DEPARTMENT OF COMMUNITY DEVELOPMENT
2006 ANNUAL REPORT
C. KIM BRACEY DIRECTOR

MISSION
The mission of the Department of Community Development is to enhance the quality of life in York through the development of strong neighborhoods, the creation of a visible difference in the appearance of the City, the assurance of public health services, and support for the growth and vitality of our community.

GOALS
- *Promote a well-balanced community through effective planning.*
- *Promote viable, safe, attractive neighborhoods.*
- *Promote quality housing and building activities.*
- *Promote and protect the health of residents.*
- *Provide prompt, courteous and responsive customer service.*

THE DEPARTMENT OF COMMUNITY DEVELOPMENT is in existence for the purpose of increasing the quality of life of the residents of the City of York through implementing and enforcing codes, public health awareness and programs to maximize the use of land for the safety, use and enjoyment of the public. Led by Mayoral appointed C. Kim Bracey, the Department is organized under the Office of the Director and includes the Bureaus of Health, Housing Services, and Permits, Planning & Zoning to meet its diverse objectives for 2006. The department was designed this way to encourage communications between the bureaus, to reduce the response time to property owners and businesses, to expand the citizen participation process, to provide maximum community outreach and to maximize the efficient use of resources.

A new Planning and Permitting process was also established to link all phases of the development process providing a single point of contact for planning development projects, reviewing plans for compliance with all applicable codes and synchronizing approvals from the various Boards and Commissions. This pre-development or pre-construction process has tremendous improved communication for all parties involved. Those involved include representation from the Departments of Police, Fire, and Public Works.

In spite of the changes and the fluctuation of staff from its highest complement of 51 persons three years ago to its current staffing level of 43, the Department strives to maintain the same level of service. New programs, resources and procedures have been developed to supplement basic services, provide maximum efficiency and cost effectiveness, and to produce measurable results. Grants administration is also a major function of this Department's ability to contribute to the resources available for community programs. In summary the department has maintained a high level of service in its community health services and initiatives, housing services

programs, code enforcement, reviews of land development plan applications and reports having a very productive year.

ADMINISTRATION

The Department of Community Development is entrusted with maintaining a vibrant quality of life for the residents of the City of York. The Department does this through ensuring the safety of buildings and structures; by promoting a healthy lifestyle for individuals and families; and by ensuring that safe and affordable housing opportunities exist through a vision that is consistent with the City's Strategic Comprehensive Plan.

During 2006 the Department of Community Development Director was responsible for the professional management and operation of three major bureaus: Permits, Planning and Zoning; Health; and Housing Services while managing a number of special projects sponsored by the City. In total the Department operated a $10.7 million revenue budget largely comprised of federal (U.S. Dept. of Housing and Urban Development/HUD) and state (PA Dept. of Health) funds. The Department's 2006 total workforce of 43 people remained committed to ensuring that our resources are fully maximized to serve the City's population.

BOARDS, COMMISSIONS AND PUBLIC RELATIONS

The Director serves as the City's representation on the following boards, authorities and commissions:

- Home Owners Maximizing Equity (HOME) Assurance Program Task Force
- York Housing Authority
- Community Renaissance Plan Strategic Committee
- City of York General Authority
- York Redevelopment Authority
- Vacant Property Review Committee
- York City Homeowner's Coalition
- City of York Health Board
- Community Advisory Council
- Alliance of Neighborhood Association
- Weyer Community Health Fund
- Pa. Weed & Seed Targeted Communities Advisory
- United Way Community Initiatives
- York County Weed & Seed AID Committee
- YorkCounts Commission

Throughout the year, the Director advised many entities on matters relating to code enforcement, health, urban redevelopment law, housing projects and the property condemnation process. The Director also met with key state officials during the year to discuss Elm Street funding. Housing development funding and other grant opportunities to support local development.

Grants Administration

The Director worked with federal, state, and local agencies to identify grant opportunities for a wide variety of projects in various stages of development including the Salem Square Neighborhood Association, the Shiloh Baptist Church Community Development Corporation, York Spanish American Center, the Alliance of Neighborhood Association, the Atkins House of York and the local Weed & Seed programs. Some of the funding resources include the York County Community Foundation, Elm Street Program, Pennsylvania Commission on Crime and Delinquency/state Weed & Seed, the U. S. Department of Justice/Federal Weed & Seed and U.S. Department of Housing and Urban Development.

Development Activities

In addition to identifying new revenue opportunities, the Director worked with a number of developers and non-profit organizations by providing technical assistance regarding future housing redevelopment projects, neighborhood organizing and revitalization of areas of the city. Technical assistance was given to numerous groups including: a private educational institution looking to expand their elementary school services; developers seeking to identify sites for new residential construction; developers interested in creating private college student housing and local entrepreneurs interested in start up service based businesses within neighborhoods.

Bureau of Health

Mission

The mission of the York City Bureau of Health is to prevent disease and to promote and protect the health of York City residents through the assessment of needs, the assurance of public health services and the provision of sound public health policies through dynamic and committed leadership.

Goals

- *To provide public health services that are designed to complement traditional health care by focusing primarily on prevention.*
- *To provide services at the main office and the Health Annex, as well as directing in the community through home visits, community education activities, community agencies, and environmental health interventions.*

The Bureau of Health provides public health services that are designed to complement traditional health care by focusing primarily on prevention. Health Bureau staff will provide services at the main office and the Health Annex, as well as directly in the community through home visits, community education activities, community agencies and environmental health interventions.

Measurements and indicators used to evaluate progress include quantity and quality of services provided such as the number of education programs, workshops and presentations given in the community; the number of immunizations to individuals provided; the number of inspection and tests for lead hazards or poisoning and the referrals to the health bureau.

The Bureau of Health public health services are designed to complement traditional health care by focusing primarily on prevention. Health Bureau staff provides services at the main office and the Annex, as well as in the community through home visits, community education activities, community agencies and environmental health interventions.

The Bureau of Health, led by David Hawk, MD, MPH, is one of ten local, independent Act 315 health departments in the state of Pennsylvania. The Health Bureau is funded through federal, state and local monies. Expenses for the Bureau in 2006 totaled approximately $2.1 million. There are 19 full-time and 2 part-time employees in the Bureau.

The Health Bureau provides health education and prevention services to City residents targeting at-risk individuals for topic-specific education and/or interventions. Two new Health Educators who are city residents were hired in early 2006. Unfortunate for us, but fortunate for the City, one left the Health Bureau to work in the Parks and Recreation Department at the end of 2006.

The Health Bureau contracts with local agencies to provide dental health, obesity prevention, and Maternal & Child Health services to City residents through its mini-grant programs. The Bureau also contracts with local health care providers for STD diagnosis and treatment and HIV/AIDS services.

As the primary contractor for tobacco control in York County, the Health Bureau contracts with over 20 community organizations, health care providers, schools and enforcement agencies to provide tobacco cessation and prevention activities. The Bureau has completed annual program audits through Maille, Falconiero, and Co., with good results and some recommendations for improvements. In December, the Health Bureau began writing a proposal for the new cycle of tobacco funding that is due Feb 28, 2007 and will encompass the 13 counties of the south central health district of Pennsylvania.

