



Wanda Williams, Mayor

## PLANNING BUREAU CASE REPORT

### Variance Application: 416 & 418 Forster Street

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<b>PROPERTY ADDRESS:</b> 416 & 418 Forster Street	<b>APPLICANT:</b> LeslieAnn Musgrave w/ Zomelle Properties LLC	<b>APPLICANT STATUS:</b> Contract Purchaser
<b>PID:</b> 05-034-045	<b>ZONING:</b> Commercial Neighborhood (CN)	<b>HPC DATE:</b> October 5, 2022
<b>ZHB CASE #:</b> 2536	<b>ZHB DATE:</b> October 17, 2022	<b>SITE VISIT DATE(S):</b> September 28, 2021
<b>HISTORIC DISTRICT:</b> Fox Ridge Municipal Historic District	<b>FLOODPLAIN:</b> Zone X (No Floodplain)	<b>SUBMISSION DATE:</b> September 2, 2022

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#### REQUEST:

The Applicant is proposing to convert the existing commercial building into an eight-unit "Multifamily Dwelling" which requires a Variance to exceed the allowable density on-site, per Section 7-307.3 of the Zoning Code.

#### PROPERTY DESCRIPTION:

The property 416 & 418 Forster Street is a 0.09-acre site comprised of two deed consolidated parcels featuring two connected buildings, one a two-story brick structure the other a two and a half story masonry structure, totaling 3,728 square feet, which were constructed some time prior to 1900 (per Dauphin County tax records). The property is bounded by Pear Street to the north, the property at 420 Forster Street to the east, Forster Street to the south, and Plum Street to the west.

Both structures were originally comprised of two separate buildings being combined via internal connections while maintaining two front façades. The two-story, semi-detached structure features elements of an eclectic architectural style which has been heavily altered or reconstructed. Character-defining features include: Gable roof comprised of asphalt shingles; simple second story cornice; brick façades; second story porch along the side elevation; primary access via concrete stoop topped with a gable roof; first floor globe porch light. Fenestration is comprised of six-over-one windows with vinyl shutters and two-over-two wood windows along the side elevation. The two and a half story semi-detached masonry structure features elements of an eclectic architectural style. Character-defining features include: Gable roof comprised of asphalt shingles; gabled third floor dormer; stucco façade with a Formstone base. Fenestration is

comprised of six-over-one windows with vinyl shutters and two four-over-four windows. The subject property is comprised impervious pavement to the rear which includes eight off-street parking spaces; brick and masonry walls; wood fence along the eastern property line. The structures contain some of their original integrity and contributes to the architectural character of the street.

**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:

“Yes, the lots at 416 and 418 Forster Street need to be formally consolidated to a combined total of 4000 sqft.”

The Planning Bureau notes that the Applicant is proposing to establish eight dwelling units within an existing commercial structure as “micro-apartments”. Under previous ownership both structures were internally combined and placed under the same deed without formally consolidating both parcels into one lot. Currently, the project site is comprised of two separate 2,000 square foot parcels which require a lot consolidation to create a combined lot area of 4000 square feet. The subject property was most recently used as a coffeeshop and offices. The Bureau believes that given the property’s current configuration, some level of hardship and unique physical conditions likely exist. A formal lot consolidation (which is an administrative process) would address some of the unique conditions of the property related to the lot configuration. The subject property could either be reestablished as two individual structures or continue to function as a single structure. The Bureau is unsure if utilities (HVAC system, electrical, plumbing, etc.) have been integrated between both structures which could facilitate additional challenges in dividing the property back into two additional structures.

- 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, to complete this 8-unit multi-family property, the project can not be developed in the strict conformity of the zoning code provisions.”

The Planning Bureau notes the property is located in the Commercial Neighborhood (CN) zoning district; per Section 7-305.7 of the Zoning Code, a “Multifamily Dwelling” use is permitted by right in the CN district. As such, the use itself is permitted by right on-site; however, such uses are also subject to the density regulations outlined in Section 7-307.3 of the

Zoning Code, which require 1,200 square feet of lot area per dwelling unit. With a combined lot area of 4,000 square feet (with the approval of a lot consolidation plan), the property could accommodate three units by right and a commercial use. The proposed eight units would require a lot area of 9,600 square feet thus requiring a variance for exceeding the density regulations. The Bureau believes that given the property can accommodate at least three dwelling units by right with a commercial use, it is possible to use the site within strict conformity of the Zoning Code that would enable a reasonable reuse of the property. As previously noted, the property's configuration as two combined structures may present some challenges to redevelop the property due to a unique configuration. The property's zoning as CN and overall combined lot size if consolidated does however offer flexibility to reasonably reusing the property without the need of receiving zoning relief. The Applicant has not demonstrated sufficient evidence that substantiates the need for the above zoning relief to adaptively reuse the property within conformance of the Zoning Code.

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

The Applicant has stated:

“We believe we have not created any unnecessary hardships for this project.”

The Planning Bureau notes that the Applicant currently has a pending sales agreement to purchase the property with a settlement date of October 7<sup>th</sup>. Given the Applicant has yet to purchase the property any hardship that may exist at the property has not been created by the Applicant.

**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:

“If granted, the proposed project will not negatively alter the character of the neighborhood.”

The Planning Bureau notes that with an overall building size of approximately 3,728 square feet each of the eight units will have to be smaller than 450 square feet. The Applicant indicated within their proposed sketch plan that each unit will be a studio apartment with an ensuite bathroom and kitchen facility. The Bureau notes that according to the Applicant's website, associated with Zomelle Properties, LLC, that the company's properties offer leases as short as 30 days and includes furnished rooms. The Bureau assesses given the units size and 30 day lease options the property proposes to offer shorter term housing that will likely cater towards short term tenets. Regarding impacts on the surrounding neighborhoods the Bureau notes that the subject property is within close proximity to mostly single family attached row homes, three-story mixed-use properties, and institutional uses. The location is appropriate for multifamily or mixed-use properties of similar nature and intensity of adjacent properties. The Bureau does note that the short-term housing model associated with the above factors would likely have a greater impact on the surrounding neighborhood which is comprised of more long-term residents (owner

occupied or traditional yearly leases) located within the single-family homes. The Bureau also notes that the City currently has a shortage of much needed multibedroom housing to accommodate families or more affordable roommate arrangements (up to two unrelated individuals) that can be established within multi-bedroom housing.

**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, if granted, the density, lot consolidation, and per unit square footage (if applicable) would be the minimum relief needed to complete this project.”

As previously noted, the subject property could establish a three-unit multifamily use by right at the subject property if both parcels were consolidated into one. Given a building size of 3,728 square feet the Applicant could provide reasonably sized units either with a commercial space as a mixed-use building or larger multi-bedroom units without a commercial space. The Planning Bureau believes that given the above, the request to have eight units within the subject structure is not the minimum variance and least modification possible to reasonably reuse the property.

**PLANNING BUREAU RECOMMENDATION:**

<b>Denial</b>
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Planning Bureau staff recommends the request be **Denied** for the following reason(s):

1. The subject property could be reasonably reused within conformity of the Zoning Code without the granting of a Variance to exceed the allowable lot density per dwelling unit and is not the minimum variance to afford relief.
2. The Applicant has not provided sufficient justification, such as a pro forma, indicating that the requested relief is needed to reuse the property.
3. The proposed intensity related to the number of units within the subject structure is inconsistent with the context of the surrounding community. The Applicant should consider providing a configuration that includes a variety of units and layouts that offer some much multibedroom units.

**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



**STAFF REPORT – 416 & 418 Forster Street, Variance Request**

**October 5, 2022 HPC Meeting**

**Page 5**

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2. Variance Application
3. Supplemental Narrative
4. Existing Conditions Photos
5. Proposed Floor Plans and Renderings
6. Notification Letter & Proof of Mailing
7. Sales Agreement
8. Deed



- Project Location
- Zoning District
- Commercial Neighborhood
- Institutional
- Residential Med-Density

**Zoning & Location Map  
416 & 418 Forster Street**





**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 Jacob Bowen at 717-255-6408 or [jdbowen@harrisburgpa.gov](mailto:jdbowen@harrisburgpa.gov) with any questions.*

<p align="center"><b>Primary Property Address</b></p> <p>416 Forster Street, Harrisburg, PA 17102 Parcel ID: 05-034-045</p>	<p align="center"><b>Zoning District</b></p> <p align="center">Commercial (CN)</p>
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**Two or More Parcels?**    Yes    No

Please list the additional property addresses and parcel numbers:

418 Forster Street, Harrisburg PA 17102  
Parcel ID: 05-034-044

**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?

Please refer to the response attached as Exhibit A.

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

The property has been vacant for some time since the owner died in 2021.

When it was occupied, the property was used as a coffee shop and held office spaces.



3. Describe the ingress and egress to the property and existing and proposed structures thereon, with particular attention paid to automotive and pedestrian safety, as well as emergency vehicle access; traffic generation, flow and control relative to existing and future vehicular capacity or nearby public rights of way.

Please refer to the response attached as Exhibit B.

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

There are currently 5 off-street parking spaces for residents that will be provided on the property.

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This will meet the zoning requirements because the property is located in a Commercial Neighborhood (CN).

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

The proposed use does not involve a public safety hazard.

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

The current utilities being provided from the previous use of the property will be the same utilities provided by this project.

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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.

This project does not involve site plan designs that involve landscaping, plant screening, walls, berms, or fences.

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The shielding of exterior lighting and trash/refuse/compost areas will not be done as well.

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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?

There will not be any signage added to the property.

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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.

There will not be any new or expanded exterior structures.

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

Yes, the proposed use complies with the Environmental Performance Standards in Chapter 7-331.

