

City of York Zoning Hearing Board
February 18, 2016 @ 6:30 PM
City Council Chambers

1. **Roll Call** *(RH, FW, BM, MM)*

2. **Election of Officers**

3. **Case 2-2016-Z-SE/V.** An application has been filed by Rakesh Patel for a Special Exception for a Neighborhood Grocery use, a Variance for Neighborhood Commercial use on a property not located at a corner, a Special Exception for Multi-Family Dwelling Conversion from a Different use, and a Variance for Parking Requirements. The property is located at 696-698 East Philadelphia Street in the UN2 – Urban Residential Neighborhood Zoning District.

4. **New Business**

5. **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.