



## 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  
*Move to certify and declare the property at [address] as blighted.*
    - **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