Michael Shanabrook began January 1, 2006, as the Bioterrorism Coordinator for the Health Bureau. Mike continues to provide CERT trainings to York citizens to prepare for emergencies as well as other emergency preparedness activities. The Health Bureau received special funds for Pandemic Influenza planning and assessment and upon the grant renewal, pandemic planning funds were incorporated into the grant. The Health Bureau also funded portions of the salary of a City's food protection inspector.

Also under the Bioterrorism Grant, the Health Bureau renewed an Agreement with the Emig Research Center at York Hospital to contract a part-time Epidemiology Research Associate (ERA). The ERA has been providing epidemiological support and services with projects related to the Behavioral Risk Factor Surveillance Survey, the Salem Square project, epidemiology, obesity, and Pandemic Influenza planning.

The programs funded by the State Cardiovascular Grant (OPANAC) focus on increasing physical activity, addressing obesity issues, advancing cardiovascular health, and improving nutrition and lifestyle behaviors. The grant shifted its focus in 2006 to encourage local system and policy changes that promote healthy lifestyles. We began discussions to start a Community Garden, incorporate culturally and linguistically appropriate materials for clinic populations and to move forward with the Faith and Wellness Initiative.

The Bureau developed a program to address the public health issues of overweight and obesity in children. The "BE MORE INVOLVED" program began in February 2006, and actively involves students, parents and their families in making healthy food choices and lifestyle changes. The BMI program utilizes a multi-disciplinary team of Health Bureau staff work with the family to improve nutrition, physical activity and overall health of the student and their family.

The Health Bureau has partnered with the Healthy York Network, a consortium of local agencies and health care providers designed to provide health care to uninsured or underinsured individuals in York County. Through a grant by WellSpan Health, the Bureau employed a Financial Case Worker to identify clients, enroll them into the program, and assisted them in obtaining appropriate health insurance. The Case Worker has been a tremendous asset to the Bureau in assisting staff with our Spanish-speaking clients. She resigned in January 2007 and the funding to continue that position is uncertain at this point.

The Bureau staff continues to translate and distribute all major brochures in Spanish – Health Bureau general brochure, HIV Testing & Counseling, Maternal Child Health Program, and TB Evaluation and Treatment brochures. Any other materials developed are translated into Spanish as well.

Community Health Nurses and the Disease Intervention Specialist (DIS) provide follow up on all reports of STD in persons 18 years of age and younger. The DIS presented STD/HIV prevention information to 133 9th grade students in our public high school and to 28 employees at a local business.

Statistics:

- Conducted over 175 education programs, workshops and presentations for individuals, groups, service providers and organizations reaching over 5,000 people.

- 625 influenza vaccines were provided in 2006 for shut-ins, senior centers, residents and employees. Four pneumococcal vaccines were provided to City residents and employees. In October the city partnered with the Area Agency on Aging and Wellspan Health and County EMS to conduct a drive thru clinic. Over 1100 flu shots were given. This was a

successful event and provided a good venue for emergency management staff to "test" issues/activities should a mass distribution of vaccine or medication be needed in the future.

- Annex staff provided routine immunizations to individuals at the Health Bureau Annex. A total of 704 clinic visits resulted in 1,865 vaccines administered (25% over last year). The Annex staff purchased laptop computers to facilitate a paperless record as well as to utilize for off-site data entry for immunization or other emergency tracking. The Health Bureau continues to facilitate activities of the York/Adams County Immunization Coalition.

- Lead poisoning prevention staff inspected 73 housing units for lead hazards and reduced hazards in 37 units. Eight hundred ninety-five children were tested for elevated blood lead levels. 94 children had lead levels ≥10 ug/dl (10.5%). Forty-six new cases of lead poisoning were reported in 2006 – up 159% from 2005. Lead Technician retired in early 2006 and the other technician was transferred to the Deputy Operations Coordinator as of 12/31/06. One lead tech position has been filled and the other remains vacant.

- Health Bureau staff investigated 75 animal bites, down 20%. Staff continues to follow up on all reports of animal bites and provide prevention programs to the community.

- Our Immunization Outreach Worker had 1,420 contacts (via phone, mail and home visits) with City residents to educate them on the importance of immunizing their children or to remind them when their children are due for immunizations. She also instituted an appointment system for immunizations that is working very well.

- Staff performed 142 HIV testing and counseling sessions and 42 Oraquick tests, whereby individuals are counseled and tested using a rapid testing product.

- The Disease Intervention Specialist presented HIV/AIDS prevention information to 67 residents in drug and alcohol facilities.

- Community Health Nurses followed 8 families during the year (with several encounters each) in the Maternal and Child Health programs. Childbirth education classes were conducted for 5 high-risk pregnant women for a total of 9 session hours of instruction.

- The Bureau received 1,132 referrals for services including communicable disease investigations in 2006. The nurses continue to increase tracking and reporting through NEDSS. All were assigned to and followed up by three Community Health Nurses and the Disease Intervention Specialist.

- The Community Health Nurses conducted 4 TB screenings within the community, testing 78 residents. 19 residents were treated for TB infection and 2 were treated for active TB.

Boards, Associations and Public Relations

Staff members of the Health Bureau serve as the City's representation on the following boards, associations and committees:

- York Hospital Staff in the Department of Family Practice
- Preventive Health Advisory Committee, PA Department of Health
- Advisory Board of the Healthy York County Coalition
- WellSpan Planning Committee
- Medical Advisor, Crossroads Counseling Services
- Medical Advisor, Atkins House
- American Medical Association, PA Medical Society
- York County Medical Society
- American Academy of Family Physician
- PA Academy of Family Physicians
- PA Public Health Association
- York County Chapter of the American Red Cross
- The Foundation of the PA Medical Society
- York County Maternal Child Network
- Local Interagency Coordinating Council
- York County Community Engagement Team for Early Childhood Education
- National Association of County and City Health Officials (NACCHO)
- NACCHO – Community Health and Prevention Advisory Committee (CHP)
- PA Perinatal Partnership
- South Central PA SHIP Partnership (State Health Improvement Plan)
- WellSpan Patient Safety Committee
- Healthy York Network Planning and Evaluation Committee
- POMAY (Physician Office Manager's Association of York)
- York County Tobacco Free Coalition
- Head Start of York County Health Advisory Committee
- PA Dept. of Health Lead Elimination Plan Workgroup
- York SAFE KIDS Coalition
- York City School District Wellness Committee
- American College of Sports Medicine
- American Public Health Association (APHA)
- Society for Public Health Educators (SOPHE)
- Pennsylvania Alliance to Control Tobacco (PACT)
- Pennsylvania Advocates for Nutrition and Activity (PANA)
- PA Nurses Association
- PA Cancer Control Consortium
- Partners in Women's Health Coalition
- Family Issues Roundtable Committee

BUREAU OF HOUSING SERVICES

MISSION
The mission of the York City Bureau of Housing Services is to provide decent, safe and affordable housing, increase homeownership opportunities and enhance the quality of life to low to moderate-income residents within the City of York.

