



**City of York  
Zoning Hearing Board  
Thursday, November 16, 2023  
6:00 PM City Council Chambers**

**1. Call to Order.**

**40-2023-Z-V-SE | 636 Pennsylvania Ave.- Tabled from October**

- 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 636 Pennsylvania Ave. in the RS2 zoning district.
- Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 636 Pennsylvania 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 636 Pennsylvania Ave. in the RS2 zoning district.
- Move to [approve/deny] of a variance to the required 3 off-street parking spaces to be reduced to 2 found in section 1304.01-1.02.002, for the property at 636 Pennsylvania Ave. in the RS2 zoning district.
- Move to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 636 Pennsylvania Ave. in the RS2 zoning district.

### **43-2023-Z-SE | 649 W. Philadelphia St.**

- 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 649 W. Philadelphia 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 649 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] of a variance to the required 3 off-street parking spaces to be reduced to 2 found in section 1304.01-1.02.002, for the property at 649 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 649 W. Philadelphia St. in the UN2 zoning district.

### **44-2023-Z-V | 611 W Market St.**

- 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 611 W. Market St. in the UN1 zoning district.
- Move to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 611 W. Market St. in the UN1 zoning district.

### **45-2023-Z-V- | 229 Kurtz Ave.**

- Move to [approve/deny] a variance to the operate a hair salon in the basement of her home, as defined in section §1304.1.04.8.1, at 229 Kurtz Ave. in the UN2 zoning district.

### **46-2023-Z-SE-129 N. Beaver St.-Struck**

#### **Adjournment**

*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.*

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