



York City Planning Commission Agenda
Monday, March 11, 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 - approved.

Proposed Redevelopment Overlay – Action Item – Jessica Fieldhouse

Recommend [approve/deny] the York City Planning Commission the Residential Redevelopment Overlay draft legislation to the York City Council for permission to formally send the draft legislation to the York County Planning Commission for their MPC-mandated review and to schedule a public hearing on May 21st to receive public testimony before adoption of the legislation at York City Council's regularly scheduled meeting on May 21st."

8.1.1 5-2024-Z-SE-V | 800 E. Market St.

- 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.

9-2024-Z-SE-V | 513 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, 513 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 513 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 513 Pennsylvania Ave. 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 513 Pennsylvania Ave. 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 513 Pennsylvania Ave. in the RS2 zoning district.

10-2024-Z-SE-V | 477 Salem 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 477 Salem 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 477 Salem 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 477 Salem Ave in the UN2 zoning district.
- Recommend to [approve/deny] a special exception to allow a rooming house, as defined in section 1304.02-7.17, at 477 Salem Ave. in the UN2 zoning district.

11-2024-Z-SE-V | 591 Linden Ave.

- Recommend to [approve/deny] of a variance to allow the conversion of a house of worship into a specialized instruction use, as defined in section 1304.01-3.03.003, at 591 Linden Ave. in the RS2 zoning district.

12-2024-Z-SE-V | 748 Madison Ave.-Waiver signed for extension.

- 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, 748 Madison 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 748 Madison 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 748 Madison Ave. 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, 748 Madison Ave. in the RS2 zoning district.

13-2024-Z-V | 630 S. Pine St.

- 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 commercial building into 24 units, 9 units by right is allowed for the property 630 S. Pine St. in the MUI1 zoning district.

Adjournment