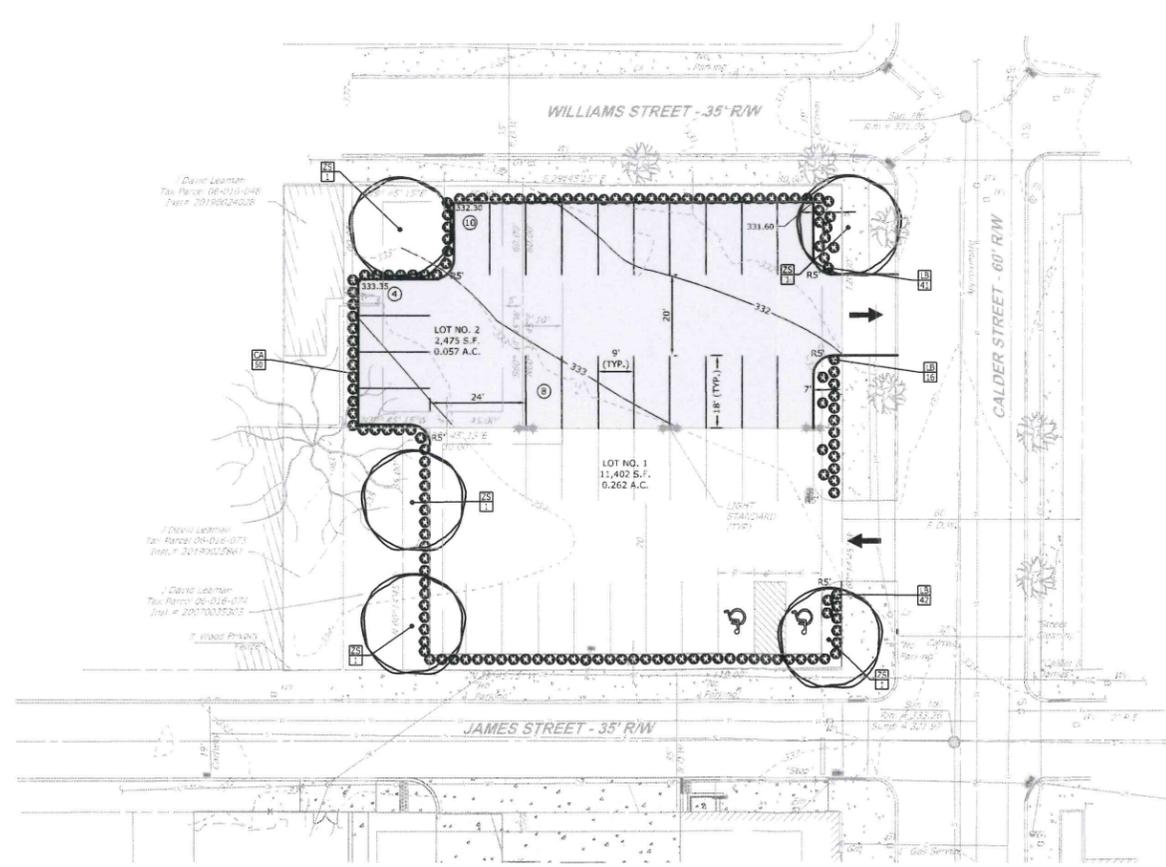
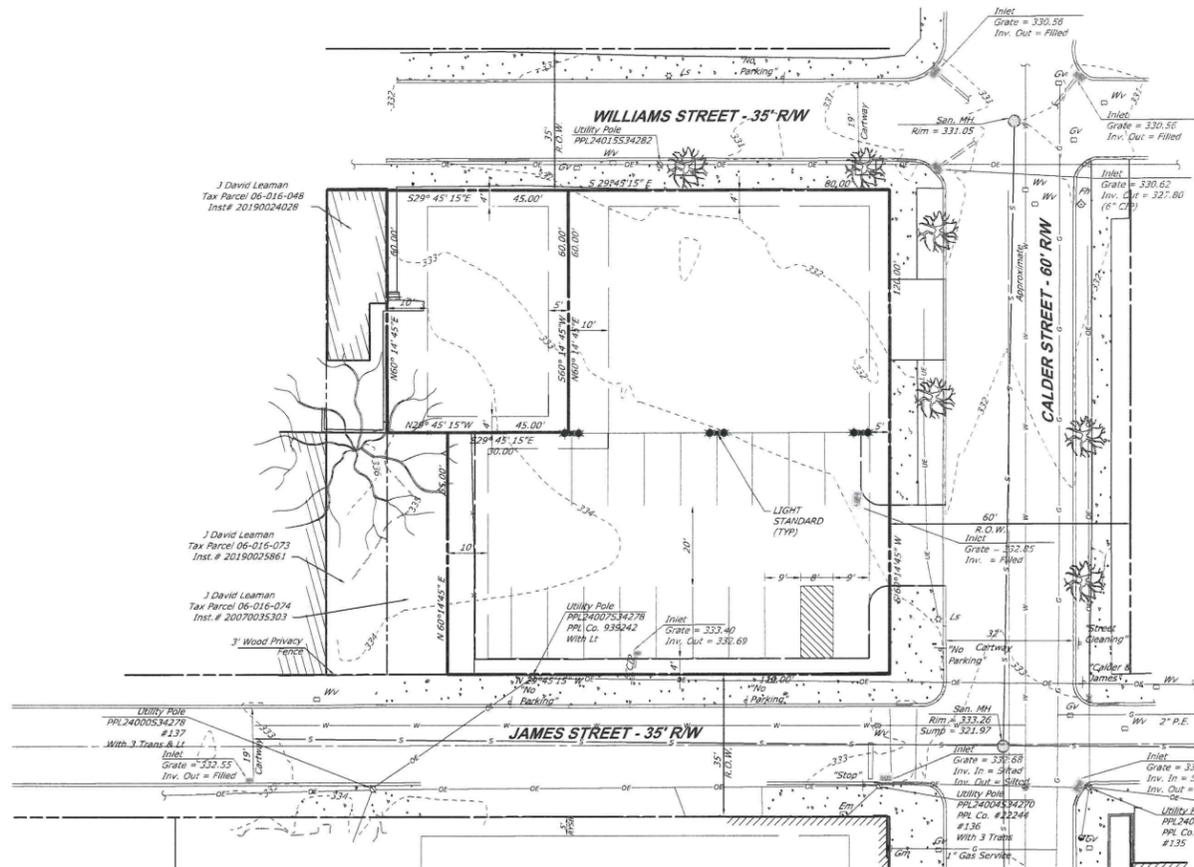
- POSITIVE DRAINAGE SHALL BE PROVIDED ACROSS THE ENTIRE PROJECT AREA AND DIRECTED TOWARDS EXISTING AND PROPOSED DRAINAGE FACILITIES.

LANDSCAPE NOTES

- SITE PREPARATION**
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES, AND LAWNS AND EXISTING EXTERIOR PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS. CONTACT PA-1-CALL 1-800-243-1776 AT A MINIMUM OF THREE WORKING DAYS PRIOR TO COMMENCEMENT OF WORK.
 - PROVIDE EROSION CONTROL MEASURE TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUN-OFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
 - ALL TREE AND SHRUB REMOVAL AS SHOWN ON THE DEMOLITION PLAN SHALL HAVE ALL STUMPS AND ROOTS REMOVED BY MEANS OF STUMP GRINDING AND/OR BACKHOE. ALL BIODEGRADABLE PLANT MATERIAL FROM THE REMOVAL PROCESS SHALL BE COLLECTED AND REMOVED FROM THE SITE.
- PLANT BED ESTABLISHMENT**
- CONTRACTOR TO CONFIRM EXISTING TOPSOIL DEPTH AND SHALL FURNISH SOIL ANALYSIS BY QUALIFIED LAB STATING PERCENTAGES OF ORGANIC MATTER, GRADUATION OF SAND, SILT AND CLAY CONTENT, DELETERIOUS MATERIAL, PH AND MINERAL AND PLANT-NUTRIENT CONTENT OF TOPSOIL. CONTRACTOR TO PROVIDE DATA IN A MINIMUM OF 5 DIFFERENT PLANTING AREAS. CONTRACTOR TO SUBMIT EXISTING TOPSOIL DEPTH AND RECOMMENDED QUANTITIES OF NITROGEN, PHOSPHORUS AND POTASH INGREDIENTS TO BE ADDED TO PRODUCE A SATISFACTORY TOPSOIL TO LANDSCAPE ARCHITECT FOR APPROVAL.
 - TOPSOIL SHALL HAVE ACIDITY RANGE OF PH 5.0 TO PH 7.0 AND AN ORGANIC CONTENT OF AT LEAST 3-4%. MINIMUM TOPSOIL DEPTH IN PLANTING BEDS SHALL BE 12" BUT 18" IS RECOMMENDED. ADDITIONAL TOPSOIL SHALL BE ADDED WHEN POSSIBLE.
 - APPLY APPROVED SOIL AMENDMENTS AND FERTILIZER ON SURFACE AND THOROUGHLY BLEND PLANTING SOIL MIX FOR PLANTING BACKFILL.
 - LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE EXTERIOR PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN LANDSCAPE ARCHITECTS ACCEPTANCE OF LAYOUT BEFORE PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- SOD ESTABLISHMENT**
- REMOVE STONES, ROOTS OR OTHER UNDESIRABLE FOREIGN MATERIAL

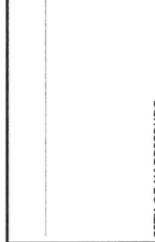
PLANTING SCHEDULE

SYMBOL	BOTANICAL NAME/ COMMON PLANT NAME	QUANTITY	SIZE	ROOT
FR	CALAMAGROSTIS X ACUTIFOLIA KARL FOERSTER FEATHER REED GRASS	50	#1	CONT.
LB	SCHIZACHRYUM SCOPARIUM 'STANDING Ovation' STANDING OVATION LITTLE BLUESTEM	99	#1	CONT.
RB	BETULA NIGRA RIVER BIRCH	5	6-8'	B&B CLUMP



DESIGNING ENVIRONMENTS
2201 North Front Street, Suite 200
Harrisburg, PA 17110
P: 717-635-2833
www.kandwdesign.com

ZONING EXHIBIT
PARKING AREA
FOR
SUSQUEHANNA ART MUSEUM



PROFESSIONAL SEAL
SCALE: AS SHOWN
DATE: FEBRUARY 5, 2011
K&W PROJECT: 2108.001
DRAWN BY: PKB
CAD DRAWING:
210801-3-10 PLAN.dwg

NO.	DATE	DESCRIPTION
1		
2		
3		
4		
5		
6		
7		

PLAN TYPE:
EXISTING FEATURES AND SITE PLAN
SHEET:
2 OF 2



February 3, 2021

[NEIGHBOR]
1316 N 6th Street
Harrisburg, PA 17102

2201 North Front Street, Suite 200
Harrisburg, PA 17110
717.635.2835

www.kandwengineers.com

Re: Susquehanna Art Museum Proposed Parking Lot
Zoning Relief from Zoning Ordinance
Harrisburg, PA 17102
K&W Project No. 2108.001

Dear [NEIGHBOR]:

The Susquehanna Art Museum (SAM) is proposing to develop a parking lot on two parcels of land on the corners of Williams/James Street and Calder Street. As part of that project, it is necessary to seek zoning relief from the City of Harrisburg Zoning Ordinance for several 'dimensional' requirements and for parking as an 'accessory use' (since the parking lot is not located on the same property as the use which it serves (the Museum)).