GOALS

- *To provide decent, safe and sanitary housing for the City's low and moderate-income residents who could not otherwise afford it.*
- *To provide financial assistance for the rehabilitation of single-family homes to persons of limited financial means for the purpose of upgrading the quality of deteriorated dwellings to contemporary minimum property standards, including the elimination of all housing code violations.*
- *To eliminate conditions of slum and blight, which are detrimental to the public health, safety and welfare.*
- *To expand the capacity of nonprofit housing providers.*
- *To reduce the number of single-family homes on the City's Vacant and Abandoned Homes list.*
- *To leverage private-sector participation.*

THE BUREAU OF HOUSING SERVICES develops strong neighborhoods through the preservation of the existing housing stock, the creation of home ownership opportunities, construction of new housing, and the promotion of the physical, economic and social welfare of the residents.

Measurements and indicators used to evaluate progress include the number of vacant properties acquired; residential dwelling units restored, constructed and sold; vacant lots returned for use; established Adopt-A-Houses; public improvement and community facility projects; and grants for home ownership, lead hazard reduction, façade improvement, and rehabilitation programs.

The City of York, Department of Community Development / Bureau of Housing Services (BHS) consists of a dedicated team of 7 individuals working together to ensure quality service to the City of York. The Bureau of Housing Services, Director resigned early during 2005, leaving the position vacant for most of the year. Finding a suitable replacement has been a challenge, but in the meantime Director Bracey has led the bureau by administering the City's federal entitlement funding, and state funding to develop decent, safe, sanitary and affordable housing for residents while revitalizing neighborhoods. The Bureau is funded by the U.S. Department of Housing and Urban Development (HUD) through the Community Development

Block Grant (CDBG) and Home Investment Partnerships (HOME) Programs. BHS is also a participant of the Pennsylvania Department of Health Title X Program.

BHS administers numerous programs that directly assist the City's homeowners, homebuyers, developers, and non-profit organizations. The City's homeowners can receive various forms of financial assistance to rehabilitate their homes. Residents, including those with physical and developmental disabilities, interested in owning homes in the City can receive down payment and closing cost assistance. Also, homebuyers can choose to purchase one of the City's Community Housing Development Organizations (CHDO) homes. CHDO's acquire, renovate and sell homes that were on the list of vacant and abandoned homes. Finally, the City's residents that prefer to rent can live in housing that has been renovated with the assistance of the Bureau of Housing Services funding rehabilitate rental units.

HOUSING PROGRAMS

The Bureau administered six programs for low-income individuals and families in York during 2006. They were:

- First-time Homebuyer Program – assist with closing costs
- Mortgage Credit Certificate Program – mortgage payments against tax liability
- Homeowner Occupied Rehabilitation Program – loans for regular rehabilitation work and emergency rehabilitation needs
- Rental Rehabilitation Program – loans for rental unit rehabilitation
- Title X Lead Hazard Program – evaluation for residents of possible lead paint hazards
- CDBG - The Community Development Block Grant (CDBG) Program administered by various sub-recipients provides funding for essential capital and street improvements, improvements to park and recreation facilities, and removal of architectural barriers to the physically, audibly and visually impaired. Funds are also used to carry out commercial revitalization programs, economic development activities that create and retain jobs, public services for low- and moderate- income residents, the frail elderly, the disabled, youth at risk, persons living with AIDS, and victims of domestic violence.

Many of the programs address slum and blight by rehabilitating vacant and abandoned houses for homeownership. Offering homeownership opportunities to low- and moderate-income residents is recognized as being the premier way to turn neighborhoods around. The ideal project to furthering homeownership is to identify partners who will work with area businesses and housing organizations such as Habit for Humanity for the transformation of the homes into homeownership. Businesses such as Drovers/Fulton Bank, Home Depot, local plumbers and contractors, to name a few, joined for the kick-off of this project. Four homes were identified during 2006 and plans for completion will occur during 2007 and 2008.

Summary of The Bureau of Housing Services Direct Projects for 2005

First-time Homebuyers……...…...24 settlements
Mortgage Credit Certificate Program…….……6 participants
Homeowner Occupied Rehabilitation…….....252 participants
Senior Citizen Housing Rehabilitation Program…….....3 participants
Title X Lead Hazard Program……22 participants
Total ……..……307 Projects/Participants

Historical Staffing Levels by Position

Position	2004	2005	2006
Director	1	1	1
Deputy Director	1	1	0
Office Coordinator	1	1	1
CDBG Program Specialist	1	1	1
HOME Program Specialist	0	1	1
Program Delivery Specialist	1	1	0
Housing Program Coordinator	0	1	0
Rehabilitation Inspector	0	1	1
Rehabilitation Specialist	1	1	1
Rehabilitation Contractor	0	0	1
Program Funding Analyst	0	0	1
Total	***6***	***9***	***8***

BHS approved positions were not fully staffed at year end, however every effort to fill the vacant positions is being met. BHS has the capacity to manage all housing programs once all positions are filled. In addition, the Bureau also has a Rehabilitation Specialist assisting with the many housing projects and activities. Under a three-year contract, the Bureau also utilizes the services of Mullin and Lonergan to provide technical advice and assistance in connection with the annual Consolidated Strategy and Plan and other technical services. All housing programs are active and beneficial to the residents of the City of York.

Projects and Activities

CDBG and HOME funds are awarded to sub-recipients to carry out the various projects and activities according to the City's Comprehensive Plan and the Five-Year Consolidated Plan as required by HUD. Although the annual awards from the Federal government have consistently decreased, the Bureau has been able to support programs and residents while meeting the national objectives and leveraging private-sector participation.

GRANTS	2004	2005	2006
CDBG	$2,060,000	$1,948,285	$1,748,000
HOME	572,588	547,394	515,000

The following represents some of the activities and organizations supported during 2006 with HUD funding:

Clean and Seal - Temporary measures taken by RDA or City to secure properties acquired until rehabilitation or demolition.

Code Enforcement - Provide systematic code enforcement in lower income areas of the City.

Housing Rehabilitation - Provide loans and grants to homeowners to remove code violations and replace major systems.

Historic York - Historic Reviews for Rehabilitation programs under Section 106 Programmatic Memorandum.

Childhood Lead Prevention Partnership - Service for XRF machine used in Rehab program for low and moderate-income residents.

Street Improvements, ADA Curb Ramps - ADA Improvements to remove architectural barriers.

Public Facilities Improvements, Access York - Rehabilitation of properties for shelter, client service and administrative activities.

Public Facilities Improvements, York Spanish American Center - Rehabilitation interior of building to provide for service activities.

Public Service, York County Literacy Council - ESL services to low-income clientele.

Public Service, Housing Alliance of York - Housing Counseling Services to low-income clientele.

