

**City of York Zoning Hearing Board**  
**April 21, 2016 @ 6:30 PM**  
**City Council Chambers**

1. **Roll Call** (*RH, FW, BM, MM*)
2. **Case 4-2016-Z-V.** An application has been filed by Distinct Equities IV for a Variance for use; a Variance for parking requirements; a Variance for lot coverage; a Variance for a surface lot; and a Variance for dwelling unit density. The property is located at 450 Madison Avenue in the RS2 – Single Family Attached Residential Zoning District.
3. **Case 5-2016-Z-SE/V.** An application has been filed by Brian Kreeger for Special Exception for a community center use and a Variance to the parking requirements. The property is located at 629-633 West Poplar Street in the UN2 – Urban Residential Neighborhood Zoning District.
4. **Case 6-2016-Z-V/SE.** An application has been filed by Rod Bosserman for a Variance for single family to multi-family conversion, a Special Exception for the use and a Variance for land development requirement. The property is located at 222 South Pine Street in the UN2 – Urban Residential Neighborhood Zoning District.
5. **Case 7-2016-Z-V.** An application has been filed by The Water Company for a Variance for attached sign size maximum. The property is located at 130 East Market Street (rear) in the CBD – Central Business Zoning District. It is also in the Historic Architectural Review Board Overlay District
6. **New Business**
7. **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 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.