



**City of York
Zoning Hearing Board
September 17, 2026
6:00 PM City Council Chambers**

1. Call to Order.

35-2026-Z-SE-V | 721 Jessop Pl. – TABLED FROM AUGUST

- 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 721 Jessop Pl. in the MUI2 zoning district.
- Move to [approve/deny] of a dimensional variance for 2 units as defined in §1304.01.1.02.002(b)(4), for the property at 721 Jessop Pl. in the MUI2 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 for the property at 721 Jessop Pl. in the MUI2 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 721 Jessop Pl. in the MUI2 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 721 Jessop Pl. in the MUI2 zoning district.

36-2026-Z-V | 31 Carlise Ave.

- Move to [approve/deny] a variance to the neighborhood grocery store that the Retail area or area designated for public use shall be limited to 1,000 square feet, as defined in section 1304.01-4.09 (5), at 31 Carlisle Ave. in the UN1 zoning district.

37-2026-Z-SE-V | 401 Roosevelt Ave.

- Move to [approve/deny] a variance for Group Home 6-8 occupants to allow up to 15 as defined in section 1304.01,1.04.001(b) at 401 Roosevelt Ave. in the UN2 zoning.
- Move to [approve/deny] of a Special Exception for Group Home as defined in section 1304.01,1.04.001(b) at 401 Roosevelt Ave. in the UN2 zoning.

38-2026-Z-V | 437 W. Market St.

- Move to [approve/deny] a variance to add 2 additional units to a current 2 unit approved multi-family conversion from a different use, as defined in section 1304.01-1.02.002 for a total of 4 units, for the property at 437 W. Market St. in the UN2 zoning district.

39-2026-Z-V | 14-16 W. Market St.

- Move to [approve/deny] a dimensional Variance for the proposed 50 units as defined in §1304.01.1.02.002(b)(4) at the property at 14-16 W. Market St. in the CBD 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.
