Hellam Township
Zoning Hearing Board
Meeting Agenda
June 23, 2026
6:00 P.M.

1. Opening Agenda

A. Call to Order

B. Pledge of Allegiance

2. New Business

A. Z-2026-06 - Wrightsville Assembly of God – Corner of Lincoln Highway and Bairs Mill Road (LL-51-E0). Time Extension request

B. Z-2026-09: Jon Zajac 2nd – 794 Grand Manor Drive (03-10). Variance request

C. Z-2026-10: Christopher Whitley – 6114 River Drive (MK-37). Variance and Special Exception request

3. Old Business

4. Next Hearing:

A. July 28, 2026

5. Adjournment

HELLAM TOWNSHIP

EXTENSION OF TIME FOR ZONING APPLICATION

HELLAM TOWNSHIP

Conditional Use Application No.: Z-2026-05

Zoning Hearing Board Application No.: Z-2026-06

I hereby agree that the Board of Supervisors of Hellam Township shall have until December 31, 2026 in which to consider the Conditional Use Application for Wrightsville Assembly of God concerning the property identified as PIN No. 31-000-LL-0051.E0-00000, and an additional forty-five (45) days thereafter in which to communicate a written decision regarding said application.

I hereby agree that the Zoning Hearing Board of Hellam Township shall have until December 31, 2026 in which to consider the Zoning Hearing Board Application for Wrightsville Assembly of God concerning the same property, and an additional forty-five (45) days thereafter in which to communicate a written decision regarding said application.

I am signing this document in my capacity as the applicant or as the applicant's authorized representative. If signing as the applicant's representative, I expressly state that I have been authorized to agree to extensions of time in which the above-described Conditional Use and Zoning Hearing Board Application may be considered.

By signing this document, I hereby verify that I have reviewed and understand the statements made herein and that all such statements are true and correct to the best of my knowledge, information, and belief. These statements are being given to induce official action on the part of the Board of Supervisors of Hellam Township, and I understand that any false statements made herein are subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: June 16, 2026

Signature: _____

Print Name: Reilly Noetzel

Title/Relationship to Applicant: Attorney for Applicant

Hellam Township
Zoning Hearing Board
Variance Application Briefing

Application Number:	Z-2026-09	**Zoning Hearing Date:**	June 23, 2026
Applicant(s):	Jon Zajac 2nd	**Tax Map Parcel:**	31-03-10
Property Owner(s):	Jon and Amy Zajac	**Lot Size:**	1.03 Acres
Property Location:	794 Grand Manor Drive	**Zoning:**	Rural Agriculture (RA)

Ordinance Section:

§ 490-12 – Rural Agricultural Zone (RA), Table of Dimensional Requirements
Maximum Lot Coverage: 15%

Relief Sought:

The Applicant requests a variance from § 490-12, Rural Agricultural (RA) Zone, Table of Dimensional Requirements, to permit expansion of an existing residential driveway and turnaround area. The subject property currently contains approximately 6,448 square feet of lot coverage, representing approximately 13.8% of the lot area. The proposed driveway expansion would add approximately 1,300 square feet of additional lot coverage, resulting in a total of approximately 7,748 square feet of lot coverage, or approximately 17.3% of the lot area. The Applicant seeks relief from the maximum permitted 15% lot coverage requirement

Project Narrative:

The subject property is located at 794 Grand Manor Drive and is improved with a single-family detached dwelling and associated driveway. The property contains approximately 6,448 square feet of existing lot coverage, representing approximately 13.8% of the lot area.

The Applicant proposes to expand the existing driveway and construct a turnaround area consisting of approximately 1,300 square feet. The proposed improvement is intended to provide additional on-site vehicle maneuvering space and allow vehicles to turn around on the property rather than backing onto Grand Manor Drive.

Upon completion of the proposed improvement, total lot coverage on the property would increase to approximately 7,748 square feet, representing approximately 17.3% of the lot area. As the Rural Agricultural (RA) Zone permits a maximum lot coverage of 15%, the Applicant is requesting variance relief from § 490-12 of the Hellam Township Zoning Ordinance. Stormwater runoff from the proposed driveway expansion is proposed to be directed to existing grassed, wooded, and drainage areas on the property.

Attached Exhibits:

- **Exhibit A**: Zoning Hearing Application dated May 4, 2026
- **Exhibit B**: Planning Commission meeting minutes dated May 14, 2026

Property Characteristics:

- The subject property is located at 794 Grand Manor Drive, Wrightsville, Pennsylvania, and is identified as Tax Parcel No. 31-000-03-0010.00-00000. The 1.03-acre parcel is located within the Rural Agricultural (RA) Zoning District and is improved with a single-family detached dwelling and associated driveway. Surrounding properties to the north, south, east, and west are also located within the Rural Agricultural (RA) Zoning District and consist primarily of residential, agricultural, open space, and wooded land

	Use	Zoning
North	Residential/Agriculture	RA
South	Residential/Agriculture	RA
West	Residential/Agriculture	RA
East	Residential/Agriculture	RA

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 Applicant states that the property contains an existing driveway configuration that provides limited space for vehicle maneuvering and turning movements. According to the application, the existing layout restricts on-site circulation and creates challenges for vehicles entering and exiting the property. The Applicant indicates that the proposed driveway expansion is intended to address these site-specific conditions by providing additional maneuvering and turnaround area.

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.**

   The Applicant states that compliance with the maximum lot coverage requirements of § 490-12 would prevent the proposed driveway expansion and turnaround area. According to the application, the proposed improvement is intended to provide additional on-site vehicle maneuvering and circulation space and allow vehicles to turn around on the property rather than backing onto Grand Manor Drive.

3. **Why the unnecessary hardship has not been created by the applicant.**

   The Applicant states that the existing driveway configuration and site conditions existed prior to the proposed improvement. According to the application, the requested variance is intended to address existing vehicle maneuvering and circulation limitations associated with the property and is not the result of a condition created by the Applicant.

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 Applicant states that the proposed driveway expansion is accessory to the existing single-family residential use of the property and will not alter the residential and agricultural character of the surrounding area. The Applicant further states that the proposed improvement will not negatively impact adjacent properties and that stormwater runoff will continue to be directed to existing grassed, wooded, and drainage areas on the property.

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.**

   The Applicant states that the proposed driveway expansion represents the minimum area necessary to provide additional on-site vehicle maneuvering and turnaround capability. According to the application, the proposed improvement follows the existing driveway alignment and is limited to the area necessary to address vehicle circulation and access concerns on the property.

6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.**

   The Applicant states that the subject property is not located within the Floodplain Overlay Zone; therefore, the requirements of § 490-19 are not applicable to this request.

Planning Commission Recommendation

- The Hellam Township Planning Commission reviewed Application Z-2026-09 at its May 14, 2026 meeting. The Applicant explained that the proposed driveway expansion is intended to improve on-site vehicle maneuvering and eliminate the need for vehicles to back onto Grand Manor Drive. The Applicant further stated that the project is not associated with any commercial activity and is intended to provide adequate parking and turnaround space for residential use. Discussion included stormwater management, driveway materials, and potential alternatives. Following discussion, Commissioner Shillott moved to recommend approval of the requested variance. Commissioner Cooper seconded the motion. The motion carried by a vote of 5-1, with Commissioner Kokiko casting the sole dissenting vote.

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.

