



**City of York
Zoning Hearing Board
Thursday, August 19, 2021
5:30 PM City Council Chambers**

1. Call to Order.

Case 17-2021-Z-V/SE. SPG Capital, LLC has applied for a Special Exception/Variations to convert a single-family dwelling to 2 units located at **296 W. Jackson St.** in the MUI2 Zoning District.

Case 18-2021-Z-V/SE. Dennis Smith has applied for a Special Exception/Variations to convert a single-family dwelling to 2 units located at **717 Linden Ave.** in the RS2 Zoning District.

Case 19-2021-Z-V. Anthony Shinsky has applied for a variance to convert 2 empty lots into Apartments Combined with Commercial located at **959-961 W. College Ave.** in the UN2 Zoning District.

Case 20-2021-Z-V. Gaudenzia Foundation, Inc. has applied for a variance to permit 24 occupants in an existing group home located at **1141 E. Market St.** in the UN1 Zoning District.

Case 21-2021-Z-V/SE. Danny R. Cox has applied for a Special Exception/Variations to operate a Group Home with 8 individuals located at **638 Pennsylvania Ave.** in the RS2 Zoning District.

Case 22-2021-Z-V/SE. Danny R. Cox has applied for a Special Exception/Variance to operate a Group Home with 8 individuals located at **650 Pennsylvania Ave.** in the RS2 Zoning District.

Case 23-2021-Z-V/SE. Edward Taveras has applied for a Special Exception/Variations to convert a single-family dwelling to 2 units located at **918 W. Princess St.** in the RS2 Zoning District.

5. 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.