



York City Planning Commission Agenda
Monday, September 8, 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:

462-464 W. Market St.

- Recommend [approve/deny] a request for LD Waiver at 462-464 W Market St. in the UN2 zoning district. REQUEST WAIVER of "TITLE THREE - Subdivision and Land Development, ARTICLE 1333

The staff recommend approval of the LD waiver; there are no exterior improvements proposed.

Zoning Cases

8.1.1

20-2025-Z-V | 371 W. Philadelphia St. -Held over from August

- Recommend to [approve/deny] Appeal from the zoning determination of April 15, 2025.
- 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.

24-2025-Z-V | 51 Hamilton Ave.

- Recommend to [approve/deny] a variance to allow hair care, as defined in section 1304.01-4.08.001, for the property at 51 Hamilton Ave. in the RS2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.08.001(d), for the property at 51 Hamilton Ave. in the RS2 zoning district.

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25-2025-Z-SE-V | 204 S. 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 204 S. Albemarle St. 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 204 S. Albemarle St. 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 204 S. Albemarle St. 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 204 S. Albemarle St. in the RS2 zoning district

26-2025-Z-V | 227 Springdale Rd.

- 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 227 Springdale Rd. in the UN2 zoning district.
- Recommend to [approve/deny] a variance to the required off-street parking spaces found in section 1304.01-4.06.001(d), for the property at 227 Springdale Rd. in the UN2 zoning district.

Blight

33 E SOUTH STREET
32 E MAPLE STREET
230 GRANTLEY STREET
600 ATLANTIC AVENUE
21 COLUMBIA AVENUE
37 COLUMBIA AVENUE
541 W KING STREET
910 W POPLAR STREET
344 S PERSHING AVENUE
47 COLUMBIA AVENIUE
222 S SHERMAN STREET

Adjournment