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*Council President*

**GREG SAHD**  
*Borough Manager*



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*Mayor*

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## **AGENDA**

### **ZONING HEARING BOARD MEETING Thursday, November 17, 2022, 6:30 PM**

1. Call to Order

2. Pledge to the Flag

3. Citizens Requests and Concerns

4. **Case No. 22-03:** Application of Christian Madera, 330 N. George Street, Millersville, PA 17551 who requests a Variance(s) pursuant to Section(s) 380-55.(C) and to the Table of Permitted Uses for primarily Nonresidential Districts, note 1. Section 380-55.(C) states that the minimum size of dwellings. Each dwelling unit of two or fewer bedrooms shall include a minimum of 500 square feet of enclosed habitable, indoor, heated floor area, which shall be primarily above the ground level. This minimum floor area shall be increased to 800 square feet if there are three or more bedrooms. The Table of Permitted uses for Primarily Nonresidential Districts, note 1 states that within the RP District, this use shall be limited to within buildings that existed at the time of adoption of this chapter. Apartments shall only be allowed in a building that also includes an allowed principal commercial or institutional use. The applicant has submitted permits to convert two apartments one underground in the basement and one unit that is only approximately 300 Square feet of habitual floor area inside of the dwelling. Parcel # 440-87193-00000. The property is located in the RP Residential Professional Office District of the Borough.

5. **Case No. 22-04:** Application of Perry Family Land Co, 58 W. Fredrick Street, Millersville, PA 17551 who requests a Special Exception pursuant to Section(s) 380-59(f) and a Variance to Section(s) 380-27. Section 380-59 (f) states that changes from one nonconforming use to another. Section 380-27 Table of Permitted Uses by District. The applicant is requesting to change the use of a two-story commercial office building into two Residential Rental Units. Parcel # 440-73537-00000. The property is located in the R1 Low Density Residential District of the Borough.

6. Adjournment