No: 26-091

Dauphin County Subdivision/Land Development Review Report

Municipality	City of Harrisburg	Surveyor	None	Engineer	None
Plat Title	Residential Conversion 110 & 112-114 N 2ND Street				
Zoning District	Downtown Center (DC)	Proposed Land Use	Residential		

Plat Status:		Preliminary	**Plat Type:**		Subdivision	**Regulations:**	County
	X	Final		X	Land Development	x	Municipal
		P/F			Combined	x	Zoning
		Minor				x	S&LD

# of Lots	# of New Lots	# of New D.U.s	Acreage Subdivided/Developed	Total Acreage
5	0	0	0.63	0.63

Date Received	Staff Review	Official County Review
8-24-2026	8-25-2026	8-25-2026

Reviewed by GD Checked by _____ Parcel No. 04-22-001 (and 4 others)

Project Description: To convert an existing vacant office/commercial building into a multi family residential building

- ***When applicable, streets, sewer, water, storm drainage, and other infrastructure elements to be verified as adequate by municipal staff/engineer. Any improvement guarantees shall be posted prior to final plat approval.***
- ***Registered PA Land Surveyor is required to certify all lot/tract boundary descriptions.***
- ***When applicable, zoning compliance to be verified by Municipal Zoning Officer.***
- ***Appropriate sewage module component should be processed prior to final plat approval.***
- ***Final plats must be recorded within 90 days of approval.***

Review comment with cited ordinance provisions are based on municipal regulations on file with the County Planning Commission.

1. The Dauphin County Planning Commission staff has reviewed this plan at the request of the Harrisburg City Planning Department, as a requirement of State Code. The review is based on the current Subdivision & Land Development Ordinance, Chapter 7-5. According to the Pennsylvania Municipal Planning Code definition, the proposed development does qualify as a Subdivision/Land Development and was reviewed against those City requirements. The review recognizes the type of development being proposed but given no other options, the review was performed against the current ordinance. In an effort to reduce the duplication of producing the review comments, the staff has highlighted, on the City's own checklist, the development requirements missing and most pertinent to this review and attached that checklist to this cover page.

2. In addition, provided are some general observations:

    a. While the City of Harrisburg may have authority to waive or modify certain submission requirements for a property conversion application, the County was unable to identify a specific ordinance provision establishing reduced submission requirements for development conversion projects or otherwise providing relief from such requirements by right.

    b. However, if the application is being reviewed under a separate ordinance provision applicable to this type of development or a similar plan category, the City may determine that a reduced level of plan detail is appropriate for purposes of the current review. In that event, it is suggested that the omitted information be fully addressed and documented as part of any subsequent land development application or permit approval process.

c. The Dauphin County Comprehensive Plan strongly supports the adaptive reuse of underutilized downtown commercial assets into residential housing to enhance community density and vitality. To ensure this positive project integrates seamlessly, it is helpful to note that the current submittal provides a limited scope regarding public water service, sanitary sewer service, stormwater facilities, and existing easements—infrastructure details that are frequently documented on standard plans to identify potential development constraints in the plan review process.

d. While the City of Harrisburg may exercise its authority to modify or waive certain initial submission details for a development conversion phase, fully addressing these omitted elements will help ensure long-term site functionality.

e. Because converting a commercial footprint into a 24/7 high-density residential use naturally shifts operational and safety impacts onto the surrounding urban core, incorporating the following standard logistical and engineering details are further highlighted:
    i. Logistics & Waste Management: Designating functional, off-street loading zones accommodates high-frequency residential e-commerce deliveries, and establishing a screened area for multi-family waste management avoids any disruptions for pedestrian and traffic movement on North 2nd Street walkways and roadway.
    ii. Life Safety & Emergency Infrastructure: Providing explicit dimensional information verifies compliant fire apparatus access, proper turning radiuses, and unobstructed routing for emergency services through the constrained rear alleys and corridors.
    iii. Pedestrian Access & Safety: Delineating clear, ADA-compliant physical separations safely isolates resident foot traffic from localized vehicular and delivery movements behind the structure.
    iv. Stormwater Management: Managing localized runoff impacts on the downtown combined sewer system is best achieved by integrating low-impact, on-site features, such as permeable pavement accents on the rear parcels. None of this has been addressed or apparently considered as part of the plan submissions.

f. If the City determines that a reduced level of plan detail is appropriate for this initial phase, these infrastructure, utility, logistical, and safety details should be noted and resolved as part of the subsequent development coordination prior to the final issuance of building permits.

City of Harrisburg
Subdivision and/or Land Development Checklist

Please use this checklist as a guide for submitting a Subdivision and/or Land Development Plan application. The content of this checklist is drawn from Chapter 7-501 of the Subdivision and Land Development Ordinance and will be used by City and County Planning Staff to evaluate your plans; however, it should not be used as a replacement for, or in lieu of the SALD Code. Applicants are encouraged to refer to the Code when preparing plans.

DRAFTING STANDARDS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
1	X	☐	☐	505.3(d)	Twenty-three (23) total copies of the plans shall be submitted with the application. **Four (4)** sets shall measure **24" x 36"** (required by Dauphin County Recorder of Deeds), and nineteen **(19)** sets shall measure **11" by 17" or half sheet size.**
2	X	☐	☐	505.3(b)	Dimensions shall be in feet and decimals; bearings shall be in degrees, minutes and seconds. Lot line descriptions shall read in a clockwise direction.

All plans should include a cover sheet following the guidelines listed below.

COVER SHEET

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
3	X	☐	☐	505.4(1)	Title of the project
4	X	☐	☐	505.1(A&B) 505.4(3) 505.10(1)	Name, address, phone number of the owner of the tract, the developer/ subdivider, and the firm that prepared the plans
5	X	☐	☐	505.4(4) 505.10(1)	File Number assigned by the firm, the plan date, and the date(s) of all revisions.
6	X	☐	☐	505.4(7) 505.10(1)	The total acreage of the tract or project
7	X	☐	☐	505.4(8) 505.10(1)	The district, setbacks, lot size, and/or density requirements of the City's Zoning Ordinance
8	X	☐	☐	505.1(c)	A location map, relating the project area to its location in the city
9	X	☐	☐	505.6(12) 505.10(8)(l)	A statement on the Plan indicating that all zoning approvals have been obtained
10	☐	X	☐	505.6(13) 505.10(8)(m)	A statement on the Plan indicating any existing or proposed waivers have been granted by City Council
11	☐	X	☐	505.10(8)(o)	A source of title to the land, as shown by book of the Dauphin County Recorder of Deeds (for Final Plans)
12	X	☐	☐	505.7(e) 505.10(9) (f)(i)	Certification of the engineer, surveyor or landscape architect, to the effect that the plans are accurate (See Appendix No. 1 in the SD/LD Code)
13	X	☐	☐	505.7(e) 505.10(9) (f)(iii)	Signature block as it will appear on the Final Plan (See Appendices No. 2 A to 2-C and No. 3 A to 3 B)

