

**ZONING NARRATIVE
OFFICE SUITE 102
CONVERSION TO APARTMENTS
110 SUNSET AVENUE
Harrisburg, Pennsylvania 17112**

SEPTEMBER 30, 2025

The office/apartment building at 110 Sunset Avenue is a non-conforming use in a R-2 (Medium density) Zoning District.

This project consists of interior renovations to an existing Office Suite into two Dwelling Units. Each unit will have its own kitchen, living area, and bathroom.

We respectfully request relief from the following Zoning Requirements:

The owner requests relief from **Chapter 203, Section 1103.B. "Nonconforming Buildings or Structures"**. Structural Alteration of Nonconforming Buildings or Structures. A lawful nonconforming use of a building or structure existing at the time of the adoption of this Ordinance or an amendment hereto may be structurally altered. Such alteration shall not expand its nonconformity in areas not previously occupied by the nonconforming use unless meeting the requirements of expansion and extension of nonconforming uses as required in this Ordinance. No parking, yard, space, or bulk nonconformity may be created or increased.

This project will meet all of the requirements of 1103.B.

The owner requests relief from **Chapter 203, Section 305 .B.1.TABLE ONE, TABLE of AUTHORIZED PRINCIPAL USES.**

Under Dwelling Types: Conversion dwelling units in **Zoning District, R-2-Medium Density** require a **Variance**. Therefore the owner is requesting that the conversion dwelling units be granted a Variance for this project.

The owner requests relief from **Chapter 203, Section 716.A.1. "Each dwelling unit shall contain a minimum of 800 square feet of gross floor area."**

The existing Office Suite 102 which was vacant when the current owner bought the building. It has an area of 1,325 gross square feet. Proposed Apartment A will have a gross area of 840 square feet. The proposed Studio Apartment B will have 485 gross square feet. The four existing apartments at 110 Sunset Avenue are all under 800 gross square feet in size, with heat and water included in the rent. Heat and water would be included in the new apartments.

There is a large amount of vacant office space available in the Township, and a smaller amount of available affordable apartments. The owner decided that he would have a better income flow from two apartments versus one office space to help with his financial obligations for this property. We hope the Zoning Hearing Board will grant the owner relief from the above restrictions.

We thank the Lower Paxton Township's Zoning Hearing Board for the opportunity to submit this project for their consideration.

PARKING SUMMARY

ONE EXISTING COMMERCIAL SUITE	2 PARKING SPACES REQUIRED
FOUR EXISTING DWELLING UNITS	8 PARKING SPACES REQUIRED
TWO NEW DWELLING UNITS	4 PARKING SPACES REQUIRED
	14 PARKING SPACES REQUIRED

MINIMUM 18 PARKING SPACES SHOWN
INCLUDING 1 ACCESSIBLE PARKING SPACE

NOTE: CONTRACTOR TO VERIFY ALL EXISTING FIELD CONDITIONS.

**SITE PLAN----110 SUNSET AVENUE &
ZONING NARRATIVE**

OFFICE SUITE 102 CONVERSION INTO 2 APARTMENTS
110 SUNSET AVENUE
HARRISBURG, PA 17112

PERMIT / CONSTRUCTION
DRAWINGS

THOMAS R. DOBRYN, AIA
REGISTERED ARCHITECT

2315 LOCUST LANE
HARRISBURG, PA 17109
717-234-2026
TRDRAIAN@COMCAST.NET

DATE: SEPT. 30, 2025

TRD

A.I.I

N / F RKG INVESTMENTS LLC
TAX PARCEL # 35-044-055
INSTRUMENT #20240013245

5/8" REBAR SET

N / F JAB REAL ESTATE LLC
TAX PARCEL # 35-044-053
INSTRUMENT #20200011349

N / F HUFFMAN FORD SALES INCORPORATED
TAX PARCEL # 35-044-305
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NOTES:

1. THIS PLAN REPRESENTS A BOUNDARY SURVEY OF TAX PARCEL 35-044-058 BY MELHAM ASSOCIATES, P.C.
2. PROPERTY CORNER ARE MARKED AS SHOWN.
3. BEARING BASE: NAD 1983
4. SOURCE OF TITLE: INSTRUMENT # 20250009194
5. SITE PLAN INFORMATION TAKEN FROM BOUNDARY SURVEY TAKEN BY MELHAM ASSOCIATES, P.C. FOR SAM SOLIMAN, DATED SEPTEMBER 24, 2025

SITE PLAN 110 SUNSET AVENUE

SCALE: 1" = 16'-0"