Public Service, York Health Bureau - HIV testing Services to Low Income clientele.

Economic Development, Community First – Microenterprise and Small Business Development Loan Program.

The City of York's Bureau of Housing Services provides to the residents of the City of York each year the best use of these dollars through awarding sub-recipients with a grant for the necessary services they provide to eligible residents.

For example, the York County Literacy Council (YCLC) is a human service organization dedicated to advancing adult and family literacy in York County. All client services are provided confidentially and free of charge to residents regardless of race, creed, color, sex, national origin, sexual orientation or socio-economic status. In 2006, the YCLC provided English as a Second Language instruction to 50 low-income adults in the City of York with varied needs. Beginning/Intermediate classes were held at the Sylvia B. Newcombe Parent

Community Center, the Salvation Army and at St. Matthew's Church. Pre-test assessments of English skills were given as well as post-test to assess knowledge gains. 64% of all post-tested students show an increase in at least one English proficiency skill.

Another sub-recipient, the Housing Alliance of York, formerly known as the Housing Council of York, reached out to the community in 2006 by serving as public speakers and presenters/trainers throughout the City of York educating the community with knowledge regarding first time home buying and tenant rights and responsibilities. During 2006, the HCY distributed brochures and information to churches and human service agencies on various programs offered including the Predatory Lending Prevention Program.

Housing Alliance of York and BHS staff partnered to provide housing counseling services and First-Time Homebuyers Education to help residents understand affordable housing opportunities while encouraging home ownership. Assistance is also provided to tenants and landlords to assist for a better landlord/tenant relationship.

Through a Landlord/Tenant Workshop offered, the Housing Alliance of York teaches the clients what their rights are as a tenant but also their responsibilities. This not only makes them more responsible tenants in turn helping to protect the investment of the property owners, but it also betters the quality of life of those in various neighborhoods throughout the City. Housing Alliance of York also provided advocacy and counseling services for individuals in housing discrimination cases and awareness towards the Fair Housing and Equal Opportunity.

During 2006 in total the Housing Alliance of York, as a sub-recipient for the Bureau of Housing Services of HUD funding was able to provide education, advocacy and counseling to over 4,500 City residents including monthly First-time homebuyer Workshops for City residents.

Through the HOME Investment Partnership Program funding which was created under Title II of the National Affordable Housing Act of 1990, the BHS was able to address one of the objectives in 2006. The major objective of this program is to expand the supply of decent and affordable housing for low to moderate-income person. This program seeks to create and strengthen partnerships between government and the private sector, including for-profit and non-profit organizations. BHS did just that through a Memorandum of Agreement with the YWCA, and Dorgan & Zuck to provide housing in a neighborhood known as the Community Renaissance Plan area.

One of the objectives of this plan is to increase the homeownership rate in this 18-block area of the City. Through the HOME program, $900k is committed as part of the City's obligation to develop 25 new or newly renovated homes for home ownership, while removing severely blighted units, renovating and restoring other deteriorated buildings and filling empty lots. The proposed strategy will also create a mix of housing options and incomes within the neighborhood.

During 2006, seven new homes were occupied by new owners in this planned area of revitalization. The total project will increase the value of blighted properties and thus increase the tax revenue to the city.

This project also meets a goal of the City's comprehensive plan that calls the targeted neighborhood an "inner-ring" neighborhood and recommends "these neighborhoods be improved by physical rehabilitation of buildings…". The project will help the city meet this goal and create a vibrant, stable neighborhood. BHS is providing services to the area residents through rehabilitation loans and façade improvements opportunities as well.

The purpose of the Community Renaissance Plan is to improve the social, economic and physical conditions of the neighborhood. The long-term goal is to improve the quality of life for the residents and increase the safety and attractiveness of the neighborhood for the institutions and businesses that operate in the area. By signing on as a partner to this project, we ensure City goals are met.

The new homes, combined with extensive streetscape improvements and façade improvements, and a planned new outdoor pavilion and play area will result in a neighborhood that is significantly more stable, and a place where families want to live.

Finally, the U.S. Department of Housing and Urban Development (HUD) continues to work with the City of York's Department of Community Development, Bureau of Housing Services by providing necessary technical assistance in specialized areas. Constant communication with representatives of HUD we are able to build the confidence of the community in the work that is done under this administration as being above reproach.

Boards, Associations and Public Relations

Staff members of the Bureau of Housing Services represent the City on the following boards, associations and committees:

- Healthy York County Coalition Housing Task Force
- Keys to the City
- Historic Architecture Review Board
- Housing Authority Board
- Community Renaissance Strategic Alliance
- Alliance of Neighborhood Associations
- Neighborhoods U.S.A.
- Home Equity Assurance Task Force
- Affordable Housing Endeavors
- City of York Employee Safety Committee
- Pennsylvania Association of Building Code Officials (PABCO)

Permits, Planning, and Zoning Bureau

Mission
To provide a full range of services to all residents, contractors, architects and businesses on matters pertaining to construction, licensing and permits, in a fair and uniform manner.

Goals

- *To promote orderly future growth and development of the City through long-range comprehensive planning.*
- *To promote and facilitate physical development plans.*
- *To create safer neighborhoods through aggressive codes enforcement on irresponsible property owners, and to foster programs that allow citizens to be part of the solution.*

The Bureau of Permits, Planning & Zoning promotes orderly future growth and development of the City through long-range comprehensive planning. The bureau also will promote and facilitate physical development plans, create safer neighborhoods through aggressive codes enforcement on irresponsible property owners and to foster programs that allow citizens to be a part of the solution.

Measurements and indicators used to evaluate progress include the number of plan reviews; building, zoning and health permits issued; property inspections; citation for building, zoning and other code violations issued; site inspections; the number of development applications reviewed by the Planning Commission, Zoning Hearing Board and Historic Architectural Review Board; environmental reviews and clearance for federally funded programs; and neighborhood plans prepared.

The Bureau of Permits, Planning and Zoning (PP&Z) is responsible for all aspects of planning, development approval, and enforcement of construction codes. This Bureau conducts inspections, investigates complaints, reviews plans, holds public hearings, and issues permits and Certificates of Use and Occupancy. The issuance of health and food licenses as well as conducting the inspections associated with the licensing procedures for these establishments, are other responsibilities of the bureau.

The Bureau led by Kendra B. Hunter B.S., consist of a Planner (vacancy staffed by consultant services of JMT) (1); a Zoning Officer (1); a Health Officer (1); a Property Maintenance/Health Officer (1); Property Maintenance Inspectors (3); a Permit Technician (1); and Office Coordinator (1), provides short-range and long-range planning expertise in the areas of housing, economic development, transportation, land use, urban design, and public and civic infrastructure. The staff provides routine planning and engineering assistance to other City departments, agencies, neighborhood organizations, and citizens. Mandated activities include the review of subdivision and land development plans, zoning applications, sewer planning modules, and environmental reviews.

