



**York City Planning Commission Agenda**  
Monday, May 11, 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, Gaines, Moore)
3. Minutes of the previous meeting
4. Committee reports
  - 1.1. Zoning Hearing Board-emailed

**Unfinished business**

**7.1.1 – LD/SD**

**1 S. George St.**

- Recommend [approve/deny] a request for LD Waiver at 1 S. George St. in the CBD zoning district. REQUEST WAIVER of “TITLE THREE - Subdivision and Land Development, ARTICLE 1333

*The proposed project meets the criteria for warranting such a waiver. We support the waiver.*

**123, 125, 127 & 129 N. West St.**

Recommendation to [approve/deny] A preliminary plan is required to be submitted and approved prior to the submission of a final plan (1333.03). The applicant has requested a modification of this requirement and proposed proceeding directly to final plan approval. Conditioned upon city engineers' comments being satisfied.

*The proposed project meets the criteria for warranting such a waiver. We support the waiver.*

**8.1.1**

**15-2026-Z-V | 225 E. Market St.**

- Recommend to [approve/deny] a variance for a sign size, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

- Recommend to [approve/deny] a variance for a sign illumination, as defined in section 1308.08, 225 E. Market St. in the UN2 zoning district.

**16-2026-Z-SE-V | 701 Wallace 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 701 Wallace 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 701 Wallace 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 701 Wallace St. in the UN2 zoning district.
- Recommendation to [approve/deny] of a variance for maximum total impervious found in section 1303.12(d), to convert an existing single – family dwelling into 2 units as a result of future addition for the property at 701 Wallace 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 at 701 Wallace 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 701 Wallace St. in the UN2 zoning district.

**18-2026-Z-V | 805 E. Prospect St.**

- Recommend to [approve/deny] a variance to operate a Child Care Center as defined in section 1304.01-3.06.001 for the property at 805 E. Prospect St. in the RS2 zoning district.

**19-2026-Z-SE-V | 844-852 E. Market St.**

- Recommendation to [approve/deny] of a dimensional variance found in section 1304.01-1.02.002, to include conversion of a multi-family home into 9 units for the property at 844-852 E. Market 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 844-852 E. Market St. in the UN2 zoning district.

**20-2026-Z-V | 150 Fulton St.**

- Recommend to [approve/deny] front yard setback (§1303.14 Table) as defined in section §1303.14 to allow the proposed building to encroach within the required front setback along King Street, Fulton Street, and Princess Street for the property at 150 Fulton St. in the EC zoning district.
- Recommend to [approve/deny] parking in Front Yard as defined in section §1303.06(d)(3) and §1309.03(K). for the property at 150 Fulton St. in the EC zoning district.
- Recommend to [approve/deny] landscaping / Buffer as defined in section §1309.03(I) for the property at 150 Fulton St. in the EC zoning district.
- Recommend to [approve/deny] access Drive Opening as defined in section §1309.04(a)(4)(c). For the property at 150 Fulton St. in the EC zoning district.

**Comprehensive Plan Draft Discussion**

**Adjournment**