



York City Planning Commission Minutes  
Monday, May 13, 2024, | 6:00 PM  
Council Chambers, City Hall | 101 S George St, York, PA 17401

1. Call to order.
2. Roll call Johnson, Velez, Burgos(excused), Davis, Wolfe, Gaines
3. Minutes of the previous meeting

*Mr. Wolfe made a motion to accept previous minutes, Ms. Gaines 2<sup>nd</sup>. Unanimous.*

4. Committee reports
  - 1.1. Zoning Hearing Board-will be emailed when received.
5. Unfinished business
6. New business

### 8.1.1

Presentation of Executive Summary Comprehensive Plan – Jessica Fieldhouse CSD

- Paper Copy to be presented to board at meeting.  
Meet 2 more times after Planning has had a chance to review.  
Mike Johnson would like to have a public hearing here at planning.
- Digital Copy to follow.
- Update on Residential Redevelopment Overlay (RRO).

### 8.2.1

19-2024-Z-SE-V | 436 Linden Ave. – **HELD OVER UNTIL JUNE MEETING.**

- 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, 436 Linden 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 4 units for the property 436 Linden 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 436 Linden 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 436 Linden 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, 436 Linden Ave. in the RS2 zoning district.

**20-2024-Z-SE-V | 476 W. Market St.**

The applicant's real estate agent spoke on his behalf. All utilities are separated. Stated it was commercial and when the previous owner sold it, they converted back to single-family. Currently not licensed at all.

- 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, 476 W. Market St. in the UN2 zoning district.  
*Mr. Velez made a motion to recommend approval. Mr. Wolfe 2<sup>nd</sup>. Unanimous.*
- 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 476 W. Market St. in the UN2 zoning district.  
*Mr. Velez made a motion to recommend approval. Mr. Wolfe 2<sup>nd</sup>. Unanimous.*
- Recommend to [approve/deny] of a special exception to allow multi-family use, as defined in section 1304.01-1.02.002476 W. Market St. in the UN2 zoning district.  
*Mr. Velez made a motion to recommend approval. Mr. Wolfe 2<sup>nd</sup>. Unanimous.*

**Adjournment**