

City of York Zoning Hearing Board
February 17, 2011
6:30 pm
City Council Chambers

1. Roll Call

2. **Case 1-2011Z** – An application has been filed by Abner Desir for a special exception to allow a multi-family dwelling unit and variances to the dwelling size vacancy & marketing, lot area and parking requirements. The property is located at 800 S. Duke St., in the RS2 (Single-Family Attached Residential) zoning district.

3. Additional New Business

4. 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 1995 Zoning Ordinance as amended and adopted by City Council.

The general purpose of the Zoning Hearing Board 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 Board consists of five (5) members appointed by City Council resolution. Members shall be residents of the City and hold no other office in the City Of York. A quorum of three (3) members is needed to hear evidence and decide all contested issues. The ordinance has a waiver clause, when all parties are in agreement, to hear the case in the absence of a quorum; the waiver shall be made part of the record and the hearing may proceed.

Articles IX and X-A of the Pennsylvania Municipalities Planning Code govern the duties and powers of the York City Zoning Hearing Board.