During 2006, the Property Maintenance Inspectors and Zoning Officer participated in many functions as part of the City of York's Civil Enforcement Unit (CEU). This is a proactive, coordinated approach to improving the livability of York's neighborhoods by solving multi-faceted, persistent community problems that lowers the quality of life in the City's neighborhoods. The unit focuses on the prevention of crime, the proliferation and continued deterioration of exploited neighborhoods. A key goal of the unit's approach is to increase the positive environments, which fosters neighborhood growth and positive perceptions of the City. This unit coupled with the Citizen's Inspection Program offered by the bureau quarterly assist with resolving problems related to systemic issues impacting blocks of neighborhoods, rather than merely responding to a report after problems occur.

The Civil Enforcement Unit initiatives uses traditional policing combined with property code enforcement, community policing, fire code inspections and animal control to eliminate the enabling conditions of many concerns that riddled neighborhoods throughout the City. The unit does this by conducting what has become known as "Clean Sweeps". Six such sweeps were conducted throughout various areas of the City during 2006. One such sweep was conducted in the 600-1100 blocks of S Pine St, also known as the Veterans Memorial Park Area, and identified properties that were in violation of the City of York's Property Maintenance Code. The unit along with the Property Maintenance Inspections committed 109 hours to these sweeps and identified 258 violations property maintenance violations.

The Property Maintenance Inspectors continued to address concerns and patrol their assigned districts within the City to coincide with the four elected District Magistrates. Two Property Maintenance inspectors have been assigned to patrol the area designated by the state as Weed and Seed, located in the southeast end of the City. During 2006, the entire PP&Z staff participated in training and received certification in National Incident Management System (NIMS) and Incident Command System (ICS).

Citizen Inspection Classes

The purpose of the Citizen Inspector Training classes is to encourage City Residents to be involved and participate in the community in which they live. The class empowers citizens to take direct action to improve their neighborhoods by serving as the eyes and ears for the City officials. A citizen inspector's role is also to assist in keeping neighborhoods clean and safe, while encouraging neighbors to maintain their properties, and then reporting the possible violations. Classes include an introduction to the City's Property Maintenance Code, an explanation of how codes were enacted, and an overview of the roles and responsibilities of the Bureaus of Fire Prevention and of Permits, Planning and Zoning.

During 2006, three classes were conducted for interested community residents, with a total of 30 participants completing the course since the program's inception. Through the on-going partnership with members of the Fire Prevention Bureau of the Fire Department, this program is endorsed by the Alliance of Neighborhood Associations and maintains its popularity among the neighborhood groups and community organizations that desire to improve the conditions of their community.

The Bureau also addressed 1,325 property maintenance complaints in 2006 which were received through the Mayor's FYI Line, Citizen Inspectors, the website, written complaints and/or through inspector patrols.

Health Licenses and Inspections

In accordance with a number of laws and City Ordinance, the Bureau administers an aggressive health licensing and sanitation inspection program that covers restaurants, drinking establishments, school cafeterias, churches, and other non-profit organizations to ensure safe conditions in these facilities. To maximize our efforts, the Bureau of Health provides funds for half of the salary of a Property Maintenance Inspector, who then assists with the responsibilities of this program.

The Health Officer and Property Maintenance Inspector conducted a total of 388 initial health inspections in 2006, and 35 re-inspections. 225 Special Event inspections were performed and 35 consultations given. 19 establishments were closed due to unsanitary conditions and violations of the Health Code during 2006, while six fires occurred resulting in action taken by the Health and Sanitation Officer. Revenues from Health Licenses and Grease Traps totaled $54,920.00 for the year 2006. In addition:

- 40 Complaints were handled specifically by the Health Officer
- 16 Plan Reviews for new establishments were conducted
- 54 certificate of occupancies inspections (health) performed for either new or change of ownership establishments
- Training provided to participants and/or employees of Head Start, the Chili Cook-Off, Bike Night BBQ vendors, and Westminister Church.
- Closing and re-inspections for the Economy Inn Hotel at 132 N George St

In July 2006 a visit was made in to Clipper Magazine Stadium in Lancaster, PA by the Health Officer and a Property Maintenance Inspector to observe and make preparation for the soon to open in 2007 Sovereign Bank Stadium (York Outdoor Recreational Complex).

In September 2006 in recognition of National Restaurant Month, the City held a celebration at the Valencia Ballroom giving acknowledgement to local Restaurants and their owners for the exceptional job they perform and provide in the City of York. Those receiving Certificates of Excellence included: Doris Place, Shakey Jakes, Valencia Ballroom, Zanzibar, Dairy Queen, Chang Chow, Epex Soft Pretzels, Jim and Nena's #6, Samuel Café, Sparky and Clark West Market St, Pepper's American Grill, Jim and Nena's West Market St, York Hospital Snack Bar, Central Family Restaurant, The Left Bank, and Ross & Libby Falzone for Sam and Tony's.

Together with public outreach, educational programs, and regulatory inspections, the City of York's approximate 500, eating and drinking establishments, continue to have a sound reputation throughout the Commonwealth of having safe and properly inspected establishments.

PERMITS ISSUED 2006

Another role of the Bureau of Permits, Planning & Zoning is to support projects that improve building safety at home and in the community. The bureau take steps to ensure that the places where people in our community live, work, play and learn are safe by reviewing building plans, issuing building permits and inspecting buildings prior to, during, and at the completion of construction.

During 2006 - 482 Building Permits, 290 Electrical permits, 115 Plumbing Permits, 38 Curb/Sidewalk Permits, 25 Demolition Permits, and 15 Sign Permits were issued. 101 New Business Applications were processed by the Zoning Officer in 2006, which resulted in either new businesses coming into the City, and or City based businesses relocating to other locations within the City limits. In addition to the permits and business applications being processed and/or issued, 113 Certificates of Use and Occupancy were issued were to both residential and commercial properties. Revenue generated from Commercial and Residential Building permits totaled $634, 430.00.

PRE-DEVELOPMENT MEETINGS

2006 continued the formalized gathering of the City Planning and Zoning staff, Building Codes Officials, and representatives from Fire, Police, and Public Works to meet and review proposed and current development projects in the City of York. While this practice was informally conducted in the past, more recently, all developers have been strongly encouraged to engage in this process with City representatives. Meetings have involved presentations and or discussions with potential developers, contractors, and citizens, thus allowing for a better understanding of projects and code requirements. Several meetings have been conducted in 2006, with individuals and developers viewing these meetings as a way the City is providing an efficient and coordinated review to all who may become involved in the project.

MAJOR PROJECTS/DEVELOPMENT DURING 2006

- York Outdoor Recreation Complex
- Realtors Association of York and Adams Counties
- Kinsley Construction's Fab Shop
- Completion of the Community Renaissance Townhouses - construction of 7 new town homes
- Ashley Furniture Store – Rt 30
- 600 North Hartley Street - proposed condominiums and business offices
- 465 E Prospect St – Old York Home renovations to Wolf Supply Building
- 540 S George St – Lifetime Brands

The Bureau coordinated the review of all land development applications to the City with the City Engineer, Planner and when necessary with the York County Planning Commission and other City or County departments. The bureau staffs the York City Planning Commission (YCPC) and the Zoning Hearing Board (ZHB). Staff prepares reports to assist these boards and commissions in making decisions.

