



**City of York
Zoning Hearing Board
Thursday, March 21, 2024
6:00 PM City Council Chambers**

1. Call to Order.

4-2024-Z-V | 650 W. Market St.

- Move to [approve/deny] of a dimensional variance to convert first floor commercial space into 2 units, as defined in section 1304.01-1.02.002 b.4, at 650 W. Market St. in the UN1 zoning district.

5-2024-Z-SE-V | 800 E. Market St.

- Move to [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-03.001.d, at 800 E. Market St. in the UN2 zoning district.

- Move to [approve/deny] a special exception use for an Educational Facility - Post Grade 12 or Equivalent pursuant to 1306.1 (c)(3) at 800 E. Market St. in the UN2 zoning district.

7-2024-Z-SE-V | 1215 E. Market 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 1215 E. Market St. in the UN1 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 1215 E. 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 1215 E. Market St. in the UN1 zoning district

9-2024-Z-SE-V | 513 Pennsylvania 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, 513 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 513 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 513 Pennsylvania Ave. in the RS2 zoning district.
- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 513 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 513 Pennsylvania Ave. in the RS2 zoning district.

10-2024-Z-SE-V | 477 Salem Ave.

- 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 477 Salem Ave. 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 477 Salem Ave. 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 477 Salem Ave in the UN2 zoning district.
- Move to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 477 Salem Ave. in the UN2 zoning district.

11-2024-Z-SE-V | 591 Linden Ave.

- Move to [approve/deny] of a variance to allow the conversion of a house of worship into a specialized instruction use, as defined in section 1304.01-3.03.003, at 591 Linden Ave. in the RS2 zoning district.

12-2024-Z-SE-V | 748 Madison Ave.-Waiver signed for extension.

- 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, 748 Madison 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 748 Madison 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 748 Madison 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, 748 Madison Ave. in the RS2 zoning district.

13-2024-Z-V | 630 S. Pine St.

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 commercial building into 24 units, 9 units by right is allowed for the property 630 S. Pine St. in the MUI1 zoning district.

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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