



York City Planning Commission Agenda
Monday, January 12, 2024, | 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-emailed
5. Unfinished business
6. New business

Reappointment of Maribel Burgos and Matthew Davis

Proposed Redevelopment Overlay – Action Item

7.0 LD/SD

7.1.1 – 244-252 N. George St. – Royal Square

- Reverse Subdivision – 4 lots into 1.

7.1.2 – 525 E. Market St. – Clinton Industries

- LD Waiver – Public Improvements

8. Zoning appeals

8.1.1 4-2024-Z-V | 650 W. Market St.

- Recommend [approve/deny] of a dimensional variance to convert first floor commercial space into 2 units, as defined in section 1304.01-1.02.002 b.4, at 650 W. Market St. in the UN1 zoning district.

5-2024-Z-SE-V | 800 E. Market St. – Applicant postponed until March Meeting.

- Recommend [approve/deny] a variance the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 800 E. Market St. in the UN2 zoning district.
- Recommend to [approve/deny] a special exception use for an Educational Facility - Post Grade 12 or Equivalent pursuant to 1306.1 (c)(3) at 800 E. Market St. in the UN2 zoning district.

6-2024-Z-SE-V | 800 W. King 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 800 W. King 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 800 W. King 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 800 W. King St. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 800 W. King St. in the UN2 zoning district.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 800 W. King St. in the UN2 zoning district.

7-2024-Z-SE-V | 1215 E. 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 1215 E. 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 1215 E. Market St. in the UN1 zoning district.
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 1215 E. Market St. in the UN1 zoning district.

8-2024-Z-SE-V | 802 S. 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 802 S. Duke St. 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 802 S. Duke St 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 802 S. Duke St. in the RS2 zoning district.
- Recommend to [approve/deny] of a variance to the required off-street parking spaces found in section 1304.01-1.02.002, for the property at 802 S. Duke St. in the RS2 zoning district.
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002, at 802 S. Duke St. in the RS2 zoning district.

Adjournment