



York City Planning Commission Agenda
Monday, August 11, 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

7.1.1

LD/SD:

1237 Roosevelt Ave.

- Recommend [approve/deny] a request for LD Waiver at 1237 Roosevelt Ave. in the EC zoning district. REQUEST WAIVER of "TITLE THREE - Subdivision and Land Development, ARTICLE 1333

The staff recommend denying the LD waiver request due to lack of bonding, the concern of not having a clear, standalone plan for the scope and limits of Phase 1 improvements. We will evaluate Phase 1 in the event Phase 2 does not happen for a long time or does not happen at all.

Zoning Cases

8.1.1

20-2025-Z-V | 371 W. Philadelphia St.

- Recommend to [approve/deny] a variance to allow motor vehicle sales, repair & rental, as defined in section 1304.01-4.06.001, for the property at 371 W. Philadelphia St. in the UN2 zoning district

21-2025-Z-V | 713 Manor St.

- Recommend to [approve/deny] a variance to allow Child Care Center, as defined in section 1304.01-3.06.001, for the property at 713 Manor St. in the MUI2 zoning district

22-2025-Z-SE-V | 601 Girard 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, for the property at 601 Girard 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 601 Girard 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 section 1304.01-1.02.002(c)(1) for the property at 601 Girard. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-1.02.002(d), for the property at 601 Girard 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, for the property at 601 Girard Ave. in the RS2 zoning district

23-2025-Z-SE-V | 210 N. Albemarle 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, for the property at 210 N. Albemarle 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 210 N. Albemarle 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 section 1304.01-1.02.002(c)(1) for the property at 210 N. Albemarle 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, for the property at 210 N. Albemarle St. in the UN2 zoning district

Adjournment