Bureau staff is actively involved in City Council committee meetings when the Planning Commission forwards subdivision/land development, conditional use, or zoning amendment. Following City Councils action, staff reviews the final documents to ensure full compliance with the City's approval.

YORK CITY PLANNING COMMISSION

The York City Planning Commission is a volunteer board of seven city residents, appointed by the Mayor with the consent of City Council, for individual terms of four years. The Planning Commission serves as one of a number of interrelated boards, city agencies, and city authorities with interlocking responsibilities to guide land use and development in the City. These groups include the York City Planning Department, the Zoning Hearing Board, The Redevelopment Authority, and the Historical Architectural Review Board, each with key roles in both long-range planning and in the day-to-day administration of planning and land use policy.

The primary long-range responsibilities of the Planning Commission include the development of a Strategic Comprehensive Plan, intended to guide the growth and development of the city in the years ahead, and the preparation of zoning and building code ordinances to implement regulations in support of the goals of the Strategic Comprehensive Plan.

The City presently has such a Plan and began the process of an update to both the Comprehensive Plan and the Zoning Ordinance during 2006. In addition, the Planning Commission serves in an advisory capacity to the Zoning Hearing Board in its consideration of applications for zoning variances and special exceptions, and to the City Council in its consideration of applications for subdivision and land development.

In this role the Commission is guided by both the provisions of the Strategic Comprehensive Plan, and by the requirements of the City's Zoning Ordinance. Finally, the Commission is responsible to update the Strategic Comprehensive Plan at regular intervals and to prepare amendments to zoning and building code ordinances as needed to bring the Plan and the various ordinances into substantial alignment with one another. A summary of the 2006 Planning Commission meetings are as follows:

MEETINGS

January 9,2006

- Blight Property Determination: 56 W Boundary Ave, 322 S Queen, 334 S Queen, 336 S Queen, 148 E Church Ave, 305 W Springettsbury Ave,

- Northwest Triangle and Outdoor Recreational Complex Update

February 13,2006

- Election of Officers: Genevieve Ray, Chair; David McIlnay, Vice Chair; and H. Michael Buckingham, Secretary
- Review of the Outdoor Recreation Complex Land Subdivision Plan.
- Review of the Outdoor Recreation Complex Land Development Sketch Plan.
- Review of the proposed Storm Water Management Ordinance from the Department of Public Works.
- Blight Property review of: 305 W Springettsbury Ave, 140 and 146 S Queen St, 254 and 256 S Queen St, 300 S Queen St, 43 E South St, 319 and 362 W Princess St, 518 Salem Ave, 815 – 817- 823 E Poplar St

March 13,2006

- Use Variance for a sit down eating establishment at 350 E Princess St
- Dimensional Variance for two wall mounted signs at 350 E Princess St
- Special Exception for the conversion of first floor office space to residential unit at127 S. Beaver St.
- Preliminary Land Development Plan for REC Oil at 280 N East St

April 10, 2006

- Public discussion of proposed blight certification for the Broad St Redevelopment Area and East Prospect Redevelopment Area.
- Special Exception for the conversion of first floor office space to residential unit at127 S. Beaver St [continued from March 13, 2006 meeting].
- Preliminary Land Development Plan for REC Oil at 280 N East St [continued from March 13, 2006 meeting].
- Blight Certification of: 305 W Springettsbury Ave, 140 and 146 S Queen St, 254 and 256 S Queen St, 300 S Queen St, 43 E South St, 319 and 362 W Princess St, 518 Salem Ave, 815 – 817- 823 E Poplar St
- Review of Land Development Plan for the Community Renaissance Project Phase II
- Review of Land Development Plan for York Hospital Parking Garage
- Final Subdivision and Final Land Development Plan for Farquhar Park Pool
- Street Vacations for: Hay St, Perry Ave, Howard St, Railroad Alley, N Duke St, N Court St, Washington St
- Redevelopment Proposal II for York Outdoor Recreation Complex

May 8, 2006

- Special Exception to erect a free standing internally illuminated sign at 1031 Edgecomb Ave
- Reverse Subdivision and Final Land Development Plan for future parking lot at E. King and Columbia Ave
- Review of Land Development Plan for a proposed accessory parking lot at 240 Arch St
- Revised Subdivision for YORC
- Revised Land Development Plan for 550 S. Pine St

- Blight Property Review for: 345 N. Beaver St., 613-617 S. Court Rear St., 223 S. Hartley St., 723 Manor St., 613 W. Philadelphia St., 214 S. Pine St., 600 S. Pine St., 630 S. Pine St., 55 W. Princess St., 409 W. Princess St., 416 W. Princess St., 142 S. Queen St., 400 S. Sherman St., 238 E. Boundary Ave., 35 E. South St., 222 E. Prospect St., 224 E. Prospect St., 226 E. Prospect St., 228 E. Prospect St, 230 E. Prospect St. 368 E. Market St
- Discussion on date for Redevelopment Area meeting

June 12, 2006

- Blight Property Review for: 468 W College Ave, 336 S Duke St, 334 S Duke St, 246 E King St, 382 W King St, 340 W Philadelphia St, 157 S Pine St
- Review of Land Development Plan for YORC
- Blight Property Certification for: 823 E Poplar St, 815 E Poplar St, 817 E Poplar St, 336 S Queen St, 305 W Springettsbury Ave, 146 S Queen St, 43 E South St, 518 Salem Ave 362 W Princess St, 319 W Princess St, 300 S Queen St, 56 W Boundary Ave

July 10, 2006

- Review of Land Development Plan for YORC
- Variance application filed for conversion of a single family dwelling to a multi-family at 344 Smith St
- Review of Land Development Plan for 400 S Albermarle St
- Variance application filed for dimensional variance for construction at 400 S Albermarle St
- Blight Property Certification for: 723 Manor St, 613 W Philadelphia St, 214 S Pine St, 600 S Pine St, 630 S Pine St, 55 W Princess St, 409 W Princess St, 416 W Princess St, 142 S Queen St, 222 E Prospect St, 224 E Prospect St, 226 E Prospect St, 228 E Prospect St, 230 E Prospect St, 369 E Market St

July 19, 2006 Special Meeting

- Discussion on Northwest Triangle Proposal II
- Blight Certification Report for Broad Street Redevelopment Area
- Broad Street Redevelopment Plan
- Broad Street Redevelopment Proposal I

August 14, 2006

- Community Renaissance Proposal II
- Blight Property Certification for: 468 W. College Ave, 336 S Duke St, 334 S Duke St, 246 E King St, 340 W Philadelphia St, 157 S. Pine St, 55 W Princess St

September 11, 2006

- Variance application filed to allow restoration and reconstruction of structures dimensional requirement relief at 463, 465, and 467 W Hope Ave
- Special Exception file for a change from one non-conforming use to another at 325 E Market St

October 9, 2006

- Review of Land Development Plan for proposed parking lot expansion at 1301 Smile Way
- Review of Land Development Plan of Lot #11 in the Industrial Park
- Variance application filed to allow impervious surface coverage in excess for parking lot expansion at 1301 Smile Way
- Special Exception filed to allow multi-family occupancy at 39 E Jackson St
- Variance application filed to allow child care center at 601 Florida Ave
- Variance application filed to allow convenience store at 161 E Philadelphia St

November 13, 2006

- Variance application filed to operate a Day Care Home at 601 Florida Ave
- Special Exception filed to create a Memorial Garden with a columbarium wall for cremation remains at 25 W Springettsbury Ave.

