No: 26-033

DAUPHIN COUNTY SUBDIVISION/LAND DEVELOPMENT REVIEW REPORT

Municipality: Swatara T. | Surveyor: Melham Associates | Engineer: Melham Associates

Plat Title: 4921 Hair Salon Minor Subdivision Plan

Zoning District: C-L Commercial Limited | Proposed Land Use: Hair salon (Lot 1), Vacant (Lot 2)

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

# of Lots: 4 | # of New Lots: 2 | # of DUs: 0 | Acs Subdiv/Devel: 0.48 | Total Acs: 0.48

Date Received: 3/27/2026 | Staff Review: 4/13/2026 | Official County Review: 4/13/2026

Reviewed by: ARK | Checked by: GD | Parcel ID: 63-014-045; 63-014-046; 63-014-047; 63-014-048

Project Description To combine 4 lots into 2 lots.

- *When applicable, streets, sewer, water, storm drainage, and other infrastructure elements are 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 is to be verified by the Municipal Zoning Officer.*
- *Appropriate sewage module components should be processed prior to final plat approval.*
- *Final plans must be recorded within 90 days of approval.*

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

Waivers Requested: None identified.

Variances Requested: Section 295-25. A (Dimensional Requirements). Variances granted by the Zoning Hearing Board on March 19th, 2026.

Comments:

1. All signatures, certifications, and notarizations must be obtained before the plan is brought in for signing.

2. It is noted that all lots in question will be nonconforming regarding their widths and overall lot area. The applicant should be aware that this may affect the ability of the lot to redevelop. Pursuant to Chapter 295 of the Swatara Township Zoning Ordinance, increases or expansions of nonconforming conditions are generally not permitted by right.

3. Is the existing hair salon considered a Home-Based Occupation under the definitions provided in the Zoning Ordinance? If so, verify whether the hair salon is considered a **minor** or a **major** home-based occupation and whether it meets the requirements set out Article IV Additional Requirements for Specific Uses), Section 295-96. D. 9. if applicable.

4. What are the current parking provisions? The requirements will be different depending on whether the hair salon is considered home-based (minor or major) or purely commercial. It appears that all parking is provided off-street in the paved area adjacent to the structure.

   Likewise, it appears that customers have two ways of accessing the salon, either by the gravel driveway off Derry Street or the driveway at the rear of the unit off Cedar Alley/S. 50th Street. Is either one of these meant to serve as the "main" entrance?

5. Verify that a valid Highway Occupancy Permit (HOP) is on file for Derry Street.

6. Determine if any existing easements or protective covenants exist on the property and provide evidence that the property is currently being served by public utility for water and sewer (253-10.A(1) – Minor Subdivision and Land Development Application).

7. Determine whether recreation dedication or fee-in-lieu is required (Section 253-24 – Subdivision & Land Development Ordinance).

No. 26-033

		Yes	No	N/A
1. Name of proposed subdivision/land development shown		X		
2. Owner/developer name, address & telephone number shown		X		
3. Municipality name shown		X		
4. Tax parcel number/Deed reference shown		X		
5. North point shown		X		
6. Map scale shown (written/graphic)		X		
7. Date of plan preparation shown		X		
8. Certification of surveyor/engineer shown		X		
9. Location map shown		X		
10. Total property map (bearings, distances, area, primary control point) shown		X		
11. Names of adjacent landowners/subdivision shown		X		
12. Lot numbers shown		X		
13. Lot dimensions shown		X		
14. Lot areas shown		X		
15. Permanent monuments and markers shown		X		
16. Building setbacks shown		X		
17. Existing natural features shown -	Wetlands			X
	Floodplains			X
	Woodlands, streams, etc.			X
18. Contours at required interval shown		X		
19. Easements shown and identified			X	
20. Existing man-made features shown -	Building (s)	X		
	Storm drainage facilities)		X	
	Sewer mains/Septic		X	
	Water mains/Well		X	
21. Proposed man-made features shown –	Building (s)			X
	Storm drainage facilities			X
	Sewer disposal– public (X) on-lot ()			X
	Water supply – public (X) well ()			X
22. Existing streets shown -	Name-	X		
	R/W width-		X	
	Paving width-		X	
	Dedicated R/W width-		X	
23. Proposed streets shown –	Name			X
	R/W width			X
	Paving width			X
	Profiles			X
24. Curbs shown			X	
25. Sidewalks shown		X		
26. Existing and proposed coverage shown		X		
27. Parking schedule provided shown Determine requirement.			X	
28. Traffic study completed			X	
29. Recreation area shown/fee in-lieu-of provided Determine requirement.			X	
30. Erosion and sedimentation control plan shown				X
31. Statement of ownership Need signature.		X		
32. Dedicatory statement shown Need signature.		X		
33. Approval blocks shown		X		
34. PADOT Highway Occupancy Permit statement shown		X		
35. Consistency with Future Land Use plans -	County plans	X		
	Municipal plans	X		