The plans and applications for zoning relief will be submitted to the City of Harrisburg for review and will be on the agenda of the Harrisburg Planning Commission meeting on March 3rd, 2021 at 6:30 pm and the Harrisburg Zoning Hearing Board meeting on March 15th, 2021 at 6:00 pm.

Should you have any questions or require additional information, please do not hesitate to contact me.

Sincerely,

K&W

A handwritten signature in black ink that reads "William Pompeii II". The signature is written in a cursive style with a circled "II" at the end.

William C. Pompeii II, R.L.A.
Project Manager

City of Harrisburg Redevelopment Authority
P.O. Box 2157
Harrisburg, PA 17105

1307 Assoc. LP
549 Empire Blvd. #100
Brooklyn, NY 11225

Harry Cloxton
315 Calder Street
Harrisburg, PA 17102

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

Historic Holdings LLC
121 South Street
Harrisburg, PA 17101

General Lee Owens
1414 N. 4th Street
Harrisburg, PA 17102

Pauline L. Bayer
412 Muench Street
Harrisburg, PA 17102

David Leaman
2429 N. 2nd Street
Harrisburg, PA 17102

David Leaman
P.O. Box 5038
Harrisburg, PA 17110

Mussani & Bockwala LLC
4089 Route 309
Schnecksville, PA 18078

Midtown Development LLC
1419 N. 3rd Street
Harrisburg, PA 17102

Heinly Homes LLC
205 Harris Street
Harrisburg, PA 17102

Brian A Esworthy
227 Reily Street
Harrisburg, PA 17102

John J. Scott
P.O. Box 5722
Harrisburg, PA 17110



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 4769



President of Superior
402 West 10th Street
Harrisburg, PA 17102



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 4768



United Stationers
2000 W. 2nd Street
Harrisburg, PA 17102



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 3757



United Stationers
P.O. Box 60887
Harrisburg, PA 17106



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 3795



President of Superior
402 West 10th Street
Harrisburg, PA 17102



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 3801



United Stationers
P.O. Box 60887
Harrisburg, PA 17106



2201 North East Street, Suite 200
Harrisburg, PA 17110



7016 2290 0002 1277 3771



President of Superior
402 West 10th Street
Harrisburg, PA 17102

SENDER: COMPLETE THIS SECTION		COMPLETE THIS SECTION ON DELIVERY	
<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature X <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>PAULINE L. BOYER 412 MUEBACH STREET HARRISBURG, PA 17102</p>  <p>9590 9402 4330 8190 3676 31</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3764</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	

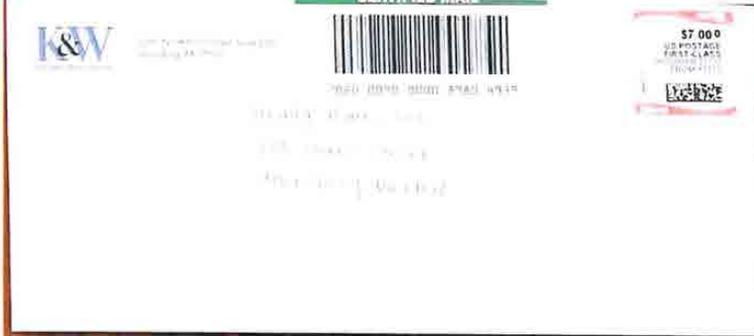
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<p>1. Article Addressed to:</p> <p>MUKSON & BOCKWANA, LLC 4089 ROUTE 309 SCHNECKSVILLE, PA 17078</p>  <p>9590 9402 4330 8190 3676 00</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3795</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	

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<ul style="list-style-type: none"> Complete items 1, 2, and 3. Print your name and address on the reverse so that we can return the card to you. Attach this card to the back of the mailpiece, or on the front if space permits. 		<p>A. Signature X <input checked="" type="checkbox"/> Agent <input type="checkbox"/> Address</p> <p>B. Received by (Printed Name) C. Date of Delivery</p> <p>D. Is delivery address different from item 1? <input type="checkbox"/> Yes If YES, enter delivery address below: <input type="checkbox"/> No</p>	
<p>1. Article Addressed to:</p> <p>DAVID LEAMAN 2429 N 2ND STREET HARRISBURG, PA 17102</p>  <p>9590 9402 4330 8190 3676 24</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3788</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p>JOHN J SCOTT P.O. BOX 5722 HARRISBURG, PA 17110</p>  <p>9590 9402 4330 8190 3675 63</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3801</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p>DAVID LEAMAN P.O. BOX 5038 HARRISBURG, PA 17110</p>  <p>9590 9402 4330 8190 3676 17</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3757</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	

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<p>1. Article Addressed to:</p> <p>BRIAN A ESMITH 227 RUBY STREET HARRISBURG, PA 17102</p>  <p>9590 9402 4330 8190 3675 70</p>		<p>3. Service Type</p> <p><input type="checkbox"/> Adult Signature <input type="checkbox"/> Priority Mail Express® <input type="checkbox"/> Adult Signature Restricted Delivery <input type="checkbox"/> Registered Mail™ <input checked="" type="checkbox"/> Certified Mail® <input type="checkbox"/> Registered Mail Restricted Delivery <input type="checkbox"/> Certified Mail Restricted Delivery <input type="checkbox"/> Return Receipt for Merchandise <input type="checkbox"/> Collect on Delivery <input type="checkbox"/> Signature Confirmation™ <input type="checkbox"/> Collect on Delivery Restricted Delivery <input type="checkbox"/> Signature Confirmation Restricted Delivery <input type="checkbox"/> Insured Mail <input type="checkbox"/> Signature Confirmation Restricted Delivery (over \$500)</p>	
<p>2. Article Number (Transfer from service label)</p> <p>7016 2290 0002 1277 3771</p>		<p>PS Form 3811, July 2015 PSN 7530-02-000-9053</p> <p style="text-align: right;">Domestic Return Receipt</p>	



Return to:

Parcel ID Nos. 06-016-055; 06-016-054; 06-016-053; and 06-016-073
City of Harrisburg

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 4th day of October, 2019, between

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG, hereinafter called "Grantor,"

AND

SUSQUEHANNA ART MUSEUM, a 501(c)(3) Pennsylvania non-profit corporation, having an address of 1401 North Third Street, Harrisburg, PA 17102, hereinafter called "Grantee."

WITNESSETH, that said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United State of America, unto the Grantor in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, does hereby release and quit claim to the said Grantee all of Grantor's possible right, title, and interest, including Grantor's interest in that certain Redevelopment Contract recorded as Exhibit B to a Deed recorded in the Office of the Recorder of Deeds in an for Dauphin County in Record Book 6178, Page 568:

ALL THOSE CERTAIN lots, pieces or parcels of land situate in the City of Harrisburg, County of Dauphin, and Commonwealth of Pennsylvania, described in Exhibit "A" attached hereto.

NEVERTHELESS, UNDER AND SUBJECT TO all other easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal.

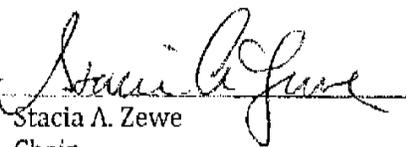
IN WITNESS WEHREOF, said Grantor has executed this quit claim deed the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

**REDEVELOPMENT AUTHORITY OF
THE CITY OF HARRISBURG**



Daniel C. Leppo
Assistant Secretary/Treasurer

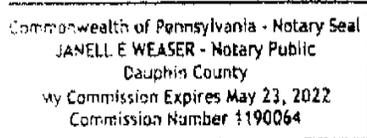
By: 

Stacia A. Zewe
Chair

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF DAUPHIN :

On this, the 4th day of October, 2019, before me a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned officer personally appeared Stacia A. Zewe, who acknowledged herself to be the Chair of the REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG and that he as such officer, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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



Janell E. Weaser
Notary Public

My Commission Expires:

I hereby certify that the precise address of the Grantee is:

Susquehanna Art Museum
1301 N. 3rd Street
Harrisburg, PA 17102

Janell E. Weaser
Agent for Grantee

EXHIBIT A

1402 William Street; Parcel No. 06-016-053

ALL THAT CERTAIN piece of 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 fifty-six (56) feet from the Southwest corner of Calder Street and William Street on the West side of Calder Street; thence Westwardly Fifty-seven (57) feet more or less along the property boundary of 1400 ½ William Street, now or formerly of The Redevelopment Authority of the City of Harrisburg, to a point on an unnamed three (3) foot alley; thence Northwardly along the herein mentioned alley twelve (12) feet more or less to a point; thence Eastwardly fifty-seven (57) feet more or less along the property boundary of 1404 William Street now or formerly of Nathaniel Dewberry to a point on the West side of William Street; thence Southwardly along the West side of William Street twelve (12) feet more or less to a point and the **PLACE OF BEGINNING.**

FORMERLY HAVING THEREON erected a two-story dwelling house, now razed known as 1402 William Street, Harrisburg, Pennsylvania.

BEING the same premises which the Redevelopment Authority of the City of Harrisburg, by their Deed dated October 26, 2005, and recorded December 29, 2005, in the Office of the Recorder of Deeds in an for Dauphin County in Record Book 6343, Page 121, granted and conveyed unto S&A Custom Built Homes, Inc.

1400 ½ William Street; Parcel No. 06-016-054

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

BEGINNING at a point on the western right-of-way line of William Street, said point being 30.25 feet north of the northwestern corner of Calder Street, having a 60 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 Lot I South 73 degrees 18 minutes 00 seconds West a distance of 60.00 feet to a point on the line of now or formerly Keystone Trust Company; thence along the lands of now or formerly Keystone Trust Company North 16 degrees 42 minutes 00 seconds West a distance of 26.00 feet to a point on the line of now or formerly Keystone Trust Company, said point also being the southwest corner of lands now or formerly Nan and Russell Taylor; thence leaving said line of now or formerly Keystone Trust Company and along lands of now or formerly Nan and Russell Taylor 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 the said western right-of-way line of William Street South 16 degrees 42 minutes 00 seconds East a distance of 26.00 feet to a point, said point being the place of **BEGINNING.**

CONTAINING 1,560 square feet (0.0358 acres), more or less.

SAID Parcel of land being Lot No. 2, Block I, Plan of Market Place Townhouses recorded in the Recorder of Deed's Office in and for Dauphin County, Pennsylvania in Plan Book G-5, Page 31.

Lot 2 was formerly known as 310, 308, 306 and 304 Calder Street.

