



**City of York
Zoning Hearing Board
Thursday, January 19, 2023
5:30 PM City Council Chambers**

1. Call to Order.

7-2023-Z-V | 725 W. Philadelphia St.

Move to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 725 W. Philadelphia St. in the UN2 zoning district.

Move to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 725 W. Philadelphia St. in the UN2 zoning district.

Move to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 725 W. Philadelphia St. in the UN2 zoning district.

Move to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 725 W. Philadelphia St. in the UN2 zoning district.

8-2023-Z-V | 702 Chestnut St.

Move to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 702 Chestnut St. in the UN2 zoning district.

Move to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 702 Chestnut St. in the UN2 zoning district.

9-2023-Z-V | 330 E. Boundary Ave.

Move to [approve/deny] a variance for a slaughterhouse/store, as defined in section 1304.01-2.01.001 Livestock Farming, at 330 E. Boundary Ave. in the MUI1 zoning district.

10-2023-Z-V | 31-37 E. Maple St.

Move to [approve/deny] of a dimensional variance from relief of the current zoning sq. ft. per lot new build as defined in section 1303.12(d), at 31-37 E Maple St. in the UN2 zoning district.

11-2023-Z-V | 200 & 304 N. Broad St.

Move to [approve/deny] of a variance eliminate interior parking lot landscaping islands for the property 200 & 304 N. Broad St. in the EC zoning district.

Move to [approve/deny] of a variance to reduce the require parking spaces from 189 to 82 as found in section 1304.01-1.02.001(d), for the property 200 & 304 N. Broad St. in the EC zoning district.

Move to [approve/deny] a variance to allow a multi-family use new construction, as defined in section 1304.01-1.02.001, 200 &304 N. Broad St. in the EC 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.