4921 Hair Salon

TMP #63-014-045
TMP #63-014-046
TMP #63-014-047
TMP #63-014-048

Minor Subdivision Plan

March 24, 2026

Submitted to:
Swatara Township
599 Eisenhower Boulevard
Harrisburg, PA 17111-2397
(717) 564-2551

Submitted by:
Sai Saya, LLC
4921 Derry Street
Harrisburg, PA 17111
(470) 257-2060
anilnembang99@gmail.com

No.	Title
C-1.0	Cover and Notes
C-2.0	Existing Conditions Plan
C-3.0	Proposed Plan

architecture
engineering
landscape architecture
planning
surveying

melham ASSOCIATES, PC

2247 North Front Street
Harrisburg, PA 17110

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CLIENT

Sai Saya, LLC

4921 DERRY STREET, HARRISBURG, PA 17111
470-257-2060
ANIL NEMBANG, PRESIDENT
anilnembang99@gmail.com

PROJECT

4921 Hair Salon

4921 DERRY STREET, HARRISBURG, PA 17111
SWATARA TOWNSHIP, DAUPHIN COUNTY PA

PHASE

MINOR SUBDIVISION PLAN

DRAWING

COVER AND NOTES

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SCALE

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VARIANCES APPROVED MARCH 19, 2026

§ 295-29. Dimensional requirements.

A. The following area, yard and building requirements shall apply for the specified zoning district, unless a more restrictive requirement for a specific use is required by Article IV, §§ 295-40 through 295-96, or another section of this chapter. All measurements shall be in feet unless otherwise stated. See definitions of terms (such as "lot width") in § 295-22.[56]

B. Height. Except as provided in § 295-122, or as specified otherwise in this chapter for a particular use, the following maximum structure height shall apply in all zoning districts:

(1) Any structure that is accessory to a dwelling on a lot of less than three acres shall have a maximum height of one story, plus 1/2 story that is limited to nonhabitable storage, or 20 feet, whichever is more restrictive.

56. Editor's Note: The Table of Area, Yard and Building Requirements is included at the end of this chapter.

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SWATARA CODE

Zoning District: Type of Use	Minimum Lot Area (square feet) (Note E)	Minimum Lot Width Measured at Minimum Building Setback Line (feet)	Minimum Front Yard Setback (feet) (Note D) (Note F)	Minimum Rear Yard Setback** (feet) (Note F)	Minimum Side Yard Setback** (each) (feet) (Note F)	Maximum Percent Building Coverage	Maximum Percent Impervious Coverage
C-L Limited Commercial, C-G General Commercial and C-H Highway Commercial Districts: Allowed use In the C-H District, a manufactured home park shall also meet the regulations for that use in § 295-73.	20,000	80, except 200 for a new lot approved after the adoption of this chapter that will have its own vehicle access directly onto an arterial street	25, except 50 feet where off-street parking will exist between the principal building and an arterial street	25 (Note A)	10 (Note A)	60%	80% (Note G)

NOTES:
Corner lot setbacks: see § 295-123B.
** = The following exceptions shall apply:
A. For accessory structures and uses, see § 295-29C below.
B. Structures shall not obstruct minimum sight clearance at intersections.
C. See § 295-123B pertaining to corner lots.
D. See § 295-125 regarding extension of nonconforming setbacks.
E. See § 295-123 regarding permitted reductions in setbacks to reflect average setbacks of adjacent buildings.

(Note A) = Except 40 feet side and 50 feet rear for a principal business use from a directly abutting principal residential lot in a residential district. A side or rear yard shall be increased to 100 feet for any new or expanded portion of an industrial building or tractor-trailer truck loading dock from the lot line of a primarily residential use in a residential district.

(Note B) = Except if two or more side-by-side off-street parking spaces are located in the front yard of a townhouse or if garage door(s) for two or more vehicles face onto the street in the front of the townhouse, then the minimum building width per dwelling along such street shall be a minimum of 24 feet. A maximum of 60% of the land area between the front of each townhouse and the right-of-way line shall be used for the total areas of vehicle parking and driveways.