December 11, 2006

- Update was provided on the Community Renaissance Project
- Final Subdivision Plan for 15-23 E Philadelphia St for Mitchco Inc
- Final Land Development Plan for 260 N Sherman St for SUNCO
- Zoning Determination of use of proposed business for 400 N State St as a scrap yard

Special Meeting for December 18, 2006

- Variance to permit a recycling facility in the EDA at 400 N State St filed by Piranha Scrap LLC

VACANT PROPERTY REVIEW COMMITTEE

The Vacant Property Review Committee and the Planning Commission, upon making a determination that any property is blighted within the terms of Article 1728 and the enabling legislation, must certify such blighted property to the Redevelopment Authority in accordance with the provisions of law. The Redevelopment Authority shall then have the powers under law to acquire such blighted property and to hold, clear, manage and/or dispose of such property for residential and related use. The Committee consists of five members as follows: one member being the Director of Community Development; one member being from the City Redevelopment Authority; one member being from the Planning Commission; one member being from Council; and one member being from the public at large, to be designated by the Mayor.

Three Vacant Property Review Committee meetings were held this year in which thirty-four (34) properties were certified as blighted.

334 S Duke St, 336 S Duke St, 55 W Princess St, 157 S Pine St, 468 W College Ave, 254-256 S Queen St, 330 – 332 S Queen St, 334 S Queen St, 148 E Church Ave, 319 W Princess St, 362 W Princess St, 43 E South St, 823 E Poplar St, 815-817 E Poplar St, 518 Salem Ave, 56

W Boundary Ave, 146 S Queen St, 336 S Queen St, 300 S Queen St, 222-230 E Prospect St, 723 Manor St, 416 W Princess St, 613 W Philadelphia St, 214 S Pine St, 600 S Pine St, 630 S Pine St, 142 S Queen St, 409 W Princess St, 369 E Market St

City of York Zoning Hearing Board

The York City Zoning Hearing Board was established in order that the objectives of the Zoning Ordinance may be fully and equitably achieved and a means for competent interpretation. The City currently operates under 1995 Zoning Ordinance adopted by York City Council in 1995.

The general purpose of the Zoning Hearing Board deals with the zoning regulations and districts set forth in the ordinance. The ordinances have been made in accordance with the City of York community development goals and objectives designed to address health, safety and welfare; the quality of life; and to facilitate the appropriate development and redevelopment of the City, while protect the tax base and encouraging economy in public expenditures.

The Zoning Hearing Board consists of five (5) members appointed by Council resolution. Members shall be residents of the City and hold no other office in the City. A quorum of three (3) members is needed to hear evidence and decide all contested questions. The ordinance has a waiver clause when all parties are in agreement to hear the case; the waiver agreement shall be made a part of the record. The duties and powers of the York City Zoning Hearing Board are governed by Articles IX and X-A of the Pennsylvania Municipalities Planning Code. A summary of the ZHB for 2006 include:

Zoning Hearing Boards

Jan 5, 2006 as a continuation of old business from 2005 due to inclement weather:

- 20-05z, A variance application to permit a group home with no off-street parking at 929 W. Poplar Ave by Ms. Mary Traylor-Kushla. Staff has recommended denial.

- 21-05z, A special exception application to permit a group home at 929 W. Poplar Ave. by Ms. Mary Traylor-Kushla. Staff has recommended denial.

- 22-05z, A variance application to permit a group home that does not meeting off-street parking at 149 N. Queen by Ms. Mary Traylor-Kushla. Staff has recommended denial.

- 23-05z, A special exception to permit a group home at 149 N. Queen St by Ms. Mary Traylor-Kushla. Staff has recommended denial.

- 24-05z, A dimensional variance to permit parking spaces that do not meet the minimum width requirement at 1001 S. George St by York Hospital. Staff has recommended approval.

2006 Zoning Hearing Board Cases

Case #	Address	Applicant	District	Appeal	Planning Recommendation	Zoning Board decision
1	350 E Princess St	Coralis Castro & Jose Mora	RM	V-use	Approval	Approved
2	350 E Princess St	Coralis Castro & Jose Mora	RM	V-signs	Approval	withdrawn
3	127 S Beaver St	Brad & Rebecca Schmehl	RM	SE-use	Approval	Approved
4	1031 Edgecomb Ave	Penn State University	OS	SE-signs	Approval	Approved
5	344 Smith St	Horatio Pineada	RS2	V-use & parking	Denial	Denied
6	400 S Albemarle St	George Wagman III	IH/EDA	V-dimensional	Approval	Approved
7	463-465-467 W Hope Ave	United Realty, LP	RS2	V-dim & non conf	Denial	Approved
8	325 E Market St	David & Donna Nahum	RO	SE-use	Approval	Approved
9	1301 Smile Way	Dentsply Int'l	IL	V-parking	Approval	Approved
10	35-37 E Jackson St	Miguel Mendoza	RS2	Resolved as continuation of non-conforming use		
11	39 E Jackson St	KND Properties	RS2	SE-use	Denial	Denied
12	601 Florida Ave	Cassundra Powell	RS1	V-use	Denial	Denied
13	161 E Philadelphia St	Rodney Clinton	RM	SE-use	Denial	Approved
14	25 W Springettsbury Ave	St Paul's Lutheran Church	RO	SE-use	Approval	Approved
15	253 S Penn St.	Stephen Jiles	RS2	SE-use	Application withdrawn	
16	400 N State St.	Piranha Scrap Metals	IH/EDA	D=Scrap Yard	D=Recycling	
16-A	400 N State St.	Piranha Scrap Metals	IH/EDA	SE-use & V-req	Application continued by Planning C	

Construction Board of Adjustments and Appeals

The purpose of this board is to hear appeals from decisions and interpretations of the code officials or designees of the Department of Community Development and the Department of Fire/Rescue Services and to consider equivalencies to the requirements of the various technical codes as adopted by the City of York.

During 2006 the composition of the board included individuals with knowledge and experience in the technical codes, designs professionals, contractors, or building industry representatives. Specifically, the City of York's CBAA has a fire sprinkler system contractor, electrical inspector, plumbing contractor, an architect and a building contractor serving as its board. Some of these members also have experience with the fire codes and life safety issues.

