

**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, June 19, 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>
17-021	Melanie B. Scheid/Casey Walton 315 East Orange Street	R3	Sec 300-53-4: VAR to increase height of free standing sign to 10 1/2 feet at a 10 foot setback.	Withdrawn
17-032	Michael Chance & Paula Saxinger 602 W King Street	C2	Sec 300-15: SP for alcoholic beverage retail store up to 10,000 sf.	Approved
17-033	Thomas Ressler 612 East Walnut St	MU	Sec 300-15: SP for manufacturing/processing of animal and/or vegetable products and textiles.	Approved/ Conditions
Conditions: Hours of operation shall be Monday through Saturday, 7am to 10pm.				
17-034	Matthew Buckwalter 632 Second Street	R3	Sec 300-15: SP for two-family dwelling. Sec 300-20: VAR for habitable floor area. 550 sf required, 525 sf proposed.	Approved
17-035	Boys and Girls Club of Lancaster 110 South Water Street	R4	Sec 300-54: VAR of sign size: 20sf maximum sign size, 59.6 sf proposed.	Approved
17-036	William T. Jones Jr. 512 Beaver Street	R3	Sec 300-17: SP for use not provided for : "Personal Storage".	Approved/ Conditions
Conditions: The storage shall be for vehicles and or personal goods, but no business, services or industry connected directly or indirectly therewith shall be conducted.				
17-037	Colin & Julia Morrell 319 North Mary Street	R3	Sec 300-20: VAR lot area for lot 2: 3,500 sf required, 1,760 sf proposed. VAR of lot width for lots 1 and 2: 30 ft. req., 27' and 20' proposed, VAR of side yard for lots 1 and 2: 5 ft. req., 0' proposed for house and garage.	Approved/ Conditions

Conditions: The applicant shall, at the time of subdivision, submit maintenance agreements (to be recorded) satisfactory to the planning staff of the City of Lancaster.

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17-038	QS Zamagias LLC 101 North Queen Street	CB1	Sec 300-54 A(5): VAR of real estate sign:Maximum sign allowed 32sf, proposed 450 sf.	Approved/ Conditions
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Conditions: The sign shall be on the Orange Street side and removed by September 20, 2017.