2BA

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: Jon Zajac II

ADDRESS: 794 Grand Manor Drive, Wrightsville Pa 17368

PHONE NUMBER: 717 746 8808 EMAIL ADDRESS jon.zajac2@gmail.com

B. PROPERTY OWNER'S NAME

(If different than applicant): _____

ADDRESS: _____

PHONE NUMBER: _____

C. CONSULTANT'S NAME

(If different than applicant): _____

ADDRESS: _____

PHONE NUMBER: _____ EMAIL ADDRESS _____

D. Tax Map: See Parcel Parcel: 310000300100000000 Zoning District: Rural Agriculture

Property Address: 794 Grand Manor Drive, Wrightsville Pa 17368

Date purchased: Monday July 14th 2025

Lot size: acreage 1.03 **- or -** 44,867 sq. ft.

Present use: Primary Residence

Proposed use: Primary Residence but with larger driveway for parking and turning around

Date of previous application (if any): _____

E. Please choose the following:

- ◯ **CONDITIONAL USE** (Refer to Section 2)
- (X) **VARIANCE** (Refer to Section 3)
- ◯ **APPEAL** (Refer to Section 1)
- ◯ **SPECIAL EXCEPTION** (Refer to Section 2)
- ◯ **OTHER – Curative or Zoning Amendment** (Refer to Section 4)

SECTION 1
REQUEST FOR AN APPEAL
(REFER TO ZONING ORDINANCE SECTION 490-143.D)

Appeal of the Zoning Officer or Municipal Engineer's determination, dated _____, regarding Section(s) _____ of the Zoning Ordinance.

Basis for appeal by applicant:

_____ * Signature

_____ Date

*** 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:

_____

_____

_____

- Brief description of proposed use:

_____

_____

_____

_____

- 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:

_____

_____

_____

_____

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

_____

_____

_____

_____

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

_____

_____

_____

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.)

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

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

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

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.**

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:

Chapter 490 – Maximum Impervious Coverage (15%) requirements of the Township Zoning Ordinance

- Brief description of nature of Variance requested:

Requesting a variance from the maximum impervious coverage requirement to allow a driveway expansion necessary to provide safe vehicle maneuvering, on-site turnaround, and to eliminate the need for vehicles to back onto the roadway or into unsafe areas of the yard due to limited maneuvering space.

- 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 property is subject to an existing curved driveway layout and limited maneuvering space near the residence, which restricts the ability for vehicles to safely turn around on-site. The configuration of the driveway and surrounding area creates a constraint that is not typical of properties with adequate frontage or turnaround areas, resulting in limited usable space for safe vehicle movement.

  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:

Due to the existing driveway alignment and limited maneuvering space, it is not possible to provide safe vehicle turning and on-site turnaround while remaining within the impervious coverage limits. Strict compliance would require vehicles to continue backing onto the roadway or into unsafe areas of the yard, which presents a safety concern for residents, visitors, and delivery drivers.

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

The unnecessary hardship has not been created by the applicant. The existing driveway layout and site conditions were established prior to the proposed improvement, and the need for expansion is based on correcting an existing safety issue related to limited maneuvering space.

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:

The proposed driveway expansion will not alter the essential character of the neighborhood.

The property will continue to be used as a single-family residence, and the improvement is consistent with typical residential driveway use.

The expansion maintains appropriate setbacks from neighboring properties and will not negatively impact adjoining properties.

Drainage will be directed to existing grass, wooded areas, and a drainage ditch, ensuring no adverse effect on surrounding properties or public areas.

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:

The proposed driveway expansion represents the minimum variance necessary to allow safe vehicle maneuvering and on-site turnaround.

The design follows the existing driveway alignment and only extends where needed to eliminate the requirement for vehicles to back onto the roadway or into unsafe areas of the yard.

The size and layout have been kept as limited as possible while still addressing the safety concerns associated with the current configuration.

Any further reduction in the proposed area would not provide sufficient space for safe turning movements.

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

N/A – Property is not located within a Floodplain Overlay Zone

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.**

SECTION 4
REQUEST FOR A ZONING OR CURATIVE AMENDMENT
(REFER TO ZONING ORDINANCE SECTION 490-151)

Present Use _____ Proposed Use _____

Statement explaining need for amendment:

Additional Information Requested for Zoning Amendment (Rezoning):

- 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.

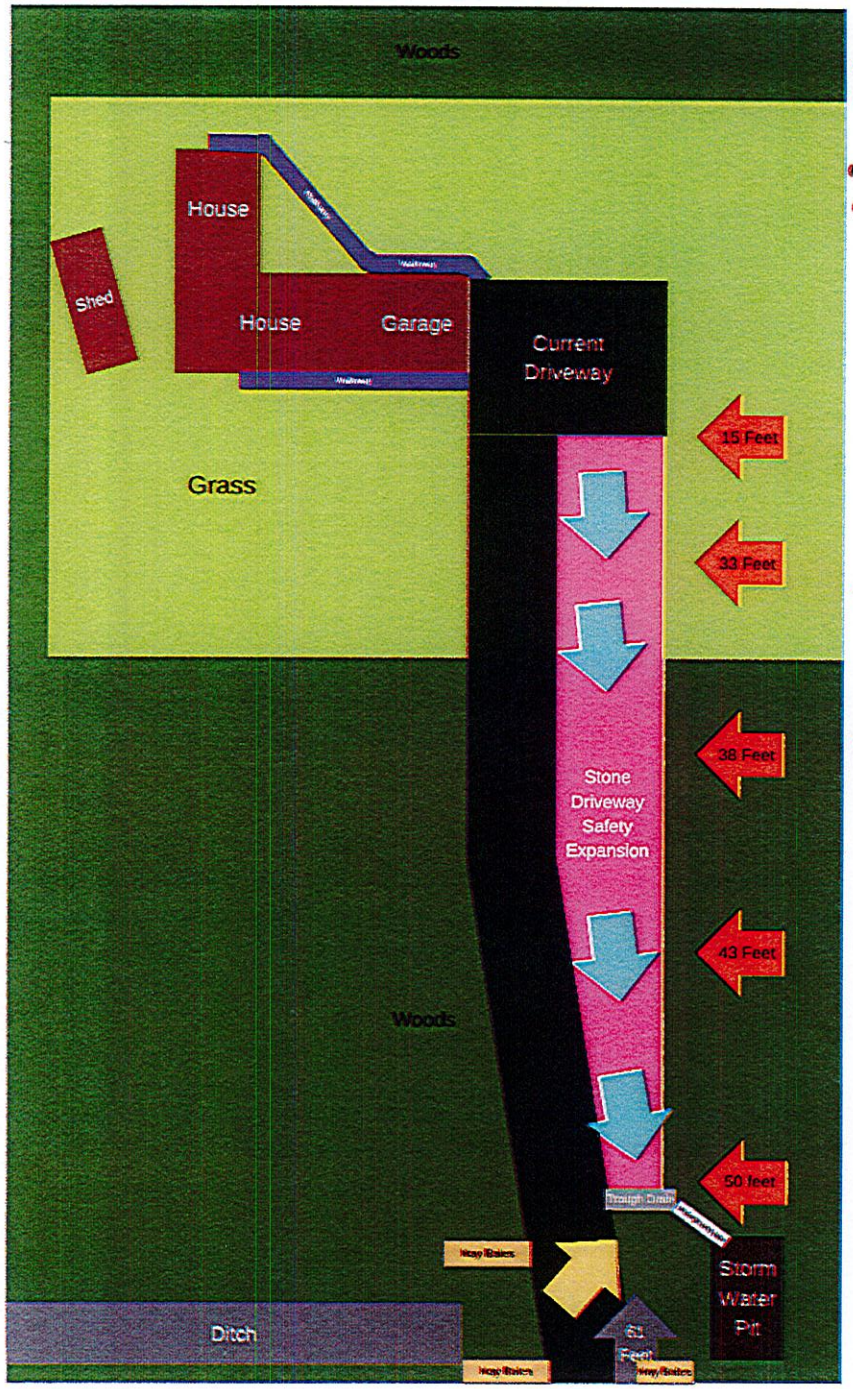
_____ _____

* Signature Date

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

150 Feet

300 Feet



The house is a bit offset from this but I couldn't get it to look right. This illustartion makes it look much worse than what I am trying to do. I attached a picture with the email so you can see where I am looking to expand to which will remove the curve and add some parking

