

**City of York Zoning Hearing Board**  
**April 21, 2011**  
**6:30 pm**  
**City Council Chambers**

**Roll Call**

1. **Case 4-2011Z** – An application has been filed by Stephen J. Goodrich for a special exception to convert a single-family dwelling to a multi-family dwelling and variances to the dwelling size, habitable floor area, lot area and parking requirements. The property is located at 201 E. Cottage Pl., in the RM (Mixed Residential) zoning district.
2. **Case 7-2011Z** - An application has been filed by Debora Ness for a variance to expand a non-conforming use. The property is located at 501-503 W. Philadelphia St., in the RS2 (Single-Family Attached Residential) zoning district.
3. **Case 8-2011Z** - An application has been filed by the York County Economic Development Corporation for a variance to sign dimension requirements. The property is located at 140 Roosevelt Ave., in the IH (Heavy Industrial) zoning district and EDA (Enterprise Development Area) overlay district

**4. Additional New Business**

**5. Adjournment**

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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.