



**City of York
Zoning Hearing Board
April 17, 2025
6:00 PM City Council Chambers**

1. Call to Order.

5-2025-Z-SE-V | 1239 Roosevelt Ave.

- Move to [approve/deny] of a variance for an expansion, alteration, or replacement of the nonconformity as defined in section 1306.01.C.2(c) at 1239 Roosevelt Ave. in the EC zoning district.
- Move to [approve/deny] of a variance for off-street parking requirements as defined in section 1304.01.4.05.002(d) at 1239 Roosevelt Ave. in the EC zoning district.
- Move to [approve/deny] of a variance for rear setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.
- Move to [approve/deny] of a variance for side setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.

9-20256-Z-SE-V | 424 Park 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, for the property at 424 Park. in the RS2 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 424 Park. in the RS2 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 424 Park. in the RS2 zoning district.
- Move to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 424 Park. in the RS2 zoning district.
- Move to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, for the property at 424 Park. in the RS2 zoning district.

10-2025-Z-SE-V | 1023 S. Queen St.

- Recommend 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, 1023 S. Queen St. in the UN2 zoning district.
- Recommendation 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 1023 S. Queen 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 1023 S. Queen 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 1023 S Queen 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, 1023 S. Queen St. in the UN2 zoning district.

11-2025-Z-SE-V | 727 W. Princess 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, 727 W. Princess 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 727 W. Princess 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 727 W. Princess 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 727 W. Princess 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, 727 W. Princess St. in the UN2 zoning district.

12-2025-Z-V | 512 Prospect St.

- Move to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 512 Prospect St. in the UN2 zoning district.
- Move [approve/deny] of a variance that the building shall be occupied by the owner of the property as found in section 1304.02.7.17, for the property at 512 Prospect St. in the UN2 zoning district.
- Move to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 512 Prospect St. in the UN2 zoning district.
- Move to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 512 Prospect St. in the UN2 zoning district.

13-2025-Z-SE | 250 E. Market St.

- Move to [approve/deny] of a special exception to allow Educational Facility – Grades K-12 or equivalent use, as defined in section 1304.01-3.03.001, 250 E. Market St. in the UN2 zoning district.

14-2025-Z-V | 550 W. College Ave.

- Move to [approve/deny] of a variance for off-street parking requirements to reduce to 301 as defined in section 1309.03(d) at 550 W. College Ave. in the EC 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.

Permits, Planning, & Zoning

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