Water Drainage — All runoff will end up in the storm water pit via the trough drain

Distance From Neighbor

Distance From Road

Trough Drain — Trough drain will be connected to run off pit underground. The trough drain will be 6 feet long and about 8in wide

This will be tapered into the driveway i just couldn't get it to work on here

Storm Water Pit — The storm water pit will be 15 feet wide, 10 feet long and 4 feet deep

Hay Bales — Hay bales are just temporary during the expansion

Stone Driveway Safety Expansion — Proposed driveway expansion: approximately 89 ft × 15 ft with a 6-inch compacted stone base

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF May 14, 2026

The meeting was called to order at 6:01 PM by Chairman Devin Winand. Vice Chair John Kokiko, along with members Robert Searer, Steven Fetrow, Mike Shillott, and Rick Cooper were present. Township staff in attendance included Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

Under approval of minutes, Mike Shillott made a motion to approve the minutes. The motion was seconded by Rick Cooper and carried unanimously.

Under New Business, the Planning Commission reviewed Application Z-2026-09, 794 Grand Manor Drive (Zajac Variance) requesting a 2.03% increase in impervious surface. The applicant, Jon Zajac, explained that the proposed driveway project is intended to address issues with vehicles backing up, citing an incident in which a delivery driver struck a tree as an example of the issue the variance is intended to resolve. Commissioner Cooper confirmed with the Zoning Officer that Stormwater Management requirements have been acknowledged during the review process. The applicant stated that the driveway will stop 61 feet from the road.

Commissioner Kokiko inquired whether the proposal is related to the applicant's dumpster rental business, which the applicant denied. The applicant clarified that the intent is to allow four to five vehicles to park and back out without issue. There was discussion regarding the use of a pervious driveway, which the applicant stated had been considered but determined to be too labor-intensive. The applicant further noted that the driveway will be constructed of stone and that there are no plans to remove any trees.

Commissioner Shillott moved to recommend approval of the variance. Commissioner Cooper seconded the motion. Commissioner Kokiko voted against the motion, with the remaining Commissioners voting in favor.

The next case on the agenda was Z-2026-10, an application for a variance and special exception for the property located at 6114 River Drive, an existing nonconforming property. The application requested a 15-foot variance from the required 40-foot front yard setback, allowing the proposed deck expansion to extend to 25 feet from the roadway.

The Planning Commission reviewed the application presented by Attorney Derek Dissinger on behalf of the applicants, Chris and Mrs. Whitley, along with representatives from Custom Home Group.

Mr. Dissinger explained that the property is located on a steep hillside along River Drive and that the proposed project includes a rear addition and expansion of the existing front deck to address structural deterioration, drainage concerns, and functionality issues within the older portions of the home. Mr. Whitley stated that the existing deck is sagging and deteriorating, while the rear concrete area contributes to stormwater runoff and ponding issues. He explained that the project would modernize the home, improve drainage and utilities, and address safety concerns.

The applicants requested a dimensional variance for the front yard setback and a special exception for expansion of the existing nonconforming structure. Discussion focused primarily on stormwater management, impervious surface coverage, and the steep topography of the property. Commission members discussed whether the proposed deck could be considered pervious due to spacing

DRAFT

between deck boards and whether removal of portions of the existing rear concrete could offset any increase in impervious surface coverage.

The applicants stated that portions of the rear concrete area may be removed and that drainage improvements, including gutters, downspouts, retaining walls, and possible French drains, were being considered to better manage runoff. Commission members expressed concern that removing too much flat surface area behind the home could create additional drainage or hillside stability issues and encouraged the applicants to prioritize long-term stormwater management solutions over simply reducing impervious surface calculations.

Additional discussion clarified that final engineered construction plans would be reviewed during the building permit process and that additional zoning relief may be required if final calculations revealed further ordinance nonconformities.

Mike moved to recommend approval of the requested dimensional variance to permit a 25-foot front yard setback. Steve seconded the motion. The motion passed unanimously.

Steve Fetrow then moved to recommend approval of the requested special exception with the condition that, if impervious surface coverage exceeds ordinance limitations, adjustments be made to ensure no net increase in impervious surface coverage occurs on the property. Rick Cooper seconded the motion. The motion carried with Mike casting the sole opposing vote.

Under Ongoing Business, the Planning Commission briefly discussed several ordinance and planning initiatives, including revisions to the open burn ordinance, warehouse and logistics discussions, lighting ordinance comparisons, and the proposed data center ordinance. The Township Manager stated that the Commission would likely begin reviewing the draft multi-municipal comprehensive plan in the near future, noting that the plan would guide future zoning and ordinance updates.

The Commission also received updates regarding the ongoing corridor study, informal York County Planning comments on the data center ordinance, and the drive-through restaurant setback amendment, which has been recommended for adoption by York County Planning Commission and will proceed to the Board of Supervisors.

With no further business, Rick Cooper motioned to adjourn the meeting. John seconded the motion. The motion carried unanimously, and the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jason Test
Zoning Officer

DRAFT

Hellam Township
Zoning Hearing Board
Variance Application Briefing

Application Number:	Z-2026-10	**Zoning Hearing Date:**	June 23, 2026
Applicant(s):	Christopher and Erica Whitley	**Tax Map Parcel:**	MK-37
Property Owner(s):	Same	**Lot Size:**	2 acres
Property Location:	6114 River Drive	**Zoning:**	Rural Agriculture

Ordinance Section:

§ 490-12 – Rural Agricultural (RA) Zone, Table of Dimensional Requirements (Front Setback Requirement: 40 Feet)

Relief Sought:

The Applicant requests a variance from the front yard setback requirements of § 490-12, Table of Dimensional Requirements for the Rural Agricultural (RA) Zone, to permit the expansion of an existing single-family dwelling. Specifically, the Applicant seeks relief of 15 feet from the required 40-foot front yard setback to allow a proposed deck expansion to be located approximately 25 feet from the River Drive right-of-way. The proposed improvements are intended to address structural deterioration, improve functionality of the dwelling, and accommodate site constraints associated with the property's steep topography and proximity to the Susquehanna River.

Project Narrative:

The Applicant proposes the expansion and renovation of an existing single-family dwelling... The project includes the construction of a rear addition and expansion of an existing front deck... intended to improve functionality, safety, and long-term usability of the residence while addressing drainage and maintenance concerns.

Attached Exhibits:

- **Exhibit A**: Zoning Hearing application dated April 30, 2026
- **Exhibit B**: Hellam Township Planning Commission meeting minutes dated May 14, 2026

Property Characteristics:

The subject property consists of an existing single-family residential dwelling situated on a 2-acre parcel located at 6114 River Drive within the Rural Agricultural (RA) Zoning District. The property is located between River Drive and the Susquehanna River and contains significant topographic constraints, including steep slopes along the front yard area. The existing dwelling and associated improvements are situated on a developed lot that is constrained by the property's unique physical features, including its proximity to the river, existing site improvements, and sloping terrain. Adjacent properties are similarly zoned Rural Agricultural and are primarily developed with rural residential and agricultural uses.

