



**City of York
Zoning Hearing Board
Thursday, December 16, 2021
6:30 PM City Council Chambers**

1. Call to Order.

35-2021-Z-SE | 819 W Princess St – Held over from November

Move to recommend [approval/denial] of a special exception to allow a home occupation use, as defined in section 1304.2-7.11, at 819 W Princess St in the UN2 Zoning District.

37-2021-Z-V/SE | 900 W. College Ave.

Move to recommend [approval/denial] of a variance to the definition of multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home for the property at 900 College Ave. in the UN2 zoning district.

Move to recommend [approval/denial] of a variance to the off-street parking requirements of 1.5 per unit for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home for the property at 900 College Ave. in the UN2 zoning district.

Move to recommend [approval/denial] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home for the property at 900 College Ave. in the UN2 zoning district.

Move to recommend [approval/denial] of a variance to the special exception provision found in section 1304.1-1.2.2 that the property must be vacant for

more than two years for the property at 900 W. College Ave. in the UN2 zoning district.

Move to recommend [approval/denial] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 900 W. College Ave. in the UN2 zoning district.

38-2021-Z-SE | 471 Madison Ave.

Move to recommend [approval/denial] of a special exception to allow a Neighborhood Public Service Office, as defined in section 1304.01.4.09.005 at 471 Madison Ave. in the UN2 Zoning District.

39-2021-Z-V | 654 Lincoln St.

Move to recommend [approval/denial] of a variance for relief from the required found in section 1303.14 for the property at 654 Lincoln Street in the EC Zoning District.

39-2021-Z-V | 238 E. Philadelphia St.

Move to recommend [approval/denial] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home currently licensed for 7 units into 8 units for the property at 238 E. Philadelphia St. in the UN1 zoning district.

Move to recommend [approval/denial] of a variance to the off-street parking requirements of 1.5 per unit for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home currently licensed for 7 units into 8 units for the property at 238 E. Philadelphia St. in the UN1 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.

Permits, Planning, & Zoning

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