

City of York
Zoning Hearing Board
July 20, 2017
6:30 PM City Council Chambers

1. Call to Order

- 2. Case 19-2017-Z-SE.** An application has been filed by Diane & Mark Platts for a Special Exception to change from one nonconforming use to another nonconforming use. The property is located at 300 South Pershing Avenue in the UN2-Urban Residential Neighborhood Zoning District.
- 3. Case 21-2017-Z-V.** An application has been filed by Marshall & Darlene Leonard for Variances for: Multi-Family Dwelling Conversion from a Different Use; Units per Acre; Vacancy requirement; Land Development Plan: Traffic Study; and Parking requirements. The property is located at 209 East Cottage Place in the RS1-Single Family Detached Residential Conservation Zoning District.
- 4. Case 22-2017-Z-V.** An application has been filed by T-Mobile Northeast, LLC for a Variance for a Communication Transmitting/Receiving Facility use at the property located at 450 West King Street in the UN1-Urban Mixed Residential-Commercial Zoning District.
- 5. Case 23-2017-Z-SE.** An application has been filed by Michael & Lois Taylor for a Special Exception of Not for Profit Club use at the property located at 345-349 East Cottage Place in the MUI1-Mixed Use Residential Institutional Zoning District.

6. Adjournment

The York City Zoning Hearing Board was established in order that the objectives of the Zoning Ordinance may be fully and equitably achieved and a means for competent interpretation is provided. The City of York currently operates under the 2011 Zoning Ordinance as amended and adopted by City Council.

The Board may appoint any member or an independent attorney as the Hearing Officer. The decision or where no decision is called for, of the findings shall be by the Board; however, the appellant or the applicant, as the case may be, in addition to the City of York may, prior to the decision of the hearing waive decision or findings by the Board and accept the decision or findings of the Hearing Officer as final.

The general purpose of the Zoning Hearing Officer deals with zoning regulations and districts set forth in the codified ordinances. The ordinances have been made in accordance with the City of York Community Development goals and objectives designed to address safety, health and welfare, and the quality of life as well as facilitate the appropriate development and redevelopment of the City, protect the tax base, and encourage economy in public expenditures.

The Zoning Hearing Officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.

Articles IX and X-A of the Pennsylvania Municipalities Planning Code govern the duties and powers of the York City Zoning Hearing Board and Officer.