	Use	Zoning
North	Residential	RA
South	Residential	RA
West	Conservancy	RA
East	River	RA

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 property contains unique physical characteristics, including its location between River Drive and the Susquehanna River, significant topographic constraints, and steeply sloping terrain within the front yard area. These conditions limit the available area for expansion and improvement of the existing dwelling while maintaining compliance with the required front yard setback. The existing structure and site improvements are situated on a constrained building area that is affected by the property's topography and proximity to the river, creating circumstances not generally applicable to other properties in the vicinity.

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.**

   The Applicant indicates that strict compliance with the required 40-foot front yard setback would limit the ability to expand and improve the existing dwelling due to the property's steep topography, proximity to the Susquehanna River, and existing site constraints. The proposed deck expansion is intended to improve the functionality and safety of the residence while remaining generally aligned with existing site features. The Applicant asserts that the requested variance is necessary to permit reasonable improvement and continued residential use of the property.

3. **Why the unnecessary hardship has not been created by the applicant.**

   The Applicant indicates that the hardship results from the existing physical characteristics of the property, including the steeply sloping terrain, the location of the dwelling between River Drive and the Susquehanna River, and the configuration of the existing improvements. The Applicant did not create these conditions. The proposed project is intended to address deterioration of existing improvements and improve the functionality of the residence while working within the constraints of the site.

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 Applicant indicates that the proposed improvements will remain residential in nature and will not alter the existing use of the property. The proposed deck expansion and dwelling improvements are consistent with the character of the surrounding River Drive neighborhood and are intended to modernize and maintain the existing residence. The Applicant asserts that the requested relief will not adversely impact adjoining properties, impair the use or

development of neighboring parcels, or be detrimental to the public welfare.

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.**

   The Applicant indicates that the proposed improvements have been designed to accommodate the existing site constraints while allowing for the continued use and improvement of the residence. The requested 15-foot variance is limited to the front deck expansion and is intended to provide the minimum relief necessary to address the property's topographic limitations, existing site conditions, and functional needs. The Applicant asserts that any reduction in the requested relief would limit the ability to complete the proposed improvements as designed.

6. **How the variance, if within the Floodplain Overlay Zone, will comply with §490-19 of the Zoning Ordinance.**

   The subject property is located within the Floodplain Overlay Zone. The Applicant indicates that the proposed improvements have been designed to comply with the applicable floodplain regulations. The application materials state that the development is compliant with the Floodplain Overlay Zone requirements and will be subject to any applicable permits and approvals required by the Township and other regulatory agencies.

Planning Commission Recommendation

The Hellam Township Planning Commission reviewed Application Z-2026-10 at its May 14, 2026 meeting. Attorney Derek Dissinger presented the application on behalf of Christopher and Erica Whitley and explained that the property is located on a steep hillside along River Drive. The proposed project includes a rear addition and expansion of the existing front deck to address structural deterioration, drainage concerns, and functionality issues associated with the existing dwelling. Discussion focused on the property's topography, stormwater management, and the relationship of the proposed improvements to the existing site conditions. Following discussion, Commissioner Shillott moved to recommend approval of the requested dimensional variance to permit a 25-foot front yard setback. Commissioner Fetrow seconded the motion. The motion carried unanimously.

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.

Hellam Township
Zoning Hearing Board
Special Exception

Application Number: Z-2026-10
Applicant(s): Christopher and Erica Whitley
Property Owner(s): Same
Property Location: 6114 River Drive

ZHB Meeting Date: June 23, 2026
Tax Map Parcel: MK-37
Lot Size: 2 Acres
Zoning: Rural Agriculture

Project Narrative:

The Applicant seeks special exception approval pursuant to §490-134 of the Township Zoning Ordinance to permit the expansion of an existing nonconforming structure located at 6114 River Drive. The proposed project includes renovations and additions to the existing single-family dwelling, including a rear addition and expansion of an existing front deck, as depicted on the plans submitted with the application. The request is submitted in conjunction with a variance application for front yard setback relief.

Attached Exhibits:

1. Zoning Hearing application dated April 30, 2026
2. Hellam Township Planning Commission minutes dated May 14, 2026

Property Characteristics:

1. The subject property consists of an existing single-family residential dwelling situated on a 2-acre parcel located at 6114 River Drive within the Rural Agricultural (RA) Zoning District. The property is located between River Drive and the Susquehanna River and contains significant topographic constraints, including steeply sloping terrain. The existing dwelling is a nonconforming structure, and the proposed expansion is confined to the existing parcel. Adjacent properties are similarly zoned Rural Agricultural and are primarily developed with rural residential and agricultural uses.

2. Adjacent properties:

	Use	Zoning
North	Residential	RA
South	Residential	RA
West	Conservancy	RA
East	River	RA

Special Exception Provisions:

1. **Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance:**

   The Applicant seeks special exception approval pursuant to §490-134 to permit the expansion of an existing nonconforming structure. Based upon the information submitted, the proposed expansion appears to comply with the applicable requirements of §490-134.

2. **Not detract from the use and enjoyment of adjoining or nearby properties:**

   Based upon the information submitted, the proposed expansion does not appear to detract from the use and enjoyment of adjoining or nearby properties. The proposed improvements are

residential in nature and will maintain the existing residential use of the property.

3. **Not substantially change the character of the subject property's neighborhood:**

   Based upon the information submitted, the proposed expansion does not appear to substantially change the character of the surrounding neighborhood. The property will remain a single-family residential use, and the proposed improvements are consistent with the existing development pattern along River Drive.

4. **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.):**

   The proposed improvements will continue to utilize the existing public services, utilities, and vehicular access serving the property. Based upon the information submitted, adequate public facilities appear to be available to serve the proposed expansion.

5. **Comply with requirements for development within the Floodplain:**

   Based upon the information submitted, the proposed expansion appears to comply with the applicable requirements of the Floodplain Overlay Zone.

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

   Based upon the information submitted, the proposed expansion appears to comply with the applicable requirements of §490-134 governing the expansion of nonconforming structures, subject to the requested variance relief and any conditions imposed by the Zoning Hearing Board.

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

   Based upon the information submitted, the proposed expansion does not appear to substantially impair the intent or integrity of the Township Comprehensive Plan. The property will remain in residential use, and the proposed improvements are consistent with the existing character of the area.

Planning Commission Recommendation

The Hellam Township Planning Commission reviewed Application Z-2026-10 at its May 14, 2026 meeting. Attorney Derek Dissinger presented the application on behalf of Christopher and Erica Whitley and explained that the request involved the expansion of an existing nonconforming structure. Discussion included the proposed additions, existing site conditions, and compliance with the requirements of §490-134. Following discussion, Commissioner Shillott moved to recommend approval of the requested special exception. Commissioner Fetrow seconded the motion. The motion carried unanimously.

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.

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

APPLICATION FOR HEARING

A. APPLICANT'S NAME: Christopher R. Whitley and Erica E. Whitley
ADDRESS: 6114 River Drive, York PA 17406
PHONE NUMBER: 717-327-1531 EMAIL ADDRESS cwhitley@customhomegroup.com

B. PROPERTY OWNER'S NAME
(If different than applicant): _____
ADDRESS: _____
PHONE NUMBER: _____

C. CONSULTANT'S NAME
(If different than applicant): Derek P. Dissinger, Esq., Stevens & Lee
ADDRESS: 51 S. Duke Street, Lancaster, PA 17602
PHONE NUMBER: 717-399-1722 EMAIL ADDRESS derek.dissinger@stevenslee.com

D. Tax Map: 31-000-MK---37.00-00000 Parcel: _____ Zoning District: _____
Property Address: 6114 Rive Drive
Date purchased: 07/22/13
Lot size: acreage 2 - or - _____ sq. ft.
Present use: Residential
Proposed use: Residential
Date of previous application (if any): _____

E. Please choose the following:

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

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:

§ 490-134 - Expansion of non-conforming

- Brief description of proposed use:

Applicant is proposing to expand the residence at depicted on the attached site plan, which includes an expansion in the front of the property as well as the rear. The expansion is consistent with the neighborhood and will not exceed 35% of the building area.