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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?

This is not applicable for the intended use of the property.

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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.

The proposed use will not have an adverse impact on the character of a residential neighborhood but in fact, will add to the character of residential living. We have not sought out neighborhood support for this project.

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### **Criteria for Variance Requests**

1. Are there unique physical circumstances or conditions peculiar to the particular property and are the unnecessary hardship(s) due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance?

Yes, the lots at 416 and 418 Forster Street need to be formally consolidated to a combined total of 4000 sqft.

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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, to complete this 8-unit multi-family property, the project can not be developed in the strict conformity of the zoning code provisions.

3. Has the applicant created an unnecessary hardship?

We believe we have not created any unnecessary hardships for this project.

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?

If granted, the proposed project will not negatively alter the character of the neighborhood.

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, if granted, the density, lot consolidation, and per unit square footage (if applicable) would be the minimum relief needed to complete this project.

**Applicant**

Name LeslieAnn Musgrave

Company Zomelle Properties, LLC

Address 4203 Union Deposit Rd, STE #1112  
Harrisburg, PA 17111

Phone 855-501-0133

Email projects@zomelle.com

**Applicant's Status**

(Check One)

Owner

Lessee

Equitable Owner

Contract Purchaser



**Main Contact for the Project**

Name LeslieAnn Musgrave & Les Felix

Company Zomelle Properties, LLC

Address 4203 Union Deposit Rd, STE #1112

Harrisburg, PA 17111

Phone 855-501-0133

Email projects@zomelle.com

**Site Plan Designer (if applicable)**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

**Property Owner**

Name \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_

Phone \_\_\_\_\_

Email \_\_\_\_\_

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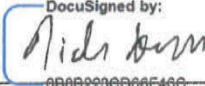


**Items To Be Submitted With Application** (Failure to do so WILL delay the review process:

- 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
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**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.**

	9/2/2022	<small>DocuSigned by:</small> 	9/2/2022
Applicant's Signature	Date	Property Owner's Signature	Date

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



# EXHIBIT “A”

## 1. What do you want to do and why?

We would like to convert and consolidate the lots of 416-418 Forster St, Harrisburg, PA 17102, from a 3728 sqft commercial coffee shop/office space into a residential multi-family 8-unit micro-apartments. This concept will offer more housing options to renters in the Midtown section of the city at an affordable price.

As you’ll see from the floor plan exhibits, the current layout of the property is perfect for this conversation because of the multiple entrances and exits that are already in place for each separate unit of the proposed plan. This project will only require adding and restructuring just a few interior walls to accommodate the new unit layouts.

We believe that renting a home should be easy, but it has historically been an overly complicated process with too many hoops to jump through. With these micro-apartments, our plan is to challenge the status quo by offering a straightforward and transparent rental process. We’ve revolutionized the outdated process from beginning to end by offering smaller affordable spaces, fully furnished units, all-inclusive utilities, and flexible leasing requirements for the new generation of renters.

People from all over the country want to live in Harrisburg, and we must develop a new scalable housing model that is safe, affordable, and innovative to meet their needs.

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*Definition of a micro apartment – A micro apartment is akin to a studio apartment but on a smaller scale. These units combine necessity and functionality by offering the typical amenities of a standard apartment within a footprint of under 350 square feet.*

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“Small rooms and dwellings set the mind on the right path,  
large ones cause it to go astray.”

– Leonardo da Vinci

## **EXHIBIT “B”**

**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.**

The ingress and egress to the property are situated in an area that is relatively low-risk in regards to automotive and pedestrian safety. There are currently adequate exterior points of access to the property from five (5) separate doors. When standing out front of the property on Forster Street, facing the Government buildings across the street, the traffic generation and flow are directed west in a two-lane, one-way manner.

[https://lanasteronline.com/features/home\\_garden/take-a-look-inside-lancaster-citys-smallest-new-micro-apartment-photos/article\\_70c22ba4-e3e5-11eb-9820-0fc05e6e2717.html](https://lanasteronline.com/features/home_garden/take-a-look-inside-lancaster-citys-smallest-new-micro-apartment-photos/article_70c22ba4-e3e5-11eb-9820-0fc05e6e2717.html)

## Take a look inside Lancaster city's smallest new micro-apartment [photos]



ERIN NEGLEY | Staff Writer

Jul 21, 2021



The micro-apartments on Lancaster's North Water Street were created as efficient, high-end liv says Steve Young. He and Jennifer are co-founders of Dwell.

CHRIS KNIGHT Staff Photographer

The final touches are coming along on unit No. 1. The bathroom already has a tiled shower and an original window that's now a shelf.



The kitchen has new appliances and a counter that extends long enough for a few seats.

The living space has tape marks on the hardwood floors marking where the daybed will fit.

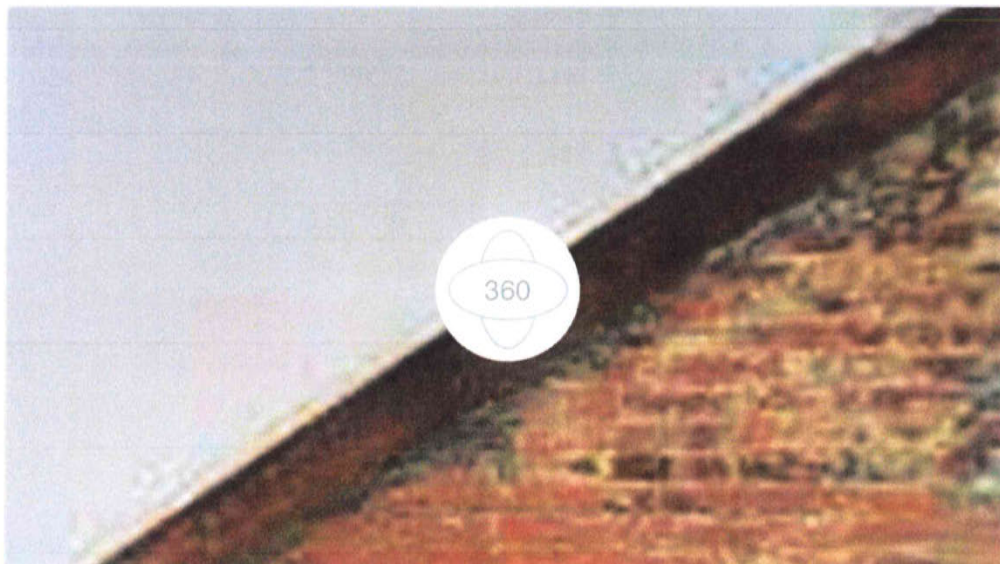
At 260 square feet, this is the smallest new apartment in Lancaster city.

This home is tiny enough to be called a micro-apartment. The five apartments at Dwell, 30 N. Water St. each have lots of natural light, high ceilings and complete kitchens and bathroom. That's Steve and Jennifer Young's recipe to make smaller spaces greater.

"It's meant to be efficient, higher-end living for an affordable price," says Steve Young.

While tiny living might not be for everyone, each apartment here was claimed by a tenant before construction ended. For the city, new ideas like this to offer good-quality, safe and affordable residences are welcome, says the city's department of community planning and economic development.

*(To look around one of the apartments, click and drag your mouse on a computer. On mobile, move your device to look around.)*



Inside a micro-apartment

Like

Comment

1

## A building with potential

A few years ago, Steve Young opened Warehouse 210, a co-working space in a former tobacco warehouse on West Grant Street. Later came plans for Enclave, a community of art studios and galleries in shipping containers.

Steve and his wife Jennifer noticed the property on nearby Water Street. It was for sale by owner and a pre-20th century building, the kind of space they renovated like State and Main in East Petersburg and through ventures such as Domain Lancaster.

The building on Water Street had long been the home of In and Out Camping & Relief Association, a private social club with roots in the late 1800s. When the association dissolved in 2009, the bar closed. By the time Steve and Jennifer stepped inside, the building had been vacant for about a decade.

“There were holes, places where the outside was coming in,” Jennifer says. “It just wasn’t very pleasant initially.”

Still, it was in a great location so they purchased it just before the pandemic brought life to a halt. The couple owns the property through BE Enterprises, named after their teenage daughters.



CHRIS KNIGHT Staff Photographer

## Efficient living

The Youngs envisioned Dwell as efficient living in downtown Lancaster. The apartments they've created range from 260 square feet to a bit more than 400 square feet. Traveling overseas reinforced the idea that you don't need a lot of space.

