



**City of York
Zoning Hearing Board
November 21, 2024
6:00 PM City Council Chambers**

1. Call to Order.

30-2024-Z-V | 261 Roosevelt Ave. (Tabled)

- Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a 3-unit home into 4 units for the property at 261 Roosevelt Ave. in the UN2 zoning district.
- Recommend [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 261 Roosevelt Ave. in the UN2 zoning district.

31-2024-Z-V | 835 E. Princess St.

- Move to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 835 E. Princess St. in the RS2 zoning district.
- Move to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 835 E. Princess St. in the RS2 zoning district

32-2024-Z-V-SE | 601 Madison Ave.

- Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002(a)(4), to include conversion of a school into 43 units for the property at 601 Madison Ave. Ave. in the RS2 zoning district.
- Move to [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-1.02.002(d), at 601 Madison Ave. in the RS2 zoning district.
- Move to [approve/deny] of alteration variances no structural alteration of the building exterior shall be made except as may be necessary for purposes of safety. For purposes of this subsection, any addition built that is designed to obstruct the intent of this subsection shall be deemed a structural alteration of the building exterior. Structural alteration shall be located on a side of the building not facing a public street at 601 Madison Ave. Ave. in the RS2 zoning district as set forth in sections 1301.01-1.02.002(b)(1) and (2).
- Move to [approve/deny] of a variance for interior landscaping - In any parking lot containing ten (10) or more parking spaces, except a parking garage, ten percent (10%) of the total area of the parking lot shall be devoted to interior landscaping. Such interior landscaping shall be used at the end of parking space rows and to break up rows of parking spaces at least every ten (10) parking spaces. Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping. Interior landscaping must have clear visibility from two feet off the ground to seven feet off the ground as set forth in section 1309.03(l). A variance is not requested from the requirement that a landscaping plan must be submitted to and approved by the Zoning Officer and should incorporate principles of CPTED where appropriate at 601 Madison Ave. in the RS2 zoning district.
- Move to [approve/deny] of a variance for Dimensional Requirements (RS-2) single- family attached residential conservation district. Maximum Building Height 20 ft. (Table 1303.10) at 601 Madison Ave. Ave. in the RS2 zoning district.
- Move to [approve/deny] of a variance for parking lot access to streets. At no time shall angle or perpendicular parking be permitted along public streets unless it is public parking provided by the City of York and located within the public right-of- way, in which case such parking should be "back-in" only. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device as set forth in section 1309.03(c) at 601 Madison Ave. in the RS2 zoning district.

- Move to [approve/deny] of a special exception to allow multi-family dwellings – conversion from a different use, as defined in section 1304.01-1.02.002, at 601 Madison Ave. in the RS2 zoning
- **33-2024-Z-V-SE | 757 W. Princess St.**
- Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 757 W. Princess St. in the UN2 zoning district.
- Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 757 W. Princess St. in the UN2 zoning district.
- Move to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 757 W. Princess St. in the UN2 zoning district.
- Move to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 757 W. Princess St. in the UN2 zoning district.
- **34-2024-Z-V | 203-205 E. Philadelphia St.**
- Move to [approve/deny] of a variance for an Outpatient substance abuse center in §1304.01.3.07.002 –Medical Facility for the property at 203-205 E. Philadelphia St. in the UN1 zoning district.

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 Board may appoint any member or an independent attorney as the Hearing Officer. The decision or where no decision is called for, of the findings shall be by the Board; however, the appellant or the applicant, as the case may be, in addition to the City of York may, prior to the decision of the hearing waive decision or findings by the Board and accept the decision or findings of the Hearing Officer as final.

The general purpose of the Zoning Hearing Officer 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 Officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.

Articles IX and X-A of the Pennsylvania Municipalities Planning Code govern the duties and powers of the York City Zoning Hearing Board and Officer.

Permits, Planning, & Zoning

P: (717) 849-2280