



**City of York
Zoning Hearing Board
Thursday, January 12, 2023
5:30 PM City Council Chambers**

1. Call to Order.

Election of Officers

1-2023-Z-V | 30-32 E. College Ave.

Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a licensed 3 unit to a 4 unit for the property at 30-32 E. College Ave. in the UN2 zoning district.

2-2023-Z-V | 212-218 N. George St.

Move to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.01-1.03.001, proposed 43 units will exceed the permitted 23 at 218-218 N. George St. in the CBD Zoning District.

3-2023-Z-V | 56 S. Pershing Ave.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 56 S. Pershing Ave. in the CBD zoning district.

4-2023-Z-V | 656 Salem Ave.

Move to [approve/deny] of a variance to convert a single-family dwelling into a Personal Care Home, as defined in section 1304.01-3.09.004, at 656 Salem Ave. in the UN2 zoning district.

5-2023-Z-V | 724 S. George St.

Move to [approve/deny] a variance to have an emergency shelter, as defined in section 1304.01-3.10.001, at 724 S. George St. in the UN1 zoning district.

6-2023-Z-V-SE | 712 Roosevelt Ave.

Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 712 Roosevelt Ave. 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 712 Roosevelt Ave. 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 1304.01-1.02.002, for the property 712 Roosevelt Ave. in the UN2 zoning district.

Move to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 712 Roosevelt Ave. in the UN2 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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