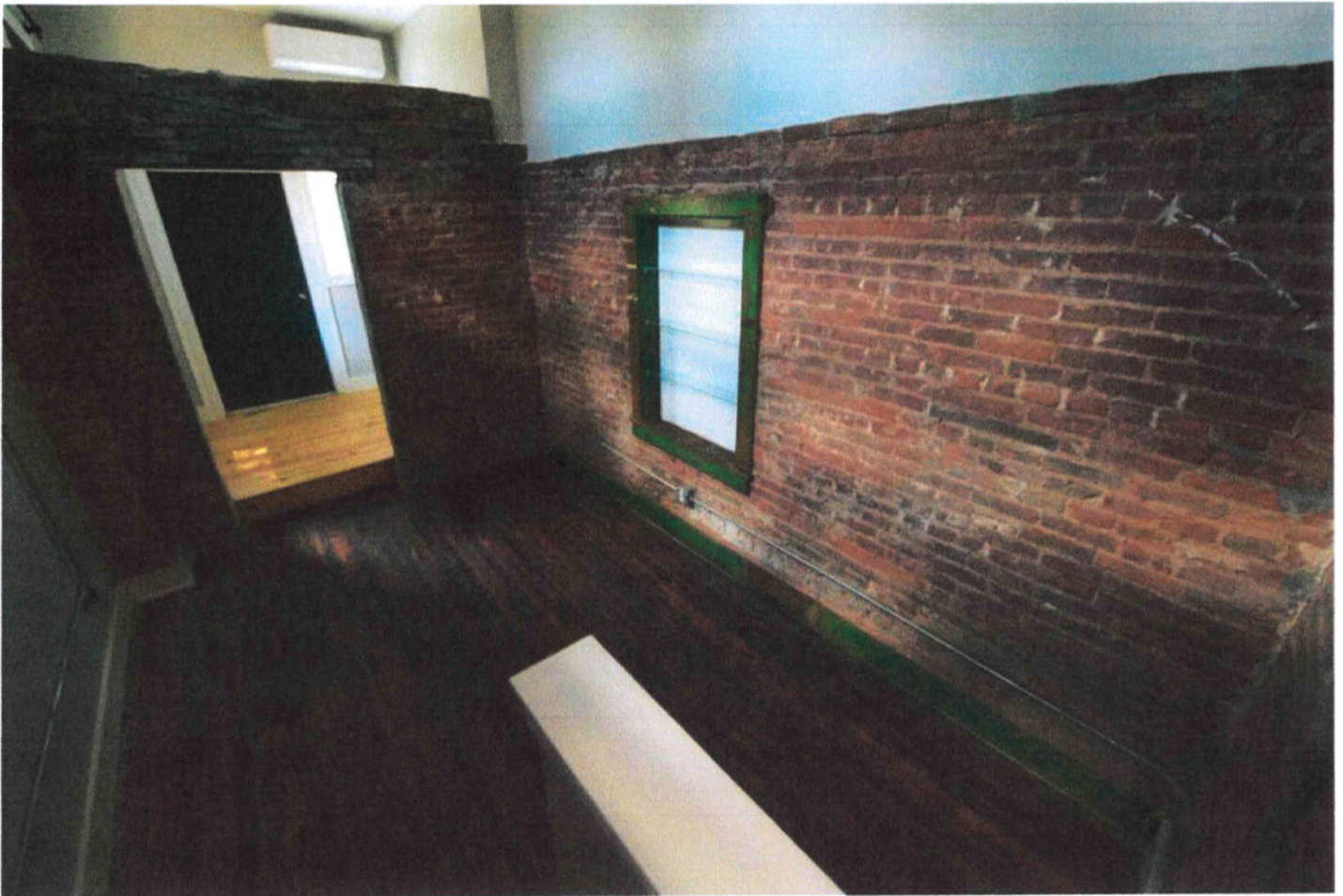
"You don't really need an insane amount of space to live in," Steve says. "You just need an efficient, functional space."

Each apartment has air conditioning and its own appliances, including a washer-dryer combo. Each space comes with Internet, access to the co-working space and a streaming service that has yet to be determined. Tenants pay \$895 a month plus their own electric.

The apartments have different layouts and features. Barn doors on tracks save space. Some of the window wells have shelves. Appliances tuck underneath countertops.



“Everything is designed purposefully,” Steve says.



CHRIS KNIGHT Staff Photographer

## **Tiny but better**

Bekah Church signed up for her apartment at Dwell even before it was finished. Church is a stage manager for Fulton Theatre. When the theater closed, she moved in with family in Maine with plans to return to Lancaster.

A friend obsessed with tiny home shows discovered the Dwell website in the fall and shared it with Church. Dwell's across the street from the theater and she liked Steve's passion for the project.

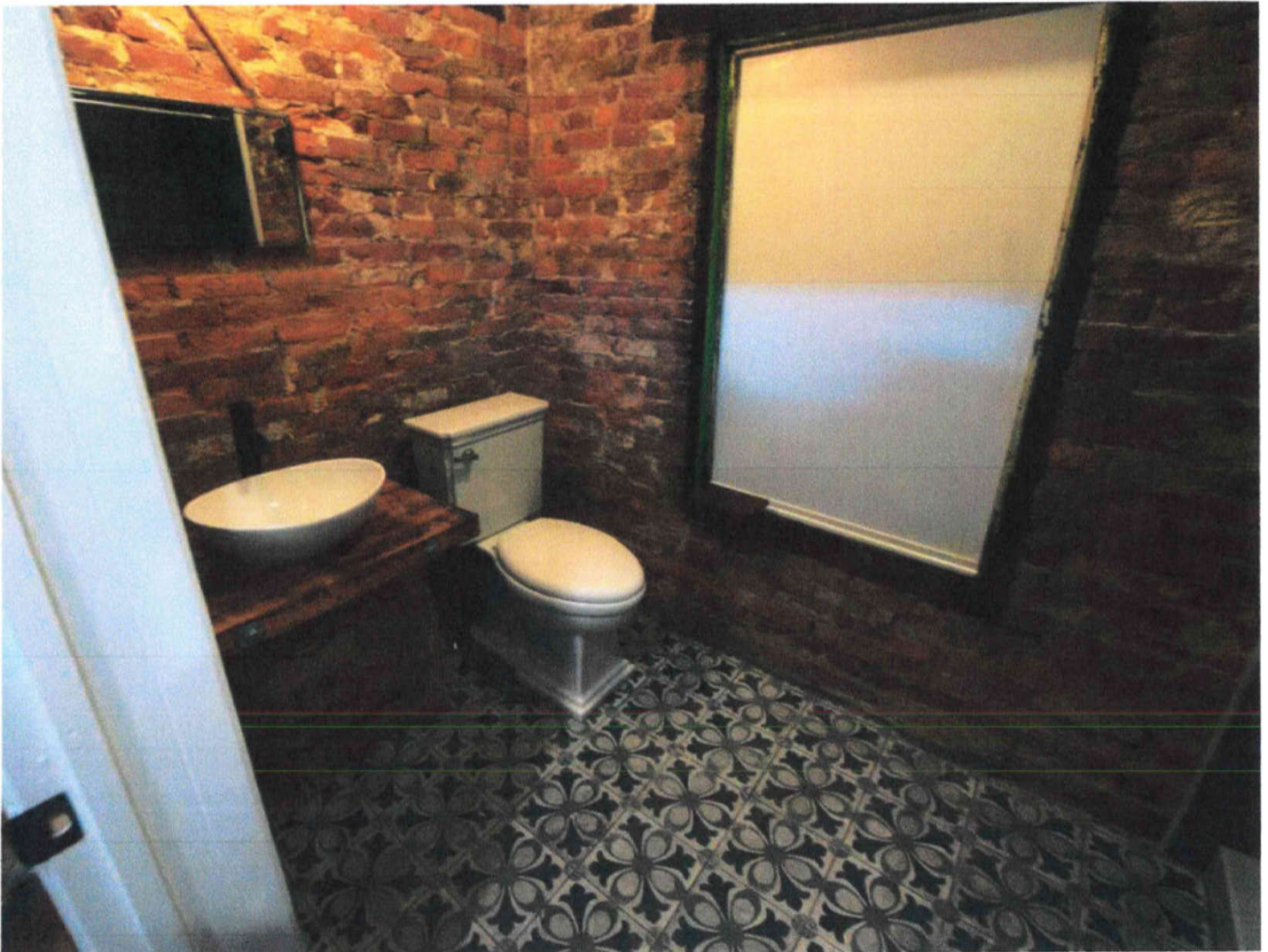
“This is too good of an opportunity to pass up,” she says.

On floor plans alone, she picked her apartment, one large enough for a separate bedroom. When she moves (in time to prep for Fulton's “Fun Home”), she's looking forward to the bright light, the reliable heat and having an older building that's well laid-out.



"It's kind of like tiny living but it doesn't feel like it," she says.

Church also says she feels lucky to find a one-bedroom apartment for \$895 a month. In her apartment search, she found more places closer to \$1,200 a month.



CHRIS KNIGHT Staff Photographer

## Small approval

To create the small apartments, the Youngs needed a special approval. The minimum size for an efficiency in Lancaster is 400 square feet. A one-bedroom unit must be at least 550 square feet. The city's zoning hearing board granted a variance for those minimum sizes.

"There is a housing inventory problem in the City and metro area, which is pushing up prices and causing other pressures," staff from Lancaster's department of community planning and economic development wrote in



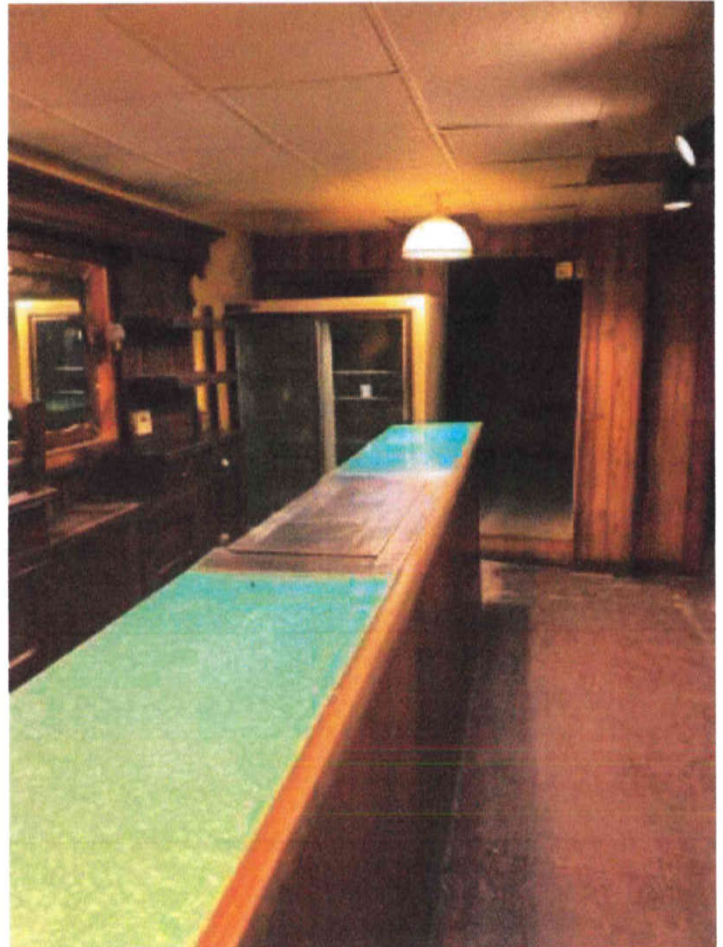
an email. "We encourage a diversity of housing development, both in terms of housing type and serving all income levels."