BEING the same premises which the Redevelopment Authority of the City of Harrisburg, by their Deed dated October 26, 2005, and recorded December 29, 2005, in the Office of the Recorder of Deeds in an for Dauphin County in Record Book 6343, Page 121, granted and conveyed unto S&A Custom Built Homes, Inc.

1400 William Street; Parcel No. 06-016-055

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

BEGINNING at a concrete monument corner, said point being the northwestern corner of Calder Street, having a 60 foot legal right-of-way and William 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 Keystone Trust Company North 16 degrees 42 minutes 00 seconds West a distance of 30.25 feet to a point on the line of now or formerly Keystone Trust Company, said point also being the southwest corner of Lot 2; thence leaving said line of now or formerly Keystone Trust Company and along lands of Lot 2 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 the said western right-of-way line of William Street South 16 degrees 42 minutes 00 seconds East a distance of 30.25 feet to a concrete monument, said point being the place of **BEGINNING**.

CONTAINING 1,815 square feet (0.0417 acres), more or less.

Lot I was formerly known as 310, 308, 306 and 304 Calder Street.

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

BEING the same premises which the Redevelopment Authority of the City of Harrisburg, by their Deed dated October 26, 2005, and recorded December 29, 2005, in the Office of the Recorder of Deeds in an for Dauphin County in Record Book 6343, Page 121, granted and conveyed unto S&A Custom Built Homes, Inc.

1417 James Street; Parcel No. 06-016-073

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 side of James Street, one hundred twenty-five (125) feet North of the Northeast corner of James and Calder Streets; thence East along the division line between properties 1415 and 1417 James Street, sixty-five (65) feet, more or less, to lot of land now or late of Flossie M. Brown; thence North along the last mentioned land, fifteen (15) feet, more or less, to a point; thence West along the division line between properties 1417 and 1419 James Street; sixty-five (65) feet, more or less, to a point on the Eastern side of James Street; thence South along James Street, fifteen (15) feet, more or less, to the Place of Beginning.

BEING the same premises which the Redevelopment Authority of the City of Harrisburg, by their Deed dated October 26, 2005, and recorded December 29, 2005, in the Office of the Recorder of Deeds in an for Dauphin County in Record Book 6343, Page 121, granted and conveyed unto S&A Custom Built Homes, Inc.

REV-183
BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid:	
Book:	Page:
Instrument Number:	
Date Recorded:	

SECTION I TRANSFER DATA

Date of Acceptance of Document 10/11/2019					
Grantor(s)/Lessor(s) Redevelopment Authority of the City of Harrisburg Mailing Address 10 N. 2nd Street, #405		Telephone Number (717) 255-6431	Grantee(s)/Lessee(s) Susquehanna Art Museum Mailing Address 1401 N. 3rd Street		Telephone Number (717) 233-8668
City Harrisburg	State PA	ZIP Code 17105	City Harrisburg	State PA	ZIP Code 17102

SECTION II REAL ESTATE LOCATION

Street Address 1400, 1400 1/2, & 1402 William and 1417 James Street			City, Township, Borough Harrisburg		
County Dauphin	School District Harrisburg City	Tax Parcel Number 06-016-055; 06-016-054; 06-016-053; 06-016-073			

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 1.00
4. County Assessed Value 24,300.00	5. Common Level Ratio Factor x 1.51	6. Computed Value = 36,693.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status

1a. Amount of Exemption Claimed \$ 36,693.00	1b. Percentage of Grantor's Interest in Real Estate 100 %	1c. Percentage of Grantor's Interest Conveyed 100 %
---	--	--

2. Check Appropriate Box Below for Exemption Claimed.

Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)

Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)

Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)

Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)

Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)

Statutory corporate consolidation, merger or division. (Attach copy of articles.)

Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

Grantor is only releasing the properties from a Redevelopment Contract and is not conveying ownership. Grantee is simultaneously acquiring ownership of the properties in a separate transaction and transfer tax is being paid upon the recording of the deed conveying ownership.

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Nicole L. Conway		Telephone Number (717) 909-8243	
Mailing Address PO Box 60005		City Harrisburg	State PA
		ZIP Code 17106	

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

Signature of Correspondent or Responsible Party <i>Nicole L. Conway</i>	Date 10/11/2019
--	--------------------

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



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

Candace E. Meck
First Deputy
www.dauphin.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 #: 20190025854
RECORD DATE: 10/11/2019 3:51:59 PM
RECORDED BY: CMECK
DOC TYPE: DEED HBG
AGENT: SIMPLIFILE
DIRECT NAME: REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG
INDIRECT NAME: SUSQUEHANNA ART MUSEUM

ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$2.00

HARRISBURG CITY
HARRISBURG
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 4
UPIFee: 80
UPIList: 06-016-053-000-0000,06-016-054-000-0000,06-016-055-000-0000,06-016-073-000-0000

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



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Return to:
Susquehanna Art Museum
1401 N. 3rd Street
Harrisburg, PA 17102

Parcel ID No. 06-016-052
City of Harrisburg

DEED

THIS DEED is made this 10th day of October, 2019, between

MID-TOWN CAMPUS, LP, a Pennsylvania limited partnership, hereinafter called "Grantor,"

AND

SUSQUEHANNA ART MUSEUM, a 501(c)(3) Pennsylvania non-profit corporation, hereinafter called "Grantee."

WITNESSETH, that the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto the Grantor in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Grantee, Grantee's successors and assigns forever:

ALL THAT CERTAIN lot or piece 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 western side of William Street, which point is sixty-eight (68) feet, more or less, north of the northwest corner of Calder and William Street; thence westward through the center of the partition wall between this property and property No. 1402 William Street and beyond, fifty-seven (57) feet more or less, to the eastern side of a three (3) feet wide private alley; thence northwardly along the eastern side of said private alley; twelve (12) feet, more or less, to the southern line of property now or formerly of Helen Harrison, et vir. (formerly of Loengard); thence eastwardly along said line, fifty-seven (57) feet, more or less, to the western side of William Street; thence southwardly along the western side of William Street, twelve (12) feet, more or less, to the place of **BEGINNING**.

HAVING formerly thereon erected a two and one-half (2 ½) story frame dwelling known and numbered as 1404 William Street, Harrisburg, Pennsylvania.

TOGETHER with the use of the aforesaid three (3) feet wide private alley, which leads to Calder Street in common with the other property owners, and occupiers of other property abutting thereon.

BEING the same premises which Melvin Watson by his deed dated September 12, 2008 and recorded September 15, 2008, in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania at Instrument No. 20080034284, granted and conveyed unto Mid-Town Campus, LP, a Pennsylvania limited partnership, Grantor herein.

UNDER AND SUBJECT, NEVERTHELESS, to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity or otherwise, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the above-described premises with the appurtenances unto the Grantee, Grantee's successors and assigns, forever.

AND the said grantor will Warrant Specially and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has executed this deed the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

Amanda Harris

MID-TOWN CAMPUS, LP

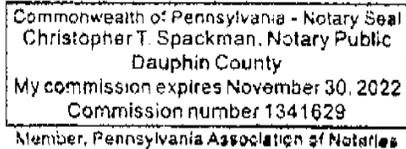
By: Greenworks Development, LLC,
its General Partner

By: *Douglas A. Neidich*
Douglas A. Neidich
Authorized Member

COMMONWEALTH OF PENNSYLVANIA :
 : SS:
COUNTY OF DAUPHIN :

On this, the 10th day of October, 2019, before me a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned officer personally appeared DOUGLAS A. NEIDICH, who acknowledged himself to be the Authorized Member of Greenworks Development, LLC, General Partner of Mid-Town Campus LP, and that he as such Authorized Member, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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



Christopher T. Spackman
Notary Public

My Commission Expires: November 30, 2022

I hereby certify that the precise address of the Grantee is:

SUSQUEHANNA ART MUSEUM
1401 N. 3rd Street
Harrisburg, PA 17102

[Signature]

Agent for Grantee

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 2865C3
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE
COMPLETE EACH SECTION**

State Tax Paid	
Book	Page
Instrument Number	
Date Recorded	

SECTION I TRANSFER DATA

Date of Acceptance of Document 10/11/2019					
Grantor(s)/Lessor(s) Mid-Town Campus LP		Telephone Number (717) 238-2646		Grantee(s)/Lessee(s) Susquehanna Art Museum	
Mailing Address 3029 N. Front Street		Mailing Address 1401 N. 3rd Street		Telephone Number (717) 233-8668	
City Harrisburg		State PA	ZIP Code 17110	City Harrisburg,	State PA
					ZIP Code 17102

SECTION II REAL ESTATE LOCATION

Street Address 1404 William Street			City, Township, Borough Harrisburg,		
County Dauphin		School District Harrisburg City		Tax Parcel Number 06-016-052	

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 9,800.00	5. Common Level Ratio Factor x 1.51	6. Computed Value = 14,798.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
---------------------------------------	--	--

2. Check Appropriate Box Below for Exemption Claimed.
- Will or intestate succession. _____ (Name of Decedent) _____ (Estate File Number)
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Nicola L. Conway		Telephone Number (717) 909-8243	
Mailing Address PO Box 80005		City Harrisburg	State PA
			ZIP Code 17106

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

Signature of Correspondent or Responsible Party <i>Nicola Conway</i>	Date 10/11/19
---	------------------

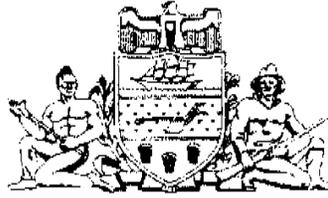
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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

Candace E. Meck
First Deputy
www.dauphine.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 #: 20190025856
RECORD DATE: 10/11/2019 3:53:36 PM
RECORDED BY: CMECK
DOC TYPE: DEED HBG
AGENT: SIMPLIFILE
DIRECT NAME: MID-TOWN CAMPUS, LP
INDIRECT NAME: SUSQUEHANNA ART MUSEUM

ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$147.98
MUNICIPALITY: \$73.99 HARRISBURG CITY
SCHOOL DISTRICT: \$73.99 HARRISBURG
ADPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 06-016-052-000-0000

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

James M. Zugay, Recorder of Deeds



THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT



County of Dauphin
Office of Tax Assessment
UPI Certification
Date: 7-1-13
Number of UPI's 10
Initials: LR

Prepared by and return to:
Smigel, Anderson & Sacks, LLP
4431 N. Front Street
Harrisburg, PA 17110

Parcel ID Nos. 06-015-017; 06-015-016; 06-015-015; 06-015-014; 06-015-013; 06-015-012;
06-015-011; 06-016-079; 06-016-080; 06-016-058

This Deed, made the 25th day of June, 2013

Between

**THIRD STREET DEVELOPMENT, LP, A PENNSYLVANIA LIMITED
PARTNERSHIP,**

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

**SUSQUEHANNA ART MUSEUM, A PENNSYLVANIA NON-PROFIT
CORPORATION,**

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

Witnesseth, that the said Grantor for and in consideration of the sum of **EIGHT HUNDRED EIGHT THOUSAND FOUR HUNDRED FIFTY FIVE AND 00/100 DOLLARS (\$808,455.00)** lawful money of the United States of America, unto it well and truly paid by the said Grantee, at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, has granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee

1401 & 1405 N. 3rd Street – Parcel Nos. 06-015-017 & 06-015-016

Tract No. 1:

BEGINNING at a post on Third Street in said city at Lot No. 4 in said plan; thence eastwardly by said Lot at right angles with James Street, 94 feet and 8 inches to James Street; thence southwardly along James Street, 41 feet more or less to Calder Street; thence westwardly along Calder Street, 94 feet 8 inches to a post at corner of Third Street; thence northwardly along 3rd Street, forty-one (41) feet more or less to the place of beginning being Lot No. 3 and part of Lot No. 2, Block "H", as laid out in the plan of lots by Wm. Verbeke.