14	X	☐	☐	505.10(9) (f)(iv)	Notation space to accommodate the Dauphin County Recorder of Deeds information (including Plan Book, Volume and Page)

The preferred layout of the cover sheet is represented in Figure 1 (below):

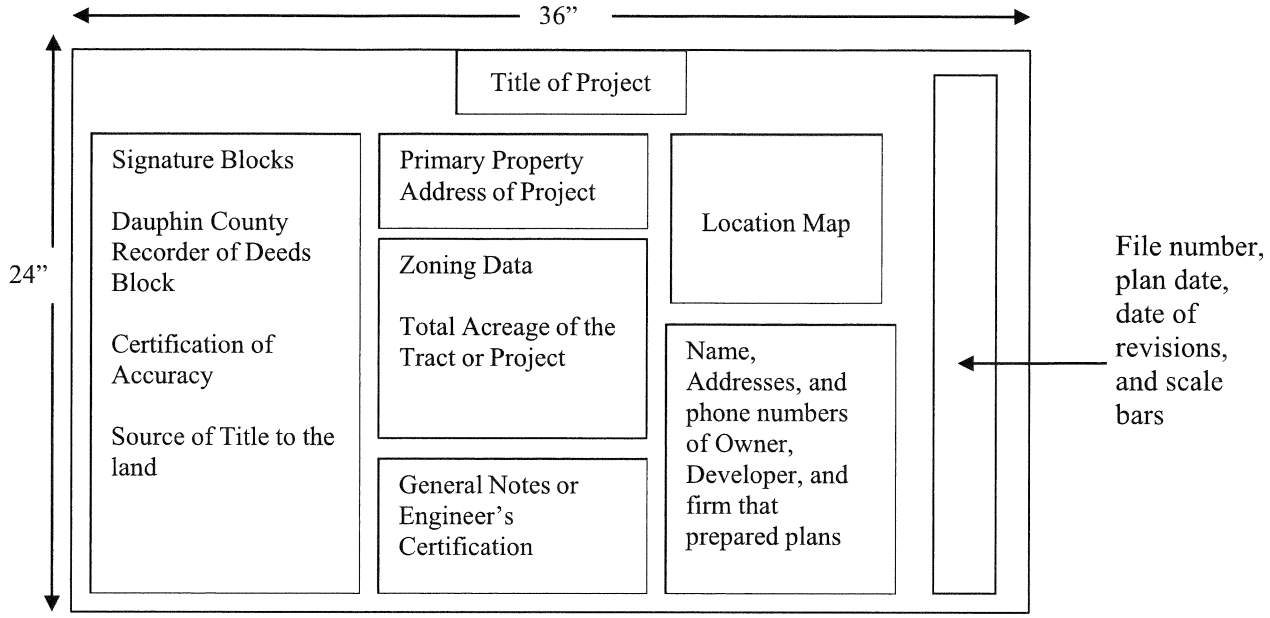


Figure 1

BASIC PLAN REQUIREMENTS SEE COMMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
15	X	☐	☐	505.9(1) 505.10 (11)(A)	Check or money order made out to "City Treasurer" in an amount specified on Subdivision/Land Development Fee Schedule
16	X	☐	☐	505.9(2) 505.10 (11)(B)	Check made out to Dauphin County Planning Commission in an amount specified on Subdivision/Land Development Fee Schedule
17	☐	X	☐	505.4(2)	Location of any municipal boundary line (if applicable)
18	X	☐	☐	505.4(5)	A north arrow, a graphic scale, and a written scale
19	☐	X	☐	505.4(6)	The entire existing tract boundary with bearings and distances
20	X	☐	☐	505.4(7)	The total acreage of each tract involved with the project
21	☐	X	☐	505.4(9)	The location of existing lot line markers along the perimeter of the existing tract
22	X	☐	☐	505.4(10)	A location map, relating the project site to at least 2 intersections of street centerlines
23	X	☐	☐	505.4(11)	Property address(es) as assigned by the City's Registrar of Real Estate
24	☐	X	☐	505.5(1) 505.10(3)	Existing contours, at an interval of 2 feet for land with an average slope of four percent (4%) or less and at a minimum vertical interval of 5 feet for more steeply sloping land
25	☐	X	☐	505.5(2) 505.10(4)	Names of all adjacent landowners and the names and plan book numbers of all recorded plans for adjacent projects
26	☐	X	☐	505.10(5)	Location of historic structures, wetlands, unbuildable portions of the site, or other significant features

27	☐	☒	☐	505.6(1) 505.10(8)(A)	Layout of streets, alleys, sidewalks, including cartway and rights-of-way widths. For Final Plans this shall include distances and bearings, with curve segments comprised of radius, tangent, arc, and chord
28	☐	☒	☐	7-505.6(2) 505.10(8)(B)	Lot lines, with accurate bearings and distances and lot areas for all parcels
29	☐	☒	☐	505.6(3) 505.10(8)(C)	Block and lot numbers in consecutive order
30	☒	☐	☐	505.6(5) 505.10(8)(E)	Total number of lots, units of occupancy, density, and proposed land use
31	☐	☒	☐	505.6(6) 505.10(8)(F)	Easements and rights-of-way
32	☐	☒	☐	505.6(7) 505.10(8)(G)	Building setback lines with distances from front, rear, and side yard property lines
33	☐	☒	☐	505.6(8) 505.10(8)(H)	Identification of buildings to be demolished
34	☐	☒	☐	505.6(9) 505.10(8)(I)	Typical cross section of each street ***proposed*** or to be ***improved*** as part of the application. Cross section shall include entire right-of-way width
35	☒	☐	☐	505.6(14) 505.10(8)(N)	Street names
36	☐	☒	☐	505.10(8)(P)	Location and material of all permanent monuments and lot line markers, noting that all monuments and markers are set, or indicating when they will be set (for Final Plans)
37	☐	☒	☐	505.10(8)(R)	Identification of any lands to be dedicated
38	☐	☒	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Provide a Landscaping Plan

The following when located **within fifty feet of the site:**

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
39	☐	☒	☐	505.5(3)(A) 505.10(6)(A)	Approximate location and name of existing rights-of-way and cartways for streets, access drives, and service streets
40	☐	☒	☐	505.5(3)(B) 505.10(6)(B)	Sanitary sewer mains
41	☐	☒	☐	505.5(3)(B) 505.10(6)(B)	Water supply mains
42	☒	☐	☐	505.5(3)(B) 505.10(6)(B)	Fire hydrants
43	☐	☒	☐	505.5(3)(D) 505.10(6)(C)	Storm water management facilities which effect storm water runoff on the site. Include the size, capacity, and condition of existing stormwater management system