Dwell isn't the only new small home approved in the city. A tiny home was set up at 765 Saint Joseph St. a few months ago. Also, a building at 351 W. James St. received relief from the space requirements, the department says.

## **Social club to apartments**

For the Youngs, they spent more than a year renovating the building into Dwell. The first floor had a bar and details from the 1970s: lots of dark wood, paneling and drop ceilings.

Through construction, they remove the modern additions, exposed brick walls and changed the location of the stairway, giving tenants a separate entrance. The entrance and hallways are tagged with graffiti-style art from artist Ramon Trevino.



The former In and Out Camping & Relief Association's bar was removed from the first floor of the building during renovations.

Steve Young



CHRIS KNIGHT Staff Photographer

They added a third floor and an addition in the back of the building, which added space, an accessible entrance and a fire escape.

The building is now nearly 3,600 square feet, including about 1,200 of commercial space on the first floor.





# Forster Apartments

Eight all-inclusive micro  
apartments for rent —  
in Midtown Harrisburg.

zomelle.  
**HOMES**

# TABLE OF CONTENTS

01

## Problems vs. solutions

What problems are we solving for renters?

02

## The experience

All-inclusive move-in ready homes for renters.

## The process

Finding a home has never been easier.

## Our pricing

A streamlined pricing structure for renters.

03

04



# INTRODUCTION

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**Zomelle.**

A local family-owned real estate investment company with a social purpose.

# INTRODUCTION (cont.)

We're streamlined the rental process and tackled **two very challenging human problems of our generation** — housing affordability and rigid leasing requirements.

People from all over the country want to live in Harrisburg, and **we must develop a new scalable housing model** that is safe, affordable, and innovative to meet their needs.

01

# RENTERS

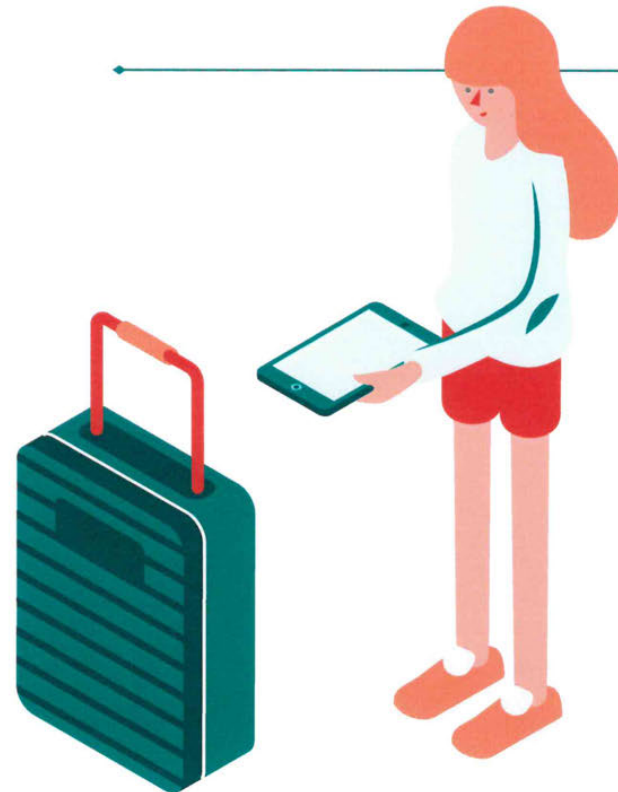
Problems vs solutions.



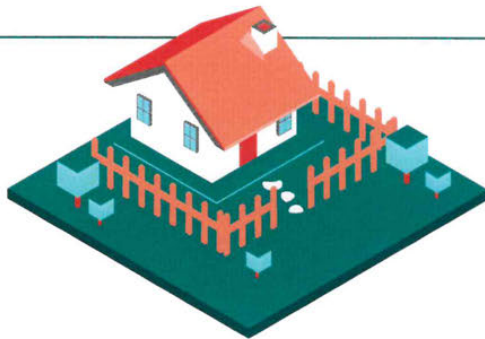
# PROBLEMS

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- The mainstream real estate industry is out of touch with the deeper needs, values, and aspirations of the modern generation.
- Searching, renting, and setting up an apartment is a daunting task — there are too many steps involved along the way.
- Additionally, the strict requirements landlords and property management companies have can leave people feeling helpless.







## Them

A slow, rigid, and inconvenient rental process — moving expenses, utilities, buying furniture, etc.

## Us

Our tenants enjoy all the benefits of a more streamlined and modern rental process.



# OUR SOLUTIONS

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01

All-inclusive move-in ready micro apartments for rent at Forster.

02

No long-term leases, credit checks, deposits, or dealing with furniture.



**"It's like  
renting a  
long-term  
Airbnb"**



02

## **THE EXPERIENCE**

All-inclusive move-in ready apartments.



**Life's better when  
you live like this!**



**"Small rooms and dwellings set the mind on the right path, large ones cause it to go astray."**

- Leonardo da Vinci

# WHAT'S INCLUDED

## Flexible stays

Stay from a month, to years — without long-term lease traps.

## Utilities included

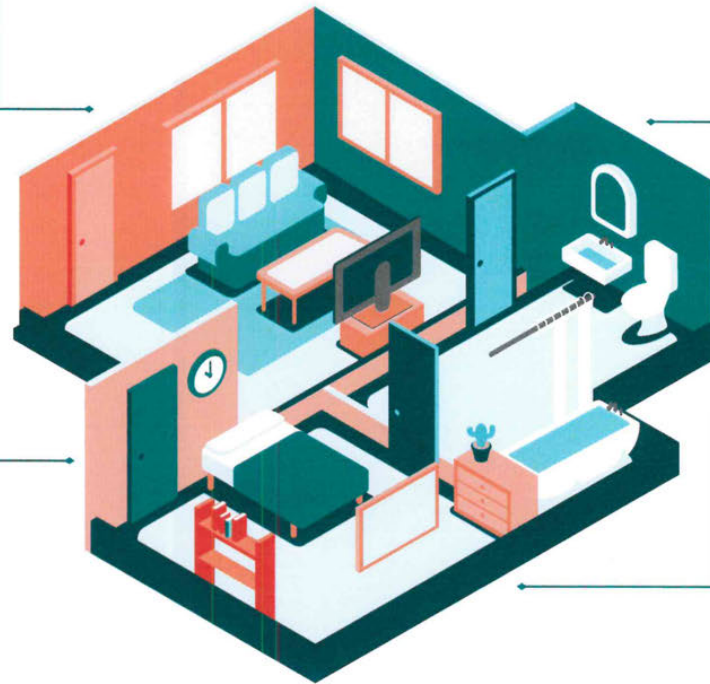
Public utilities and internet are included in the lease.

## Fully furnished

Every space in the home comes fully furnished, on us.

## Washer & dryer

Use the in-home washer and dryer at no additional charge.







03

# THE PROCESS

Finding an apartment has never been easier.



# OUR PROCESS

---

01

## Quick search



Search for our 8 available apartments conveniently online.

02

## Reserve online



Reserve a unit or request a tour from our website.

03

## Secure payment



Submit your documents, pay your first month rent, and insurance, all online.

# INITIAL BENEFITS

---

Tenants at Forster Apartments enjoy an easy rental process — without the hassle of long-term leases, credit checks, deposits, or dealing with furniture.

- No application fees required.
- No individual utilities to set up or pay.
- No long-term lease commitments.
- No ridiculous income requirements.
- No furniture to purchase or set up.



04

# OUR PRICING

A simple pricing structure for tenants.



# PRICING

---

01

## Monthly rent payment

Your rent payment includes all utilities and amenities offered at Forster Apartments.

02

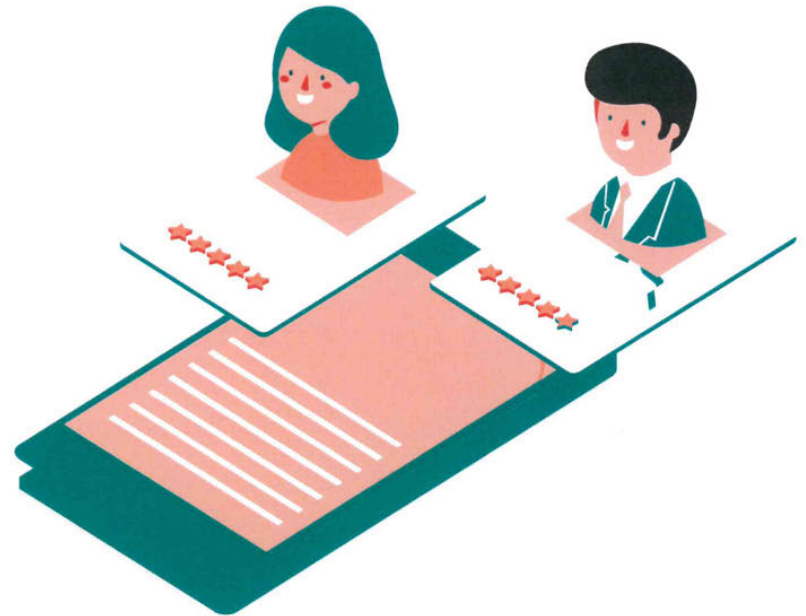
## Monthly deposit insurance

Save money by replacing your expensive security deposit with a low-cost alternative (ex. \$20/month).

