



York City Planning Commission Agenda
Monday, February 13, 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. Planning
 - 7.1. Land development and subdivision plans
 - 7.1.1. 2206 Pennsylvania, LLC – 2206 Pennsylvania Ave.

8. Zoning appeals

8.1.1 12-2023-Z-V | 600 E. 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 600 E. 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 600 E. 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 600 E. 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 600 E. Philadelphia St. in the UN2 zoning district.

13-2023-Z-V-SE | 513-543 S. Court St & 37-51 E. Boundary Ave.

- Recommend to [approve/deny] a variance reduce the required number of off-street parking spaces from one (1) off-street parking space per 250 sq. ft. of gross floor area to 37 – 39 total off-street parking spaces.as found in section 1304.01-1.02.001(d), for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to exceed the maximum building height as the proposed building height is expected to exceed 40 feet in certain areas of the roof top level as in section 1303.07a. for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.
- Recommend to [approve/deny] a Special Exception to allow a Community Center defined in section 1304.01-3.02.002 for the property 513-543 S. Court St. & 37-51 E. Boundary Ave. in the UN2 zoning district.

14-2023-Z-V-SE | 626 W. Market 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 626 W. Market St. in the UN1 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 626 W. Market St. in the UN1 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 626 W. Market St. in the UN1 zoning district.

Comprehensive Plan Update

Open forum

9. Adjournment