

**ZONING HEARING BOARD AGENDA
CITY OF LANCASTER, PA**

NOTICE IS HEREBY GIVEN THAT THE REGULARLY SCHEDULED MEETING OF THE ZONING HEARING BOARD WILL BE HELD IN THE CITY COUNCIL CHAMBERS, FIRST FLOOR CITY HALL, 120 N. DUKE ST. ON

MONDAY, September 18, 2017 AT 4:00 P.M.

ALL APPLICANTS AND/OR REPRESENTATIVES ARE REQUIRED TO ATTEND THE MEETING TO PRESENT THEIR APPEAL.

Appeal No.	Name & Address	District	Purpose of Appeal	Final Action
17-042	Nathan Boring 110 North Water Street	CB	Sec 300-15 Attachment 2:21: Use Var for distilling of liquors as part of a micro-distillery, or, in the alternative, Sec 300-17, Use not provided for, SP for micro-distillery.	Approved/ Conditions
<p>Application was granted as a special exception for a micro distillery as a use not otherwise provided under section 300-17 subject to the following conditions: 1. The use shall be operated as a limited distillery in conformance with all requirements and limitations imposed by the Pennsylvania LCB with respect to a limited distillery. 2. The space devoted to the micro distillery shall be limited to 200 square feet of floor area.</p>				
17-045	Jose Ortiz 410 West Vine Street	R3	Sec 300-15 Attachment 2:1 : SP to convert single family to 2 unit. Sec 300-15 Attachment 2:1 : VAR to reduce required square footage of building from 3500 to 3048. Sec 300-20 Attachment 3:1: VAR to reduce required square footage of lot from 3000 to 1742. Sec 300-41: VAR to reduce number of required parking spaces from 1 to 0.	Approved
17-046	Gary E. Weaver 311 East Orange Street	R3	Sec 300-15 Attachment 2:9: SP for beauty or Barber Shop. Sec 300-20 Attachment 3:1: VAR to exceed permissible square footage of floor area from 1200 to 1550. Sec 300-41: Var to reduce number of required parking spaces from 8 to 6.	Approved/ Conditions
<p>Conditions: Hours of operation shall be limited to the following: Sunday and Monday- Closed, Tuesday- 9am-7pm, Wednesday- 10am-8pm, Thursday- 10am-9pm, Friday- 9am-7pm, Saturday- 10am-3pm.</p>				
17-047	Adriano Gomez 625 East Orange Street	C1	Sec 300-9(c): SP to substitute one non-conforming use for another: Supermarket for auto sales.	Approved/ Conditions

Conditions: 1. Hours of operation shall be limited to 6am to 10pm daily. 2. The applicant shall install a litter receptacle for public use outside the public entrance in a location acceptable to the City Engineer.

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17-048	Fauster Vittone 440 South Duke Street	C2	Sec 300-15 Attachment 2:1: SP to convert commercial space into a residential unit. Sec 300-20 Attachment 3:2: VAR to reduce required square footage of lot from 3000 to 2105. Sec 300-41: VAR to reduce number of required parking spaces from 1 to 0.	Approved
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The application was granted as a rooming unit.