

**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, January 23, 2017 AT 4:00 P.M.**

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

<b>Appeal No.</b>	<b>Name &amp; Address</b>	<b>District</b>	<b>Purpose of Appeal</b>	<b>Final Action</b>
16-084	Sapient Management 301 East Orange Street	R3	Sec 300-15: Use VAR for private membership. Sec 300-15: SP for eating/drinking establishment up to 122 sq.ft.	Withdrawn
16-082	Juan Tejada 25 North Lime Street	R3	Sec 300-15: SP for day care center	Continued
16-083	E2 Property Investments LLC 536 South Prince Street	MU	Sec 300 Attachment 3:2: VAR of rear yard setback; 25 ft. required, 4 ft. proposed. Sec 300 Attachment 2:12: SP required for self storage facility.	Approved
16-085	Gateway Business Park-Lot 2 Oak Tree Development 1160 Manheim Pike	C3	Sec 300-42E: VAR for perimeter landscaping and corner sign in lieu of tree.	Approved
16-086	Erica Horning 718 State Street	R2	Sec 300-15, Footnote #8 on Attachment 2:4: VAR to allow 3 unrelated persons in an R2 district.	Denied
<p style="text-align: center;">The Applicant was denied on the basis that the applicant failed to present any evidence of a unique hardship warranting the granting of a variance.</p>				
16-087	Ting H. Guo 438 North Queen Street	MU	Sec 300-15: SP for multi-family dwelling and event facility. Sec 300-44-F: SP for off premise non-residential parking. Sec 300-41-A: VAR to eliminate required parking.	Approved/ Conditions

Conditions: 1. The applicant shall maintain 23 contract parking spaces at the North Queen Street Parking Garage. 2. No Weddings or other major events shall be permitted at the facility Monday through Friday between 8am & 5pm. 3. The applicant shall direct event participants to City Parking garages by providing written notice to the event organizer prior to the event and by having at least one employee outside the facility directing participants to the City parking garages.