



York City Planning Commission Agenda
Monday, January 9, 2023 | 6:30 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
7. Election of Officers

8. Zoning appeals

7.1.1 1-2023-Z-V | 30-32 E. College Ave.

- Recommend to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a licensed 3 unit to a 4 unit for the property at 30-32 E. College Ave. in the UN2 zoning district.

2-2023-Z-V | 212-218 N. George St.

- Recommend to [approve/deny] of a dimensional variance for Apartment Combined with Commercial found in section 1304.01-1.03.001, proposed 43 units will exceed the permitted 23 at 218-218 N. George St. in the CBD Zoning District.

3-2023-Z-V | 56 S. Pershing Ave.

- Recommend 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, at 56 S. Pershing Ave. in the CBD zoning district.

4-2023-Z-V | 656 Salem Ave.

- Recommend to [approve/deny] of a variance to convert a single-family dwelling into a Personal Care Home, as defined in section 1304.01-3.09.004, at 656 Salem Ave. in the UN2 zoning district.

5-2023-Z-V | 724 S. George St.

- Recommend to [approve/deny] a variance to have an emergency shelter, as defined in section 1304.01-3.10.001, at 724 S. George St. in the UN1 zoning district.

6-2023-Z-V-SE | 712 Roosevelt Ave.

- Recommend 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, at 712 Roosevelt Ave. in the UN2 zoning district.
- Recommend 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 712 Roosevelt Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance to the required 1.5 off-street parking spaces for a total of 3 found in section 1304.01-1.02.002, for the property 712 Roosevelt Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 712 Roosevelt Ave. in the UN2 zoning district.

7-2023-Z-V | 725 W. Philadelphia St.

- Recommend to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 725 W. Philadelphia St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 725 W. Philadelphia St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 725 W. Philadelphia St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 725 W. Philadelphia St. in the UN2 zoning district.

8-2023-Z-V | 702 Chestnut St.

- Recommend to [approve/deny] a variance that the building shall be occupied by the owner, as defined in section 1304.02-7.17. b3, at 702 Chestnut St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance that each room be larger than 250 sq ft, as defined in section 1304.02-7.17. b1, at 702 Chestnut St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance that there be 4 off-street parking spaces, as defined in section 1304.02-7.17. b5, at 702 Chestnut St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 702 Chestnut St. in the UN2 zoning district.

9-2023-Z-V | 330 E. Boundary Ave.

- Recommend to [approve/deny] a variance for a slaughterhouse/store, as defined in section 1304.01-2.01.001 Livestock Farming, at 330 E. Boundary Ave. in the MUI1 zoning district.

10-2023-Z-V | 31-37 E. Maple St.

- Recommend to [approve/deny] of a dimensional variance from relief of the current zoning sq. ft. per lot new build as defined in section 1303.12(d), at 31-37 E Maple St. in the UN2 zoning district.

11-2023-Z-V | 200 & 304 N. Broad St.

- Recommend to [approve/deny] of a variance eliminate interior parking lot landscaping islands for the property 200 & 304 N. Broad St. in the EC zoning district.
- Recommend to [approve/deny] of a variance to reduce the require parking spaces from 189 to 82 as found in section 1304.01-1.02.001(d), for the property 200 & 304 N. Broad St. in the EC zoning district.
- Recommend to [approve/deny] a variance to allow a multi-family use new construction, as defined in section 1304.01-1.02.001, 200 &304 N. Broad St. in the EC zoning district.

Comprehensive Plan Update

Open forum

8. Adjournment