



**City of York
Zoning Hearing Board
Thursday, July 21, 2022
5:30 PM City Council Chambers**

1. Call to Order.

17-2022-Z-V | 242 E. College Ave.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 242 E. College Ave. in the UN1 zoning district.

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 into 2 units for the property at 242 E. College Ave. in the UN1 zoning district.

Move to [approve/deny] of a variance to allow a multi-family use, as defined in section 1304.1-1.2.2, at 242 E. College Ave. in the UN1 zoning district.

18-2022-Z-V | 500 Lincoln St.

Move to [approve/deny] a variance to section 1303.14c to waive maximum building height located at 500 Lincoln St. in the EC Zoning District.

Move to [approve/deny] a variance to section 1303.14c to waive the front yard setback located at 500 Lincoln St. in the EC Zoning District.

Move to [approve/deny] a variance to section 1305.02b(1-5) to waive buffer yards located at 500 Lincoln St. in the EC Zoning District.

19-2022-Z-V-SE | 325 N. Newberry St.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 325 N. Newberry St. in the RS2 zoning district.

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 into 2 units for the property at 325 N. Newberry St. in the RS2 zoning district.

Move to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 325 N. Newberry St. in the RS2 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 325 N. Newberry St. in the RS2 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 325 N. Newberry St. in the RS2 zoning district.

20-2022-Z-V | 376 E. Market St.

Move to [approve/deny] a variance to the definition of Apartment Combined with Commercial, as defined in section 1304.1-3.1a, at 376 E. Market St. in the UN2 zoning district.

Move to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.1-1.3.1, to include conversion of a single-family home into 3 units for the property at 376 E. Market St. 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 to be combined with the commercial in section 1304.1-1.3.1, for the property 376 E. Market St. in the UN2 zoning district.

Move to [approve/deny] of a variance to allow an Apartment Combined with Commercial use, as defined in section 1304.1-1.3.1, at 376 E. Market St. in the UN2 zoning district.

21-2022-Z-V | 601 E. Springettsbury Ave.

Move to [approve/deny] a variance to permit signs quantity, location, size, and height defined in section 1308.06 for the property located at 601 E. Springettsbury Ave. in the MUI1 Zoning District.

22-2022-Z-V-SE | 625 Linden Ave.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 625 Linden Ave. in the RS2 zoning district.

Move to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 625 Linden Ave. in the RS2 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 625 Linden Ave. in the RS2 zoning district.

23-2022-Z-V-SE | 470 W. King St.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 470 W. King St. in the UN2 zoning district.

Move to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 470 W. King St. 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 1304.1-1.3.1, for the property 470 W. King St. 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 470 W. King St. in the UN2 zoning district.

24-2022-Z-V | 713 Village Rd.

Move to [approve/deny] a variance for relief from the 10ft side and rear setback regulations as defined in section 1303.9 at 713 Village Rd. in the RS1 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.