Tract No. 2:

BEGINNING on 3rd Street, and the line of lot numbered 3; thence along the line of lot numbered 3 ninety-four (94) feet more or less to James Street; thence northwardly along the West line of James Street, 21 feet 8 inches to the line of lot numbered 5; thence westwardly along the South line of lot numbered 5, ninety-four (94) feet more or less to 3rd Street; and thence southwardly along the East line of

3rd Street, twenty-one (21) feet eight (8) inches to the place of beginning. Being Lot No. 4 in block "H", as laid out by plan of lots of William Verbeke, thereon erected houses Nos. 1405 North 3rd Street and 1404 and 1404 ½ James Street, Harrisburg, Pennsylvania.

1407 N. 3rd Street – Parcel No. 06-015-015

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

BEGINNING at a point on the East side of North Third Street, sixty-two (62) feet eight (8) inches North of the northeast corner of Calder and North Third Streets, which point is at the northern line of property adjoining on the South; thence northwardly along North Third Street, twenty-one (21) feet eight (8) inches, more or less to a point; thence eastwardly at right angles to North Third Street and along the southern line of the property adjoining on the North, ninety-four (94) feet to James Street; thence South along James Street, twenty-one (21) feet eight (8) inches, more or less, to a point; thence westwardly on a line at right angles to James Street, ninety-four (94) feet to North Third Street, and the place of **BEGINNING**.

HAVING thereon erected a two and one-half story frame building used for business and apartment purposes and numbered 1407 North Third Street.

1409 N. 3rd Street – Parcel No. 06-015-014

ALL THAT CERTAIN piece 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 eastern line of North Third Street, eighty-three (83) feet, more or less, north of the northeastern corner of North Third and Calder Streets, at line of land now or late of Sarah Esner; thence northwardly along North Third Street, nineteen and six-tenths (19.6) feet, more or less, to land now or late of Helen E. Lyter, being known as premises 1411 North Third Street and 1410 James Street; thence eastwardly along said Lyter land, ninety-four and eight-tenths (94.8) feet, more or less, to James Street; thence southwardly along James Street, nineteen and six-tenths (19.6) feet, more or less, to the aforesaid Esner land; and thence westwardly along said Esner land, ninety-four and eight tenths (94.8) feet to the place of **BEGINNING**.

HAVING thereon erected a dwelling house known and numbered 1409 North Third Street, Harrisburg, Pennsylvania.

1411-13 N. Third Street & 1410-12 James Street – Parcel Nos. 06-015-011 & 06-015-012 & 06-015-013

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

BEGINNING on the eastern line of Third Street 102.6 feet, more or less, North of the northeast corner of Third and Calder Streets at line of land formerly of Keystone Trust Co.; thence eastwardly along said land, 94 feet 8 inches, more or less, to James Street; thence northwardly along James Street 23 feet 10 inches, more or less, to land formerly of Nicodemo Fazzolari; thence westwardly along said Fazzolari

land 94 feet 8 inches to Third Street; and thence southwardly 23 feet 10 inches, more or less, to the place of **BEGINNING**.

HAVING thereon erected houses known as and numbered 1411 and 1413 N. Third Street and 1410 and 1412 James Street, Harrisburg, Pennsylvania.

1405 James Street -Parcel No. 06-016-079

ALL that message or tenement situate in the City of Harrisburg, County of Dauphin and State of Pennsylvania, in Block I, numbered 18, as laid out in the Plan of Lots by William K. Verbeke, bounded and described as follows, viz:

No. 18 in Block I. Beginning on James Street and the line of Lot No. 17; thence along the line of said lot, fifty-five (55) feet to Elm Alley; thence along Elm Alley, fifteen (15) feet (being referenced as sixty (60) feet on the Tax Map at the Dauphin County Assessment Office) to the line of Lot No. 19; thence along the line of said lot fifty-five (55) feet to James Street; thence along James Street fifteen (15) feet (being referenced as sixty (60) feet on the Tax Map at the Dauphin County Assessment Office) to the Place of **BEGINNING**.

BEING premises known and designated as 1405 James Street, Harrisburg, Pennsylvania.

300 and 302 Calder Street - Parcel No. 06-016-080

ALL that certain lot or piece of ground situate in the Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northeastern corner of Calder and James Streets (incorrectly described in former deeds as being the Northwestern corner of Calder and James Streets); thence along Calder Street in an Eastwardly direction, twenty-seven and one-half (27 ½) feet, more or less, to a point on the Western Line of a three and one-half (3 ½) feet, more or less, walk alley; thence along the Western side of said alley and parallel with James Street, thirty-five (35) feet in a Northwardly direction to a point; thence in a Westwardly direction, parallel with Calder Street, twenty-seven and one-half (27 ½) feet, more or less, to a point on the Eastern side of James Street; thence in a Southerly direction along the Eastern side of James Street, thirty-five (35) feet to a point, the place of **BEGINNING**.

TOGETHER with the use of the said three and one-half (3 ½) feet, more or less, walk alley in common with the owners and occupiers of other property abutting thereon.

HAVING thereon erected a two story double brick and frame dwelling known and numbered as 300 and 302 Calder Street, Harrisburg, Pennsylvania.

302A Calder Street - Parcel No. 06-016-058

ALL THAT CERTAIN lot or piece of ground situate in the Sixth Ward of the City of Harrisburg, Dauphin County, Pennsylvania, bounded and described as follows, to wit:

BEGINNING at a point on the Northern side of Calder Street, which point is twenty-seven and one-half (27 ½) feet East of the Northeastern corner of Calder and James Streets at the Western side of a private alley; thence, East along the Northern side of Calder Street, thirty-two and one-half (32 ½) feet to land now or late of Clara I. Sauder; thence North at right angles to Calder Street, thirty-five (35) feet to a

point; thence West on a line parallel with Calder Street, thirty-two and one-half (32 1/2) feet to land now or late of Frances Shirley; thence South along land of Frances Shirley thirty-five (35) feet to the place of BEGINNING.

SUBJECT to the use of a private alley three and one-half (3 1/2) feet, more or less, in common with the owners and/or occupiers of other property abutting thereon.

HAVING thereon erected a two story frame building 302A Calder Street, Harrisburg, Pennsylvania.

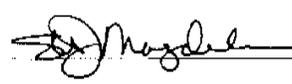
BEING the same premises which Fulton Bank, a Pennsylvania Banking Corporation, by deed dated October 24, 2008, and recorded October 27, 2008 in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Instrument No. 20080039234, granted and conveyed unto Third Street Development, LP, a Pennsylvania limited partnership.

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.

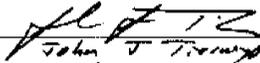
To have and to hold the said lot or piece of ground described above, with the buildings and improvements thereon erected, hereditaments and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee, its successors and assigns, to and for the only proper 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.

Sealed and Delivered
IN THE PRESENCE OF US:



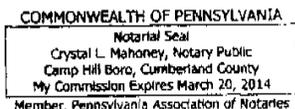
THIRD STREET DEVELOPMENT, LP
By: GreenWorks Development, LLC, its sole general partner

By:  (SEAL)
Name: John J. Timony
Title: Partner
President & CEO

Commonwealth of Pennsylvania } ss
County of Dauphin

AND NOW, this 25th day of June, 2013, before me, the undersigned Notary Public, appeared John J. Tierney, who acknowledged himself to be the Authorized Partner of GreenWorks Development, LLC, the sold general partner of Third Street Development, LP, and that he, as such _____ being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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



Crystal L. Mahoney
Notary Public
My commission expires 3-29-14

The address of the above-named Grantee is:
15 N. Third Street
Harrisburg PA 17108

Crystal L. Mahoney
On behalf of the Grantee

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

Candace E. Meck
First Deputy



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

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20130020557
RECORD DATE: 7/1/2013 1:01:07 PM
RECORDED BY: TMILLER
DOC TYPE: DEED HBG
AGENT: CAPITAL AREA ABSTRACT, INC.
DIRECT NAME: THIRD STREET DEVELOPMENT, LP
INDIRECT NAME: SUSQUEHANNA ART MUSEUM

ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$2.00

COMMONWEALTH OF PA: \$8084.55
MUNICIPALITY: \$4042.28 HARRISBURG CITY
SCHOOL DISTRICT: \$4042.27 HARRISBURG
AOPC: \$23.50
AFFORDABLE HOUSING: \$13.00

UPICount: 10
UPIFee: 100
UPIList: 06-015-017-000-0000,06-015-016-000-0000,06-015-015-000-0000,06-015-014-000-0000,06-015-013-000-0000 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

Return to:
Susquehanna Art Museum
1401 N. 3rd Street
Harrisburg, PA 17102

Parcel ID Nos. 06-016-049; 06-016-050; and 06-016-051
City of Harrisburg

DEED

THIS DEED is made this 4th day of October, 2019, between

REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG, hereinafter called "Grantor,"

AND

SUSQUEHANNA ART MUSEUM, a 501(c)(3) Pennsylvania non-profit corporation, hereinafter called "Grantee."

WITNESSETH, that the said Grantor for and in consideration of the sum of EIGHT THOUSAND SIX HUNDRED DOLLARS (\$8,600.00) lawful money of the United States of America, unto the Grantor in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Grantee, Grantee's successors and assigns forever:

Parcel No. 06-016-049

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

BEGINNING at a point on the west side of William Street, sometime referred to as Williams Street, forty-five (45) feet, formerly thirty-seven (37) feet south of Basin Alley at line of lot now or formerly of Alice N. Jackson; thence westwardly along the line of said lot parallel with Basin Alley sixty (60) feet to the center of a ten (10) feet wide alley (now vacated); thence southwardly by a line at right angles to Basin Alley fifteen (15) feet, more or less, to line of lot now or formerly of Helen Harrison and Thomas L. Harrison, her husband; thence eastwardly along the line of lot now or formerly of Helen Harrison and Thomas L. Harrison, her husband, sixty (60) feet to the western line of William Street; thence northwardly fifteen (15) feet, more or less, to the **PLACE OF BEGINNING**.

BEING known as 1414 William Street, Harrisburg, Pennsylvania.