03

## Monthly renters insurance

Comprehensive coverage that meets your needs. Protect what belongs to you (ex. \$7/month).



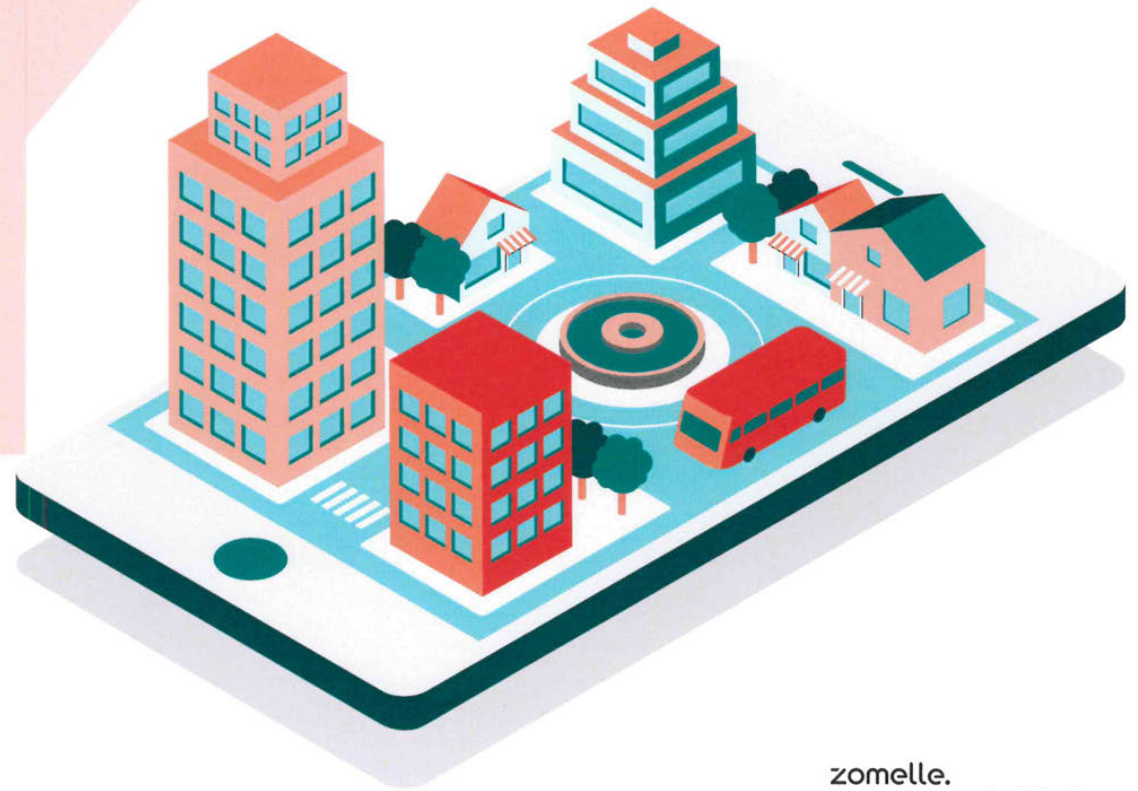
# READY?

Do you have questions?

Ph: 717.444.8087

[stay@zomellehomes.com](mailto:stay@zomellehomes.com)

[www.zomellehomes.com](http://www.zomellehomes.com)

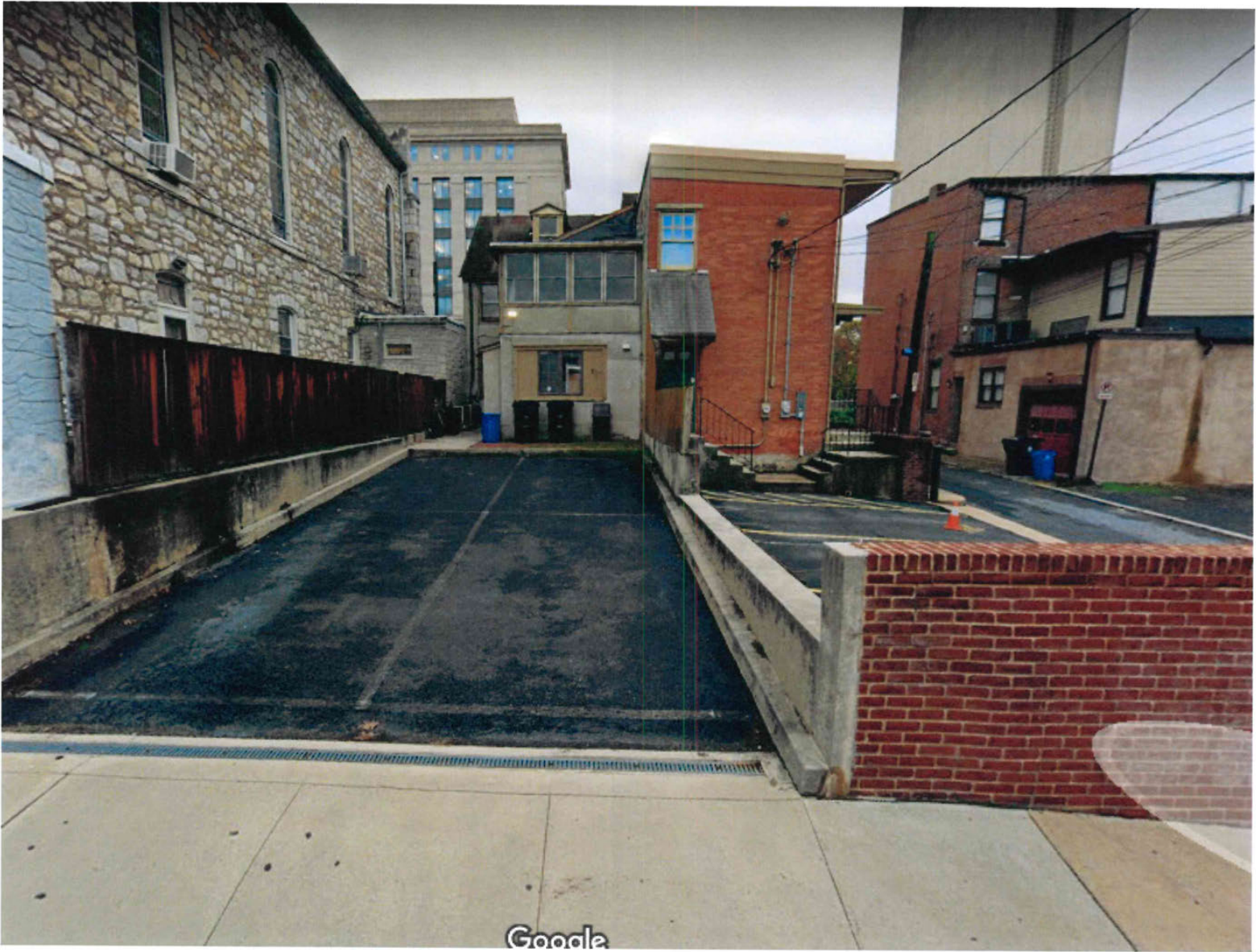


zomelle.  
**HOMES**



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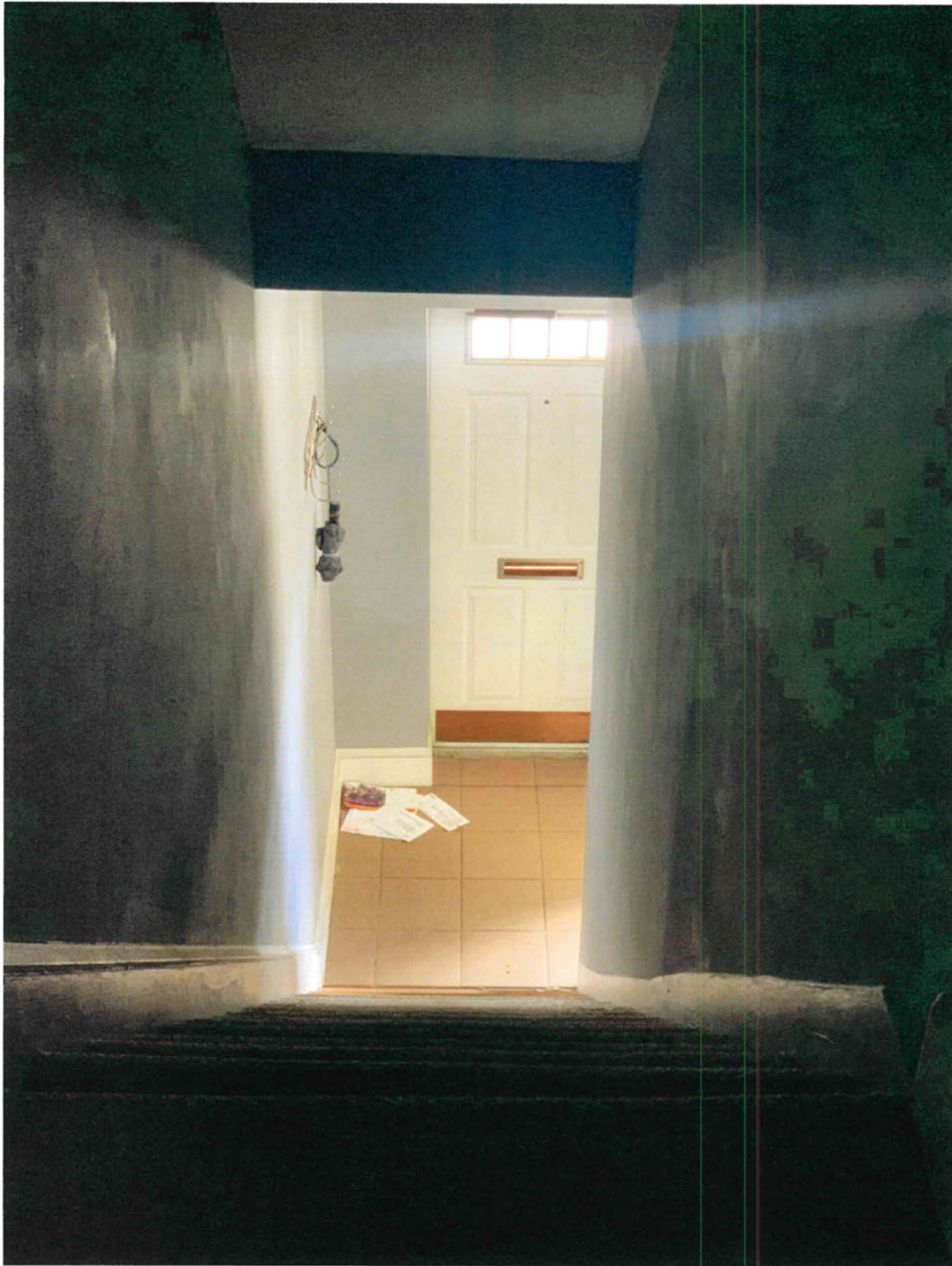




