

**City of York Zoning Hearing Board Special Meeting
November 17, 2016 @ 1:00 PM City Council Chambers**

1. **Roll Call** (*RH, FW, BM, MM*)
2. **Case 17-2016-Z-V.** An application has been filed by Gustavo Zabala for a Special Exception change of one non-conforming use to another non-conforming use. The property is located at 700 Prospect Street in the RS2 – Single Family Attached Residential Conservation Zoning District.
3. **Case 19-2016-Z-SE.** An application has been filed by Paul Durra, Solar City for a Special Exception to install a Photovoltaic Energy System on the property located at 928 Northbriar Drive in the RS1 – Single Family Detached Residential Conservation Zoning District. **WITHDRAWN BY APPLICANT.**
4. **Case 20-2016-Z-SE.** An application has been filed by Paul Durra, Solar City for a Special Exception to install a Photovoltaic Energy System on the property located at 351 Liberty Court in the UN2 – Urban Residential Neighborhood Zoning District. **WITHDRAWN BY APPLICANT.**
5. **Case 21-2016-Z-SE/V.** An application has been filed by Rev. Dailey, St. Mary's Church for a Special Exception for Parking Lot Use; a Variance for location of parking spaces and Variance for size of parking lot. The property is located 330 South Duke Street in the UN2 -- Urban Residential Neighborhood Zoning District. **TABLED BY APPLICANT UNTIL DECEMBER MEETING.**
6. **Case 22-2016-Z-SE/V.** An application has been filed by Pete Snyder, Midlantic Pallet for a Special Exception for Heavy Industrial Use and a Variance for buffer yard. The property is located at 1217-1221 East Elm Street in the EC – Employment Center Zoning District.
7. **Case 23-2016-Z-SE/V.** An application has been filed by Weaver Warehouse LLC for a Special Exception for Multiple Family Dwelling – Conversion from a Different Use; a Variance for units per acre; Variance for street trees and a Variance for parking requirements. The property is located at 127 North Broad Street in the UN2 – Urban Residential Neighborhood Zoning District.

8. New Business

9. 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.