



ZONING HEARING BOARD MEETING AGENDA

Wednesday, April 27 at 7:00pm | Borough Council Chambers

- I. Convene Meeting
- II. Reorganization
- III. Review and Approve Agenda
- IV. Review and Approve December 1, 2021 Minutes
- V. Case # ZHB-220001

Applicant John Buchheister

Property Affected 123 West High Street

Applicant's Request The subject property is located in the Old Town (OT) and Elm Street Overlay (ES) Districts. This property contains a single-story, cement block, garage/storage building with three (3) garage bays. The applicant seeks to convert one of the garage bays into a one-bedroom apartment with approximately 710 square feet of living space. He requests relief under Section 27-1402.3. of the Gettysburg Borough Zoning Ordinance, which permits a change from one non-conforming use to another non-conforming use of the same or more-restricted classifications, when authorized by the Zoning Hearing Board as a special exception. The applicant also seeks a variance from Section 27-1502.A. of the Ordinance, which permits a structure to be converted into apartments, provided that "[a]ll other district requirements shall be met." The existing structure is non-conforming with respect to one or more dimensional standards and conversion apartments are not a permitted use in the ES District, either by right (see Section 27-5A02) or special exception (see Section 27-5A02.1).

VI. Additional Business

VII. Adjourn