



**City of York  
Zoning Hearing Board  
December 19, 2024  
6:00 PM City Council Chambers**

**1. Call to Order.**

**34-2024-Z-V | 203-205 E. Philadelphia St.**

- Move to [approve/deny] of a variance for an Outpatient substance abuse center in §1304.01.3.07.002 –Medical Facility for the property at 203-205 E. Philadelphia St. in the UN1 zoning district.

**35-2024-Z-V | 550-570 W. College Ave.**

- Move to [approve/deny] of a variance for dimensional relief from minimum lot size for 44 lots as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.
- Move to [approve/deny] of a variance for dimensional relief from rear setbacks for 28 units as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.

- Move to [approve/deny] of a variance for dimensional relief from side setbacks for 15 units as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.
- Move to [approve/deny] of a variance to construct 62 single-family attached new townhouse units, as defined in section 1304.01.1.01.002, at 550-570 W. College Ave. in the EC zoning.

### **36-2024-Z-V-SE | 322 E. King St.**

- Move to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.01-1.02.002a, at 322 E. King St. in the UN2 zoning district.
- Move to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 322 E. King St. in the UN2 zoning district.

Move to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 322 E. King St. in the UN2 zoning district

- Move to [approve/deny] a variance to waive the special exception provision that the property must have been vacant for two years found in section 1311.11(c)(1) for the property located at 322 E. King St. in the UN2 zoning district.
- Move to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 322 E. King St. in the UN2 zoning district.

### **37-2024-Z-V-SE | 678 E. Market St.**

- Move to [approve/deny] a variance for a Community Food Bank as defined in section 1304.01-3.10.002a, at 678 E. Market St. in the UN2 zoning district.

## **38-2024-Z-V | 420 W. Hope Ave.**

- Move to [approve/deny] of a variance for Minimum lot area as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Move to [approve/deny] of a variance for maximum total impervious surface as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Move to [approve/deny] of a variance for street tree placement as defined in section 1305.08.c.3 for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Move to [approve/deny] of a variance for off-street parking ordinance of 1.5 spaces as defined in section 1304.01.1.01.002.d for the property at 420 W. Hope Ave. in the UN2 zoning district.

## **Adjournment**

*The York City Zoning Hearing Board was established in order that the objectives of the Zoning Ordinance may be fully and equitably achieved and a means for competent interpretation is provided. The City of York currently operates under the 2011 Zoning Ordinance as amended and adopted by City Council.*

*The Board may appoint any member or an independent attorney as the Hearing Officer. The decision or where no decision is called for, of the findings shall be by the Board; however, the appellant or the applicant, as the case may be, in addition to the City of York may, prior to the decision of the hearing waive decision or findings by the Board and accept the decision or findings of the Hearing Officer as final.*

*The general purpose of the Zoning Hearing Officer deals with zoning regulations and districts set forth in the codified ordinances. The ordinances have been made in accordance with the City of York Community Development goals and objectives designed to address safety, health and welfare, and the quality of life as well as facilitate the appropriate development and redevelopment of the City, protect the tax base, and encourage economy in public expenditures.*

*The Zoning Hearing Officer presiding shall have power to administer oaths and issue subpoenas to compel the attendance of witnesses and the production of relevant documents and papers, including witnesses and documents requested by the parties.*

*Articles IX and X-A of the Pennsylvania Municipalities Planning Code govern the duties and powers of the York City Zoning Hearing Board and Officer.*

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