- 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:

The special exception and variance requested relate to expansion and remodel of an existing home, which will be done in compliance with all applicable zoning ordinances. The front yard setback variance will be 15 feet (the front deck extension will be 25 feet from the road).

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

The expansion of the non-conforming use will not detract from nearby properties. The deck expansion is roughly the same distance from the road as the existing stone wall. The front yard is on a large slope and will have no impact on any neighboring properties as the home is fronted by the road and river.

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

Many homes in the neighborhood are similarly aligned to the road and the proposed development is consistent with the neighborhood.

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.)

The property is served by adequate utilities.

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

The development is compliant with the Floodplain Overlay Zone.

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

See attached narrative.

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

The relief requested is consistent with the comp plan. The property is listed as "local" on Exhibit N.

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.

Erica W

Christopher Whitley (Apr 30, 2026 14:06:20 EDT)

* Signature

Apr 30, 2026

Apr 30, 2026

Date

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

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:

Section 490-12

- Brief description of nature of Variance requested:

15 foot front yard setback

- 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 property is built on a large slope and due to the configuration of the lot, makes it impossible to provide any sort of expansion or remediation of the existing conditions without encroaching on a setback or a steep slope.

  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:

There is no possibility to remodel and modernize the home without encroaching on the front yard setback. The proposed expansion is largely aligned with the stone wall in the front of the property.

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

The applicant did not create the physical peculiarities of the property. Additionally, the deck is in need of repair and it is not possible to remediate the existing conditions without the relief requested.

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:

The proposed alterations are consistent with the surrounding homes on River Road.

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:

The Applicant is proposing modest additions to the home to accommodate its needs and is requesting the minimum variance to accomplish this modest renovation.

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

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.

Christopher Whitley (Apr 30, 2026 14:06:20 EDT) — Apr 30, 2026

Erica Whitley (Apr 30, 2026 13:46:13 EDT)

* Signature — Date

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

Narrative in Support of Special Exception Application

Hellam Township Zoning Ordinance § 490-134

The Applicant respectfully submits this narrative in support of the pending application for a Special Exception under § 490-134 of the Hellam Township Zoning Ordinance, which governs the expansion or alteration of existing nonconforming structures. The Applicant seeks approval to expand the existing nonconforming use and structure as depicted on the site plan submitted herewith. As set forth below, the proposed expansion satisfies each of the criteria enumerated in § 490-134(A) and, accordingly, the Applicant respectfully requests that the Zoning Hearing Board grant the requested Special Exception relief.

Compliance with § 490-134(A) Criteria

§ 490-134(A)(1) — Expansion Confined to the Original Lot

The ordinance requires that any expansion of a nonconformity be confined to the lot on which the nonconforming use was located on the effective date of the ordinance or any amendment thereto creating the nonconformity. The proposed expansion fully complies with this requirement. All proposed improvements, additions, and alterations are located entirely within the boundaries of the existing lot on which the nonconforming use has historically been situated.

§ 490-134(A)(2) — Expansion Does Not Exceed 35% of the Existing Nonconforming Area

The ordinance limits the total of all expansions or alterations of a nonconforming use to no more than 35% of the area of the buildings, structures, or land devoted to the nonconforming use as they existed at the time the nonconformity was created. The proposed expansion does not exceed 35% of that existing nonconforming area. The site plan submitted herewith depicts the historic nonconformity and proposed expansion.

§ 490-134(A)(3) — Vehicular Access, Off-Street Parking, and Off-Street Loading

The ordinance requires that provision for vehicular access, off-street parking, and off-street loading be consistent with the standards required by this chapter. The proposed expansion does not alter, reduce, or otherwise affect the existing vehicular access points, off-street parking areas, or off-street loading facilities currently serving the property. All access and parking configurations will remain as they presently exist and continue to satisfy applicable dimensional and design standards. No new deficiencies in access or parking will be created by the proposed expansion.

§ 490-134(A)(4) — Yards, Building Height, and Building Area

The ordinance requires that yards, building height, and building area associated with the expansion be consistent with the standards required for permitted uses within the zoning district in which the nonconformity is located. The proposed improvements comply with the applicable yard, height, and building area standards of the zoning district. The expansion does not introduce any new height exceedances, and the proposed building area is consistent with what is otherwise permitted for uses in the zone. The Applicant has designed the proposed expansion with these standards in mind, and the site plan reflects compliance with each of these dimensional requirements.

§ 490-134(A)(5) — Harmonious Appearance with Surrounding Properties

The ordinance requires that the appearance of the proposed expansion be harmonious with surrounding properties, taking into account landscaping, enclosure of uses, height control, sign control, architectural control, and the maintenance of all improvements and open spaces. The proposed addition has been designed to complement the existing structure and to blend with the character of the surrounding neighborhood.

§ 490-134(A)(6) — Buffers and Screens for Neighboring Properties

The ordinance requires that adequate buffers and screens be provided as necessary to protect neighboring properties from any adverse impacts of the expansion, including fences, walls, plantings, and open spaces. The proposed expansion is situated at the rear and front of the property. The areas of expansion are not in proximity to affected adjoining property owners in a manner that would necessitate the installation of supplemental fencing, walls, or plantings. To the extent the Board identifies any specific concern with respect to buffering or screening, the Applicant is prepared to address such concerns through reasonable conditions of approval.

§ 490-134(A)(7) — New or Further Dimensional Nonconformities

The ordinance requires that the expansion not create new dimensional nonconformities or further increase existing dimensional nonconformities. The Applicant acknowledges that the proposed expansion does involve a single dimensional nonconformity for which a variance is being separately sought before the Zoning Hearing Board in conjunction with this special exception application.

Conclusion

For all of the foregoing reasons, the Applicant respectfully submits that the proposed expansion of the existing nonconforming structure satisfies each of the criteria set forth in § 490-134(A) of the Hellam Township Zoning Ordinance, as well as the applicable criteria of Article VI.

Narrative in Support of Special Exception Application

Hellam Township Zoning Ordinance § 490-134

The Applicant respectfully submits this narrative in support of the pending application for a Special Exception under § 490-134 of the Hellam Township Zoning Ordinance, which governs the expansion or alteration of existing nonconforming structures. The Applicant seeks approval to expand the existing nonconforming use and structure as depicted on the site plan submitted herewith. As set forth below, the proposed expansion satisfies each of the criteria enumerated in § 490-134(A) and, accordingly, the Applicant respectfully requests that the Zoning Hearing Board grant the requested Special Exception relief.

Compliance with § 490-134(A) Criteria

§ 490-134(A)(1) — Expansion Confined to the Original Lot

The ordinance requires that any expansion of a nonconformity be confined to the lot on which the nonconforming use was located on the effective date of the ordinance or any amendment thereto creating the nonconformity. The proposed expansion fully complies with this requirement. All proposed improvements, additions, and alterations are located entirely within the boundaries of the existing lot on which the nonconforming use has historically been situated.

§ 490-134(A)(2) — Expansion Does Not Exceed 35% of the Existing Nonconforming Area

The ordinance limits the total of all expansions or alterations of a nonconforming use to no more than 35% of the area of the buildings, structures, or land devoted to the nonconforming use as they existed at the time the nonconformity was created. The proposed expansion does not exceed 35% of that existing nonconforming area. The site plan submitted herewith depicts the historic nonconformity and proposed expansion.