The following when located **within the site:**

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
44	☐	☒	☐	505.5(4)(A) 505.10(7)(A)	The location, name, and dimensions of existing rights-of-way and cartways for streets, access drives, driveways, and service streets
45	☐	☒	☐	505.5(4)(A) 505.10(7)(B)	Sanitary sewer mains
46	☐	☒	☐	505.5(4)(A)	Water supply mains

				505.10(7)(B)	
47	☐	X	☐	505.5(4)(A) 505.10(7)(B)	Fire hydrants
48	☐	X	☐	505.5(4)(A) 505.10(7)(B)	Buildings
49	☐	X	☐	505.5(4)(D) 505.10(7)(B)	Stormwater management facilities
50	☐	X	☐	505.5(4)(C) 505.10(7)(C)	The location of existing rights-of-way for electric, gas, and oil transmission lines and railroads
51	☐	X	☐	505.5(4)(D) 505.10(7)(D)	The size, capacity, and condition of the existing stormwater management system

Certificates and Notifications

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
52	☐	X	☐	505.7(b) 505.10(9)(B)	Correspondence from the owner or lessee of any electric transmission lines, gas pipelines, or petroleum projects transmission lines, located within the tract, stating any conditions on the use of the land and the minimum building setback and/or right-of-way line
53	☐	X	☐	505.7(d) 505.10(9)(E)	Traffic Impact Study, if required by City Engineer
54	☐	X	☐	505.10(9)(A)	Notification of approval from PA D.E.P. for any stormwater management facilities that effect an existing watercourse or have an upland drainage area greater than one-half mile; or that no approval is required
55	☐	X	☐	505.10(9)(J)	For plans which require access to a State Highway, the inclusion of the following plan note: "A Highway Occupancy Permit is required pursuant to Section 420 of the Act of June 1, 1945 (P.L. 1242, No. 428), known as the "State Highway Law", before driveway access toa State Highway is permitted. Access to the State highway shall only be as authorized by a Highway Occupancy Permit, and City Council's/Planning Commission's approvals of this plan implies that such permit can be acquired."

Natural Features Preservation

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
56	☐	X	☐	507.7(1)(A)	Trees with a caliper of six inches (6") or more, measures at a height of 4-1/2 feet above grade, are to be retained, if not within proposed cartway, or sidewalk portion of street right-of-way, or within 15 feet of a proposed building
57	☐	X	☐	507.7(1)(B)	Where existing trees are removed along the street right-of-way, supplemental plantings required
58	☐	X	☐	507.7(2)(A)	Maintenance easement provided along all stream, river banks, and lake edges. Minimum width of easement to be 25 feet
59	☐	X	☐	507.7(2)(B)	Water frontage to be preserved as open space whenever possible
60	☐	X	☐	507.7(2)(C)	Access to be provided to the water and to maintenance easement area. Width of access points to be minimum of 50 feet
61	☐	X	☐	507.7(3)	Existing terrain to be preserved when possible. Cut and fill to be kept to a minimum

ADDITIONAL SUBDIVISION AND LAND DEVELOPMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
62	☐	☒	☐	505.7(f)	For Preliminary Plan calling for installation of improvements beyond two years, a schedule of the timing of the improvements
63	☐	☒	☐	505.10(9)(A)	Notification from PA D.E.P. that either approval of the Sewer Facility Plan Revision or Supplement has been granted or that such approval is not required (Plan Revision Modular for Land Development)
64	☐	☒	☐	505.10(8)(D)	For Land Development Plans, the location and configuration of proposed buildings, parkingcompounds, streets, access drives, driveways, and all other significant planned facilities
65	☐	☒	☐	505.10(8)(Q)	For Land Development Plans, a grading plan, whichshall include finished grades and ground floor elevations(may be provided on separate sheets, need not be recorded)
66	☐	☒	☐	505.10(9)(H)	Approval from the City Solicitor of the Improvement Construction Guarantee

Land Development Plans ***must include*** drawings of the proposed development showing:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
67	☐	☒	☐	505.7(c)(4) 505.10(9)(D)(iv) 507.7(1)(c)	Landscape Plan showing treatment of private and common open space, the perimeter of the site, and elevation drawings highlighting the landscaping
68	☐	☒	☐	505.7(c)(1) 505.10(9)(D)(i)	Elevation of all visible sides, including façade materials
69	☒	☐	☐	505.7(c)(2) 505.10(9)(D)(ii)	Location and floor area of all existing and proposed buildings, structures, and other improvements, including height, types of units, and uses
70	☐	☒	☐	505.7(c)(3) 505.10(9)(D)(iii)	Details of significant architectural features
71	☐	☒	☐	505.7(c)(5) 505.10(9)(D)(v)	Vehicular and Pedestrian Circulation Plan, including parking, service areas, waiting areas, and major access points
72	☐	☒	☐	505.7(c)(6) 505.10(9)(D)(vi)	Lighting, screening, drainage, and dimensions of all off-street parking areas

Design of the Utility Plan, which shall include the size, material, and vertical and horizontal locations of sanitary sewer, storm sewer, and water mains:

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
73	☐	☒	☐	505.10(8)(K)(i)	Include all calculations, assumptions, criteria, and references used in the design of stormwater management facilities, the establishment of existing facilities capacities, and the pre- and post-development discharge
74	☐	☒	☐	505.10(8)(K)(ii)	All plans and profiles of the proposed stormwater management facilities
75	☐	☒	☐	505.10(8)	For all basins, a plotting or tabulation of the storage

				(K)(iii)	volumes and discharge curves with corresponding water surface elevations, inflow hydrographs, and outflow hydrographs
76	☐	☒	☐	505.10(8) (K)(iv)	Guidelines for lot grading within the subdivision, identifying the direction of stormwater runoff within each lot, and the areas where runoff will be concentrated (show using topographic data)
77	☐	☒	☐	505.10(8) (K)(v)	Soil characteristics report and information on erosion and sediment control from the Dauphin County Soil and Water Conservation District

Block Layouts

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
78	☐	☒	☐	507.4(b)	Blocks shall not exceed 750 feet and must be compatible with the City's existing grid system
79	☐	☒	☐	507.4(c)	Residential blocks should be of sufficient depth to accommodate 2 tiers of lots