The board meets on the call of the chairman, or within 60-days after notice of an appeal has been received. Notice of the annual schedule of meetings of the Board, are published in the local newspapers of general circulation one time a year. During 2006 the board presided over 4 appeals hearings.

01-06CB 312 Chestnut ST – An application for appeal filed by Terry Brillhart owner of 312 Chestnut to a Notice of Unsafe structure issued January 29, 2006 by City official.

02-06CB 903 Loucks Rd – An Application for Appeal filed by Edwardd Breuel of Vorando Realty regarding notices from the Fire Prevention Bureau to make necessary repairs and return fire pump to service.

03-06CB Arch St and North George ST – An application for equivalent form of construction regarding toilet fixture counts for York Outdoor Recreation Complex.

04-06CB 743 S George ST- An Application for appeal filed by Leroy Jones regarding notices from the Fire Prevention Bureau to install a fire alarm system.

HISTORICAL ARCHITECTURAL REVIEW BOARD

The purpose of the City of York, Historical Architectural Review Board (HARB), is "to regulate the erection, reconstruction, alteration, restoration, demolition or razing of buildings within the (local) historic districts (as designated by York City Council).

HARB is much misunderstood. It is a local historic district, which is separate from the National Register Historic District. (Most residents will have no contact with the National Register district regulations, unless government money, tax credits, or a government agency is involved in their project). HARB is only an advisory board to City Council: all decisions rendered must receive a majority vote of council, or they do not stand.

HARB is composed of 7 regular and 3 alternate members, appointed by City Council. Of those members, one member must be recommended by the York County Heritage Trust, one member must be a registered architect, one member must be a licensed real estate broker and one member a Building Inspector. Four members must be residents of, or property owners in the City of York, and all members must have demonstrated interest or related expertise in historic buildings.

HARB has a paid staff or consultant, and during 2006 that was Historic York, Inc., who reviews all applications and writes a review of each application for the Board to consider.

SUMMARY OF HARB CASES 2006

January 4:

35-05H(3): 312-330 East Princess Street – *Approved as amended*
1-06H: 218 East Market Street – *Approved as presented*

60-05H: 34, 36 & 38 Columbia Avenue – *Conditional recommendation of approval; C of A will not be forwarded to Council until conditions are met*
2-06H: 364 West Philadelphia Street – *Approved as amended*

January 18:

3-06H: 90 North Newberry Street (YMCA) – *Tabled*
Preliminary review of signage at 50 East King Street (Salvation Army)

February 1:

4-06H: 261(?) South George Street – *Tabled*
5-06H: 124 West Market Street rear – *Tabled*
3-06H: 90 North Newberry Street (YMCA) – *Approved as amended*
6-06H: 26-28 North George Street rear – *Conditional recommendation of approval; C of A will not be forwarded to Council until conditions are met*

February 15:

7-06H: 29 East Princess Street – *Approved as amended*

March 1:

8-06H: 25-27 & 29-31 West Market Street – *Withdrawn*
6-06H: 26-28 North George Street – *Approved as amended*

March 15:

8-06H: 25-27 & 29-31 West Market Street – *Tabled*
9-06H: 53 East King Street (54 South Duke Street rear) – *Approved as amended*
10-06H: 335 West Philadelphia Street – *Approved as amended*
11-06H: 461 West Market Street – *Approved as amended*
4-06H: 261(?) South George Street (Dunkin' Donuts) – *Approved as amended*
12-06H: 312-330 East Princess Street – *Approved as presented*
Preliminary review of the ball stadium project per Blanda Nace of YCEDC

April 5:

9-06H: 53 East King Street (54 South Duke Street rear) – *Approved as amended*
10-06H: 335 West Philadelphia Street – *Approved as amended*
13-06H: 515 South George Street – *Approved as amended*
14-06H: 229 South George Street – *Approved as amended*

17-06H: 127 West Market Street – *Approved as amended*
15-06H: 621-623 South George Street – *Tabled*
16-06H: 634 South George Street – *Approved as amended*
18-06H: 709 South George Street – *Approved as amended*

April 19:

19-06H: 42 East King Street – *Approved as amended*
20-06H: 157 West Market Street (Plough Tavern) – *Exempt from review*
21-06H: 220-226, 232, 234 & 238 East Princess Street & 221, 225, 227-229, 231, 235-237 & 239 Prospect Street (Renaissance Plan demolitions) – *Tabled*
22-06H: 232 South George Street – *Tabled*
23-06H: 101 West Philadelphia Street – *Approved as presented*
6-06H: 261(?) South George Street (samples of materials) – *Tabled*

May 3:

24-06H: 223 North George Street – *Approved as amended*
25-06H: 241 North George Street – *Approved as amended*
26-06H: 369 East Market Street – *Approved as presented*

May 17:

22-06H: 232 South George Street – *Approved as amended*
21-06H: 220-226, 232, 234 & 238 East Princess Street & 221, 225, 227-229, 231, 235-237 & 239 Prospect Street (Renaissance Plan demos) – *Approved as amended*
60-05H: 34, 36 & 38 Columbia Avenue – *Approved as amended*
27-06H: 540 South George Street – *Approved as amended*
28-06H: 322, 324, 326, 328, 330, 334, 336 & 338 North Court Street, 315 North George Street and 10, 12 & 14 Washington Street (stadium demos) – *Approved as amended*

June 7: canceled (no cases)

June 21:

29-06H: 27 West South Street – *Approved as amended*
30-06H: 350 East Princess Street – *Approved as amended*
31-06H: 300 South George Street – *Approved as amended*
32-06H: 102 North George Street – *Approved as amended*
33-06H: 24-26 North Beaver Street – *Tabled*

July 5:

34-06H: 32 South Penn Street – *No show*
35-06H: 116 South George Street – *Tabled*

36-06H: One East Market Street – *Tabled*
37-06H: 334 Reinecke Place – *Approved as amended*
Preliminary review of new garage at 122 West Philadelphia Street

<u>July 19</u>:

38-06H: 128-130 South George Street – *Tabled*
39-06H: 334 South George Street – *Tabled*
36-06H: One East Market Street – *Approved as amended*
40-06H: 61 South Pine Street – *Tabled*

<u>August 2</u>:

38-06H: 128-130 South George Street – *No show*
41-06H: 34-36 North George Street – *Approved as amended*
30-06H: 350 East Princess Street – *Approved as amended*
40-06H: 61 South Pine Street – *Approved as amended*
36-06H: One East Market Street – *Board did not change 7/19 recommendation*

<u>August 16</u>:

42-06H: 342 East Princess Street – *Approved as amended*

<u>September 6</u>:

44-06H: 346 East Princess Street – *Approved as presented*
45-06H: 331 East Princess Street – *Approved as amended*
46-06H: 25-27 & 29-31 West Market – *Approved as amended*
47-06H: 225 South Pine Street – *Tabled*
15-06H: 621-623 South George Street – *Approved as amended*
16-06H(2): 634 South George Street – *Approved as presented*

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