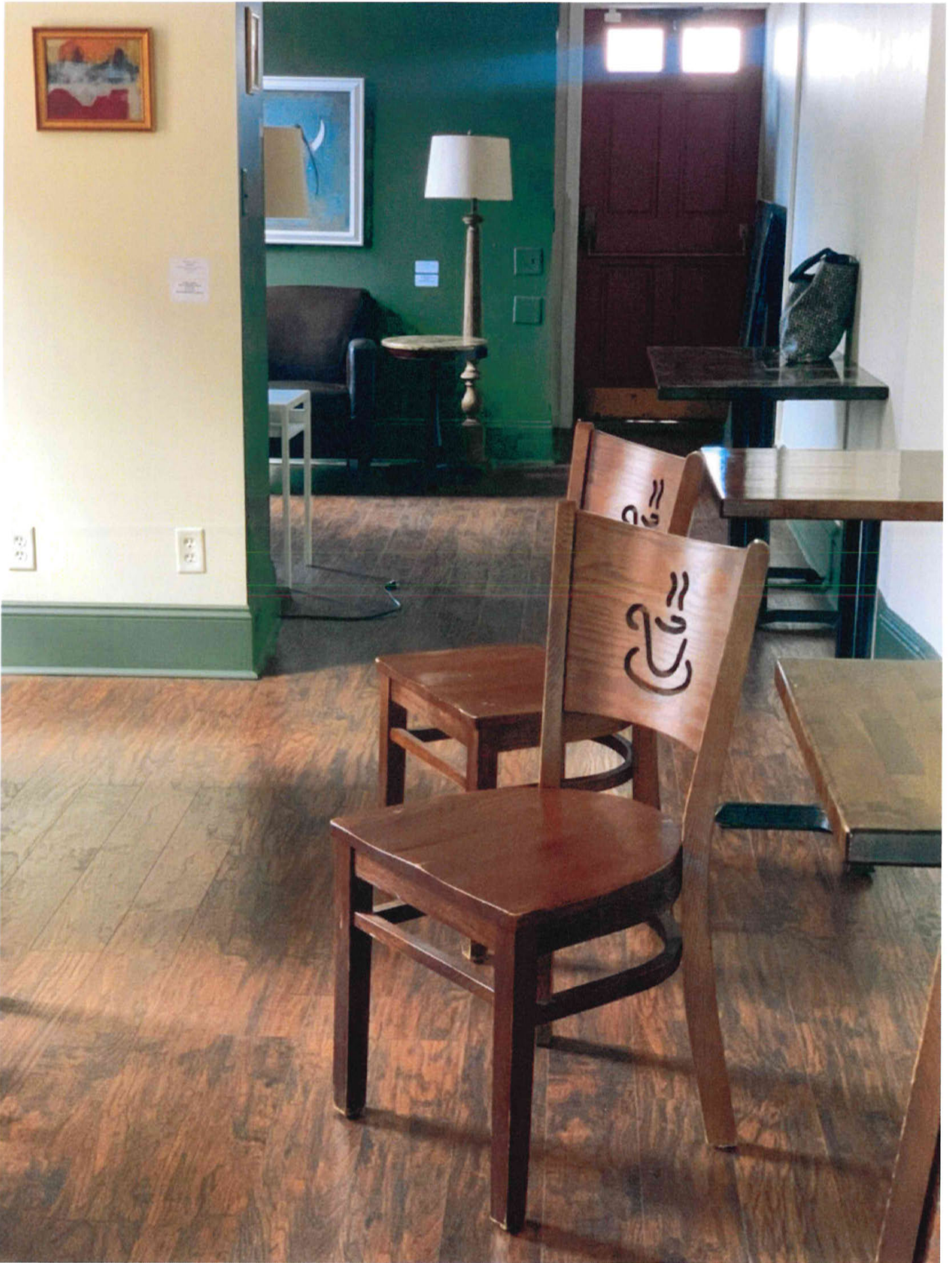
























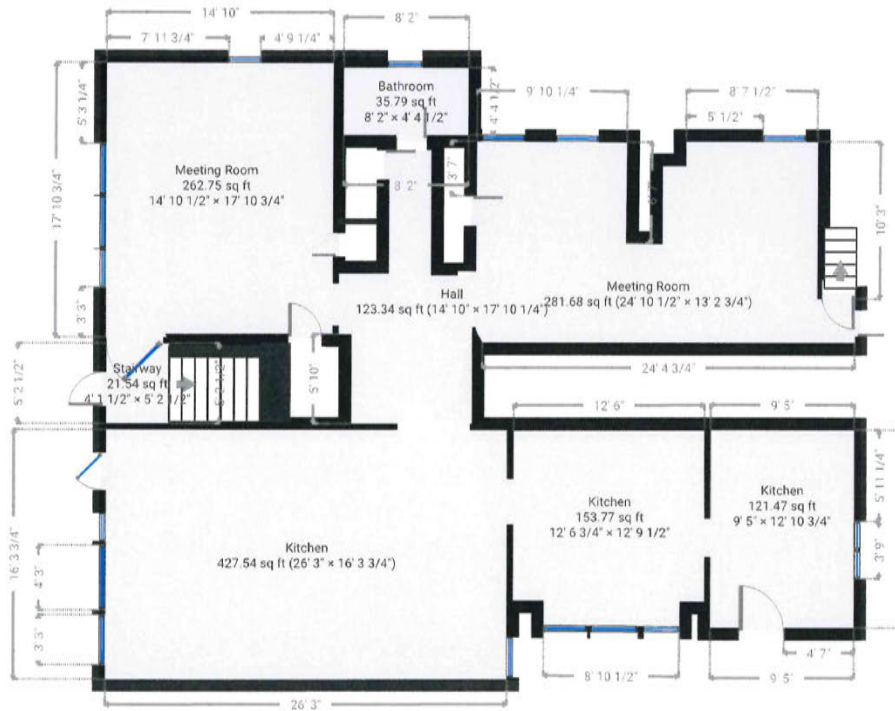
# Zomelle @ Forster (original)

416, Forster Street, 17102 Harrisburg, Pennsylvania, United States  
 TOTAL AREA: 2863.22 sq ft · LIVING AREA: 3295.49 sq ft · FLOORS: 2 · ROOMS: 14

