



York City Planning Commission Agenda
Monday, March 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

7.1.1 – LD/SD – 31-37 E. Maple St.

8. Zoning appeals

8.1.1 15-2023-Z-V | 207 N. Broad 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 207 N. Broad 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 207 N. Broad 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 207 N. Broad 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 207 N. Broad St. in the UN2 zoning district.

16-2023-Z-V-SE | 112 W. Jackson St.

- 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 112 W. Jackson St. in the MUI2 zoning district.
- Recommendation 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 single-family home into 2 units for the property at 112 W. Jackson St. in the MUI2 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 112 W. Jackson St. in the MUI2 zoning district.

17-2023-Z-V | 121 N. Duke St.

- 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 121 N. Duke St. in the CBD zoning district.

18-2023-Z-SE | 591 Linden Ave.

- Recommend to [approve/deny] of a special exception to allow a multi-family use, as defined in section 1304.01-1.02.002, at 591 Linden Ave. in the RS2 zoning district.

19-2023-Z-V-SE | 250 S. Penn St.

- 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 250 S. Penn St. 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 250 S. Penn St. 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 250 S. Penn St. in the UN2 zoning district.

20-2023-Z-V | 608 S. Pershing Ave.

- 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 608 S. Pershing Ave. 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 608 S. Pershing Ave. 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 608 S. Pershing Ave. 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 608 S. Pershing Ave. in the UN2 zoning district.

21-2023-Z-V | 239 E. Princess 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 239 E. Princess 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 239 E. Princess 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 239 E. Princess 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 239 E. Princess St. in the UN2 zoning district.

22-2023-Z-V | 218 S. Duke St.

- Recommend to [approve/deny] a variance to operate a hair salon as defined in section 1304.01.4.08.001 at 218 S. Duke St. in the UN1 zoning district.

Open forum

8. Adjournment