

**City of York Board of Zoning Appeals
Minutes
June 8, 2021**

Members Present:

Chairperson James Ramere
Strauss Shiple
Rodney Blair
Cheryl Sige
Becca Caldwell
Jill Neff

Members absent:

Bryant Brown

Others present:

Planning Director Breakfield
Zoning Administrator Blackston
Jenny Hammond
Chris Rose

Chairperson James Ramere called the meeting to order at 6:01 pm.

The first item of business was approval of the draft Minutes from the April 19, 2021 meeting. Upon a Motion by Rodney Blair, seconded by Strauss Shiple, the Board unanimously approved the Minutes as submitted.

The second item of business was a special exception application for a proposed addition to the York Housing Authority office building located 221 California Street.

Chairperson Ramere convened a public hearing regarding the application for the addition, announced an order of business for said public hearing and requested that City staff provide information regarding the application.

Planning Director Breakfield indicated the following regarding the application:

1. As Chairperson Ramere noted, the first item of business was a special exception application for a proposed addition to the York Housing Authority office building at 221 California St.
2. The property is referenced by York County tax map # 0701304022.
3. The property is zoned R5- Multifamily Residential.
4. In a R5 district, an office (or an addition to the office) associated with an apartment complex is allowed subject to special exception review by the Board of Zoning Appeals (BZA) after recommendation by the Planning Commission (PC); as such, the applicant has submitted the provided special exception application and accompanying information for the proposed office addition for a conference room.

5. As with such special exception applications, the PC must review and render a recommendation to the BZA regarding the special exception application and conceptual site plan. The PC recently recommended approval of the special exception application for the project.
6. The BZA must take the PC recommendation, conduct a public hearing(s), receive public feedback and make a final decision on the matter. The public hearing for this application was scheduled for this evening.
7. As with all public hearings, the agenda was posted to a local newspaper, the City's website and at York City Hall; all adjacent property owners were notified by mail; the Public Hearing was duly advertised in a local newspaper and Public Hearing signage was posted on each affected property.
8. As the application is reviewed, please be mindful that the following factors must be addressed in your decision-making process:
 - The proposed design and location of the particular development.
 - The possible traffic-generating characteristics of the proposed development.
 - The effects of the proposed development on the present or intended character of the area in which it is proposed for location.
 - The availability of public utilities, facilities and services.
9. The BZA has a maximum of 75 days from this meeting to render a decision on the application; otherwise, the application is deemed approved.
10. If a special exception application is denied by the BZA, the application cannot be presented again for a period of 12 months.

After much discussion and upon a Motion by Becca Caldwell, seconded by Jill Neff, the Board unanimously approved the application as submitted.

There being no further business, the meeting was adjourned at 6:07 pm.

Respectfully submitted,

C. David Breakfield Jr., MCP, AICP
Planning Director

cc: City Manager Seth Duncan
File- Board of Zoning Appeals 6/8/2021