



**York City Planning Commission Agenda**  
Monday, October 9, 2023, | 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, Gaines)
3. Minutes of the previous meeting
4. Committee reports
  - 1.1. Zoning Hearing Board
5. Unfinished business
6. New business

6.1.1 Jessica Fieldhouse – CS Davidson

- Comp Plan
- Future Land Use
- Proposed Redevelopment Overlay

8. Zoning appeals

**8.1.1 37-2023-Z-SE | 742 S. George St.**

- Recommend to [approve/deny] of a special exception to allow a community center use, as defined in section 1304.01-3.02.002, at 742 S. George St. in the UN1 zoning district.

**39-2023-Z-V | 224 W. College Ave.**

- 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 224 W. College 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 224 W. College Ave. in the UN2 zoning district.

**40-2023-Z-V-SE | 636 Pennsylvania 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 636 Pennsylvania Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) found in section 1304.01-1.02.002, to include conversion of a single-family home into 2 units for the property at 636 Pennsylvania Ave. in the RS2 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 636 Pennsylvania Ave. in the RS2 zoning district.
- Recommend to [approve/deny] of a variance to the required 3 off-street parking spaces to be reduced to 2 found in section 1304.01-1.02.002, for the property at 636 Pennsylvania 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 636 Pennsylvania Ave. in the RS2 zoning district.

**41-2023-Z-V-SE | 315 E. Poplar 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 315 E. Poplar St. in the UN2 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 315 E. Poplar 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 315 E. Poplar 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 315 E. Poplar St. in the UN2 zoning district.

**42-2023-Z-V-SE | 381 E. Market St.**

- Recommendation to [approve/deny] of a dimensional variance for multi-family (conversion from a different use) to add two units found in section 1304.01-1.02.002, for the property at 381 E. Market St. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance to the required 8 off-street parking spaces found in section 1304.01-1.02.002, for the property at 381 E. Market St. in the UN2 zoning district.

**Discussion on all planning/zoning paperwork being submitted electronically the Friday before the meeting or sooner if available.**

**Adjournment**