BEING THE SAME PREMISES which the Tax Claim Bureau of the City of Harrisburg, by their Deed dated October 20, 2003, and recorded May 26, 2004, in the Office of the Recorder of Deeds in and for Dauphin County, in Record Book 5518, Page 572, granted and conveyed unto the Redevelopment Authority of the City of Harrisburg, Grantor herein.

Parcel Nos. 06-016-050 and 06-016-051

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

BEGINNING on Williams Street, sometime referred to as William Street, and the line of Lot No. 7; thence along the line of Lot No. 7 fifty-five (55) feet to Elm Alley; thence along Elm Alley thirty (30) feet to line of Lot No. 10; thence along the line of Lot No. 10 fifty-five (55) feet to Williams Street; thence along Williams Street thirty (30) feet to the **PLACE OF BEGINNING**.

BEING known and numbered as 1410 and 1412 Williams Street, Harrisburg, Pennsylvania.

BEING, IN PART, THE SAME PREMISES which the Tax Claim Bureau of the County of Dauphin, by their Deed dated October 20, 2003, and recorded May 26, 2004, in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 5518, Page 574, granted and conveyed until the Redevelopment Authority of the City of Harrisburg, Grantor herein (as to 1412 William Street).

AND BEING, IN PART, THE SAME PREMISES which the Tax Claim Bureau of the County of Dauphin, by their Deed dated October 20, 2003, and recorded May 26, 2004, in the Office of the Recorder of Deeds in and for Dauphin County in Record Book 5518, Page 576 granted and conveyed unto the Redevelopment Authority of the City of Harrisburg, Grantor herein (AS TO 1410 William Street).

UNDER AND SUBJECT, NEVERTHELESS, to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal. And Further under and subject to the requirement that the property shall remain taxable for the payment of real estate taxes in perpetuity.

TOGETHER with all and singular the buildings and improvements, ways, streets, alleys, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of the said Grantor in law, equity, or otherwise, howsoever, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD, the above described parcel or piece of ground, with any and all improvements erected thereon the hereditaments and premises hereby granted with the appurtenances unto the said Grantee, and the Grantee's successors and assigns, for the use and benefit of the Grantee and the Grantee's successors and assigns forever, subject as aforesaid.

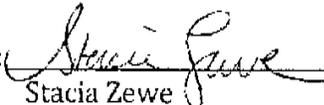
AND the said Grantor, and the successors and assigns of the Grantor, does covenant and agree to and with the said Grantee and the Grantee's respective successors and assigns, that the said Grantor and the Grantor's successors and assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended to be so, with the appurtenances, unto the Grantee and Grantee's successors and assigns, against the Grantor and the Grantor's successors and assigns, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from or under him, her, them or any of them, shall and will, subject as aforesaid, **SPECIALLY WARRANT** and forever defend.

IN WITNESS WHEREOF, said Grantor has executed this deed the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:

REDEVELOPMENT AUTHORITY OF THE CITY
OF HARRISBURG


Daniel C. Leppo
Assistant Secretary/Treasurer

By: 
Stacia Zewe
Chairman

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF DAUPHIN :

On this, the 4th day of October, 2019, before me a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned personally appeared, Stacia Zewe, who acknowledged herself to be the Chairman of the REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG, and that he as such Chairman, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

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

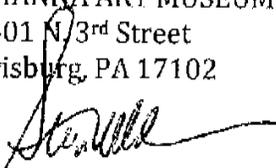

Notary Public

My Commission Expires:

Commonwealth of Pennsylvania - Notary Seal
JANELL E. WEASER - Notary Public
Dauphin County
My Commission Expires May 23, 2022
Commission Number 1190064

I hereby certify that the precise address of the Grantee is:

SUSQUEHANNA ART MUSEUM
1401 N/3rd Street
Harrisburg, PA 17102

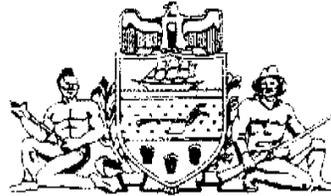


Agent for Grantee

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

Candace E. Meek
First Deputy
www.dauphine.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 #: 20190025855
RECORD DATE: 10/11/2019 3:52:00 PM
RECORDED BY: CMECK
DOC TYPE: DEED HBG
AGENT: SIMPLIFILE
DIRECT NAME: REDEVELOPMENT AUTHORITY OF THE CITY OF HARRISBURG
INDIRECT NAME: SUSQUEHANNA ART MUSEUM

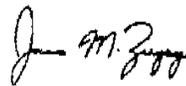
ACT 8 OF 1998: \$5.00

COMMONWEALTH OF PA: \$86.00
MUNICIPALITY: \$43.00 HARRISBURG CITY
SCHOOL DISTRICT: \$43.00 HARRISBURG
ADPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 3
UPIFee: 60
UPIList: 06-016-049-000-0000.06-016-050-000-0000.06-016-051-000-0000

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



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Return to:
Susquehanna Art Museum
1401 N. 3rd Street
Harrisburg, PA 17102

Parcel ID No. 06-016-075
City of Harrisburg

DEED

THIS DEED is made this 7th day of October, 2019, between

J. DAVID LEAMAN, a married man, hereinafter called "Grantor,"

AND

SUSQUEHANNA ART MUSEUM, a 501(c)(3) Pennsylvania non-profit corporation, hereinafter called "Grantee."

WITNESSETH, that the said Grantor for and in consideration of the sum of ONE DOLLAR (\$1.00) lawful money of the United States of America, unto the Grantor in hand well and truly paid by the said Grantee at or before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, encoffed, released, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, enfeoff, release, convey and confirm, unto the said Grantee, Grantee's successors and assigns forever:

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

BEGINNING at a point on the east side of James Street, 95 feet, more or less, north of the northeast corner of Calder and James Streets; thence in a easterly direction 55 feet, more or less, to a point; thence in a northerly direction 15 feet, more or less, to a point; thence in a westerly direction 53 feet, more or less, to a point; thence in a southerly direction 15 feet, more or less, to a point, the place of **BEGINNING**.

Being known as 1413 James Street, Harrisburg, Pennsylvania.

BEING the same premises which WCI Partners, LP by their deed dated August 29, 2007 and recorded August 31, 2007, in the Office of the Recorder of Deeds of Dauphin County, Pennsylvania at Instrument No. 20070035302, granted and conveyed unto J. David Leaman, Grantor herein. Jewel A. Leaman, spouse of J. David Leaman, joins in this deed to release and quitclaim any and all right, title and interest she may have in and to the premises, but shall not otherwise have obligation or liability hereunder.

UNDER AND SUBJECT, NEVERTHELESS, to all easements, restrictions, encumbrances and other matters of record or that which a physical inspection or survey of the premises would reveal.

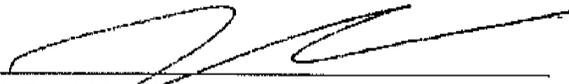
TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversions and remainders, rents, issues and profits thereof and all the estate, right, title, interest, property, claim and demand whatsoever of the Grantor, in law, equity or otherwise, of, in and to the same and every part thereof.

TO HAVE AND TO HOLD the above-described premises with the appurtenances unto the Grantee, Grantee's successors and assigns, forever.

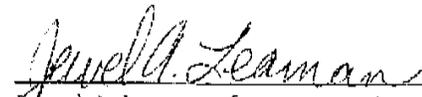
AND the said grantor will Warrant Specially and forever defend the property hereby conveyed.

IN WITNESS WHEREOF, said Grantor has executed this deed the day and year first above written.

Signed, Sealed and Delivered
In the Presence of:



J. David Leaman

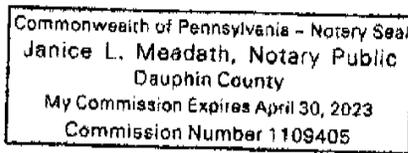


Jewel A. Leaman [non-vested spouse joinder]

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF DAUPHIN :

On this, the 7th day of October, 2019, before me a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned personally appeared J. David Leaman, who acknowledged himself to be the person whose name is subscribed to the within deed and acknowledged that he executed the same for the purposes therein contained.

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



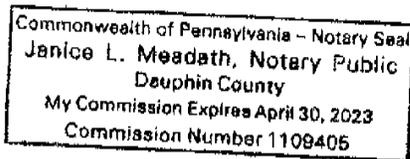
Janice L. Meadath
Notary Public

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA :
: SS:
COUNTY OF DAUPHIN :

On this, the 7th day of October, 2019, before me a Notary Public, in and for the Commonwealth of Pennsylvania, the undersigned personally appeared Jewel A. Leaman, who acknowledged herself to be the person whose name is subscribed to the within deed and acknowledged that she executed the same for the purposes therein contained.

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



Janice L. Meadath
Notary Public

My Commission Expires:

I hereby certify that the precise address of the Grantee is:

SUSQUEHANNA ART MUSEUM
140 N. 3rd Street
Harrisburg, PA 17102

A handwritten signature in black ink, appearing to be "Stall", written over a horizontal line.

Agent for Grantee

REV-183

BUREAU OF INDIVIDUAL TAXES
PO BOX 280603
HARRISBURG, PA 17128-0603

**REALTY TRANSFER TAX
STATEMENT OF VALUE**
COMPLETE EACH SECTION

State Tax Paid: _____
Book: _____ Page: _____
Instrument Number: _____
Date Recorded: _____

SECTION I TRANSFER DATA

Date of Acceptance of Document
10/11/2019

Grantor(s)/Lessor(s) J. David Leaman	Telephone Number (717) 805-3881	Grantee(s)/Lessee(s) Susquehanna Art Museum	Telephone Number (717) 233-8668
Mailing Address PO BOX 5038		Mailing Address 1401 N. 3rd Street	
City Harrisburg	State PA	ZIP Code 17110	City Harrisburg,
			State PA
			ZIP Code 17102

SECTION II REAL ESTATE LOCATION

Street Address 1413 James Street	City, Township, Borough Harrisburg,
County Dauphin	School District Harrisburg City
	Tax Parcel Number 06-016-075

SECTION III VALUATION DATA

Was transaction part of an assignment or relocation? YES NO

1. Actual Cash Consideration 1.00	2. Other Consideration + 0.00	3. Total Consideration = 0.00
4. County Assessed Value 8,300.00	5. Common Level Ratio Factor x 1.51	6. Computed Value = 12,533.00

SECTION IV EXEMPTION DATA - Refer to instructions for exemption status.

1a. Amount of Exemption Claimed \$	1b. Percentage of Grantor's Interest in Real Estate %	1c. Percentage of Grantor's Interest Conveyed %
---------------------------------------	--	--

2. Check Appropriate Box Below for Exemption Claimed.
- Will or intestate succession. _____
(Name of Decedent) _____ (Estate File Number) _____
 - Transfer to a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer from a trust. (Attach complete copy of trust agreement and all amendments.)
 - Transfer between principal and agent/straw party. (Attach complete copy of agency/straw party agreement.)
 - Transfers to the commonwealth, the U.S. 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. (Attach copy of mortgage and note/assignment.)
 - Corrective or confirmatory deed. (Attach complete copy of the deed to be corrected or confirmed.)
 - Statutory corporate consolidation, merger or division. (Attach copy of articles.)
 - Other (Provide a detailed explanation of exemption claimed. If more space is needed attach additional sheets.)

