



**City of York
Zoning Hearing Board
Thursday, April 21, 2022
6:30 PM City Council Chambers**

1. Call to Order.

13-2022-Z-V | 713 E. Clark Ave. Rear.

Move to [approve/deny] a variance to permit a garage on an empty lot with no primary structure found in section 1304.2-7.1, for the property at 713 Clark Ave rear. in the UN2 zoning district.

14-2022-Z-V-SE | 148 W. Jackson St.

Move to [approve/deny] a variance to section 1304.2-7.17. b.3 to waive the requirement that the property owner occupies a rooming house

Move to [approve/deny] a variance to section 1304.2-7.17. b.1 to allow a rental unit within a rooming house to be smaller than 250 SF

Move to [approve/deny] a variance to section 1304.2-7.17. b.5 to reduce the number of off-street parking spaces to 2 from 4.

Move to [approve/deny] a special exception to allow a rooming house as defined in section 1304.2-7.17 in the MUI2 Zoning District.

15-2022-Z-V-SE | 390 N. Eberts Ln.

Move to [approve/deny] a special exception for the use of a recycling facility as defined in section 1304.1.6.2.5 at 390 Eberts Ln. in the EC Zoning District.

Move to [approve/deny] a variance for hours outside of the ordinance hours of M-F 7am-7pm. In the EC Zoning District.

16-2022-Z-V | 130-135 E. North St.

Move to [approve/deny] a variance to permit mini warehousing/self-storage found in section 1304.1-6.1.6, for the properties at 130-135 E. North 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.