



**City of York  
Zoning Hearing Board  
Thursday, January 20, 2022  
6:30 PM City Council Chambers**

**1. Call to Order.**

**39-2021-Z-V | 238 E. Philadelphia St. **Tabled from December****

Move to [approve/deny] 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 [approve/deny] 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.

**1-2022-Z-V | 28 N. Pine St.**

Move to [approve/deny] of a dimensional variance to allow five units from three units, as defined in section 1304.01.1.02.002-7, at 28 N. Pine St. in the UN1 Zoning District.

## **2-2022-Z-V | 702 Chestnut St.**

Move to [approve/deny] of a variance to the off-street parking requirements of 4 as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] of a variance to the requirement that the building be each rental unit be a minimum of 250 sq. ft. as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] of a variance that the building shall be occupied by the owner of the property as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] of a variance to convert a single-family dwelling to a 5-room rooming house as found in section 1304.02.7.17, for the property at 702 Chestnut St. in the UN2 zoning district.

## **3-2022-Z-V-SE | 611 Wallace St.**

Move to [approve/deny] 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 611 Wallace Street in the UN2 zoning district.

Move to [approve/deny] 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 611 Wallace Street in the UN2 zoning district.

Move to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.1-1.2.2, for the property at 611 Wallace Street in the UN2 zoning district.

Move to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 611 Wallace Street in the UN2 zoning district.

#### **4-2022-Z-V | 960 Northbriar Dr.**

Move to [approve/deny] of a variance for relief from the required setbacks for the placement of a shed found in section 1303.09 for the property at 960 Northbriar Dr. in the RS1 Zoning District.

#### **5-2022-Z-V | 567-569 W. Market St.**

Move to [approve/deny] of a variance to add an office to the first floor of a multi-family dwelling found in section 1304.1-1.2.2, for the property at 567-569 W. Market St. in the UN1 zoning district.

#### **6-2022-Z-V | 159 W. King St.**

Move to [approve/deny] of a variance to add a fourth unit to an existing 3 unit of a multi-family dwelling found in section 1304.1-1.2.2, for the property at 159 W. King St. in the CBD 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.*