



York City Planning Commission Agenda  
Monday, December 9, 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.-Tabled from November**

- 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**

**35-2024-Z-V | 550-570 W. College Ave.**

- Recommend to [approve/deny] of a variance for dimensional relief from minimum lot size for 44 lots as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.
- Recommend to [approve/deny] of a variance for dimensional relief from rear setbacks for 28 units as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.
- Recommend to [approve/deny] of a variance for dimensional relief from side setbacks for 15 units as defined in section 1303.14, at 550-570 W. College Ave. in the EC zoning.

- Recommend to [approve/deny] of a variance to construct 62 single-family attached new townhouse units, as defined in section 1304.01.1.01.002, at 550-570 W. College Ave. in the EC zoning.

**36-2024-Z-V-SE | 322 E. 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 322 E. 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 322 E. 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 322 E. 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 322 E. 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 322 E. King St. in the UN2 zoning district.

**37-2024-Z-V-SE | 678 E. Market St.**

- Recommend to [approve/deny] a variance for a Community Food Bank as defined in section 1304.01-3.10.002a, at 678 E. Market St. in the UN2 zoning district.

**38-2024-Z-V | 420 W. Hope Ave.**

- Recommend to [approve/deny] of a variance for Minimum lot area as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance for maximum total impervious surface as defined in section 1303.12.c for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance for street tree placement as defined in section 1305.08.c.3 for the property at 420 W. Hope Ave. in the UN2 zoning district.
- Recommend to [approve/deny] of a variance for off-street parking ordinance of 1.5 spaces as defined in section 1304.01.1.01.002.d for the property at 420 W. Hope Ave. in the UN2 zoning district.

**Adjournment**