



York City Planning Commission Agenda
Monday, April 14, 2025, | 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, Moore)
3. Minutes of the previous meeting
4. Committee reports
 - 1.1. Zoning Hearing Board-emailed

Unfinished business

New business

Zoning Cases

8.1.1

5-2025-Z-SE-V | 1239 Roosevelt Ave.

- Recommend to [approve/deny] of a variance for an expansion, alteration, or replacement of the nonconformity as defined in section 1306.01.C.2(c) at 1239 Roosevelt Ave. in the EC zoning district.
- Recommend to [approve/deny] a variance for off-street parking requirements as defined in section 1304.01.4.05.002(d) at 1239 Roosevelt Ave. in the EC zoning district.
- Recommend to [approve/deny] of a variance for rear setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.
- Recommend to [approve/deny] of a variance for side setback as defined in section 1303.14 at 1239 Roosevelt Ave. in the EC zoning district.

9-20256-Z-SE-V | 424 Park St. – Tabled from ZHB March

- 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, for the property at 424 Park. 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 424 Park. 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 424 Park. 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, for the property at 424 Park. 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 424 Park. in the RS2 zoning district.

10-2025-Z-SE-V | 1023 S. Queen 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, 1023 S. Queen 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 1023 S. Queen 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 1023 S. Queen 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 1023 S Queen 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, 1023 S. Queen St. in the UN2 zoning district.

11-2025-Z-SE-V | 727 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, 727 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 727 W. Princess 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 727 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, 727 W. Princess St. in the UN2 zoning district.

12-2025-Z-V | 512 Prospect 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 512 Prospect St. in the UN2 zoning district.
- Recommend [approve/deny] of a variance that the building shall be occupied by the owner of the property as found in section 1304.02.7.17, for the property at 512 Prospect St. 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 512 Prospect St. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to allow a rooming house, as defined in section 1304.02-7.17, at 512 Prospect St. in the UN2 zoning district.

13-2025-Z-SE | 250 E. Market St.

- Recommend to [approve/deny] of a special exception to allow Educational Facility – Grades K-12 or equivalent use, as defined in section 1304.01-3.03.001, 250 E. Market St. in the UN2 zoning district.

14-2025-Z-V | 550 W. College Ave.

- Recommend to [approve/deny] of a variance for off-street parking requirements to reduce to 301 as defined in section 1309.03(d) at 550 W. College Ave. in the EC zoning district.

Adjournment