



## **York City Planning Commission Agenda**

Monday, July 11, 2022 | 6:00 PM

Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order
2. Roll call (Johnson, Davis, Velez, Burgos, Wolfe, Richardson, Nolden)
3. Minutes of the previous meeting
4. Committee reports
  - 1.1. Zoning Hearing Board
5. Unfinished business
6. New business
  - 6.1. Land development and subdivision plans
    - 6.1.1.41 and 51 S. Newbery St.** – Zachary Dylan Bauer and Kathleen M. Rounds, have submitted a subdivision plan.
    - 6.1.2.41-45 W. Princess St.** – Kroy Properties, LLC has submitted a subdivision plan for a setback variance.

The Lube Center land development plan | 1195 Loucks Rd

*The applicant has requested that the PC table this plan.*

## Zoning appeals

### 7.1.1. Case 17-2022-Z-V | 242 E. College Ave.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 242 E. College Ave. in the UN1 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home into 2 units for the property at 242 E. College Ave. in the UN1 zoning district.
- Recommendation to [approve/deny] of a variance to allow a multi-family use, as defined in section 1304.1-1.2.2, at 242 E. College Ave. in the UN1 zoning district.

### 7.1.2 Case 18-2022-Z-V- | 500 Lincoln St

- Recommendation to [approve/deny] a variance to section 1303.14c to waive maximum building height located at 500 Lincoln St. in the EC Zoning District.
- Recommendation to [approve/deny] a variance to section 1303.14c to waive the front yard setback located at 500 Lincoln St. in the EC Zoning District.
- Recommendation to [approve/deny] a variance to section 1305.02b(1-5) to waive buffer yards located at 500 Lincoln St. in the EC Zoning District.
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### 7.1.3 Case 19-2022-Z-V-SE | 325 N. Newberry St.

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.1-1.2.2, to include conversion of a single-family home into 2 units for the property at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation 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 located at 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.1-1.2.2, for the property 325 N. Newberry St. in the RS2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 325 N. Newberry St. in the RS2 zoning district.

**7.1.4 Case 20-2022-Z-V | 376 E. Market St.**

- Recommendation to [approve/deny] a variance to the definition of Apartment Combined with Commercial, as defined in section 1304.1-3.1a, at 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.1-1.3.1, to include conversion of a single-family home into 3 units for the property at 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found to be combined with the commercial in section 1304.1-1.3.1, for the property 376 E. Market St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to allow an Apartment Combined with Commercial use, as defined in section 1304.1-1.3.1, at 376 E. Market St. in the UN2 zoning district.

• **Case 21-2022-Z-V | 601 E. Springettsbury Ave.**

- Recommendation to [approve/deny] a variance to permit signs quantity, location, size, and height defined in section 1308.06 for the property located at 601 E. Springettsbury Ave. in the MUI1 Zoning District.

**7.1.6 Case 22-2022-Z-V | 625 Linden Ave.**

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 625 Linden Ave. in the RS2 zoning district.
- Recommendation 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 located at 625 Linden Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 625 Linden Ave. in the RS2 zoning district.

**7.1.7 Case 23-2022-Z-V | 470 W. King St.**

- Recommendation to [approve/deny] a variance to the definition of multi-family conversion from a different use, as defined in section 1304.1-1.2.2a, at 470 W. King St. in the UN2 zoning district.
- Recommendation 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 located at 470 W. King St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.1-1.2.2, for the property 470 W. King St. in the U2 zoning district.
- Recommendation to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.1-1.2.2, at 470 W. King St. in the UN2 zoning district.

**• Case 24-2022-Z-V | 713 Village Rd.**

- Recommendation to [approve/deny] a variance for relief from the 10ft side and rear setback regulations as defined in section 1303.9 at 713 Village Rd. in the RS1 zoning district.

**8.1 Blighted Properties**

110 Cottage Pl. Ramon Garcia  
701 York St. Marco Fontanez  
261 E. South St. D&F Realty  
263 E. South St. Manuel Lozano  
252 Liberty Ct. Jose Carela  
38 E. South St. Jeff Harris  
344 S. Pershing Ave. Nadine Grim  
524 Salem Ave. Temple of Grace Min.  
541 W King Hernandez TABLED by Planning Commission  
351 Penn St. Stambaugh

Recommending FOR PC certification

Open forum

Adjournment