SECTION V CORRESPONDENT INFORMATION - All inquiries may be directed to the following person:

Name Nicole L. Conway	Telephone Number (717) 908-8243
Mailing Address PO Box 60006	City Harrisburg
	State PA
	ZIP Code 17108

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

Signature of Correspondent or Responsible Party _____ Date
10/11/19

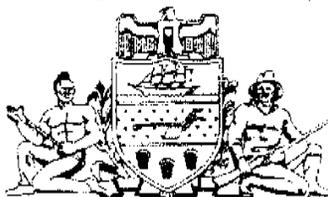
FAILURE TO COMPLETE THIS FORM PROPERLY OR ATTACH REQUESTED DOCUMENTATION MAY RESULT IN THE RECORDER'S REFUSAL TO RECORD THE DEED.



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

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

Dauphin County



Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

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

INSTRUMENT #: 20190025857
RECORD DATE: 10/11/2019 3:53:37 PM
RECORDED BY: CMECK
DOC TYPE: DEED HBG
AGENT: SIMPLIFILE
DIRECT NAME: LEAMAN, J. DAVID
INDIRECT NAME: SUSQUEHANNA ART MUSEUM

ACT 8 OF 1998: \$5.00
ADDITIONAL NAME FEE: \$2.00

COMMONWEALTH OF PA: \$125.33
MUNICIPALITY: \$62.67 HARRISBURG CITY
SCHOOL DISTRICT: \$62.66 HARRISBURG
ADPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 1
UPIFee: 20
UPIList: 06-016-075-000-0000

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

James M. Zugay, Recorder of Deeds



THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT



Eric Papenfuse, Mayor

PLANNING BUREAU CASE REPORT

Variance Application: 1405 & 1413 James Street; 1400-1414 William Street

PROPERTY ADDRESS: 1405 & 1413 James Street; 1400-1414 William Street	APPLICANT: Alice Anne Schwab w/ Susquehanna Art Museum	APPLICANT STATUS: Owner
PID: 06-016-079 & 06-016-075; 06-016-055 through -049	ZONING: Residential Medium-Density (RM)	HPC DATE: April 7, 2021
ZHB CASE #: 2472	ZHB DATE: April 19, 2021	SITE VISIT DATE(S): April 1, 2021
HISTORIC DISTRICT: N/A	FLOODPLAIN: Zone X (No Floodplain)	SUBMISSION DATE: March 4, 2021

REQUEST:

The Applicant is proposing to construct a 40-space, accessory surface parking lot on-site, which necessitates zoning relief requests from the following use and Development Standard regulations, including:

- A Variance to establish an “Accessory Parking Lot or Structure” on a property without a principal use, per Section 7-333.2(a)(6) of the Zoning Code;
- A Variance to allow development to encroach into setback areas per Section 7-307.3 of the Zoning Code;
- A Variance to allow the development on the property to exceed the maximum impervious lot coverage per Section 7-307.3 of the Zoning Code; and
- A Variance to allow parking within a setback area per Section 7-327.9(a)(4) of the Zoning Code.

PROPERTY DESCRIPTION:

The project site is comprised of nine adjacent parcels – 1405 & 1413 James Street and 1400-1414 William Street – which total approximately 0.32 acres. The project site is currently a collection of lots in varying stages of development with the western portion featuring a base paving of asphalt, as well as some signage and lighting, and the eastern portion featuring patches of grass and gravel. That property is bounded by the properties at 1415 James Street and 1416 William Street to the north, William Street to the east, Calder Street to the south, and James Street to the west.

[Note: the Planning Bureau notes that the narrative below reflects the two separate Variance applications submitted by the Applicant, and that they are being considered separately, with the Bureau’s response after each]

**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.**

The Applicant has stated:

“There are 2 instances of yard setback encroachment for which relief is sought – (1) along the ‘internal’ property line which separates Lots 1 and 2 (created to allow certain properties to gain tax exempt status in support of the Museum’s mission / non-profit status) and (2) along the ‘rear’ yard (northern property line). The associated unique circumstances conditions for each condition are (1) a complete lot consolidation plan joining all parcels / eliminating this internal lot line (and associated setbacks / paving encroachment which drive the need for relief) cannot be accomplished due to tax exemption requirements to separate the lots (noting also that the Applicant owns both lots such that there is no harm to any other property owner as a result of this yard setback encroachment) and (2) and the lot is surrounded on 3 sides by road frontage such that the ‘front yard’ has been interpreted by the City to be along Calder Street, there making the northern property line a ‘rear yard’ which requires a 10’ yard setback – the peculiarity is that this northern property line would typically be considered a ‘side yard’ (as it runs perpendicular to the James Street property line which would typically be considered a ‘front yard’) which requires a 4’ yard setback and for which no relief would be required.”

The Planning Bureau concurs with the Applicant’s justification for the setback encroachment for the internal lot line noted above, but notes that the justification for the encroachment into the ten-foot, rear yard setback on the northern boundary of the parking lot is not quite accurate. The Applicant implies that the City’s determination that the northern property line is a rear yard is somewhat arbitrary; however, this determination was made because (at least) a front, side, and rear property line would be necessary to comprise a parcel or site. The Bureau chose Calder Street as the “front yard” because the ingress and egress points were from this street, but had we chosen either William Street or James Street to be the “front yard,” the “rear yard” (and accompanying ten-foot setback) would still have been applicable to the frontage along the other street and the proposed design would still have encroached upon the setback. So this request would have been required regardless of the determination on lot definitions.

The Applicant has stated:

“The majority of the subject properties already consist of a combination of paving and compacted gravel/soils and is already utilized as a parking area for the Museum. Gravel/soil is not considered ‘impervious’ by the zoning ordinance so just ‘converting’ that ground cover to a paved surface (for maintenance and functional reasons) triggers an ‘increase’ in impervious

cover and generates the need for a variance (the footprint of the parking area will essentially be the same in the post-development condition).”

The Planning Bureau notes that the Applicant was not initially granted zoning approval to utilize the project site as a permanent parking lot; conditional permission for temporary use of the site as parking was approved during the final stages of construction and initial stages of operation; this is demonstrated by the fact that the entire site was never formerly paved or lined as noted by the Applicant. The expectation was that the Applicant would eventually submit the necessary zoning relief and receive approval from the Zoning Hearing Board, as they are currently doing, to formalize the proposal to utilize the site as an accessory parking lot for the Susquehanna Art Museum.

The Bureau also notes that the Applicant’s assertion that “gravel is not considered to be an impervious material” is inaccurate. Per Section 7-333.2(a)(126), “impervious surface” is defined as “the area covered by...*other man-made cover* which has a coefficient of runoff of 0.85 or higher,” and that the City Engineer shall ultimately determine whether a material is impervious. Through extensive coordination with the City Engineer’s Office and Capital Region Water, it has been determined that compacted gravel is, in fact, an impervious surface coverage.

Given the above, the Bureau feels that the four Variance requests are warranted. With pending and potential future development projects for the surrounding neighborhood, the request related to the proposed use will ensure that off-street parking for staff and visitors, particularly those with ADA needs, will be located in close proximity to the building. The requests related to impervious surface coverage and setback encroachment are inherent in the nature of a parking lot, and the Bureau notes that the site has been designed to maximize the number of spaces on-site while still conforming to the aspects of the Zoning Code which improve the site for the general public, such as the trees on-site and the vegetative screening.

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

The Applicant has stated:

“No. Adherence to the required yard setbacks would diminish the area for parking (required to support this legal, permitted use and not impact on-street parking capacity for the adjacent residential neighborhood) to the point of being unusable.”

The Planning Bureau notes that the Susquehanna Art Museum has existed for approximately six years without the proposed parking lot, and that on-street parking along the Museum frontage on either 3rd Street or Calder Street is likely not used (or infrequently used) by residents. That being said, there are current (and, presumably, future) development proposals for the surrounding neighborhood that will likely impose additional demand on publicly-available on-street parking, and it is prudent for the Applicant to develop off-street parking specifically for their use.

The Applicant has stated:

“No. In order to provide a paved parking lot surface (as required by City ordinances and for proper maintenance / function), this relief is required.”

The Planning Bureau notes that the properties in the surrounding neighborhood all have the same Residential Medium-Density (RM) zoning designation, and that they have not been developed despite having approved zoning and an approved Land Development Plan. More recent proposals have likewise highlighted the difficulty in developing RM-zoned properties of this size in this neighborhood for approved uses (such as single-family attached dwellings). As such, the Bureau concurs that an accessory parking lot is a reasonable use of the property, and that the design as submitted, including the zoning relief requests it entails, is necessary to maximize the use of the site and to ensure the project provides benefits (such as trees and screening) to the public.

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

The Applicant has stated:

“No. This area is currently used for Museum parking and encroaches into yard setbacks (note that the Museum use is permitted via previously secured Special Exception and that this off-street parking area reduces the need for on-street parking / associated impact on the adjacent residential neighborhood.”

The Planning Bureau notes that the Applicant was granted conditional approval to temporarily utilize the site for parking approximately six years ago, with the expectation that formal zoning relief applications would be submitted to formalize the use of the property as an accessory parking lot. As noted above, the neighborhood has proven challenging for by-right development, as approved projects have gone unfinished and more recent development proposals also requiring multiple zoning relief requests for financially-feasible projects.

The Applicant has stated:

“No. This area is already used for Museum parking and the proposed improvement merely provides a paved surface (in lieu of the existing areas of compacted gravel/soil) for proper maintenance/use.”

The Planning Bureau feels that it’s necessary to highlight that the existing conditions of the site should not be viewed as approved work that provides justification for expansion of these conditions. As noted elsewhere in this case report, the Applicant was granted conditional approval for temporary use of the property for parking, with the expectation that zoning relief would be submitted (and approved by the Zoning Hearing Board) to formally convert the project site from vacant lots *to* an accessory surface parking lot, not to expand an existing non-conforming aspect of the site.

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

The Applicant has stated:

“No. In addition to the fact that this area is currently used as parking and the yard encroachments already occur, (1) the ‘internal’ yard setback encroachment (between Lots 1 and 2) is not impactful to adjacent properties as SAM owns both properties where such encroachment occurs and (2) the encroachment along the northern property line is planted with vegetation to ‘screen’ the view from the adjacent property (which is currently vacant and the owner of which has been a partner with SAM in the acquisition of certain properties which make up the parking area).”

The Applicant has stated:

“No. This lot is already used for Museum parking and stormwater management facilities are proposed to address increases in runoff from the new paving (compared to existing compacted gravel/soil condition).”

