



**City of York
Zoning Hearing Board
October 16, 2025
6:00 PM City Council Chambers**

1. Call to Order.

27-2025-Z-V | 476 W. Market St.

- Move to [approve/deny] a variance to allow an apartment combined with commercial use, as defined in section 1304.01-1.03.001, for the property at 476 W. Market St. in the UN2 zoning district.

28-2025-Z-SE-V | 462-464 W. Market St.

- 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 convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Move to [approve/deny] of a variance for maximum total impervious found in section 1303.12(d), to convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Move to [approve/deny] of a variance for maximum total minimum open space found in section 1303.12(d), to convert an existing/vacant building to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.
- Move to [approve/deny] of a variance for off-street parking and width of parking stalls and aisles found in section 1309.03(d), to convert an existing/vacant building

to multi-family affordable housing for seniors with 8 efficiency and 7 one-bedroom apartments for the property at 462-464 W. Market St. in the UN2 zoning district.

- Recommend 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 462-464 W. Market St. in the UN2 zoning district.

29-2025-Z-SE-V | 373 W. Market St.

- Recommend to [approve/deny] a variance to allow up to 18 occupants as defined in §1304.01,1.04.001(b) at 373 W. Market St. in the CBD zoning district.
- Recommend to [approve/deny] of a variance for a group home 6-8 occupants to allow up to 18 as defined in §1304.01,1.04.001(b) at 373 W. Market St. in the CBD 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.