**zomelle.**  
 SUBMITTED BY Zomelle Studio, LLC  
 (717) 297-6444

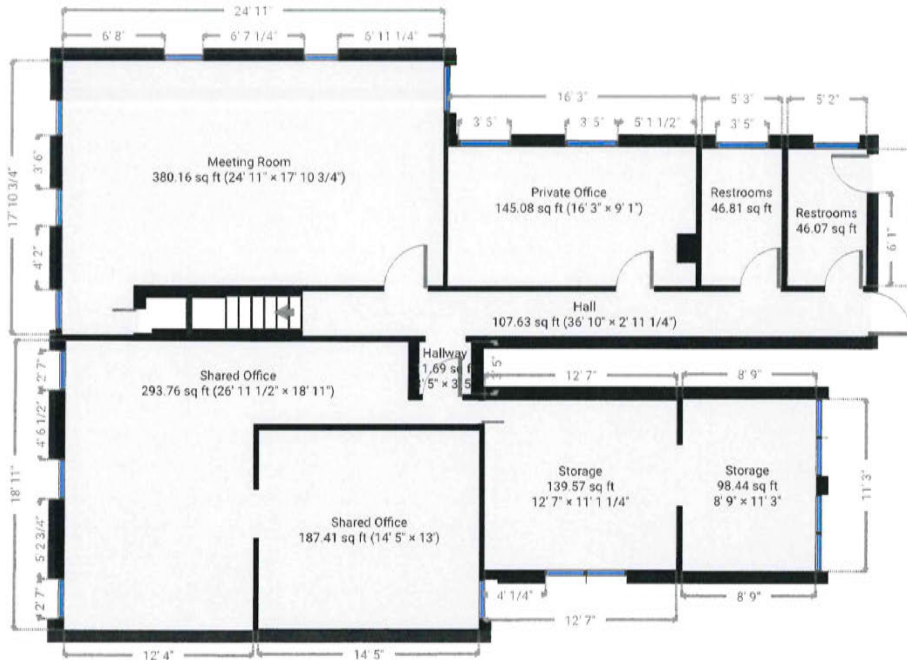
## ▼ 1st Floor

TOTAL AREA: 1407.33 sq ft · LIVING AREA: 1698.90 sq ft · ROOMS: 6

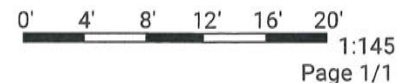


## ▼ 2nd Floor

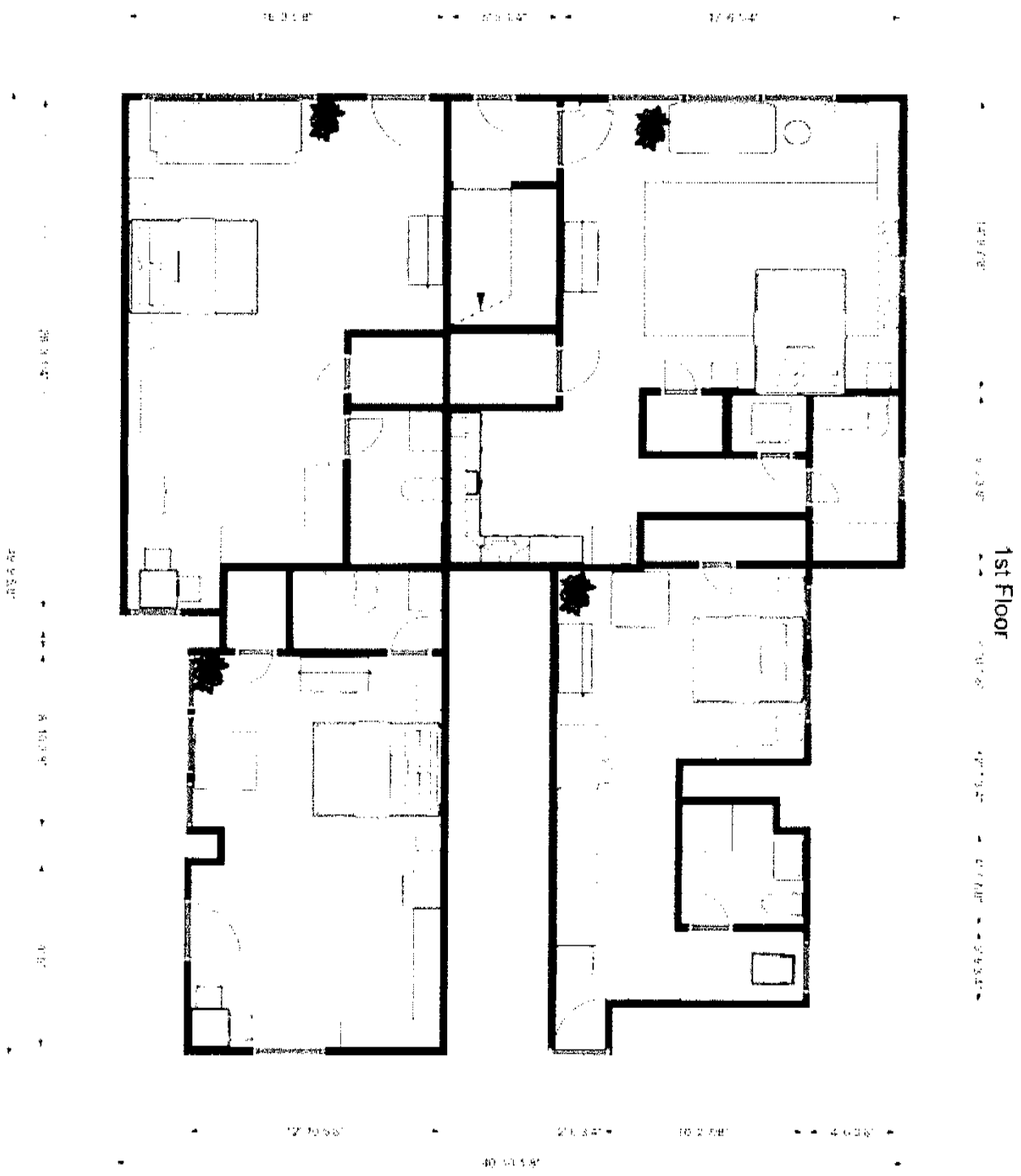
TOTAL AREA: 1455.88 sq ft · LIVING AREA: 1596.59 sq ft · ROOMS: 8



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. ZOMELLE DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.



1

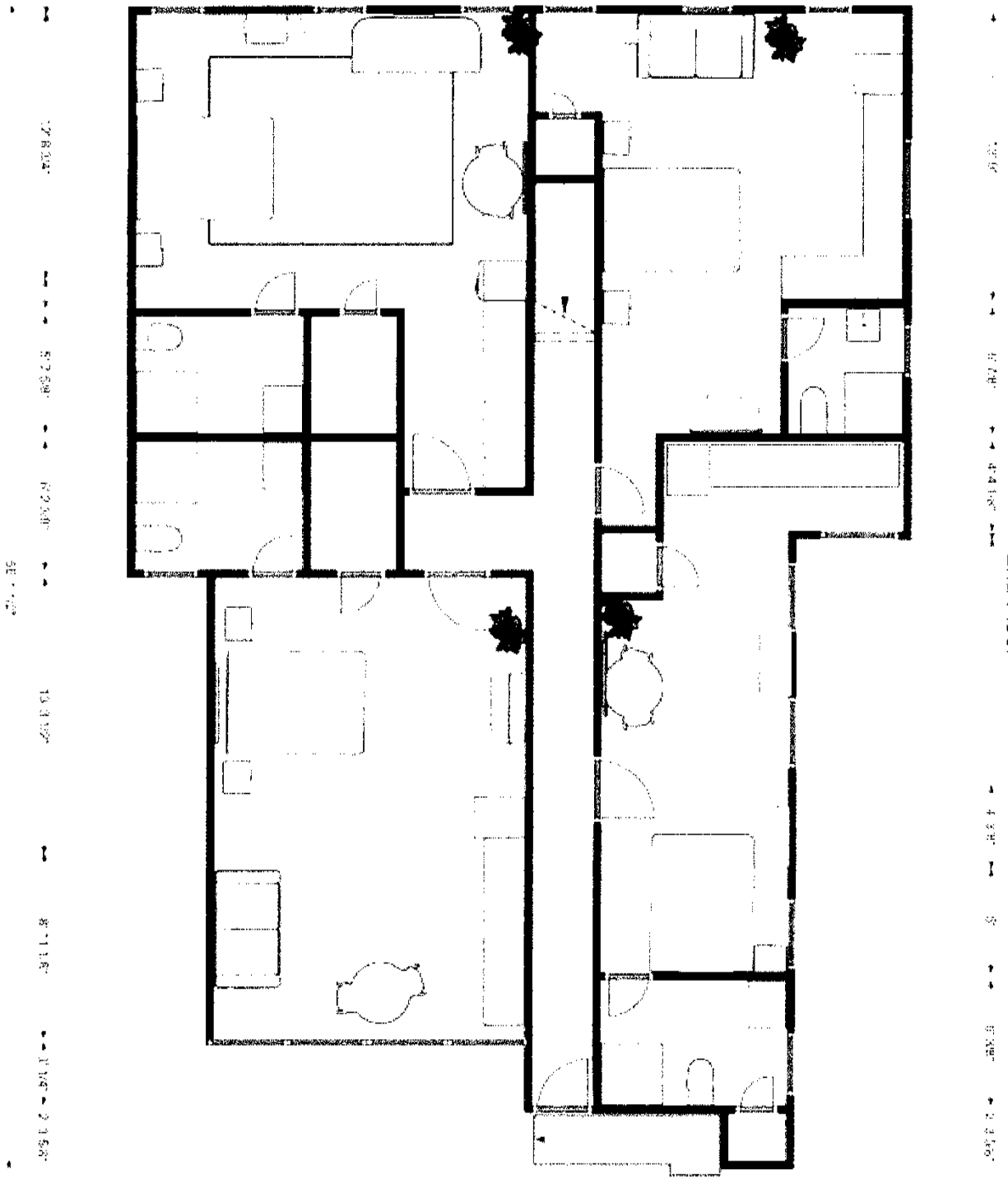


1st Floor



16' 10 1/2"

17' 10 3/4"