The Planning Bureau concurs with the Applicant that the design a submitted provides significant benefits to the surrounding community such that it will not impair use or development of adjacent properties, including the planting of trees on-site and the installation of vegetative screening. Additionally, as noted above, while parking is not currently a pressing issue for the properties around the project site, it is likely that future development will increase the demand on publicly-accessible, on-street spaces; thus, by providing dedicated spaces for their staff, visitors, and museum equipment (such as the VanGo! Museum on Wheels), the Applicants will ensure that future residents and businesses will have more on-street space available for their use.

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

The Applicant has stated:

“Yes.”

The Applicant has stated:

“Yes. As noted above the area of proposed parking essentially replaces the existing area of compacted gravel/soil already used for parking for the Museum.”

As noted above, development of the site for by-right uses has proven difficult (if not impossible) for similar sites with similar zoning and lot configurations in the surrounding neighborhood, and the current request does not involve a project (for example, a “Convenience Store” or a large trip generator) that would produce adverse impacts on the surrounding community. In fact, the project will help to alleviate one of the issues – parking – that most frustrates residents and businesses; thus, the proposed use as an accessory parking lot will be a minimum variance from the zoning regulations. Additionally, the Applicant will be meeting all of the required landscaping and vegetative screen requirements to ensure an attractive appearance. Thus, the project has not been designed to request the minimum amount of zoning relief to maximize value for the Applicant while maintaining the benefits to the surrounding community.

PLANNING BUREAU RECOMMENDATION:

Approval with Conditions

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

1. The Applicant will transmit final stormwater management approval from Capital Region Water to the Planning Bureau.
2. The Applicant will coordinate with the City Arborist on the selection of trees and vegetative screening for the project site.

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

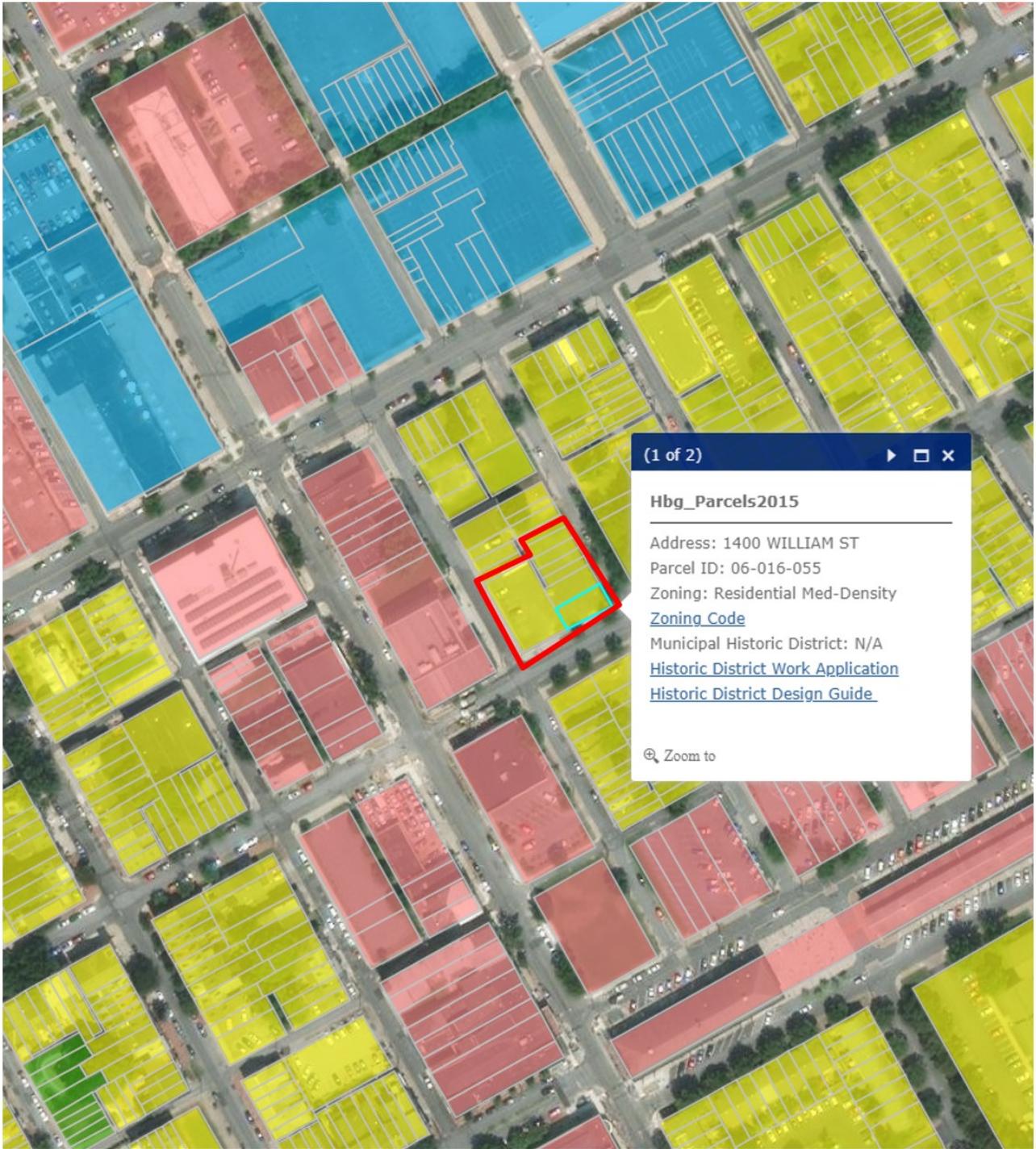
1. The project will formalize and accessory parking area for the Susquehanna Art Museum, to ensure that staff and visitors with ADA needs have secure, dedicated parking during trips to the museum.
2. The proposal will ensure that neither museum staff nor museum vehicles will be occupying publicly-accessible, on-street parking, meaning that more parking on the surrounding streets will be available for residents and patrons of local businesses.
3. The project will improve the appearance of the existing site, by paving and lining the parking/drive aisle surfaces and installing shade trees and vegetative screening which will improve the appearance of the site for the general public.

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 and Residential Rental Inspection to the Codes Bureau for any proposed work.
5. Codes Bureau/Health Officer inspections of work being performed.

ATTACHMENTS:

1. Zoning & Location Map
2. Variance Applications
3. Existing Conditions Photos
4. Project Plan Set
5. Notification Letter & Proof of Mailing
6. Deeds



Zoning & Location Map

1405 James Street



Eric Papenfuse, Mayor

**RESOLUTION
OF
HARRISBURG PLANNING COMMISSION**

1405 James Street

VARIANCE & SPECIAL EXCEPTION REQUESTS

The Applicant is proposing to construct a 40-space, accessory surface parking lot on-site, which necessitates zoning relief requests from the following use and Development Standard regulations, including:

- A Variance to establish an “Accessory Parking Lot or Structure” on a property without a principal use, per Section 7-333.2(a)(6) of the Zoning Code;
- A Variance to allow development to encroach into setback areas per Section 7-307.3 of the Zoning Code;
- A Variance to allow the development on the property to exceed the maximum impervious lot coverage per Section 7-307.3 of the Zoning Code; and
- A Variance to allow parking within a setback area per Section 7-327.9(a)(4) of the Zoning Code.

PROPERTY DESCRIPTION

The project site is comprised of nine adjacent parcels – 1405 & 1413 James Street and 1400-1414 William Street – which total approximately 0.32 acres. The project site is currently a collection of lots in varying stages of development with the western portion featuring a base paving of asphalt, as well as some signage and lighting, and the eastern portion featuring patches of grass and gravel. That property is bounded by the properties at 1415 James Street and 1416 William Street to the north, William Street to the east, Calder Street to the south, and James Street to the west.

[Note: the Planning Bureau notes that the narrative below reflects the two separate Variance applications submitted by the Applicant, and that they are being considered separately, with the Bureau’s response after each]

VARIANCE REQUIREMENTS

Unique Physical Circumstances Peculiar to the Property

The Applicant has stated: “There are 2 instances of yard setback encroachment for which relief is sought – (1) along the ‘internal’ property line which separates Lots 1 and 2 (created to allow

certain properties to gain tax exempt status in support of the Museum's mission / non-profit status) and (2) along the 'rear' yard (northern property line). The associated unique circumstances conditions for each condition are (1) a complete lot consolidation plan joining all parcels / eliminating this internal lot line (and associated setbacks / paving encroachment which drive the need for relief) cannot be accomplished due to tax exemption requirements to separate the lots (noting also that the Applicant owns both lots such that there is no harm to any other property owner as a result of this yard setback encroachment) and (2) and the lot is surrounded on 3 sides by road frontage such that the 'front yard' has been interpreted by the City to be along Calder Street, there making the northern property line a 'rear yard' which requires a 10' yard setback – the peculiarity is that this northern property line would typically be considered a 'side yard' (as it runs perpendicular to the James Street property line which would typically be considered a 'front yard') which requires a 4' yard setback and for which no relief would be required.”

The Planning Bureau concurs with the Applicant's justification for the setback encroachment for the internal lot line noted above, but notes that the justification for the encroachment into the ten-foot, rear yard setback on the northern boundary of the parking lot is not quite accurate. The Applicant implies that the City's determination that the northern property line is a rear yard is somewhat arbitrary; however, this determination was made because (at least) a front, side, and rear property line would be necessary to comprise a parcel or site. The Bureau chose Calder Street as the “front yard” because the ingress and egress points were from this street, but had we chosen either William Street or James Street to be the “front yard,” the “rear yard” (and accompanying ten-foot setback) would still have been applicable to the frontage along the other street and the proposed design would still have encroached upon the setback. So this request would have been required regardless of the determination on lot definitions.

The Applicant has stated: “The majority of the subject properties already consist of a combination of paving and compacted gravel/soils and is already utilized as a parking area for the Museum. Gravel/soil is not considered ‘impervious’ by the zoning ordinance so just ‘converting’ that ground cover to a paved surface (for maintenance and functional reasons) triggers an ‘increase’ in impervious cover and generates the need for a variance (the footprint of the parking area will essentially be the same in the post-development condition).”

The Planning Bureau notes that the Applicant was not initially granted zoning approval to utilize the project site as a permanent parking lot; conditional permission for temporary use of the site as parking was approved during the final stages of construction and initial stages of operation; this is demonstrated by the fact that the entire site was never formerly paved or lined as noted by the Applicant. The expectation was that the Applicant would eventually submit the necessary zoning relief and receive approval from the Zoning Hearing Board, as they are currently doing, to formalize the proposal to utilize the site as an accessory parking lot for the Susquehanna Art Museum.

The Bureau also notes that the Applicant's assertion that “gravel is not considered to be an impervious material” is inaccurate. Per Section 7-333.2(a)(126), “impervious surface” is defined as “the area covered by...*other man-made cover* which has a coefficient of runoff of 0.85 or higher,” and that the City Engineer shall ultimately determine whether a material is impervious.

Through extensive coordination with the City Engineer's Office and Capital Region Water, it has been determined that compacted gravel is, in fact, an impervious surface coverage.

