



**York City Planning Commission Agenda**  
**Monday, April 10, 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 – 31-51 East Boundary Ave. and 513-543 South Court St.**

**8. Zoning appeals**

**8.1.1 23-2023-Z-V-SE | 340 Rockdale 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 30-340 Rockdale Ave. in the RS2 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 340 Rockdale Ave. in the RS2 zoning district.

**24-2023-Z-V | 491 Madison 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 491 Madison Ave. in the RS2 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 491 Madison Ave. in the RS2 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 491 Madison Ave. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 491 Madison Ave. in the RS2 zoning district.

**25-2023-Z-V | 244 S. Hartley 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, 244 S. Hartley 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 244 S. Hartley 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 244 S. Hartley 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 244 S. Hartley St. in the UN2 zoning district.

**26-2023-Z-SE | 727 Manor 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 727 Manor St. in the MUI2 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 727 Manor St. in the MUI2 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 727 Manor St. in the MUI2 zoning district
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 727 Manor St. in the MUI2 zoning district.

**27-2023-Z-V-SE | 146 W. Jackson 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 146 W. Jackson St. in the MUI2 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 146 W. Jackson St. in the MUI2 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 146 W. Jackson St. in the MUI2 zoning district
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 146 W. Jackson St. in the MUI2 zoning district.

**28-2023-Z-V-SE | 145 W. Jackson 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 145 W. Jackson St. in the MUI2 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 145 W. Jackson St. in the MUI2 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 145 W. Jackson St. in the MUI2 zoning district
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 145 W. Jackson St. in the MUI2 zoning district.

**Open forum**

**8. Adjournment**