



**City of York
Zoning Hearing Board
September 18, 2025
6:00 PM City Council Chambers**

1. Call to Order.

20-2025-Z-V | 371 W. Philadelphia St.

- Move to [approve/deny] the appeal from the zoning determination of the City that the property is not permitted to be use as a motor vehicle sales, repair, or the alternative, a variance to allow motor vehicle sales, repair & rental, as defined in section 1304.01-4.06.001, for the property at 371 W. Philadelphia St. in the UN2 zoning district

24-2025-Z-V | 51 Hamilton Ave.

- Move to [approve/deny] a variance to allow hair care, as defined in section 1304.01-4.08.001, for the property at 51 Hamilton Ave. in the RS2 zoning district.
- Move to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.08.001(d), for the property at 51 Hamilton Ave. in the RS2 zoning district.

25-2025-Z-SE-V | 204 S. Albemarle 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 204 S. Albemarle St. 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 204 S. Albemarle St. 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 section 1304.01-1.02.002(c)(1) for the property at 204 S. Albemarle St. 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 204 S. Albemarle St. in the RS2 zoning district

26-2025-Z-V | 227 Springdale Rd.

- Recommend to [approve/deny] a variance to allow motor vehicle sales, repair & rental, as defined in section 1304.01-4.06.001, for the property at 227 Springdale Rd. in the UN2 zoning district.
- Move to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.06.001(d), for the property at 227 Springdale Rd. 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.

Permits, Planning, & Zoning

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