



**City of York
Zoning Hearing Board
July 16, 2026
6:00 PM City Council Chambers**

1. Call to Order.

27-2026-Z-V | 308 S. George 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 308 S. George St. in the UN1 zoning district.

28-2026-Z-SE-V | 47 N. West St.

- Move to [approve/deny] a special exception for a community center as defined in section 1304.01-3.02.002 for the property at 47 N. West St. in the UN1 zoning district.
- Move to [approve/deny] a variance for parking for a community center as defined in section 1304.01-3.02.002(d) for the property at 47 N. West St. in the UN1 zoning district.

29-2026-Z-V | 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St.

- Move to [approve/deny] a variance for a parking surface lot as defined in section 1304.01 5.02.002 for the property at 482-484 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] a variance for an offsite parking area to serve the proposed emergency shelter as defined in section 1309.02.h.1&2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] a variance for interior landscaping as defined in section 1309.03 for the property at 482-484 W. Philadelphia St. in the UN2 zoning district.

- Move to [approve/deny] variance for maximum Impervious surface as defined in section 1303.14.c & Table 1314 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance for front building setbacks as defined in section 1303.14.c & Table 1314 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance for number of required Parking spaces as defined in section 1309.01.a & 1304.01.03.10.001 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] Variance for an offsite parking area to serve the proposed emergency shelter as defined in section 1309.02.h.1&2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance for parking in the setbacks as defined in section 1309.03.h.2 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance for parking in the front yards as defined in section 1309.03.k for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance for interior landscaping as defined in section 1309.03.l for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] variance is required to provide loading berths as defined in section 1309.04.a.1 for the property at 145 N. Hartley St, 475, 480, 482-486 W. Philadelphia St. in the UN2 zoning district.

30-2026-Z-V | 750 E. Philadelphia St.

- Move to [approve/deny] a variance for an appliance store – retail general as defined in section 1304.01-4.07.001 for the property at 750 E. Philadelphia St. in the UN2 zoning district.
- Move to [approve/deny] a variance to the required off-street parking spaces as defined in section 1304.01-4.07.001(d) for the property at 750 E. Philadelphia 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.

Permits, Planning, & Zoning

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