Lot Configurations

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
80	☐	☒	☐	507.5(a)(1)	Size, depth, width, and orientation of lots shall conform to City zoning requirements
81	☐	☒	☐	507.5(a)(2)	Side lot lines should be at right angles to straight street lines or radial to curved street lines, if practical
82	☐	☒	☐	507.5(a)(3)	Where feasible lot lines should follow municipal boundaries rather than cross them
83	☐	☒	☐	507.5(a)(4)	Remnants of land shall be incorporated into existing or proposed lots
84	☐	☒	☐	507.5(b)(1)	All lots shall abut a street, existing or proposed
85	☐	☒	☐	507.5(b)(2)	Double or reverse frontage lots shall be avoided
86	☐	☒	☐	507.5(d)	Non-residential lots shall provide adequate space for yards, off-street loading and unloading, and parking

Building Design Guidelines

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
87	☐	☒	☐	507.6(1)	Compatibility with existing structures
88	☐	☒	☐	507.6(2)	Design incorporates architectural details found on adjacent buildings
89	☐	☒	☐	507.6(3)	Building materials reflect surrounding development

STREETS, ACCESS STREETS, AND DRIVES – ADDITIONAL REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
90	☐	☒	☐	505.6(9) 505.10(I)	Typical cross section of each street proposed or to be improved as part of the application. Cross section shall include entire right-of-way width
91	☐	☒	☐	505.6(10)	Street centerline profile for each proposed street shown on the plan
92	☐	☒	☐	505.6(1) 505.7(a)	Sketch of future street system, where Preliminary Plan covers only a part of the entire landholdings
93	☐	☒	☐	505.10(9)(C)	Notice from postmaster that the proposed street names

					are acceptable
94	☐	☐	☐	505.10(9)(l)	Maintenance agreement for street which is not to be offered for dedication
95	☐	☐	☐	507.2(a)(5)	Street arrangement provides for continuation of streets in adjoining areas
96	☐	☒	☐	507.2(a)(5)	Provide for proper projection of streets where adjoining areas are not subdivided
97	☐	☒	☐	507.2(a)5)	New streets carried to the boundaries of the tract to be subdivided
98	☐	☒	☐	507.2(a)(7)	Residential alleys are discouraged, unless site design calls for rear access parking; 22-foot minimum width if used
99	☐	☒	☐	507.2(a)(7)	Adequate alleys or off-street loading and unloading required in commercial or industrial areas
100	☐	☒	☐	507.2 (c)(1)	Cartways to be minimum of 11-foot travel lanes
101	☐	☒	☐	507.2(c)(3)	Minimum street rights-of-way and cartway widths will be: STREET TYPE — R.O.W. WIDTH — CARTWAY **Arterial — determined by governing body after consultation with PennDOT** Collector — 60 feet — 22 feet Local — 50 feet — 22 feet Alley/service drive — 30 feet — 22 feet
102	☐	☒	☐	507.2(d)(3) 507.2(d)(5)	Permanent dead-end streets not longer than 500 feet and provided with a cul-de-sac, having minimum outside road diameter of 80 feet
103	☐	☒	☐	507.2(e)(3)	Tangents between curves according to Engineering specifications
104	☐	☒	☐	507.2(f)(1)	Centerlines of streets intersect as nearly to 90 degrees as possible, but not less than 75 degrees, or more than 105 degrees
105	☐	☒	☐	507.2(f)(2)	Intersections involving the junction of more than two streets are prohibited
106	☐	☒	☐	507.2(f)(3)	Street jogs with centerline off-sets of less than 125 feet avoided
107	☐	☒	☐	507.2(f)(5)	Intersections with major streets shall be located not less than 800 feet apart
108	☐	☒	☐	507.2(h)	Street grades in accordance with Engineering specifications
109	☐	☒	☐	505.6(14)	New street names shall not duplicate existing names
110	☐	☒	☐	507.2(j)(1)	Direct access from residential lots to arterials shall be avoided
111	☐	☒	☐	507.2(j)(2)	Driveways on corner lots shall be located 40 feet from the point of intersection of the nearest street right-of-way
112	☐	☒	☐	507.2(j)(3) (A)	Access roads/driveways shall be: no less than 24 feet in width for multi-family residential, and all non-residential development
113	☐	☒	☐	507.2(j)(3) (B)	Access roads/driveways shall be no less than 10 feet for single family residential subdivisions, and no greater than 20 feet at the street line
114	☐	☒	☐	507.2(j)(5) (A&B)	Grade on access road/driveway shall not exceed 8% on arterial and 10% on collector or minor street

EASEMENT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
115	☐	☒	☐	507.3(a)(1)	Minimum width shall be twenty (20) feet
116	☐	☒	☐	507.3(a)(2)	When possible, easements shall be centered on the side

					or rear lot lines or along the front lot lines
117	☐	☒	☐	507.3(b)	If subdivision is traversed by a water course or drainageway, an easement shall be provided conforming with the line of such water course or drainageway

CONDOMINIUM PROJECT REQUIREMENTS

	Provided	Not Provided	Waiver Requested	Ordinance	Standards
118	☐	☒	☐	505.8(4)	Floor plans for all buildings
119	☐	☒	☐	505.8(3)	Statement of proposed use for each unit and restrictions on use, if any
120	☐	☒	☐	505.8(2)	Description of common elements, with allocation of the proportionate undivided interest expressed as a percentage assigned to each unit
121	☐	☒	☐	505.8(1)	Statement of intent to submit the property to the provisions of the Unit Property Act, Act 117 of 1963, as amended (Preliminary Plan)
122	☐	☒	☐	505.10(10)	Declaration, Declaration Plan and Code of Regulations required by the Unit Property Act, Act 117 of 1963 as amended (Final Plan - may be provided on a separate sheet)

RESIDENTIAL CONVERSION

110 & 112-114 N 2ND STREET

FINAL LAND DEVELOPMENT PLAN

CITY OF HARRISBURG, DAUPHIN COUNTY, PA

CERTIFICATIONS

REVIEW BY THE DAUPHIN COUNTY PLANNING COMMISSION

THIS _____ DAY OF _____, 20 _____.

_____

_____

CITY OF HARRISBURG

APPROVED BY THE CITY OF HARRISBURG, CITY COUNCIL

THIS _____ DAY OF _____, 20 _____.

_____

APPROVED BY THE CITY OF HARRISBURG, MAYOR

THIS _____ DAY OF _____, 20 _____.

_____

APPROVED BY THE CITY OF HARRISBURG, CITY CLERK

THIS _____ DAY OF _____, 20 _____.

_____

APPROVED BY THE CITY OF HARRISBURG, CITY EINGINEER

THIS _____ DAY OF _____, 20 _____.

_____

CITY OF HARRISBURG PLANNING COMMISSION REVIEW

APPROVED BY THE CITY OF HARRISBURG, PLANNING DIRECTOR

THIS _____ DAY OF _____, 20 _____.

