



York City Planning Commission Agenda
Monday, September 14, 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 (not yet received)
 - 1.2. Planning Resolutions from 8-10-26 - emailed

Unfinished business

New

Introduction of new board member Ehsan Ershad Sarabi

8.1.1

35-2026-Z-SE-V | 721 Jessop Pl. – **TABLED FROM AUGUST**

- 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 721 Jessop Pl. in the MUI2 zoning district.
- Recommend to [approve/deny] of a dimensional variance for 2 units as defined in §1304.01.1.02.002(b)(4), for the property at 721 Jessop Pl. in the MUI2 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 for the property at 721 Jessop Pl. in the MUI2 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 721 Jessop Pl. in the MUI2 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 721 Jessop Pl. in the MUI2 zoning district.

36-2026-Z-V | 31 Carlise Ave.

- Recommend to [approve/deny] a variance to the neighborhood grocery store that the Retail area or area designated for public use shall be limited to 1,000 square feet, as defined in section 1304.01-4.09 (5), at 31 Carlisle Ave. in the UN1 zoning district.

37-2026-Z-SE-V | 401 Roosevelt Ave.

- Recommend to [approve/deny] a variance for Group Home 6-8 occupants to allow up to 15 as defined in section 1304.01,1.04.001(b) at 401 Roosevelt Ave. in the UN2 zoning.
- Recommend to [approve/deny] of a Special Exception for Group Home as defined in section 1304.01,1.04.001(b) at 401 Roosevelt Ave. in the UN2 zoning.

38-2026-Z-V | 437 W. Market St.

- Recommend to [approve/deny] a variance to add 2 additional units to a current 2 unit approved multi-family conversion from a different use, as defined in section 1304.01-1.02.002 for a total of 4 units, for the property at 437 W. Market St. in the UN2 zoning district.

39-2026-Z-V | 14-16 W. Market St.

- Recommend to [approve/deny] a dimensional Variance for the proposed 50 units as defined in §1304.01.1.02.002(b)(4) at the property at 14-16 W. Market St. in the CBD zoning district.

Other Business/Public Comment

Adjournment