Given the above, the Bureau feels that the four Variance requests are warranted. With pending and potential future development projects for the surrounding neighborhood, the request related to the proposed use will ensure that off-street parking for staff and visitors, particularly those with ADA needs, will be located in close proximity to the building. The requests related to impervious surface coverage and setback encroachment are inherent in the nature of a parking lot, and the Bureau notes that the site has been designed to maximize the number of spaces on-site while still conforming to the aspects of the Zoning Code which improve the site for the general public, such as the trees on-site and the vegetative screening.

Necessary for Reasonable Reuse of the Property

The Applicant has stated: "No. Adherence to the required yard setbacks would diminish the area for parking (required to support this legal, permitted use and not impact on-street parking capacity for the adjacent residential neighborhood) to the point of being unusable."

The Planning Bureau notes that the Susquehanna Art Museum has existed for approximately six years without the proposed parking lot, and that on-street parking along the Museum frontage on either 3rd Street or Calder Street is likely not used (or infrequently used) by residents. That being said, there are current (and, presumably, future) development proposals for the surrounding neighborhood that will likely impose additional demand on publicly-available on-street parking, and it is prudent for the Applicant to develop off-street parking specifically for their use.

The Applicant has stated: "No. In order to provide a paved parking lot surface (as required by City ordinances and for proper maintenance / function), this relief is required."

The Planning Bureau notes that the properties in the surrounding neighborhood all have the same Residential Medium-Density (RM) zoning designation, and that they have not been developed despite having approved zoning and an approved Land Development Plan. More recent proposals have likewise highlighted the difficulty in developing RM-zoned properties of this size in this neighborhood for approved uses (such as single-family attached dwellings). As such, the Bureau concurs that an accessory parking lot is a reasonable use of the property, and that the design as submitted, including the zoning relief requests it entails, is necessary to maximize the use of the site and to ensure the project provides benefits (such as trees and screening) to the public.

Hardship not Created by the Applicant

The Applicant has stated: "No. This area is currently used for Museum parking and encroaches into yard setbacks (note that the Museum use is permitted via previously secured Special Exception and that this off-street parking area reduces the need for on-street parking / associated impact on the adjacent residential neighborhood.)"

The Planning Bureau notes that the Applicant was granted conditional approval to temporarily utilize the site for parking approximately six years ago, with the expectation that formal zoning relief applications would be submitted to formalize the use of the property as an accessory

parking lot. As noted above, the neighborhood has proven challenging for by-right development, as approved projects have gone unfinished and more recent development proposals also requiring multiple zoning relief requests for financially-feasible projects.

The Applicant has stated: “No. This area is already used for Museum parking and the proposed improvement merely provides a paved surface (in lieu of the existing areas of compacted gravel/soil) for proper maintenance/use.”

The Planning Bureau feels that it’s necessary to highlight that the existing conditions of the site should not be viewed as approved work that provides justification for expansion of these conditions. As noted elsewhere in this case report, the Applicant was granted conditional approval for temporary use of the property for parking, with the expectation that zoning relief would be submitted (and approved by the Zoning Hearing Board) to formally convert the project site from vacant lots *to* an accessory surface parking lot, not to expand an existing non-conforming aspect of the site.

Essential Character of the Neighborhood

The Applicant has stated: “No. In addition to the fact that this area is currently used as parking and the yard encroachments already occur, (1) the ‘internal’ yard setback encroachment (between Lots 1 and 2) is not impactful to adjacent properties as SAM owns both properties where such encroachment occurs and (2) the encroachment along the northern property line is planted with vegetation to ‘screen’ the view from the adjacent property (which is currently vacant and the owner of which has been a partner with SAM in the acquisition of certain properties which make up the parking area).”

The Applicant has stated: “No. This lot is already used for Museum parking and stormwater management facilities are proposed to address increases in runoff from the new paving (compared to existing compacted gravel/soil condition).”

The Planning Bureau concurs with the Applicant that the design a submitted provides significant benefits to the surrounding community such that it will not impair use or development of adjacent properties, including the planting of trees on-site and the installation of vegetative screening. Additionally, as noted above, while parking is not currently a pressing issue for the properties around the project site, it is likely that future development will increase the demand on publicly-accessible, on-street spaces; thus, by providing dedicated spaces for their staff, visitors, and museum equipment (such as the VanGo! Museum on Wheels), the Applicants will ensure that future residents and businesses will have more on-street space available for their use.

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

The Applicant has stated: “Yes.”

The Applicant has stated: “Yes. As noted above the area of proposed parking essentially replaces the existing area of compacted gravel/soil already used for parking for the Museum.”

As noted above, development of the site for by-right uses has proven difficult (if not impossible) for similar sites with similar zoning and lot configurations in the surrounding neighborhood, and the current request does not involve a project (for example, a “Convenience Store” or a large trip generator) that would produce adverse impacts on the surrounding community. In fact, the project will help to alleviate one of the issues – parking – that most frustrates residents and businesses; thus, the proposed use as an accessory parking lot will be a minimum variance from the zoning regulations. Additionally, the Applicant will be meeting all of the required landscaping and vegetative screen requirements to ensure an attractive appearance. Thus, the project has not been designed to request the minimum amount of zoning relief to maximize value for the Applicant while maintaining the benefits to the surrounding community.

DISCUSSION

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

1. The Applicant will transmit final stormwater management approval from Capital Region Water to the Planning Bureau.
2. The Applicant will coordinate with the City Arborist on the selection of trees and vegetative screening for the project site.

The case was represented by David Tshudy with Troutman Pepper (the legal counsel), 36100 Market Street, Harrisburg, PA 17101; Alice Anne Schwab with the Susquehanna Art Museum (the developer), 1401 North 3rd Street, Harrisburg, PA 17102; and Marc Kurowski with K&W Engineers (the project engineers), 2201 North Front Street, Suite 200, Harrisburg, PA 17110 (aka “the Applicants”).

Commissioner Alsberry asked the Applicants whether the conditions in the case report were acceptable; they confirmed that they were. Commissioner Alsberry asked whether the Applicants had anything to add to the case report; they stated that the Planning Bureau’s case report was comprehensive and accurate, and thanked Mr. Knight on working with them to ensure the current request was complete.

Commissioner Alsberry stated that he was pleased to see they were improving vacant and underdeveloped lots, and that they would be adding parking to the neighborhood.

Commissioner Alsberry asked whether any of the commissioners had comments or concerns about the project. Commissioner McKissick inquired as to who would have access to the parking spaces; the Applicants confirmed that patrons and employees of the art museum. Commissioner McKissick asked whether spaces would be rented out on a monthly basis to other residents, businesses, or institutions; the Applicants confirmed there were no plans to lease spaces and that all forty spaces would be for the museum.

Commissioner McKissick inquired as to the amount of existing paving and how much additional paving would be added as part of the project. The Applicants referenced the site plan and noted that the gray area on the eastern half of the site would involve new paving. They noted that they had been designing and redesigning the site for several years, and that they had incorporated rain

gardens into the corners of the lot, but that their design would need to be reevaluated under the current stormwater management regulations.

Commissioner Monnier noted that the Susquehanna Art Museum had been considering the construction of a parking lot for several years and that it was often discussed during his time spent volunteering for the organization. He stated that he was glad to see the project moving forward. Commissioner Monnier also noted that there were some green stormwater bump-outs in the streets surrounding the museum, and that these might be able to handle some additional stormwater runoff.

Commissioner Alsberry asked whether there was anyone from the public that was for or against the project; Ms. Baldock gave instruction to the public in attendance on how to request to be unmuted so they could provide comment.

Commissioner O'Toole moved, and Commissioner Reed seconded the motion, to Approve the request with Staff Conditions. The motion was adopted by a unanimous vote (5-0-1; Commissioner Monnier abstained from the vote due to his membership with the Museum).

RESOLUTION

WHEREAS, the Harrisburg Planning Commission reviewed said request at a regularly scheduled meeting on April 7, 2021, pursuant to the provisions of Section 910.2 of the Pennsylvania Municipalities Planning Code, as reenacted and as amended, and pursuant to the provisions of Chapter 7-323 of the Planning and Zoning Code, and heard testimony from the Applicants, and the report of the Planning Commission staff, which is attached hereto and made a part hereof.

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

1. The Applicant will transmit final stormwater management approval from Capital Region Water to the Planning Bureau.
2. The Applicant will coordinate with the City Arborist on the selection of trees and vegetative screening for the project site.

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

1. The project will formalize and accessory parking area for the Susquehanna Art Museum, to ensure that staff and visitors with ADA needs have secure, dedicated parking during trips to the museum.
2. The proposal will ensure that neither museum staff nor museum vehicles will be occupying publicly-accessible, on-street parking, meaning that more parking on the surrounding streets will be available for residents and patrons of local businesses.

3. The project will improve the appearance of the existing site, by paving and lining the parking/drive aisle surfaces and installing shade trees and vegetative screening which will improve the appearance of the site for the general public.

This is to certify that the foregoing Resolution is a true and correct copy of the Resolution adopted by the Harrisburg Planning Commission on the 7th day of April, 2021.



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:

April 19, 2021

In reference to Case No. 2472 a request for:

Variance Applications for 1405 & 1413 James Street and 1400-1414 William Street, zoned Residential Medium-Density (RM), filed by Alice Anne Schwab with the Susquehanna Art Museum, to request various zoning relief from use and Development Standard regulations, including maximum impervious lot coverage and setback encroachments, in order to construct an accessory surface parking lot on-site for the adjacent museum.

Interested parties are invited to join the hearing by telephone by dialing +1 301 715 8592; when/if prompted, enter the following information: Meeting ID: **818 2933 3632**; Password: **20214321**. The public may also join via Zoom by going to <https://us02web.zoom.us/j/81829333632>; when/if prompted, enter the following information: Password: 20214321. Related information may be obtained by contacting the Planning Bureau at 717-255-6637.

The **Harrisburg Planning Commission** will also review the application on **April 7, 2021 at 6:30 PM** via Zoom. Interested parties are invited to join the HPC meeting by telephone and express their views by dialing +1 301 715 8592; when/if prompted, enter the following information: Meeting ID: 818 2933 3632; Password: 2021. The public may also join via Zoom by going to <https://us02web.zoom.us/j/86419428588>; when/if prompted, enter the following information: Password: 20214321.

Eric Papenfuse
Mayor

Harrisburg City Council

Posted On: April 1, 2021



Housing Bureau
717-255-6419

Planning Bureau
717-255-6637

Parks & Recreation
717-255-3020

April 16, 2021

Alice Anne Schwab
Susquehanna Art Museum
1401 North 3rd Street
Harrisburg, PA 17102

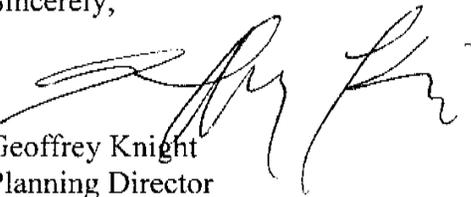
Re: April 19, 2021 – Zoning Hearing Board Meeting
1405 James Street (et al) – Variance Applications

Ms. Schwab:

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


Geoffrey Knight
Planning Director