_____

RECORDER OF DEEDS CERTIFICATE

RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, OF DAUPHIN COUNTY, PENNSYLVANIA

ON THIS _____ DAY OF _____, 20 _____.

RECORDER: _____

SOURCE OF TITLE

DEED BOOK _____, PAGE _____

PARCEL

PARCEL _____

ZONING REVIEW

ADDRESS:	110 & 112-114 N 2ND STREET HARRISBURG, PA 17101
PROPOSED USE:	CONVERSION OF THE BUILDING FROM COMMERCIAL USE TO **38** RESIDENTIAL UNITS AT THE FIRST THROUGH FIFTH FLOORS, PLUS RESIDENTIAL COMMON SPACE AND A FITNESS ROOM.
ZONE: HISTORIC DISTRICT: PARCEL ID:	DC - DOWNTOWN CENTER OLDE HARRISBURG 04-032-002 & 04-032-001
EXISTING LOT AREA:	110 N 2ND ST: 0.09 ACRES / 3920.4 SF 112-114 N 2ND ST: 0.13 ACRES / 5662.8 SF **TOTAL: 0.22 ACRES / 9,583.2 SF**
AS PER SEC. 7-305.7:	**MULTI-FAMILY PERMITTED BY RIGHT IN THE DC DISTRICT**
BUILDING GROSS SF:	GROUND FLOOR = +/- 9,056 SF 2ND FLOOR = +/- 9,543 SF 3RD FLOOR = +/- 9,543 SF 4TH FLOOR = +/- 5,599 SF 5TH FLOOR = +/- 5,599 SF **TOTAL = +/- 36,340 SF**
BUILDING HEIGHT: MAX. ALLOWED: PROPOSED:	 NO MAXIMUM +/- 71'-3" *NO CHANGE PROPOSED TO BUILDING HEIGHT
SETBACKS:	0'-0" (FRONT YARD) 0'-0" (SIDE YARD) 0'-0" (REAR YARD)
MAX. IMPERVIOUS LOT COVERAGE:	100% * NO CHANGE PROPOSED TO IMPERVIOUS COVERAGE
PARKING: AS PER SEC. 7-327.2:	CHAPTER 7-327 REGARDING OFF-STREET PARKING DOES NOT APPLY TO USES WITHIN THE DOWNTOWN CENTER ZONING DISTRICTS. +/- **45** PARKING SPOTS WILL BE PROVIDED ACROSS N 2ND STREET, AT PARCELS #04-022-002, #04-022-004 & #04-022-006

CERTIFICATE OF OWNERSHIP AND ACKNOWLEDGMENT

I HEREBY CERTIFY THAT SECOND & LOCUST INVESTORS LLC IS THE OWNER OF LAND AS DESCRIBED HEREIN.

_____

PRINTED NAME & TITLE

_____

SIGNATURE

ON THIS _____ DAY OF _____, BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE THE UNDERSIGNED, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF SECOND & LOCUST INVESTORS LLC AND ACKNOWLEDGE THAT THEY EXECUTED THE SAME SO THAT IT MAY BE RECORDED AS SUCH.

IN WITHNESS WHEREOF, I HERE UNTO SET MY HAND AND OFFICIAL SEAL

_____

NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

COMMISSION EXPIRATION:

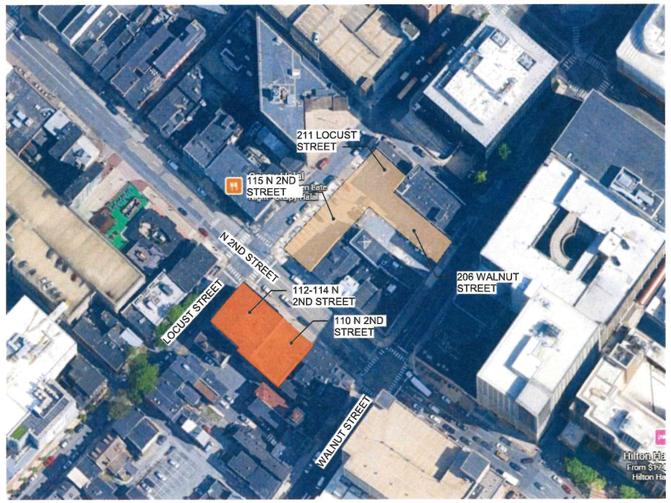
CERTIFICATE OF ACCURACY

GENERAL PLAN & DATA

I HEREBY CERTIFY THAT, TO THE BEST OF MY KNOWLEDGE, THE PLAN SHOWN AND DESCRIBED HEREIN, IS TRUE AND CORRECT, AND THAT THE CITY OF HARRISBURG MAY RELY UPON THE ACCURACY THEREOF. I HAVE BEEN TO THE SITE AND HAVE OBSERVED THE PRESENT CONDITIONS AND ATTEST THAT THE PLAN INDICATES THE ACTUAL CONDITIONS OF THE SITE

REGISTERED ARCHITECT PENNSYLVANIA CHRISTOPHER D. DAWSON No. RA-015137-X

CHRIS DAWSON, ARCHITECT
08/6/26



LOCATION MAP

SCALE: 1" = 100'

