



4A

Hellam Township Planning Commission Variance Application Briefing

Application Number:	Z-2025-10	PC Meeting Date:	August 28, 2025
Applicant(s):	Advanced Fluid Systems	Tax Map Parcel:	KJ-107-A0
Property Owner(s):	Roseland Development Inc	Lot Size:	5 Acres
Property Location:	245 Campbell Road	Zoning:	Commercial/Industrial (C/I)

Project Narrative:

The applicant is requesting a Variance from §490-16.E Required public utilities. Applicant is requesting a variance to require connection to public water.

Attached Exhibits:

- A. Zoning Hearing Application (received July 28, 2025)
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Property Characteristics:

1. The subject property contains 5 acres located in the Commercial/Industrial Zone
2. Advanced Fluid Systems operates on the parcel. The business is warehousing with incidental assembly.
3. Adjacent properties:

	Use	Zoning
North	Agriculture	RA
South	Commercial	C/I
West	Commercial	C/I
East	Commercial	C/I

Variance Provisions

According to the Variance application submitted, the applicant reports the following:

1. **The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity.** The subject building is approximately 1700 feet from a public water source. York Water Company will not permit the extension of the line. The cost is prohibitive.
2. **Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance.** Applicant cannot secure public water.
3. **Why the unnecessary hardship has not been created by the applicant.** The Water Authority (York Water Company) will not construct water line.
4. **Why the variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare.** The nature of the variance has zero impact

5. **Why the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue.** If the variance is granted the building will come into compliance with zoning requirements
6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.** This property is not located in the floodplain.

This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative should be prepared to address comments or concerns raised by the Zoning Hearing Board Members.



APPLICATION FOR HEARING

FOR TOWNSHIP USE ONLY			
ZONING CASE # _____			
Application Filed	_____	Planning Commission	_____
Hearing Advertised	_____	ZHB/BOS Hearing	_____
Notices Mailed	_____	Decision Rendered	_____
Site Posted	_____	Notification Sent	_____

A. APPLICANT'S NAME: Advanced Fluid Systems
ADDRESS: [REDACTED]
PHONE NUMBER: [REDACTED] EMAIL ADDRESS: [REDACTED]

B. PROPERTY OWNER'S NAME
(If different than applicant): Roseland Development Inc.
ADDRESS: [REDACTED]
PHONE NUMBER: [REDACTED]

C. CONSULTANT'S NAME
(If different than applicant): John D. Maida Esquire
ADDRESS: [REDACTED]
PHONE NUMBER: [REDACTED] EMAIL ADDRESS: [REDACTED]

D. Tax Map: _____ Parcel: 31-000-KJ-0107 AO-00000 Zoning District: MU
Property Address: 245 Campbell Rd. York, PA 17402
Date purchased: October 21, 1988
Lot size: acreage 5 - or - _____ sq. ft. -
Present use: Warehouse and Incidental assembly
Proposed use: Same
Date of previous application (if any): None

E. Please choose the following:

☐ APPEAL (Refer to Section 1)	☐ CONDITIONAL USE (Refer to Section 2)	☒ VARIANCE (Refer to Section 3)
	☐ SPECIAL EXCEPTION (Refer to Section 2)	☐ OTHER - Curative or Zoning Amendment (Refer to Section 4)

**SECTION 3
REQUEST FOR VARIANCE
(REFER TO ZONING ORDINANCE SECTION 490-143.C)**

Applicant must provide the following information:

- Name of specific sections in Zoning Ordinance for which Variance is requested:

Hellam Twp. Zoning Code section 490-16 requiring that warehouse be served by public water.

- Brief description of nature of Variance requested:

Use of on site well and not public water

- A scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of this Ordinance.
- Ground floor elevations of existing and/or proposed structures (excluding residential structures).
- Names and addresses of adjoining property owners, including property owners directly across a public right-of-way.
- If it is alleged that the provisions of the Zoning Ordinance inflict unnecessary hardship upon the applicant due to unique physical circumstances or conditions peculiar to the property, then briefly explain or describe:
 - A. The nature of the unique physical circumstances or conditions peculiar to the property in question and not shared by other properties in the vicinity:

The subject building is approximately 1700 ft from public water source and York Water Co. will not permit the extension of the line and as such cost prohibitive.

- B. Why there is no possibility that the applicant can develop or make reasonable use of the property in strict conformity with the provisions of the Zoning Ordinance:

Can not secure public water

C. Why the unnecessary hardship has not been created by the applicant:

Water authority will not run water line.

D. Why the Variance, if authorized, will not alter the essential character of the zone or neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of the adjacent property, nor be detrimental to the public welfare:

Nature of variance has zero impact

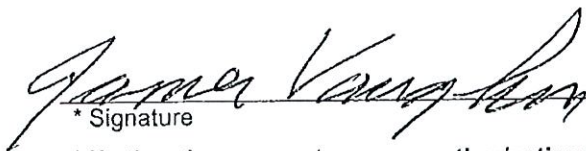
E. Why the Variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations in issue:

It will bring the building into compliance with zoning.

F. How the Variance, if within the Floodplain Overlay Zone, will comply with the Section 490-19 of the Zoning Ordinance:

N/A

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.


