

City of York Zoning Hearing Board
October 20, 2016 @ 6:30 PM City Council Chambers

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

- 2. Case 11-2016-Z-SE/V.** An application has been filed by REO Investors for a Special Exception for change of one non-conforming use to another non-conforming use and a Variance for fence height. The property is located at 223-225 Springdale Avenue in the UN2 – Urban Residential Neighborhood Zoning District.
- 3. Case 15-2016-Z-V.** An application has been filed by Apple Outdoor Advertising for a Variance for sign setbacks; Variance for sign height; Variance for distance between signs and a Variance for building setbacks. The property is located at 890 Loucks Road in the EC – Employment Center Zoning District.
- 4. Case 16-2016-Z-V.** An application has been filed by Ronal Mejia & Jackie Hernandez for a Variance for Motor Service. The property is located at 270 Charles Street in the UN2 – Urban Residential Neighborhood Zoning District.
- 5. Case 17-2016-Z-V.** An application has been filed by Gustavo Zabala for a Variance for Apartment Combined with a Commercial Use. The property is located at 700 Prospect Street in the RS2 – Single Family Attached Residential Conservation Zoning District. ***CASED TABLED AT PLANNING COMMISSION UNTIL OCTOBER MEETING. NEED TO RESUBMIT AS SPECIAL EXCEPTION – CHANGE OF ONE NON-CONFORMING USE TO ANOTHER.***
- 6. Case 18-2016-Z-V.** An application has been filed by Jacqueline Ramos for a Variance for a Motor Vehicle Sales, Repair & Rental Use. The property is located at 642 South Queen Street in the UN1 – Urban Mixed Residential-Commercial Zoning District.

7. New Business

8. 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.