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

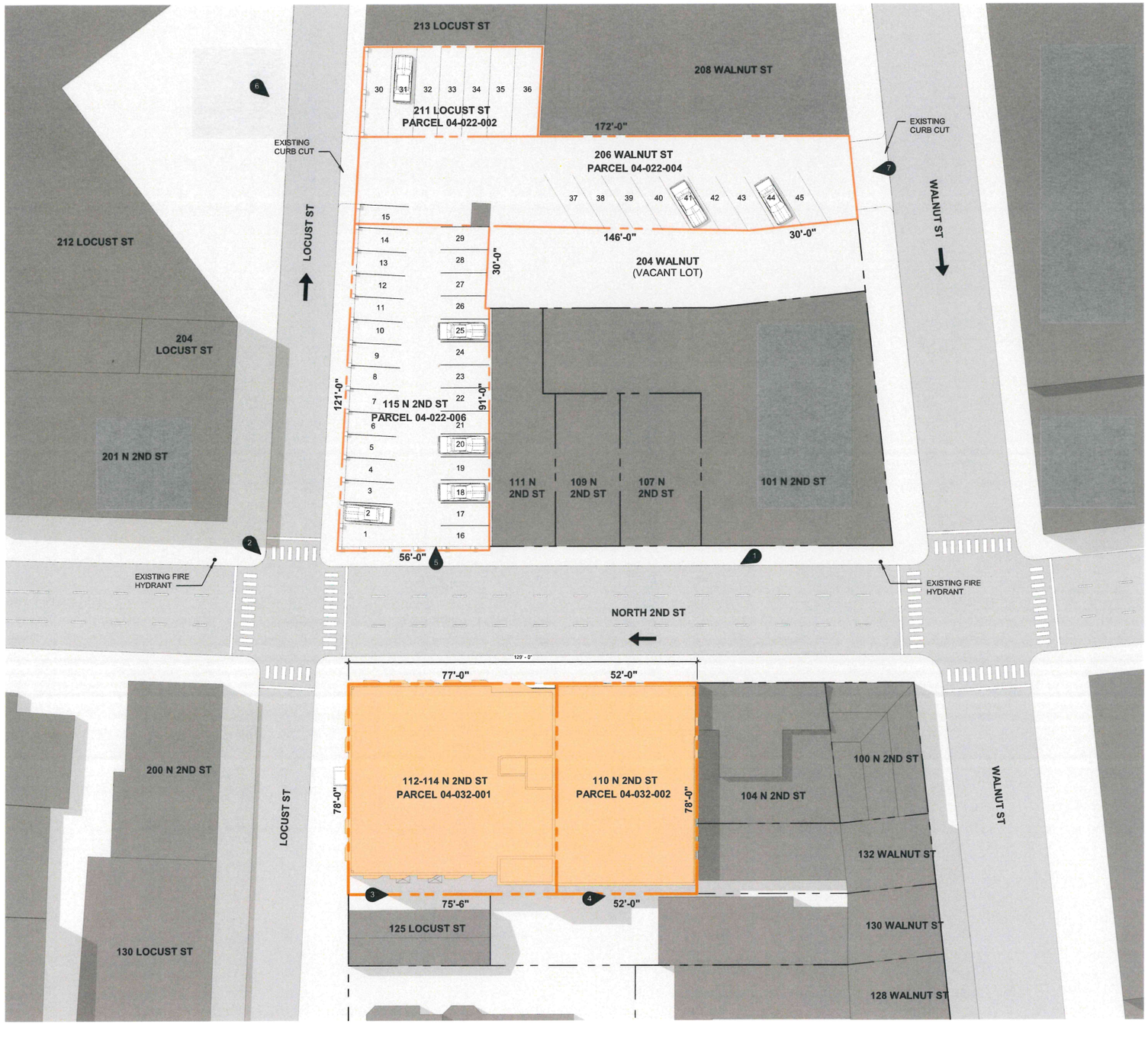
110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

COVER SHEET

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

CS1

Scale: As indicated



1 A101 PROPOSED SITE PLAN
SCALE: 3/64" = 1'-0"

0 21' 4"

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

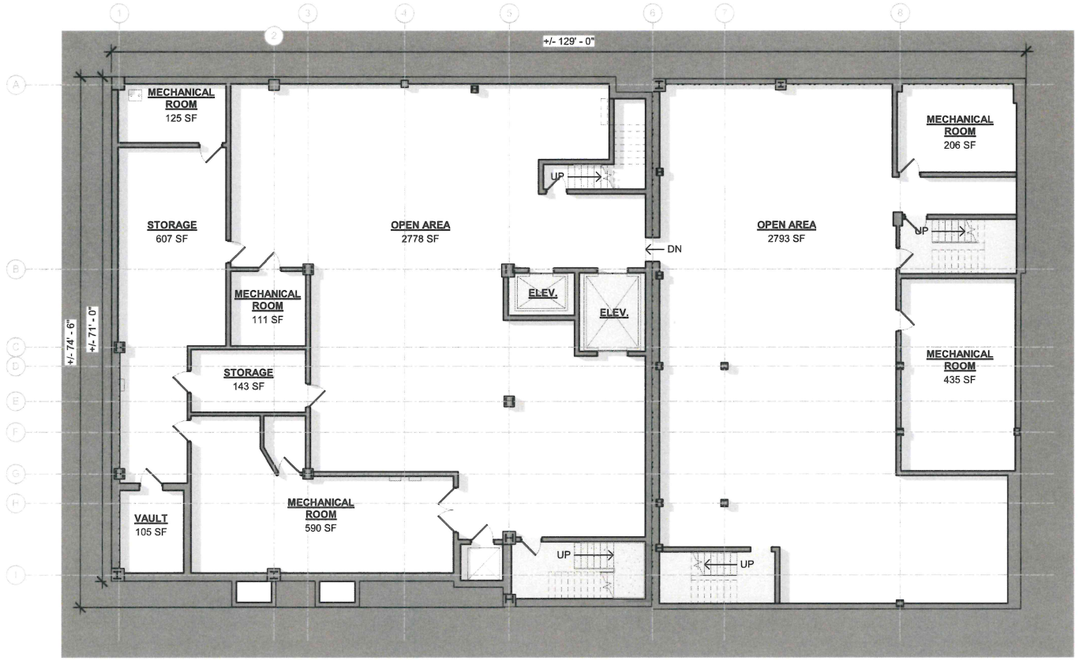
110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

SITE PLAN

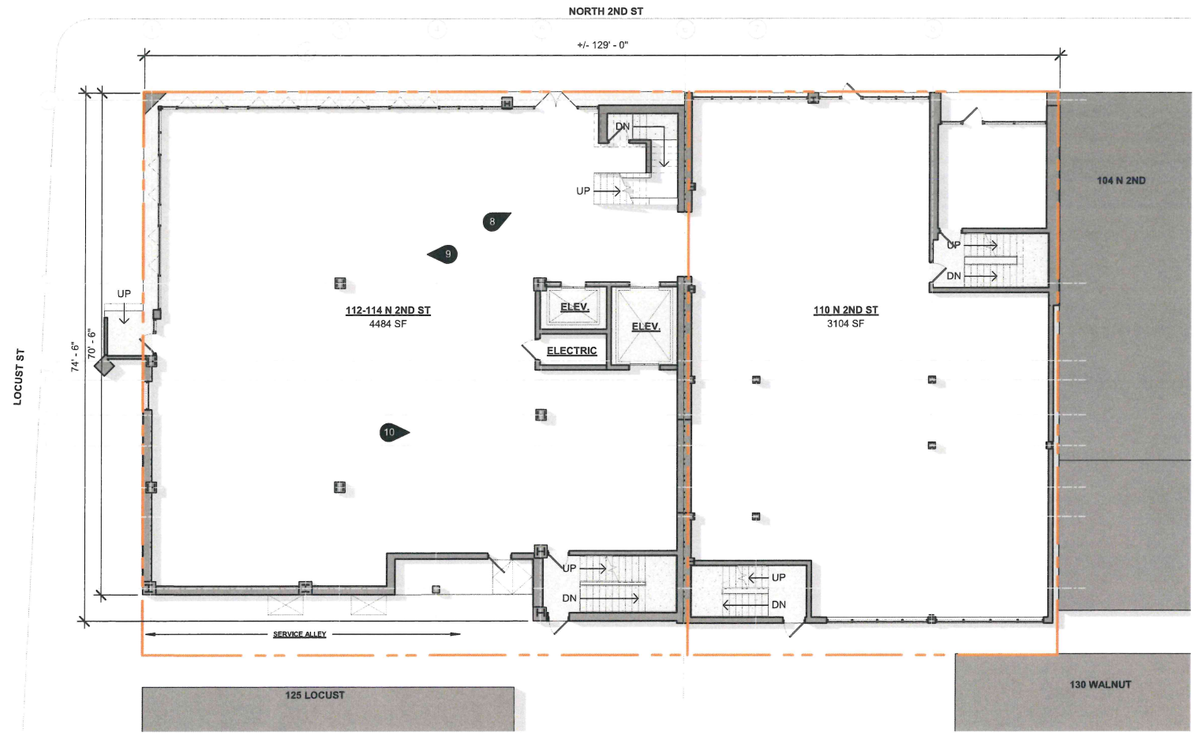
Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A101