§ 490-134(A)(3) — Vehicular Access, Off-Street Parking, and Off-Street Loading

The ordinance requires that provision for vehicular access, off-street parking, and off-street loading be consistent with the standards required by this chapter. The proposed expansion does not alter, reduce, or otherwise affect the existing vehicular access points, off-street parking areas, or off-street loading facilities currently serving the property. All access and parking configurations will remain as they presently exist and continue to satisfy applicable dimensional and design standards. No new deficiencies in access or parking will be created by the proposed expansion.

§ 490-134(A)(4) — Yards, Building Height, and Building Area

The ordinance requires that yards, building height, and building area associated with the expansion be consistent with the standards required for permitted uses within the zoning district in which the nonconformity is located. The proposed improvements comply with the applicable yard, height, and building area standards of the zoning district. The expansion does not introduce any new height exceedances, and the proposed building area is consistent with what is otherwise permitted for uses in the zone. The Applicant has designed the proposed expansion with these standards in mind, and the site plan reflects compliance with each of these dimensional requirements.

§ 490-134(A)(5) — Harmonious Appearance with Surrounding Properties

The ordinance requires that the appearance of the proposed expansion be harmonious with surrounding properties, taking into account landscaping, enclosure of uses, height control, sign control, architectural control, and the maintenance of all improvements and open spaces. The proposed addition has been designed to complement the existing structure and to blend with the character of the surrounding neighborhood.

§ 490-134(A)(6) — Buffers and Screens for Neighboring Properties

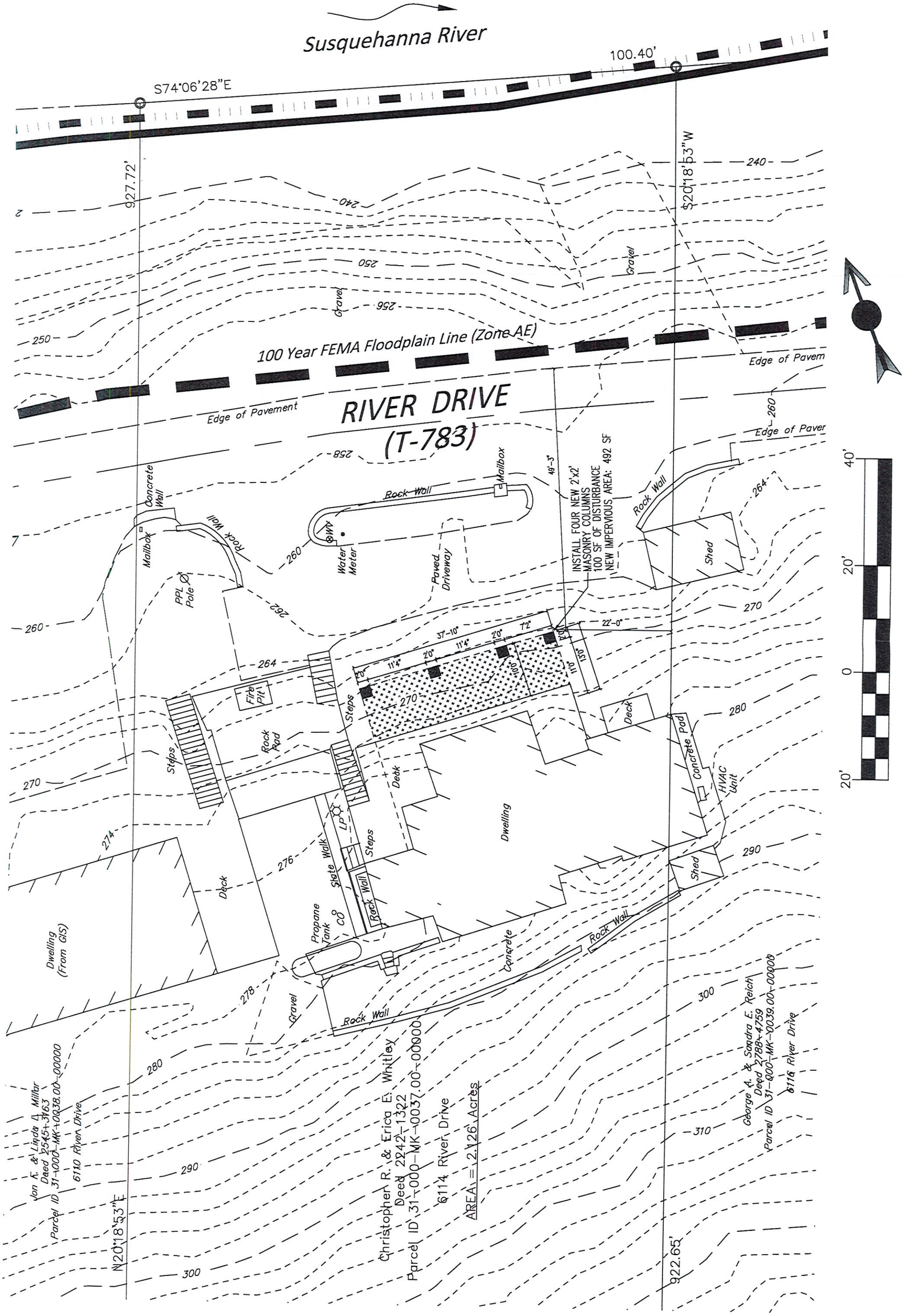
The ordinance requires that adequate buffers and screens be provided as necessary to protect neighboring properties from any adverse impacts of the expansion, including fences, walls, plantings, and open spaces. The proposed expansion is situated at the rear and front of the property. The areas of expansion are not in proximity to affected adjoining property owners in a manner that would necessitate the installation of supplemental fencing, walls, or plantings. To the extent the Board identifies any specific concern with respect to buffering or screening, the Applicant is prepared to address such concerns through reasonable conditions of approval.

