York City Planning Commission Agenda
Monday, October 11, 2021, at 6:30 PM
Council Chambers, City Hall - 101 S George St, York, PA 17401

1. Roll call (Johnson, Davis, Velez, Barnes, Burgos, Wolfe)

2. Minutes of the September Planning Commission meeting

3. Committee reports
   a. Zoning Hearing Board
   b. Comprehensive Plan

4. Unfinished business
   a. Zoning appeals
      ■ 18-2021-Z-V | 717 Linden Ave
         Move to recommend [approval/denial] of a variance to the definition of a multi-family conversion from a different use, as found in section 1304.1-1.2.2, for the property at 717 Linden Avenue in the RS-2 zoning district.

      Move to recommend [approval/denial] of a variance to waive the requirement found in section 1304.1-1.2.2 for three off-street parking spaces for the property at 717 Linden Avenue in the RS-2 zoning district.

      Move to recommend [approval/denial] of a variance to the special exception provision found in section 1304.1-1.2.2 that the building must have been vacant for two years for the property at 717 Linden Avenue in the RS-2 zoning district.

      Move to recommend [approval/denial] of a special exception to allow a multi-family use (conversion from a different use), as defined in section 1304.1-1.2.2, in the property at 717 Linden Avenue in the RS-2 zoning district.

5. New business
   a. Blighted property considerations
      ■ 175 Lincoln Street
      ■ 336 S Beaver Street
      ■ 505 S. George Street
      ■ 411 W. King Street
      ■ 243 W. Market Street
b. Zoning appeals

- **30-2021-Z-V | 820 Calvert St**
  Move to recommend [approval/denial] of a **variance** to the minimum rear and side setback requirements, as defined in Table 1303.9, to allow a shed fewer than ten feet from the property line at 820 Calvert Street in the RS-2 zoning district.

- **31-2021-Z-V | 348 S Duke St**
  Move to recommend [approval/denial] of a **variance to the minimum size of a rental room**, as defined in section 1304.2-7.17, for the property at 348 South Duke Street in the UN-2 zoning district.

  Move to recommend [approval/denial] of a **variance to waive the requirement for off-street parking spaces** found in section 1304.2-7.17 for the property at 348 South Duke Street in the UN-2 zoning district.

  Move to recommend [approval/denial] of a **variance to allow a rooming house use**, as defined in section 1304.2-7.17 at the property at 348 South Duke Street in the UN-2 zoning district.

- **32-2021-Z-V | 222 W Jackson St**
  Move to recommend [approval/denial] of a **variance to the definition of a multi-family conversion from a different use**, as found in section 1304.1-1.2.2, for the property at 222 West Jackson Street in the MUI-2 zoning district.

  Move to recommend [approval/denial] of a **variance** to section 1304.1-1.2.2 to **allow two units** in the property at 222 West Jackson Street in the MUI-2 zoning district.

  Move to recommend [approval/denial] of a **variance** to the special exception provision found in section 1304.1-1.2.2 that the building must have been vacant for two years for the property at 222 West Jackson Street in the MUI-2 zoning district.

  Move to recommend [approval/denial] of a **special exception to allow a multi-family use** (conversion from a different use), as defined in section 1304.1-1.2.2, in the property at 222 West Jackson Street in the MUI2 zoning district.

- **33-2021-Z-V | 43-45 W Market St**
  Move to recommend [approval/denial] of a **variance to allow 31 apartments** at 43-45 West Market Street in the CBD zoning district.
c. Subdivision and land development plans
   • 480-486 W Philadelphia St land development plan
     Move to recommend [approval/denial] of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the land development plan for 480-486 West Philadelphia Street.

     Move to recommend [approval/denial] of the preliminary/final land development plan for 480-486 West Philadelphia Street.

   • 139-141 S Duke St subdivision plan
     Move to recommend [approval/denial] of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 139-141 South Duke Street.

     Move to recommend [approval/denial] of the preliminary/final subdivision plan for 139-141 South Duke Street.

   • 139-141 S Duke St land development plan
     Move to recommend [approval/denial] of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the land development plan for 139-141 South Duke Street.

     Move to recommend [approval/denial] of the preliminary/final land development plan for 139-141 South Duke Street.

   • 900 S George St subdivision plan
     Move to recommend [approval/denial] of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 900 South George Street.

     Move to recommend [approval/denial] of the preliminary/final subdivision plan for 900 South George Street.

   • 121 S Beaver St subdivision plan
     Move to recommend [approval/denial] of a waiver of the requirement for separate preliminary and final plans, as listed in section 1333.3(a), for the subdivision plan for 121 South Beaver Street.

     Move to recommend [approval/denial] of the preliminary/final subdivision plan for 121 South Beaver Street.

d. Open forum

6. Adjournment