Scale	3/64" = 1'-0"



1 A103 EXISTING BASEMENT PLAN
SCALE: 3/32" = 1'-0"
0 10' 8"



2 A103 EXISTING FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"
0 10' 8"

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

EXISTING FLOOR PLANS

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

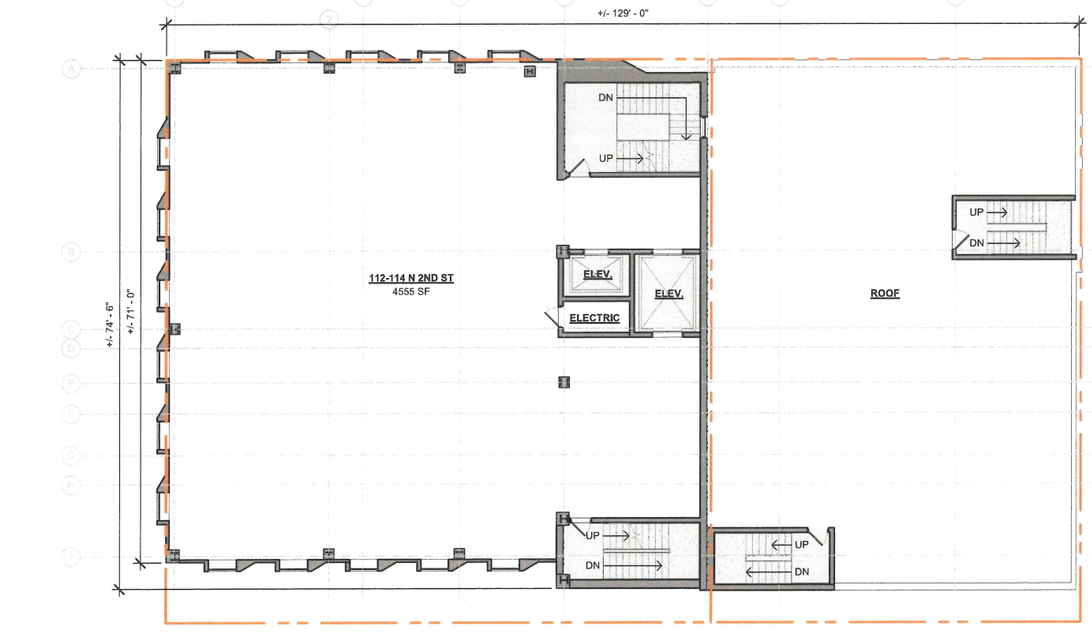
A103

Scale 3/32" = 1'-0"



1 / A104 EXISTING SECOND & THIRD FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 10' 8"



2 / A104 EXISTING FOURTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 10' 8"

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

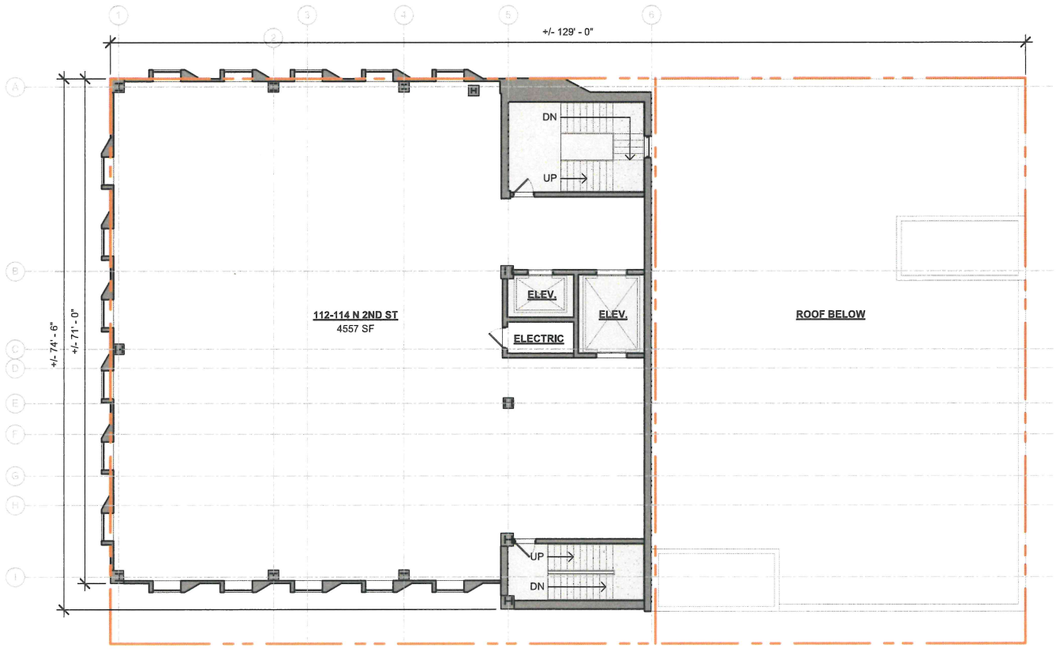
Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

EXISTING FLOOR PLANS

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD
	A104
Scale	3/32" = 1'-0"



1 A105 EXISTING FIFTH FLOOR PLAN
SCALE: 3/32" = 1'-0"

0 10' 8"