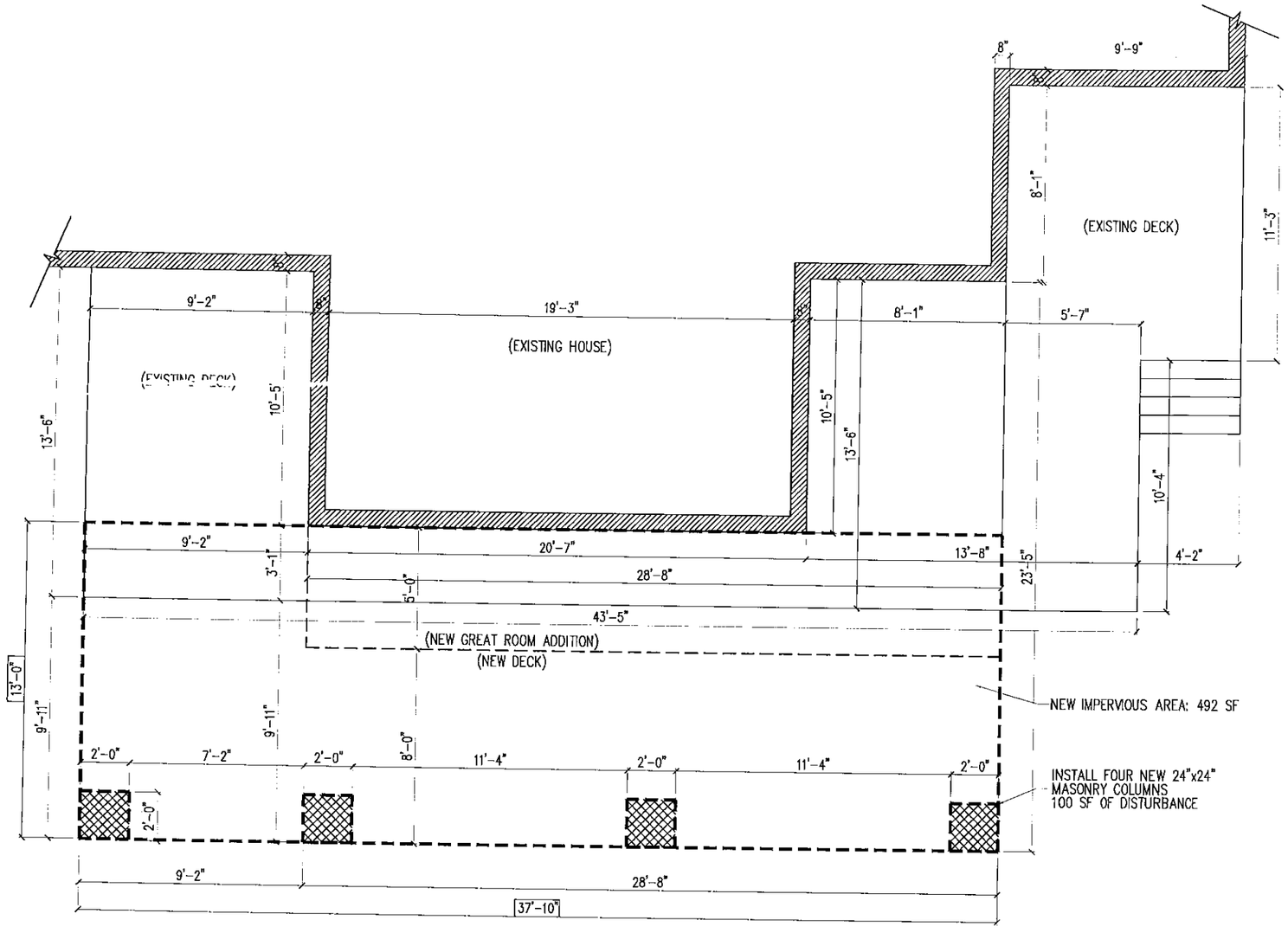
§ 490-134(A)(7) — New or Further Dimensional Nonconformities

The ordinance requires that the expansion not create new dimensional nonconformities or further increase existing dimensional nonconformities. The Applicant acknowledges that the proposed expansion does involve a single dimensional nonconformity for which a variance is being separately sought before the Zoning Hearing Board in conjunction with this special exception application.

Conclusion

For all of the foregoing reasons, the Applicant respectfully submits that the proposed expansion of the existing nonconforming structure satisfies each of the criteria set forth in § 490-134(A) of the Hellam Township Zoning Ordinance, as well as the applicable criteria of Article VI.


Susquehanna River
S74°06'28"E
100.40'
927.72'
S20°18'53"W
922.65'
N20°18'53"E
100 Year FEMA Floodplain Line (Zone AE)
RIVER DRIVE
(T-783)
Edge of Pavement
Edge of Pavem
Edge of Paver
INSTALL FOUR NEW 2'x2' MASONRY COLUMNS
100 SF OF DISTURBANCE
NEW IMPERMOUS AREA: 492 SF
Concrete Wall
Rock Wall
Mailbox
Water Meter
Paved Driveway
PPL Pole
Fire Pit
Steps
Rock Pad
Deck
Dwelling
Dwelling (From GIS)
Shed
Concrete Pad
HVAC Unit
Slate Walk
Propane Tank
Gravel
Concrete
Jon K. & Linda L. Miller
Deed 2545-363
Parcel ID 31-000-MK-0038.00-00000
6110 River Drive
Christopher R. & Erica E. Whitley
Deed 2242-1322
Parcel ID 31-000-MK-0037.00-00000
6114 River Drive
AREA = 2.126 Acres
George A. & Sandra E. Reich
Deed 2788-4759
Parcel ID 31-000-MK-0039.00-00000
6116 River Drive
40'
20'
0
20'



