



York City Planning Commission Minutes
Monday, March 9, 2026, | 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-absent, Gaines, Moore-excused)
3. Minutes of the previous meeting

Mr. Velez made a motion to accept the minutes with the spelling correction from Walters to Wolfe, Ms. Burgos 2nd. Unanimous

4. Committee reports
 - 1.1. Zoning Hearing Board-emailed

Unfinished business

New Business

8.1.1

ZA-25-31 | 101 E. Springettbury Ave. - Continued

- Recommendation to [approve/deny] Barley Snyder Attorneys at Law on behalf of Springdale Neighborhood Association appealing the zoning determination for the case address.

Mr. Velez motion to table, Mr. Davis 2nd. Unanimous.

Staff informed the Commission that a letter had been received from the applicant's attorney requesting that the case be continued.

8-2026-Z-SE-V | 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(b), to include conversion of a school building into 41 units for the property 601 Madison Ave. in the RS2 zoning district.

Mr. Davis made a motion to approve Mr. Velez 2nd. Unanimous.

Recommend to [approve/deny] of a variance to the required off-street parking spaces of 50 spaces found in section 1304.01-1.02.002(d), for the property 601 Madison Ave. in the RS2 zoning district.

Mr. Davis made a motion to approve Mr. Velez 2nd. Unanimous.

- Recommend to [approve/deny] a variance to the required interior parking landscaping found in section 1309.03(l), for the property 601 Madison Ave. in the RS2 zoning district.

Mr. Davis made a motion to approve Mr. Velez 2nd. Unanimous.

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 601 Madison Ave. in the RS2 zoning district.

Mr. Davis made a motion to approve Mr. Velez 2nd. Unanimous.

Property: 601 Madison Avenue

Applicant: Nathan Angler/Dylan Bauer/Tom Enlarth SDC

Owner: Madison and West, LLC

Zoning District: RS-2 Single Family Attached Residential Conservation District

Proposal

The applicant proposed converting the former Madison Avenue school building into 41 residential dwelling units consisting primarily of one-bedroom apartments with one two-bedroom unit. The plan includes:

- **Reconfiguration of the parking lot**
- **50 proposed parking spaces**
- **New access from Madison Avenue**
- **Additional perimeter green space**
- **Preservation of the existing building exterior**

Variance Requests

- 1. Dimensional variance for conversion to 41 dwelling units**
- 2. Variance for reduction in required off-street parking**
- 3. Variance for interior parking lot landscaping**

Special Exception

Request to allow multifamily use within the RS-2 zoning district.

Staff Recommendation

- Denial of the variances
- Approval of the special exception contingent upon variance approvals

Applicant Presentation

Representatives from Royal Square Development presented the proposal, explaining:

- The building will remain structurally intact
- Parking ratio proposed is 1.2 spaces per unit
- Parking studies showed available on-street parking nearby
- Smaller unit sizes expected to reduce vehicle demand

Public Comment

Several residents spoke regarding parking concerns and neighborhood impact:

- Residents stated that parking is already limited on Madison Avenue and surrounding streets.
- Some questioned the accuracy of the parking study results.
- A resident suggested fewer units or alternate uses such as a community space or playground.

The developer acknowledged the concerns but stated that reducing the number of units would make the project financially infeasible.

9-2026-Z-SE-V | 110 S. Beaver 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, 110 S. Beaver St. in the CBD zoning district.

Mr. Davis made a motion to approve Ms. Gaines 2nd. Unanimous.

Property: 110 South Beaver Street

Applicant: Gavin Toomey

Owner: G2 Real Holdings, LLC

Zoning District: Central Business District

Proposal

Convert an existing single-family dwelling into a three-unit multifamily dwelling.

Staff Recommendation

Denial of the variance request.

Applicant Presentation

The applicant explained that:

- **The building already contains three separate units with separate entrances and utilities.**
- **Previous owners used the property as a multifamily dwelling.**
- **The request is primarily to legalize the existing configuration.**
- **The project supports downtown housing demand.**

10-2026-Z-SE-V | 705 E. Philadelphia 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, 705 E. Philadelphia St. in the UN2 zoning district.

Mr. Davis made a motion to approve Ms. Burgos 2nd. Unanimous.

- 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 convert single-family dwelling into 2 units for the property at 705 E. Philadelphia St. in the UN2 zoning district.

Mr. Davis made a motion to approve Ms. Burgos 2nd. Unanimous.

- Recommend to [approve/deny] of a variance to the required off-street parking found in section 1304.01-1.02.002(d), for the property 705 E. Philadelphia St. in the UN2 zoning district.

Mr. Davis made a motion to approve Ms. Burgos 2nd. Unanimous.

- 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 705 E. Philadelphia St. in the UN2 zoning district.

Mr. Davis made a motion to approve Ms. Burgos 2nd. Unanimous.

Case 10-2026

Property: 705 East Philadelphia Street

Applicant: Aria Karmazin

Owner: Zook Reynolds, LLC

Zoning District: UN-2 Urban Residential Neighborhood District

Proposal

Convert a single-family dwelling into a two-unit multifamily dwelling.

Variances Requested

- 1. Definition variance for multifamily conversion**
- 2. Dimensional variance for conversion from single-family**
- 3. Variance for required off-street parking**

Staff Recommendation

Denial of the variance requests.

Applicant Presentation

The applicant explained:

- The property had historically functioned as a two-unit building.**
- Two electrical meters and two entrances exist.**
- The building was condemned prior to purchase and is being rehabilitated.**
- Approval would help return the property to productive use.**

Public Comment

A neighboring property owner expressed concerns about parking availability but supported efforts to rehabilitate blighted properties.

11-2026-Z-SE | 425 Pacific Ave.

- Recommend to [approve/deny] of a special exception to allow a home occupation as defined in section 1304.02.7.11, for the property at 425 Pacific Ave. in the RS2 zoning district.**

Ms. Burgos made a motion to approve Ms. Gaines 2nd. Unanimous.

Applicant:

Property: 425 Pacific Avenue
Applicant: Jacqueline George
Zoning District: RS-2

Proposal

Operate a home occupation counseling service within the residence.

Staff Recommendation

Approval of the special exception.

Applicant Statement

The applicant stated:

- **No structural changes are planned.**
- **Counseling services would occur between 9:30 AM and 6:00 PM.**
- **Four off-street parking spaces are available.**

Adjournment