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

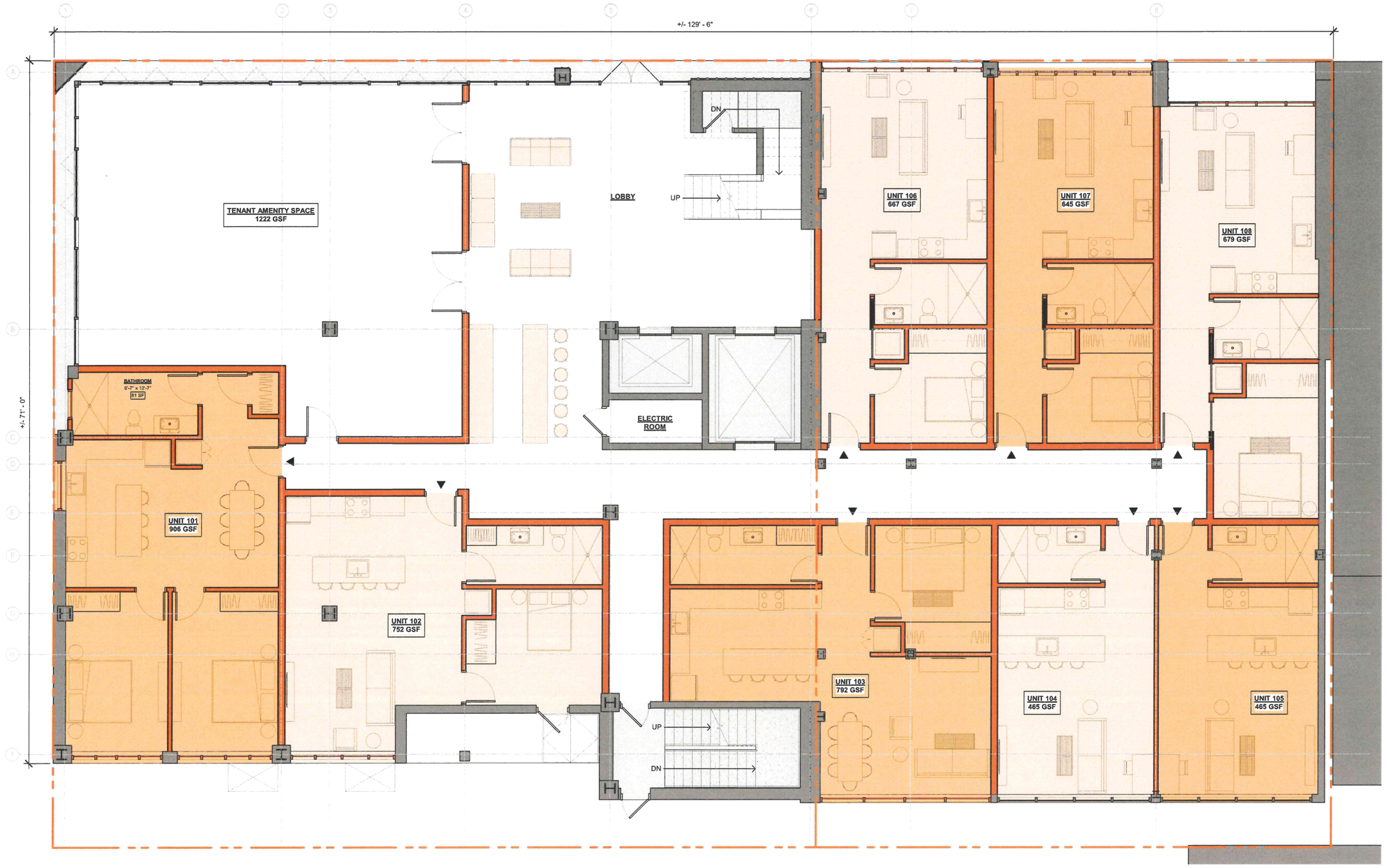
110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

EXISTING FLOOR PLANS

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A105

Scale 3/32" = 1'-0"



1 A106 PROPOSED FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 5' 4"

TOTAL FLOOR AREA: 9056 SF (NO CHANGE)

PROPOSED SQ. FOOTAGE

APT.	SQ. FOOTAGE	# OF BEDROOMS
101	906 GSF	2
102	752 GSF	1
103	792 GSF	1
104	465 GSF	STUDIO
105	465 GSF	STUDIO
106	667 GSF	1
107	645 GSF	1
108	679 GSF	1
TOTAL	5,371 GSF	

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

PROPOSED FIRST FLOOR PLAN

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A106

Scale 3/16" = 1'-0"



1 / A107 PROPOSED SECOND & THIRD FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 5' 4"

TOTAL FLOOR AREA: 9543 SF (NO CHANGE)

PROPOSED SQ. FOOTAGE

APT.	SQ. FOOTAGE	# OF BEDROOMS
201 / 301	918 GSF	1
202 / 302	852 GSF	1
203 / 303	852 GSF	1
204 / 304	934 GSF	1
205 / 305	792 GSF	1
206 / 306	465 GSF	STUDIO
207 / 307	465 GSF	STUDIO
208 / 308	667 GSF	1
209 / 309	645 GSF	1
210 / 310	745 GSF	1
TOTAL	7,335 GSF	

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

PROPOSED SECOND & THIRD FLOOR PLANS

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A107

Scale 3/16" = 1'-0"



1 / A108 PROPOSED FOURTH FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 5' 4"

TOTAL FLOOR AREA: 5599 SF (NO CHANGE)

PROPOSED SQ. FOOTAGE

APT.	SQ. FOOTAGE	# OF BEDROOMS
401	918 GSF	1
402	852 GSF	1
403	852 GSF	1
404	934 GSF	1
405	319 GSF	STUDIO
TOTAL	3,875 GSF	

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

PROPOSED FOURTH FLOOR PLAN

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A108

Scale 3/16" = 1'-0"



1 A109 PROPOSED FIFTH FLOOR PLAN
SCALE: 3/16" = 1'-0"

0 5' 4"

TOTAL FLOOR AREA: 5599 SF (NO CHANGE)

PROPOSED SQ. FOOTAGE

APT.	SQ. FOOTAGE	# OF BEDROOMS
501	918 GSF	1
502	852 GSF	1
503	852 GSF	1
504	934 GSF	1
505	319 GSF	STUDIO
TOTAL	3,875 GSF	

CDA CHRIS DAWSON ARCHITECT

210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com
www.chrisdawsonarchitect.com

OWNER / DEVELOPER

Adam Breneman
Breneman Commercial Properties LLC
25 N 4th Street
Harrisburg, PA 17101
717-829-3303
adam@brenemanmedia.com

ARCHITECT

Chris Dawson Architect
210 North 3rd Street, Suite C
Harrisburg, PA 17101
717-805-5090
chris@chrisdawsonarchitect.com

No.	Description	Date

110 & 112-114 N 2ND STREET - RESIDENTIAL CONVERSION

PROPOSED FIFTH FLOOR PLAN

Project Number	2026.0640
Date	08.06.2026
Drawn By	AK
Checked By	CD

A109

Scale 3/16" = 1'-0"