



**City of York
Zoning Hearing Board
June 18, 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.

21-2026-Z-SE-V | 903 W. Locust 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 903 W. Locust 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 903 W. Locust 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 903 W. Locust 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 903 W. Locust St. in the UN2 zoning district.

22-2026-Z-V | 637 Pennsylvania Ave.

- Move to [approve/deny] a variance to increase the number of children to 12 for a Group Child Care Home as defined in section 1304.01-3.06.002 for the property at 637 Pennsylvania Ave in the RS2 zoning district.

23-2026-Z-V | 350 Rockdale Ave.

- Move to [approve/deny] a variance to operate a Business Service Establishment as defined in section 1304.01-4.03.003 for the property at 350 Rockdale Ave. in the RS2 zoning district.

24-2026-Z-V | 116 S. West St.

- Move to [approve/deny] a variance to operate a Child Care Facility as defined in section 1304.01-3.06.001 for the property at 116 S. West St. in the UN2 zoning district.
- Move to [approve/deny] a variance to the required off-street parking spaces as defined in section 1304.01-3.06.001(d) for the property at 116 S. West St. in the UN2 zoning district.

25-2026-Z-V | 519 Franklin St. – WILL BE IN AUGUST MEETINGS-MORE DETAILS NEEDED

- 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 519 N. Franklin St. in the EC 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 519 N. Franklin St. in the EC zoning district.

25-2026-Z-SE-V | 318 E. Poplar St.

- Move to [approve/deny] a variance to add a fourth unit to a current 3 unit approved multi-family conversion from a different use, as defined in section 1304.01-1.02.002, for the property at 318 E. Poplar St. 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.
