

**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, November 19, 2018 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
18-047	Charles Brock 802 North Ann Street	R3	Var for conditions of appeal 12-124. Sec 300-48 B: SP to reduce 9 required spaces to 0 by parking study.	Denied
The applicant failed to demonstrate that there are sufficient on street parking spaces available.				
18-049	Daniel Falcon 601 North Queen Street	R4	Sec 300-15, Att. 2:5: SP for an eating/drinking establishment.	Approved/ Conditions
1. The hours of operation shall be limited to 10am to 8pm daily. 2. The applicant shall install and maintain an exterior litter receptacle, intended for public use, in a location and with a design approved by the City engineer.				
18-050	Henrietta Heisler 252 North Prince Street	CB	Sec 300-15, Att. 2:22: SP for a brew pub.	Approved/ Conditions
Hours of operation shall be limited to 11am to 12am daily.				
18-051	Dave Kinsey 814 North Duke Street	R3	Sec 300-20, Att. 3:1: Var to exceed 65% lot coverage by 10%.	Approved/ Conditions
The lot shall not exceed 77.5%.				
18-052	Tom Scott 334 North Cherry Street	R4	Sec 300-15, Att. 2:2: SP for a multi-family dwelling.	Approved/ Conditions
The use shall be limited to 4 residential units.				
18-053	T-Mobile Central, LLC 48 New Holland Ave	MU	Sec 300-15, Att. 2:24: SP for affixing antennas to an existing structure.	Approved
18-054	Michael Siranni 601 North Lime Street	R4	Sec 300-15, Att. 2:5: SP for an eating/drinking establishment. Sec 300-48 B: SP to reduce 3 required spaces to 0.	Approved/ Conditions

**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, November 19, 2018 AT 4:00 P.M.

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

Conditions: 1. No pay phones shall be permitted on the premises, either inside or outside of the building. 2. No outside storage, including temporary storage, of any material, shall be permitted upon the premises or adjacent sidewalk. 3. No outside vending machines of any kind shall be permitted on the premises. 4. No outside distribution racks, boxes or other free distribution devices shall be permitted on the sidewalk adjacent to the premises or the exterior of the premises. 5. The hours of operation shall be limited to the hours between 6:30am and 7:30pm daily. 6. No bars or other security barriers, such as roll down gates, fences, or shields, shall be permitted on the exterior of the premises. This shall not prevent the installation of security glass or the interior installation of security devices. 7. Check cashing shall not be permitted on the premises. 8. The applicant shall install and maintain an exterior litter receptacle intended for public use located outside the entrance to the premises. 9. All trash shall be stored either in the building or in the dumpster located in the rear of the premises, except when placed curbside for collection. Trash shall be hauled from the premises a minimum of once a week. 10. The applicant is prohibited from placing stickers, decals, or other window sign or displays upon the windows, doors, or exterior of the premises. This shall not prevent the placement of an unlit open or closed sign on the main customer entrance to the premises, provided such sign does not contain any advertisement. All other signage shall comply with applicable provisions of the Zoning Ordinance and other applicable laws

18-055	Suzanne Ahnquist 642 North Marshall St	R3	Sec 300-20, Att. 3:1: Var of lot dimensions: Side yard setback, lot coverage.	Approved/ Conditions
--------	---	----	---	-------------------------

1. The deck and steps will be installed as shown on applicant's exhibit A-1 with zero setback in the area where the deck and steps are being installed. 2. Lot coverage shall not exceed 72%.

18-056	Colin & Julia Morell 319 North Mary Street	R3	Sec 300-69 H: Var to extend the prescribed 9 month time limit.	Approved/ Conditions
--------	---	----	--	-------------------------

Conditions: The time for activity to occur on the approval is extended until March 1, 2019.

18-057	Magdalen Hess 224 West Orange Street	CB	Sec 300-68: Var of the conditions for appeal 18-045.	Approved/ Conditions
--------	--	----	--	-------------------------

Conditions: The condition from the previous decision is removed and replaced with the following conditions: 1. Hours of operation shall be limited to 8am to 9pm daily. 2. The applicant shall have no more than 8 appointments each day.

18-058	John Carpenter 602 St Joseph St	R3	Sec 300-15, Att. 2:6: SP for a grocery/general store.	Approved/ Conditions
--------	------------------------------------	----	---	-------------------------

**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, November 19, 2018 AT 4:00 P.M.

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

Conditions: 1. No pay phones shall be permitted on the premises, either inside or outside of the building. 2. No outside storage, including temporary storage, of any material, shall be permitted upon the premises or adjacent sidewalk. 3. No outside vending machines of any kind shall be permitted on the premises. 4. No outside distribution racks, boxes or other free distribution devices shall be permitted on the sidewalk adjacent to the premises or the exterior of the premises. 5. The hours of operation shall be limited to the hours between 7am and 10pm daily. 6. No bars or other security barriers, such as roll down gates, fences, or shields, shall be permitted on the exterior of the premises. This shall not prevent the installation of security glass or the interior installation of security devices, provided that the interior security devices must be removed during the hours of operation so that they are not visible from the exterior of the premises. 7. Check cashing shall not be permitted on the premises. 8. The applicant shall install and maintain an exterior litter receptacle intended for public use located outside the entrance to the premises. 9. All trash shall be stored either in the building or in the trash receptacles located in the rear of the premises, except when placed curbside for collection. Trash shall be hauled from the premises a minimum of once a week. 10. The applicant is prohibited from placing stickers, decals, or other window sign or displays upon the windows, doors, or exterior of the premises. This shall not prevent the placement of an unlit open or closed sign on the main customer entrance to the premises, provided such sign does not contain any advertisement. All other signage shall comply with applicable provisions of the Zoning Ordinance and other applicable laws.

18-059	Sims Architects 533 East Orange Street	R3	Sec 300-15, Att. 2:2: SP for a multi-family dwelling. Sec 300-20, Att. 3:1: Var of lot dimensions: Lot width, building coverage, side yard setback.	Approved/ Conditions
--------	---	----	--	-------------------------

Application was amended to add a special exception for off-street parking to be leased pursuant to Section 300-44F and G. The application as amended was granted subject to the following conditions: 1. The number of units shall not exceed 14. 2. The lot shall be developed with dimensions as shown on applicant's exhibit A-2. 3. The applicant shall lease 14 parking spaces pursuant to the parking lease shown as applicants exhibit A-1.