(Note C) = These provisions are intended to allow flexibility in the placement of individual dwelling units, regardless of whether the homes are condominium or fee-simple, and regardless of whether public streets, private streets, or parking courts are used.
A. The minimum average lot area per dwelling unit establishes the maximum number of units permitted on a tract of land.
B. The minimum average lot area per dwelling unit shall be calculated after deleting existing street right-of-way of existing streets and alleys, but shall include right-of-way of proposed streets and alleys and areas of parking courts, common open space, and stormwater detention basins.
C. A golf course (not including areas covered by buildings and paving) may count towards the common open space, provided that it includes more than 50 acres of lot area and is preserved by a permanent conservation easement at the time of development approval.
D. See also the applicable standards in §§ 295-40 through 295-95, which may require common open space.

(Note D) = Setbacks shall be measured from the future/ultimate right-of-way. An unenclosed front porch or deck may intrude up to 10 feet into the minimum front yard. This porch or deck may be covered by a roof.

(Note E) = See natural feature regulations, including §§ 295-30 and 295-32.

(Note F) = The minimum front yard shall be increased to 80 feet, and the minimum side and rear yard shall be increased to 60 feet from the center line of Derry Street, Eisenhower Boulevard, Chambers Hill Road, 40th Street, Paxton Street, Penhar Road and Route 441, except such front yard shall be 100 feet along Eisenhower Boulevard.

(Note G) = The Township may allow the 80% impervious coverage to be met as a maximum average throughout a subdivision or land development if it results in a greater amount of buffer area adjacent to existing dwellings or a residential district.

SITE DATA

OWNERS/APPLICANTS/DEVELOPERS: SAI SAYA, LLC
ANIL NEMBANG, PRESIDENT
4921 DERRY STREET
HARRISBURG, PA 17050
(470) 257-2060
anilnembang99@gmail.com

SITE ADDRESS: 4921 DERRY STREET
HARRISBURG, PA 17111

TAX PARCEL NUMBERS: TMP #63-014-045
TMP #63-014-046
TMP #63-014-047
TMP #63-014-048

DEED REFERENCE: INSTRUMENT #20230017959

TOTAL TRACT AREA: 20,775± SF (0.4769± ACRES)

EXISTING/PROPOSED WATER SERVICE: PUBLIC
EXISTING/PROPOSED SEWER SERVICE: PUBLIC

PLAN PREPARED BY: MELHAM ASSOCIATES, PC
ADDRESS: 2247 NORTH FRONT STREET
HARRISBURG, PA 17110
PHONE NUMBER: (717) 238-5000
EMAIL ADDRESS: jmelham@melham.com

ZONING DATA

EXISTING USE: 1 COMMERCIAL LOT – EXISTING DWELLING (63-014-045)
1 COMMERCIAL LOT – VACANT/SHED/PARKING (63-014-046)
2 COMMERCIAL LOTS – VACANT (63-014-047, 63014-048)

PROPOSED USE: 1 COMMERCIAL LOT – HAIR SALON (PROPOSED LOT 1)
1 COMMERCIAL LOT – VACANT (PROPOSED LOT 2)

ZONING : C-L LIMITED COMMERCIAL DISTRICT

MINIMUM SETBACKS:
PRINCIPAL FRONT: 80'
PRINCIPAL SIDE: 10'
PRINCIPAL REAR: 25'

COMMONWEALTH OF PENNSYLVANIA
REGISTERED PROFESSIONAL
ANTHONY STACKPOLE TROST
LAND SURVEYOR
084508-E
PENNSYLVANIA

I HEREBY CERTIFY THIS PLAN TO BE CORRECT AS SHOWN.

_____MARCH 26,_____2026_____

_____
SURVEYOR'S SIGNATURE
ANTHONY STACKPOLE TROST, P.L.S
MELHAM ASSOCIATES, PC
2247 NORTH FRONT STREET
HARRISBURG, PA. 17110

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF DAUPHIN

ON THIS, THE_____DAY OF_____, 20_____

BEFORE ME THE UNDERSIGNED PERSONALLY APPEARED ANIL NEMBANG, PRESIDENT OF SAI SAYA, LLC, THE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN AND THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND DEED AND DESIRE THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW.

_____
OWNER SAI SAYA, LLC
ANIL NEMBANG, PRESIDENT

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

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES THE____DAY OF_____, 20____

IT IS HEREBY CERTIFIED THAT THE UNDERSIGNED IS THE EQUITABLE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN AND THAT ALL STREETS OR PARTS THEREOF, IF NOT PREVOUSLY DEDICATED, ARE HEREBY TENDERED FOR DEDICATION TO PUBLIC USE.

