



**York City Planning Commission Agenda**  
Monday, November 11, 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, Davis, Wolfe, Gaines)
3. Minutes of the previous meeting
4. Committee reports
  - 1.1. Zoning Hearing Board-emailed
5. Unfinished business

**New business**

**7.0 LD/SD**

**7.11 – 591 Linden Ave.**

- Recommend [approve/deny] to waive preliminary LD/SD plans to final plans conditioned upon city engineer comments being satisfied.
- Recommend [approve/deny] of stormwater management report. Conditioned upon city engineer comments being satisfied.
- Recommend [approve/deny] of erosion and sedimentation control plan. conditioned upon city engineer comments being satisfied.

**8.1.1**

**31-2024-Z-V | 835 E. Princess St.**

- 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 835 E. Princess St. 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 835 E. Princess St. in the RS2 zoning district.

**32-2024-Z-V-SE | 261 601 Madison Ave.**

- 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 school into 43 units for the property at 601 Madison Ave. Ave. in the RS2 zoning district.
- Recommend [approve/deny] a variance to the required number of parking spaces, as defined in section 1304.01-03. 001.d, at 601 Madison Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of an alteration variance no structural alteration of the building exterior shall be made except as may be necessary for purposes of safety. For purposes of this subsection, any addition built that is designed to obstruct the intent of this subsection shall be deemed a structural alteration of the building exterior at 601 Madison Ave. Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of Structural alteration shall be located on a side of the building not facing a public street at 601 Madison Ave. Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a variance for interior landscaping - In any parking lot containing ten (10) or more parking spaces, except a parking garage, ten percent (10%) of the total area of the parking lot shall be devoted to interior landscaping. Such interior landscaping shall be used at the end of parking space rows and to break up rows of parking spaces at least every ten (10) parking spaces. Landscaped areas situated outside of the parking lot, such as peripheral areas and areas surrounding buildings, shall not constitute interior landscaping. Interior landscaping must have clear visibility from two feet off the ground to seven feet off the ground. A landscaping plan must be approved by the Zoning Officer and should incorporate principles of CPTED where appropriate at 601 Madison Ave. Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a variance for Dimensional Requirements (rs-2) single-family attached residential conservation district. Maximum Building Height 20 ft. at 601 Madison Ave. Ave. in the RS2 zoning district.
- Recommendation to [approve/deny] of a variance for parking lot access to streets. At no time shall angle or perpendicular parking be permitted along public streets unless it is public parking provided by the City of York and located within the public right-of-way, in which case such parking should be "back-in" only. All parking lots and bays permitting parking other than parallel shall be physically separated from the street and confined by curbing or other suitable separating device at 601 Madison Ave. 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 601 Madison Ave. in the RS2 zoning

**33-2024-Z-V-SE | 757 W. Princess 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 757 W. Princess 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 757 W. Princess 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 757 W. Princess 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 757 W. Princess St. in the UN2 zoning district.

**34-2024-Z-V | 203-205 E. Philadelphia St.**

- Recommend to [approve/deny] of a variance for an Outpatient substance abuse center in §1304.01.3.07.002 –Medical Facility for the property at 203-205 E. Philadelphia St. in the UN1 zoning district.

**Adjournment**