



**City of York  
Zoning Hearing Board  
January 15, 2026  
6:00 PM City Council Chambers**

**1. Call to Order.**

**Election of Officers**

**1-2026-Z-V | 345 E. Cottage Pl.**

- Proceder a [aprobar/denegar] una variación para Comercio Minorista General según lo definido en §1304.01,4.07.001 en 345 E. Cottage Pl. en el distrito de zonificación MUI1.
- Proponer [aprobar/denegar] una Variación para estacionamiento según lo definido en §1304.01,4.07.001(d) en 345 E. Cottage Pl. en el distrito de zonificación MUI1.

**2-2026-Z-V | 743 E. Market St.**

- Proceder a [aprobar/denegar] una desviación para Establecimiento de Comida, Servicio Rápido según lo definido en §1304.01,4.04.003 en 743 E. Market St. en el distrito de zonificación UN1.
- Pasar a [aprobar/denegar] una Variación para estacionamiento según lo definido en §1304.01,4.04.003(d) en 743 E. Market St. en el distrito de zonificación UN1.

**3-2026-Z-V | 442-446 N. Pershing Ave.**

- Pasar a [aprobar/denegar] una Variación dimensional para agregar una unidad, para un total de 4 unidades según lo definido en §1304.01.1.02.002(b)(4) en la propiedad ubicada en 442-446 N. Pershing Ave. en el distrito de zonificación RS2.

Pasar a [aprobar/denegar] una Variación para estacionamiento según lo definido en §1304.01.1.02.002(d) en la propiedad ubicada en 442-446 N. Pershing Ave. en el distrito de zonificación RS2.

## 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.*