_____
OWNER SAI SAYA, LLC
ANIL NEMBANG, PRESIDENT

THIS PLAN REVIEWED BY THE DAUPHIN COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN

_____
SECRETARY

THIS PLAN RECOMMENDED FOR APPROVAL BY THE SWATARA TOWNSHIP PLANNING COMMISSION

THIS _____ DAY OF _____, 20_____

_____
CHAIRMAN

_____
SECRETARY

THIS PLAN APPROVED BY THE BOARD OF COMMISSIONERS OF SWATARA TOWNSHIP

THIS _____ DAY OF _____, 20_____

_____
PRESIDENT

_____
SECRETARY

THIS PLAN RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR DAUPHIN COUNTY

THIS _____ DAY OF _____, 20_____

PLAN BOOK _____ VOLUME _____ PAGE _____

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EXISTING CONDITIONS
1" = 10'

EXISTING LOT DATA

EXISTING LOT 45	3000 SF± (0.0689 AC±)
EXISTING LOT 46	6000 SF± (0.1377 AC±)
EXISTING LOT 47	6000 SF± (0.1377 AC±)
EXISTING LOT 48	5775 SF± (0.1326 AC±)

LOT AREA REQUIRED: 20,000 SF (ALL EXISTING LOTS NON-CONFORMING)

EXISTING LOT WIDTHS

EXISTING LOT 45	20'
EXISTING LOT 46	40'
EXISTING LOT 47	40'
EXISTING LOT 48	32'

LOT WIDTH REQUIRED: 80' (ALL EXISTING LOTS NON-CONFORMING)

EXISTING LOT COVERAGES

	ACTUAL	PERCENTAGE	MAX. ALLOWABLE
63-014-045			
EX. LOT AREA	3000 SF		
EX. BUILDING IMPERVIOUS	1045 SF	34.8%	60%
EX. IMPERVIOUS AREA	2005 SF	66.8%	80%
63-014-046			
EX. LOT AREA	6000 SF		
EX. BUILDING IMPERVIOUS	151 SF	2.5%	60%
EX. IMPERVIOUS AREA	2707 SF	45.1%	80%
63-014-047			
EX. LOT AREA	6000 SF		
EX. BUILDING IMPERVIOUS	0 SF	0%	60%
EX. IMPERVIOUS AREA	129 SF	2.1%	80%
63-014-048			
EX. LOT AREA	5775 SF		
EX. BUILDING IMPERVIOUS	0 SF	0%	60%
EX. IMPERVIOUS AREA	0 SF	0%	80%

MAX. COVERAGE: ALL EXISTING LOTS CONFORMING AS ABOVE

SOILS (SITE)

SOIL	DESCRIPTION	HYDROLOGIC SOIL GROUP
DuB2	DUFFIELD SILT LOAM, 3-8% SLOPES	B

architecture
engineering
landscape architecture
planning
surveying

melham ASSOCIATES, PC

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ANIL NEMBANG
anilnembang99@gmail.com

PROJECT

4921 Hair Salon

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SWATARA TOWNSHIP, DAUPHIN COUNTY PA

PHASE

MINOR SUBDIVISION PLAN

DRAWING

EXISTING CONDITIONS

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SCALE

1" = 10'