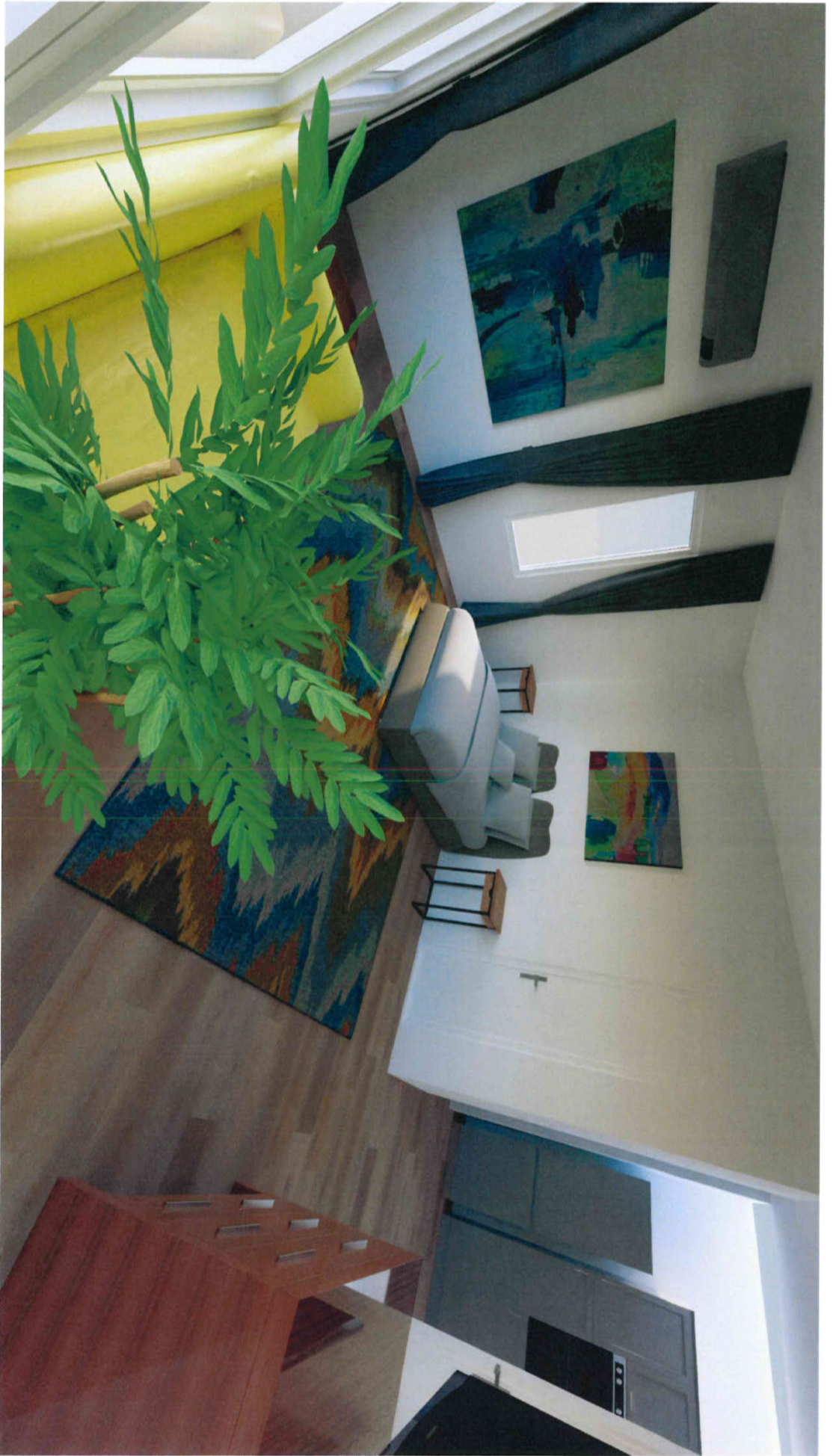


2nd Floor

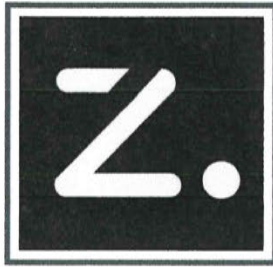






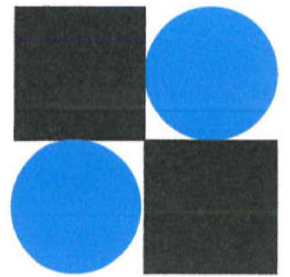






**ZOMELLE**

A FAMILY-OWNED REAL ESTATE COMPANY



Zomelle Properties, LLC  
4203 Union Deposit Rd.  
STE. #1112  
Harrisburg, PA 17111

September 13, 2022

**To Whom It May Concern:**

We are looking to consolidate the properties at 416 and 418 Forster Street, Harrisburg, PA 17102, into 8 micro-apartment units. This property will come with 5 off-street parking spaces, which should alleviate any parking concerns. In order to begin this project, we have to request zoning relief and need to formally inform you of the plans we're proposing to the city.

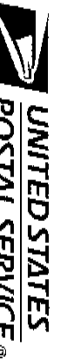
The Planning Commission will meet at 6:30 PM on October 5, 2022, and the Zoning Hearing Board will meet at 6 PM on October 17, 2022. All meetings normally take place in the City Council Chambers located at 10 North 2nd Street, although meetings may also be held in Suite #1 (basement) of the City Government Center. You are invited to attend the meeting, and we look forward to hearing any feedback or addressing any concerns you may have.

Regards,

**LeslieAnn Musgrave, CEO**

*LeslieAnn Musgrave*





UNITED STATES POSTAL SERVICE® Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

ZOWELLE PROPERTIES, LLC  
4902 OMM DEERVA  
STE # 1112  
HARRISBURG, PA 17111

TOTAL NO. of Pieces Listed by Sender

6

TOTAL NO. of Pieces Received at Post Office

6

Postmaster, per (Name of receiving employee)

*[Signature]*

Affix Stamp Here  
Postmark with Date of Receipt.



0000

U.S. POSTAGE PAID  
HARRISBURG, PA  
SEP 14 22  
AMOUNT  
\$3.00  
R2305K142205

USPS Tracking Number

Firm-Specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

2nd BAPTIST CHURCH

1807 N 15TH ST

HARRISBURG, PA 17103

APW, LLC

216 HERR ST

HARRISBURG, PA 17109

THOMAS ARNOLD

408 PETERS ST

HARRISBURG, PA 17102

BIDLAYER INVESTMENTS LLC

1500 REBELS VILLAGE RD

HARRISBURG, PA 17101

MATTHEW BRINER

912 GRAND ST

HARRISBURG, PA 17102

ANGELA COHEN

911 GRAND ST

HARRISBURG, PA 17105



**UNITED STATES POSTAL SERVICE®** Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

Zemke Properties LLC  
4203 Union Deposit Rd.  
Harrisburg, PA 17111

TOTAL NO. of Pieces Listed by Sender

6

TOTAL NO. of Pieces Received at Post Office

6

Postmaster, per (name of receiving employee)

*[Signature]*

Affix Stamp Here  
Postmark with Date of Receipt.



U.S. POSTAGE PAID  
HARRISBURG, PA  
17108  
SEP 14 2015  
AMOUNT  
**\$3.00**  
R2305K142205

USPS Tracking Number

Firm-specific Identifier

Address  
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

Steven Rzonec

925 Grand St

Harrisburg, PA 17102

Graig Sussman

923 Grand St

Harrisburg, PA 17102

Jason Schmucker

501 9th St

Selinsgrove, PA 171370

Triple J Associates LTD

150 Valley Rd

Lewisport, PA 17061

Joseph Torzatto

4416 W 2nd St

Harrisburg, PA 17110

Anthony Zabusik

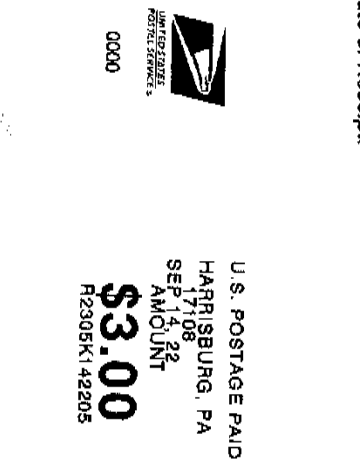
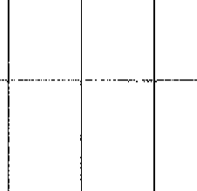
915 Canal St

Harrisburg, PA 17102





UNITED STATES POSTAL SERVICE® Certificate of Mailing — Firm (Domestic)

Name and Address of Sender	TOTAL NO. of Pieces Listed by Sender	TOTAL NO. of Pieces Received at Post Office	Affix Stamp Here Postmark with Date of Receipt.
Zemelle Properties LLC 4403 Union Deposit Rd. Ste. # 1112 Harrisburg, PA 17111	6	6	
USPS Tracking Number	Postmaster, per (name of receiving employee)		
Firm-Specific Identifier	Address (Name, Street, City, State, and ZIP Code™)	Postage	Fee
	ERIC DOUSHIN 913 Grand St. Harrisburg, PA 17102		
	BRIAN ELIIS 1 EVERGREEN ST LYNDON, PA 16045		
	EMILY FISHER 920 Grand St Harrisburg, PA 17102		
	BRENT HATFIELD 194 Wadestric Cir North Little Rock, AR 72113		
	VIVIAN HUNT 933 Ridge St Harrisburg, PA 17102		
	KANDI LLC 412 POKER ST HARRISBURG, PA 17102		
			Parcel Airlift



UNITED STATES POSTAL SERVICE® Certificate of Mailing — Firm (Domestic)

Name and Address of Sender

Zemella Properties LLC  
4223 Union Deposit Rd.  
Harrisburg, Pa 17111

TOTAL NO. of Pieces Listed by Sender

6

TOTAL NO. of Pieces Received at Post Office

6

Postmaster, per (name of receiving employee)

Affix Stamp Here

Postmark with Date of Receipt.



U.S. POSTAGE PAID  
HARRISBURG, PA  
SEP 14 2009  
AMOUNT  
**\$3.00**  
R2306K142205

USPS Tracking Number

Firm-specific Identifier

Address (Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

MILTON LARA

410 FORT ST

HARRISBURG, PA 17102

DELEANA LAYTON AVILES

916 GRAND ST

HARRISBURG, PA 17102

CHARLES MCKEE

914 GRAND ST

HARRISBURG, PA 17102

STEVEN DWELL

905 GARFEL ST

HARRISBURG, PA 17102

~~ALPHONSO~~ ELIZABETH ORNELA

905 GARFEL ST

HARRISBURG, PA 17102

ROTH ANDERSON

935 ROSE ST

HARRISBURG, PA 17102