



**City of York  
Zoning Hearing Board  
May 21, 2026  
6:00 PM City Council Chambers**

**1. Call to Order.**

**ZA-25-31 | 101 E. Springettsbury Ave. Continued**

- Move to [approve/deny] Barley Snyder Attorneys at Law on behalf of Springdale Neighborhood Association appealing the zoning determination for the case address.

**14-2026-Z-V | 532 N. Beaver 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 532 N. Beaver St. in the RS2 zoning district.

**15-2026-Z-V | 225 E. Market St.**

- Move to [approve/deny] a variance for a sign size, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

- Move to [approve/deny] a variance for a sign illumination, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

#### **16-2026-Z-SE-V | 701 Wallace 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 701 Wallace 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 701 Wallace 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 701 Wallace 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 single – family dwelling into 2 units as a result of future addition for the property at 701 Wallace 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 at 701 Wallace 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, for the property at 701 Wallace St. in the UN2 zoning district.

#### **18-2026-Z-V | 805 E. Prospect St.**

- Move to [approve/deny] a variance to operate a Child Care Center as defined in section 1304.01-3.06.001 for the property at 805 E. Prospect St. in the RS2 zoning district.

#### **19-2026-Z-SE-V | 844-852 E. Market St.**

- Move to [approve/deny] of a dimensional variance found in section 1304.01-1.02.002, to include conversion of a multi-family home into 9 units for the property at 844-852 E. Market 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, for the property at 844-852 E. Market St. in the UN2 zoning district.

### **20-2026-Z-V | 150 Fulton St.**

- Move to [approve/deny] front yard setback (§1303.14 Table). as defined in section §1303.14 to allow the proposed building to encroach within the required front setback along King Street, Fulton Street, and Princess Street for the property at 150 Fulton St. in the EC zoning district.
- Move to [approve/deny] parking in Front Yard as defined in section §1303.06(d)(3) and §1309.03(K)). for the property at 150 Fulton St. in the EC zoning district.
- Move to [approve/deny] landscaping / Buffer as defined in section §1309.03(l)) for the property at 150 Fulton St. in the EC zoning district.
- Move to [approve/deny] access Drive Opening as defined in section §1309.04(a)(4)(c)). For the property at 150 Fulton St. 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.*

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