

YORK TOWNSHIP  
ZONING HEARING BOARD  
May 27, 2025, Tuesday  
York Township Municipal Office  
190 Oak Road, Dallastown, PA 17313  
6:00 p.m.

**ANYONE WISHING TO TESTIFY IN FAVOR OF OR OPPOSED TO  
THE APPLICATIONS, OR WHO WISHES TO RECEIVE A  
WRITTEN COPY OF A SPECIFIC DECISION,  
MUST SIGN IN AT THE FRONT TABLE**

## **AGENDA**

1. Call to Order
2. Election of Officers
  - a. Chair
  - b. Vice-chair
  - c. Secretary
  - d. Assistant Secretary
3. Annual Report for 2024
4. Minutes of November 26, 2024
5. Decisions of November 26, 2024
6. Special Exceptions/Variances/Appeals:

Appl. 2025-01: 1300 E Market, LLC requests seven Variances; with six (6) variances from Section 265-513.C.3 in order to erect six (6) retaining walls on the property within the minimum setback of a property line or right-of-way, and one (1) variance from Section 265-14 for a retaining wall and the proposed decks on lots 10, 11 and 12 to be located within fifty (50) feet of the proposed right-of-way for Leader Heights Road on property located at 268 Leader Heights Road and 2607 Course Road in a Mixed Residential Commercial (MRC) District.

Appl. 2025-02: Clover Communities York LLC requests a Variance from Section 265-806.D.2.b to reduce the parking requirement for a Senior Congregate Living Facility from 1 space per bed to 0.65 spaces per bed on property located at 2605 Springwood Road in a Commercial Industrial (CI) District.

Appl. 2025-03: Cape Horn Retail LP requests a Variance from Section 265-668-1.C to allow trailer/truck rentals for Vertical Self-Service Storage Facility on property located at 3108 Cape Horn Road in a Commercial Shopping (CS) District.

Examination of all applications may be made at the Municipal Office.