CUSTOM HOME DESIGN GROUP BUILD

1302 LANCASTER PIKE
QUARRYVILLE, PA 17566
www.customhomegroup.com
717-284-4090

PROJECT TYPE: NEW ADDITION TO AN EXISTING HOME

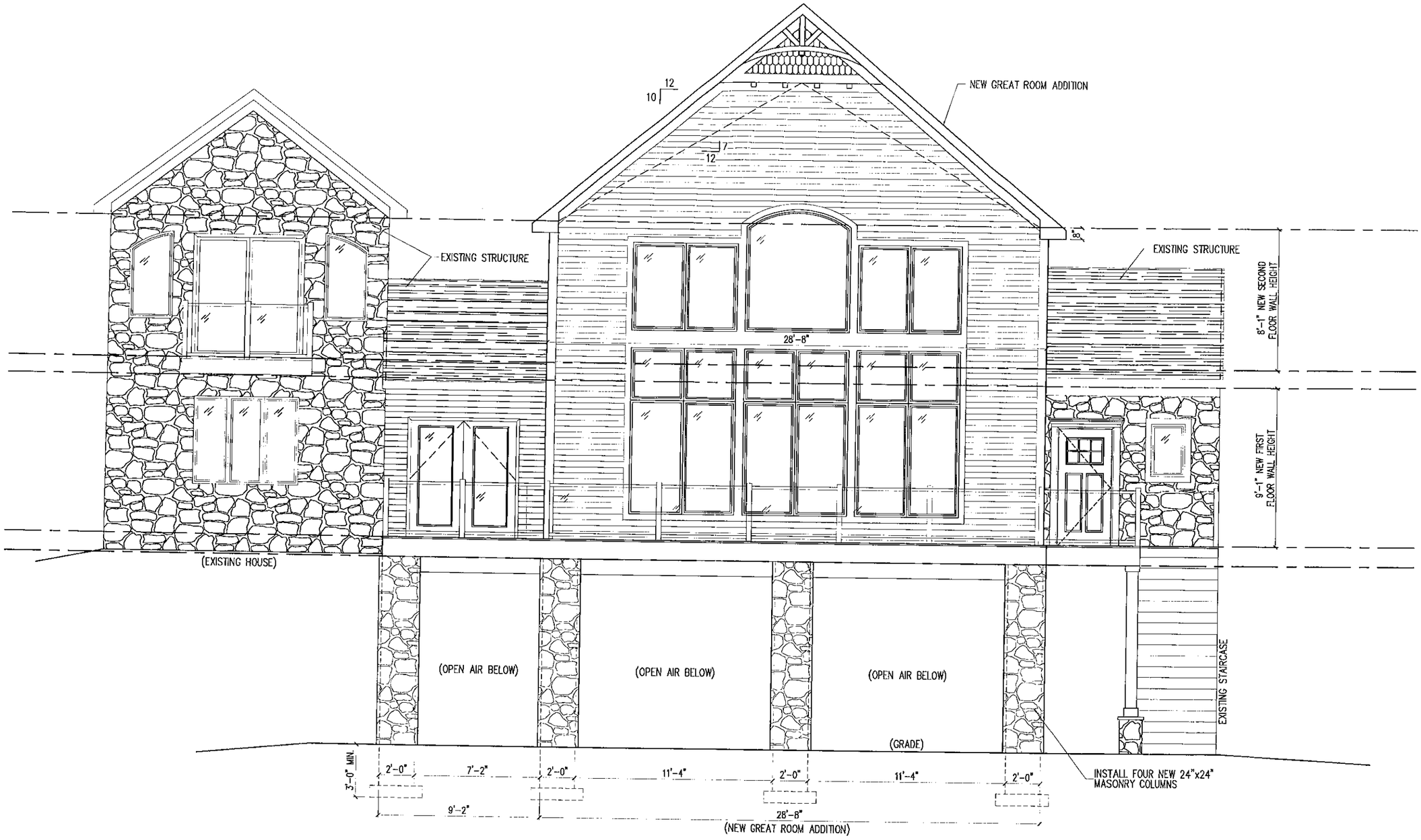
WHITLEY RESIDENCE

6114 RIVER ROAD
YORK PA 17406
HELLUM TOWNSHIP – YORK COUNTY PA

DATE: 4.29.2026

THESE CONCEPT PLANS ARE PROVIDED AS A COURTESY TO BE AN INSTRUMENT FOR PRICING AND SHOULD BE KEPT CONFIDENTIAL. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS. CUSTOM HOME GROUP, INC. ENFORCES OUR FEDERAL COPYRIGHT LAWS TO PROTECT OUR CLIENTS. REPRODUCTIONS IN ANY FORM WITHOUT EXPRESS WRITTEN CONSENT OF CUSTOM HOME GROUP, INC. IS STRICTLY PROHIBITED. FEDERAL AND INTERNATIONAL COPYRIGHT LAWS EXTEND TO ORIGINAL AND MODIFIED DERIVED PLANS, ARCHITECTURAL WORKS, CONCEPTS AND DESIGNS, AND IS APPLICABLE TO NATIONAL AND INTERNATIONAL INFRINGEMENTS AND PROVIDES SPECIFIC STATUTORY DAMAGES BOTH CIVIL AND CRIMINAL.

PLAN VIEW



CUSTOM HOME DESIGN GROUP BUILD
1302 LANCASTER PIKE
QUARRYVILLE, PA 17566
www.customhomegroup.com
717-284-4090

PROJECT TYPE: NEW ADDITION TO AN EXISTING HOME

WHITLEY RESIDENCE

6114 RIVER ROAD
YORK PA 17406
HELLUM TOWNSHIP – YORK COUNTY PA

DATE: 4.29.2026

THESE CONCEPT PLANS ARE PROVIDED AS A COURTESY TO BE AN INSTRUMENT FOR PRICING AND SHOULD BE KEPT CONFIDENTIAL. THESE DRAWINGS ARE PROTECTED BY COPYRIGHT LAWS. CUSTOM HOME GROUP, INC. ENFORCES OUR FEDERAL COPYRIGHT LAWS TO' PROTECT OUR CLIENTS. REPRODUCTIONS IN ANY FORM WITHOUT EXPRESS WRITTEN CONSENT OF CUSTOM HOME GROUP, INC. IS STRICTLY PROHIBITED. FEDERAL AND INTERNATIONAL COPYRIGHT LAWS EXTEND TO ORIGINAL AND MODIFIED DERIVED PLANS, ARCHITECTURAL WORKS, CONCEPTS AND DESIGNS, AND IS APPLICABLE TO NATIONAL AND INTERNATIONAL INFRINGEMENTS AND PROVIDES SPECIFIC STATUTORY DAMAGES BOTH CIVIL AND CRIMINAL.

FRONT ELEVATION

HELLAM TOWNSHIP
PLANNING COMMISSION MEETING
MINUTES OF May 14, 2026

The meeting was called to order at 6:01 PM by Chairman Devin Winand. Vice Chair John Kokiko, along with members Robert Searer, Steven Fetrow, Mike Shillott, and Rick Cooper were present. Township staff in attendance included Township Manager Corina Mann, Zoning Officer Jason Test, and Code Compliance Field Coordinator Shane Coolbaugh.

Under approval of minutes, Mike Shillott made a motion to approve the minutes. The motion was seconded by Rick Cooper and carried unanimously.

Under New Business, the Planning Commission reviewed Application Z-2026-09, 794 Grand Manor Drive (Zajac Variance) requesting a 2.03% increase in impervious surface. The applicant, Jon Zajac, explained that the proposed driveway project is intended to address issues with vehicles backing up, citing an incident in which a delivery driver struck a tree as an example of the issue the variance is intended to resolve. Commissioner Cooper confirmed with the Zoning Officer that Stormwater Management requirements have been acknowledged during the review process. The applicant stated that the driveway will stop 61 feet from the road.

Commissioner Kokiko inquired whether the proposal is related to the applicant's dumpster rental business, which the applicant denied. The applicant clarified that the intent is to allow four to five vehicles to park and back out without issue. There was discussion regarding the use of a pervious driveway, which the applicant stated had been considered but determined to be too labor-intensive. The applicant further noted that the driveway will be constructed of stone and that there are no plans to remove any trees.

Commissioner Shillott moved to recommend approval of the variance. Commissioner Cooper seconded the motion. Commissioner Kokiko voted against the motion, with the remaining Commissioners voting in favor.

The next case on the agenda was Z-2026-10, an application for a variance and special exception for the property located at 6114 River Drive, an existing nonconforming property. The application requested a 15-foot variance from the required 40-foot front yard setback, allowing the proposed deck expansion to extend to 25 feet from the roadway.

The Planning Commission reviewed the application presented by Attorney Derek Dissinger on behalf of the applicants, Chris and Mrs. Whitley, along with representatives from Custom Home Group.

Mr. Dissinger explained that the property is located on a steep hillside along River Drive and that the proposed project includes a rear addition and expansion of the existing front deck to address structural deterioration, drainage concerns, and functionality issues within the older portions of the home. Mr. Whitley stated that the existing deck is sagging and deteriorating, while the rear concrete area contributes to stormwater runoff and ponding issues. He explained that the project would modernize the home, improve drainage and utilities, and address safety concerns.

The applicants requested a dimensional variance for the front yard setback and a special exception for expansion of the existing nonconforming structure. Discussion focused primarily on stormwater management, impervious surface coverage, and the steep topography of the property. Commission members discussed whether the proposed deck could be considered pervious due to spacing

DRAFT

between deck boards and whether removal of portions of the existing rear concrete could offset any increase in impervious surface coverage.

The applicants stated that portions of the rear concrete area may be removed and that drainage improvements, including gutters, downspouts, retaining walls, and possible French drains, were being considered to better manage runoff. Commission members expressed concern that removing too much flat surface area behind the home could create additional drainage or hillside stability issues and encouraged the applicants to prioritize long-term stormwater management solutions over simply reducing impervious surface calculations.

Additional discussion clarified that final engineered construction plans would be reviewed during the building permit process and that additional zoning relief may be required if final calculations revealed further ordinance nonconformities.

Mike moved to recommend approval of the requested dimensional variance to permit a 25-foot front yard setback. Steve seconded the motion. The motion passed unanimously.

Steve Fetrow then moved to recommend approval of the requested special exception with the condition that, if impervious surface coverage exceeds ordinance limitations, adjustments be made to ensure no net increase in impervious surface coverage occurs on the property. Rick Cooper seconded the motion. The motion carried with Mike casting the sole opposing vote.

Under Ongoing Business, the Planning Commission briefly discussed several ordinance and planning initiatives, including revisions to the open burn ordinance, warehouse and logistics discussions, lighting ordinance comparisons, and the proposed data center ordinance. The Township Manager stated that the Commission would likely begin reviewing the draft multi-municipal comprehensive plan in the near future, noting that the plan would guide future zoning and ordinance updates.

The Commission also received updates regarding the ongoing corridor study, informal York County Planning comments on the data center ordinance, and the drive-through restaurant setback amendment, which has been recommended for adoption by York County Planning Commission and will proceed to the Board of Supervisors.

With no further business, Rick Cooper motioned to adjourn the meeting. John seconded the motion. The motion carried unanimously, and the meeting adjourned at 7:27 p.m.

Respectfully submitted,

Jason Test
Zoning Officer

DRAFT