



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

**1. Call to Order.**

**42-2026-Z-SE-V | 433 S. Duke St.**

- Move to [approve/deny] a variance for lot coverage, as defined in section §1304.01.1.02.001(c), for the property at 433 S. Duke St. in the UN2 zoning district.
- Move to [approve/deny] of a dimensional variance for 3 units as defined in §1304.01.1.02.001(c), for the property at 433 S. Duke St. in the UN2 zoning district.
- Move to [approve/deny] of a special exception to construct a new 3-unit dwelling found in section §1304.01-1.02.001, for the property at 433 S. Duke St. in the UN2 zoning district

**43-2026-Z-V | 586 W. Market St.**

- 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 586 W. Market St. in the UN1 zoning district.
- Move to [approve/deny] of a variance to §1304.01-4.08.001– Hair Care., for the property at 586 W. Market St. in the UN1 zoning district.

**44-2026-ZSE | 181 Irving Rd.**

- Move to [approve/deny] of a special exception for an accessory dwelling unit above existing garage found in section §1304.01-1.04.005, for the property at 181 Irving Rd. in the RS1 zoning district

#### **45-2026-Z-V | 745 W. Mason Ave.**

- Move to [approve/deny] of a variance for medical office use found in section §1304.01-3.07.003, for the property at 745 W. Mason Ave. in the UN1 zoning district.

#### **46-2026-Z-SE-V | 130 E. Church Ave.**

- Move to [approve/deny] a variance for lot coverage, as defined in section §1304.01.1.02.001(c), for the property at 130 E. Church Ave. in the UN2 zoning district.
- Move to [approve/deny] of a variance to the required off-street parking spaces found in section §1304.01.1.02.001(c), for the property at for the property at 130 E. Church Ave. in the UN2 zoning district.
- Move to [approve/deny] of a variance to the required design of off-street parking spaces found in section §1309.03(3), for the property at for the property at 130 E. Church Ave. in the UN2 zoning district.
- Move to [approve/deny] of a special exception to construct a new 12-unit dwelling found in section §1304.01-1.02.001, for the property at 130 E. Church Ave. 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.*

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