* Signature

07/28/25
Date

* If other than property owner, authorization from owner to sign must be attached.

Present Use Warehouse and Incidental assembly Proposed Use No Change

To conform current use to zoning code by variance from mandate that public water be utilized by the building

- Legal description of property or proposed zoning district
- Names and addresses of owners of property within 500 feet of the boundaries of the area requested for zoning amendment.

* If other than property owner, authorization from owner to sign must be attached.

SECTION 2

REQUEST FOR SPECIAL EXCEPTION
(REFER TO ZONING ORDINANCE SECTION 490-143.B)

OR

REQUEST FOR CONDITIONAL USE
(REFER TO ZONING ORDINANCE SECTION 490-152)

Applicant must provide the following information:

- Name of specific sections of the Zoning Ordinance under which application is being filed:

Zoning Code section 490-16A mandating that land zoned commercial/industrial use as is the subject parcel be served by public water which is 1700ft distance away.

- Brief description of proposed use:

Advanced Fluid Systems is a distributor of hydraulic components. Our use is warehouse and incidental assembly. This use will not change

- Attach scaled drawing (site plan) of the site with sufficient detail and accuracy to demonstrate compliance with all applicable provisions of the Zoning Ordinance. For Conditional Use applications for residential uses, show those areas of a lot or lots that can be built upon, in lieu of actual building placement.
- Ground floor plans and elevations of any proposed structures (excluding residential structures).
- Attach list of names and addresses of adjoining property owners including properties across a public right-of-way.
- Give a brief explanation of how the proposed use will:
 - A. Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:

Continued use of well water

- B. Not detract from the use and enjoyment of adjoining or nearby properties:

No Effect

- C. Not substantially change the character of the subject property's neighborhood:

No effect. We've been on well water since 1989.

D. Have adequate public facilities available to serve the proposed use (e.g., schools, fire, police, and ambulance protection; sewer, water, and other utilities; vehicular access, etc.)

No. Public water not available per water authority

E. Comply with requirements for development within the Floodplain Overlay Zone listed in Section 490-12 of the Zoning Ordinance:

N/A

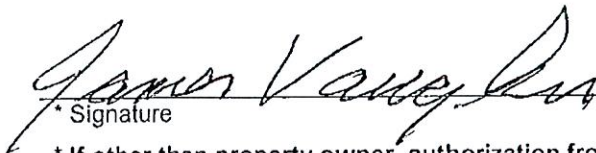
F. Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance:

N/A

G. Not substantially impair the integrity of the Township's Comprehensive Plan:

N/A

I hereby certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my knowledge and belief.


* Signature


Date

* If other than property owner, authorization from owner to sign must be attached.



HEARING APPLICATION & INSTRUCTIONS

An "APPLICATION FOR HEARING" form must be filled out completely and filed with the Township Zoning Officer for a hearing.

1) The Township strongly encourages scheduling a pre-application meeting with the Zoning Officer prior to submitting an application.

2) Only completed applications will be scheduled for a hearing. A completed application will be typed or written ink, legible and contain the following:

a) Application (12 copies required):

- i) Complete all information for each item in sections A, B, C, and D on page 2 of the application.
- ii) Complete the appropriate section(s) (1, 2, 3, or 4) depending on your request. **DO NOT LEAVE ANY INFORMATION BLANK.**
- iii) The property owner must sign and date the appropriate section(s) of the application. If the applicant is using a representative, a signed letter must be attached indicating the right of the representative to make decisions for the property owner.

b) Site Plan (12 copies required):

- i) Location and use of open spaces and structures and other improvements on the lot. Identifying required and existing setbacks, dimension of buildings, and lot coverage.
- ii) The names, widths, and right-of-way of abutting streets and highways.
- iii) Proposed off-street parking and loading areas, access drives, and walks.
- iv) It is preferred to have a plan size no larger than 11" x 17". Larger plans may be submitted, but reduced copies must also be provided.
- v) No rolled plans will be accepted.

c) Additional information (12 copies required):

- i) Building plans, ground floor plans and elevations of existing and/or proposed (if applicable).
- ii) Photographs showing site conditions.

d) Names and addresses of adjoining property owners, including properties across a public right-of-way and cater-corner from the property.

e) Filing fee (this must be paid at the time of filing the application).

- i) An Appeal, Special Exception, Conditional Use or Variance is **\$500.00**. Each additional variance request for the same property is **\$100.00**. Up to a maximum of **\$750.00**.
- ii) A Curative or Zoning Amendment is **\$750.00**
- iii) Sign deposit of **\$200** per sign. This will be returned to you as long as the signs are returned to the Township.
- iv) The fee will be returned only if the Application for Hearing is withdrawn within twenty-four (24) hours of submission.
- v) These fees help to offset the cost of required notifications.

3) Once all items are complete, the applicant will be notified of the scheduled hearing date.

- a) The Planning Commission meets on the 2nd Thursday of the month at 6:00 pm.
- b) The Zoning Hearing Board meets on the 4th Tuesday of the month at 6:00 pm.
- c) The Board of Supervisors meets on the 1st and/or 3rd Thursday of the month at 6:30 pm.