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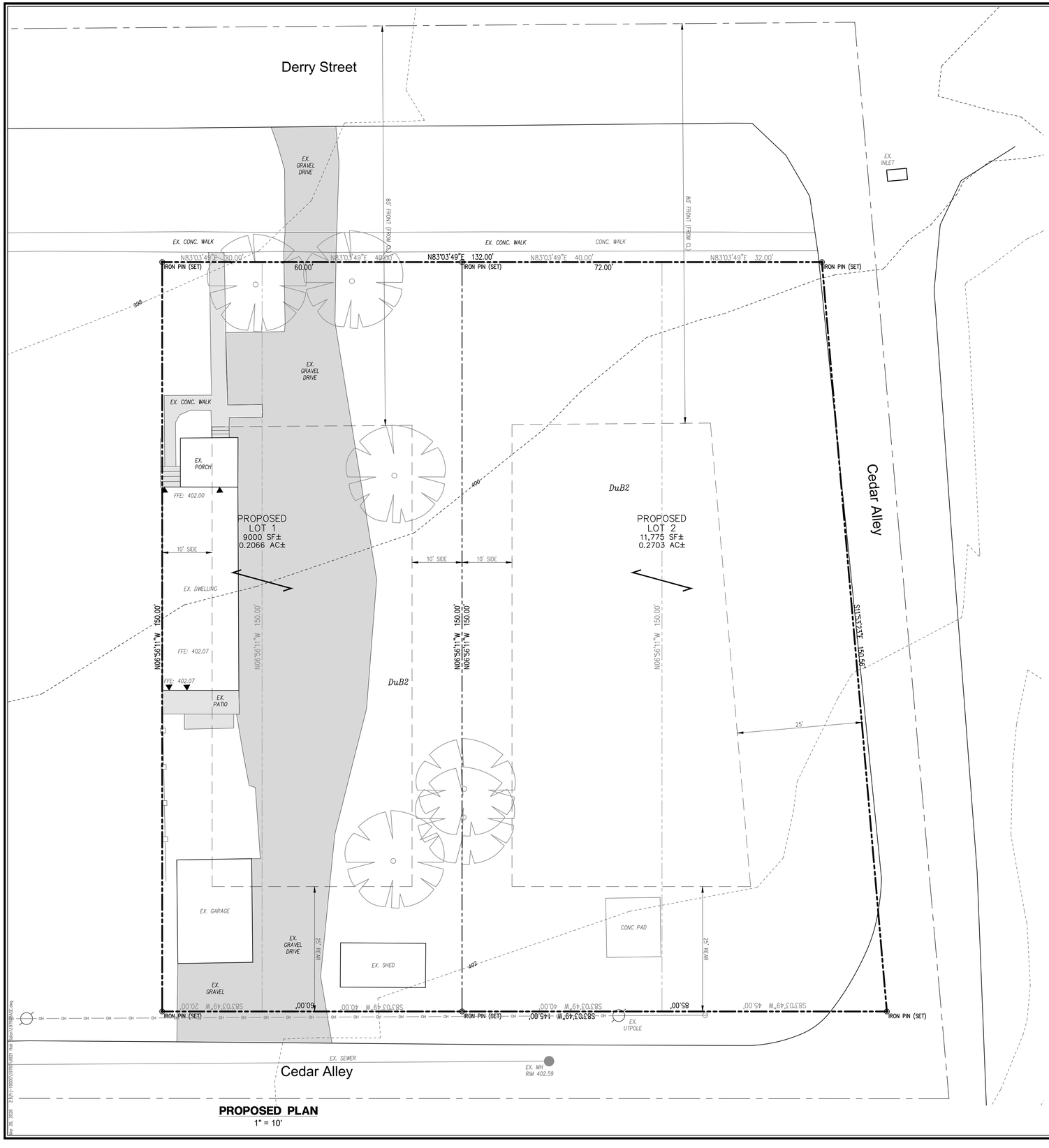
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PROPOSED PLAN
1" = 10'

PROPOSED LOT DATA

PROPOSED LOT 1	9000 SF± (0.2066 AC±)
PROPOSED LOT 2	11,775 SF± (0.2703 AC±)
LOT AREA REQUIRED:	20,000 SF (ALL PROPOSED LOTS NON-CONFORMING)

PROPOSED LOT WIDTHS

PROPOSED LOT 1	60'
PROPOSED LOT 2	72'
LOT WIDTH REQUIRED:	80' (ALL PROPOSED LOTS NON-CONFORMING)

PROPOSED LOT COVERAGES

PROPOSED LOT 1	ACTUAL	PERCENTAGE	MAX. ALLOWABLE
PR. LOT AREA	9000 SF		
PR. BUILDING IMPERVIOUS	1196 SF	13.3%	60%
PR. IMPERVIOUS AREA	3516 SF	39.1%	80%
ADDITIONAL NEW IMPERVIOUS:	0 SF		

PROPOSED LOT 2	ACTUAL	PERCENTAGE	MAX. ALLOWABLE
PR. LOT AREA	11,775 SF		
PR. BUILDING IMPERVIOUS	0 SF	0%	60%
PR. IMPERVIOUS AREA	129 SF	1.1%	80%
ADDITIONAL NEW IMPERVIOUS:	0 SF		

MAX. COVERAGE: ALL PROPOSED LOTS CONFORMING AS ABOVE

NOTES

1. THE ENCROACHMENT OF THE EXISTING DWELLING ON LOT 1 INTO THE SIDE SETBACK REPRESENTS AN EXISTING NONCONFORMITY.
2. THE ENCROACHMENT OF THE EXISTING GARAGE AND EXISTING SHED INTO THE REAR SETBACK REPRESENTS EXISTING NONCONFORMITIES.

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PHASE

MINOR SUBDIVISION PLAN

DRAWING

PROPOSED PLAN

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1" = 10'

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