



3A

# Hellam Township Planning Commission Conditional Use Application Briefing

**Application Number:** Z-2023-10  
**Applicant(s):** Crystal Nizza  
**Property Owner(s):** Crystal Nizza  
**Property Location:** 1282 Tower Road

**PC Meeting Date:** June 8, 2023  
**Tax Map Parcel:** LK-2B  
**Lot Size:** 4.3 acres  
**Zoning:** RA

## Project Narrative:

The applicant is requesting conditional use approval pursuant to §490-12.D and §490-25.N for an accessory dwelling unit (ADU).

Attached Exhibits:

- A. Zoning Hearing Application (received May 16, 2023).

## Property Characteristics:

1. The subject property contains about 4.3 acres in the Rural Agricultural Zone.
2. The subject property is located in the Steep Slope Overlay Zones. The proposed ADU is an existing structure and will not disturb any steep slopes.
3. The subject property is improved with a 700 square foot single-family dwelling, driveway and detached garage. The existing single-family dwelling will be used as the ADU.
4. Adjacent properties:

	Use	Zoning
North	Radio Tower	RA
South	Residential	RA
West	Residential	RA
East	Residential	RA

## Conditional Use Provisions

According to the Conditional Use application submitted, the applicant reports the following:

1. **Comply with all applicable provisions and be consistent with the purpose and intent of the Zoning Ordinance.** The detached accessory dwelling will comply with the purpose and intent of the Zoning Ordinance as this is a conditional use in the RA Zone.
2. **Not detract from the use and enjoyment of adjoining or nearby properties.** The detached accessory dwelling will not detract from the use and enjoyment of adjoining or nearby properties nor change the character of the neighborhood as the surrounding properties are also residential uses.
3. **Not substantially change the character of the subject property's neighborhood.** A residential use will not change the character of a residential neighborhood.
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 existing /proposed ADU consists of one bedroom. The new single-family dwelling will consist of two

bedrooms. A 900 gallon on-lot sewage disposal system is required for three bedrooms. The existing system consists of one 1,000-gallon tank and is sufficient for this addition.

5. **Comply with requirements for development within the Floodplain Overlay Zone.** The subject property is not located within the floodplain.
6. **Comply with those criteria specifically listed in Article 4 and all other applicable regulations contained in the Zoning Ordinance.** The detached accessory dwelling will comply with §490-25.N as follows:
  - The accessory dwelling will be occupied by immediate family members and shall not be occupied by more than two persons. The proposed occupant will be the property owner's mother. The resident of the proposed primary dwelling will be the property owner. The principal dwelling is occupied by the property owner.
  - The existing floor area is 700 square feet.
  - All setbacks and lot coverage requirements are met as the structure is existing.
  - The detached accessory dwelling will be located on the same lot as the proposed principal dwelling.
  - The accessory dwelling will not be rented.
  - The ADU will be the dwelling that currently exists on the property. Siding and windows were upgraded on this structure. No other changes to this structure are proposed. A new single-family dwelling will be constructed.
  - The on-lot septic system can support a total of three bedrooms. The proposed accessory dwelling plus the existing dwelling combined will have three bedrooms.
  - The subject property has a large driveway and can accommodate at least four vehicles.
  - This project complies with the Township's Comprehensive Plan.

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***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 # <u>7-2023-10</u>		
Application Filed	<u>5/16/23</u>	Planning Commission
Hearing Advertised	_____	ZHB/BOS Hearing <u>6/8/23</u>
Notices Mailed	<u>5/17/23</u>	Decision Rendered _____
Site Posted	_____	Notification Sent _____

**A. APPLICANT'S NAME:** Candid Nizza  
**ADDRESS:** 1282 Tower Rd. York, PA 17406  
**PHONE NUMBER:** 717-891-9999 **EMAIL ADDRESS** nizzacc@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:** \_\_\_\_\_ **Parcel:** 31-000-11-002-B0 **Zoning District:** \_\_\_\_\_  
**Property Address:** 1282 Tower Rd. York, PA 17406  
**Date purchased:** October 2021  
**Lot size: acreage** 4.3 **- or -** \_\_\_\_\_ **sq. ft.**  
**Present use:** Single Family Dwelling  
**Proposed use:** Accessory Dwelling Unit  
**Date of previous application (if any):** \_\_\_\_\_

- E. Please choose the following:**
- CONDITIONAL USE** (Refer to Section 2)
  - 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 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:

Section 490-12.N and 490.25.N.

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- Brief description of proposed use:

Current house that is on the property be used as an accessory dwelling for my mother. ~~the~~ square footage of house is 700 sq ft. Will be building additional 2,800 sq ft building on property as primary residence.

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- 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:

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

The house is currently on the property and has had updated siding, windows, and roof to enhance the characteristics of the property.

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

see answer to B. ↑

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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.)

Yes - Septic system is sized for three bedrooms total. One bedroom in the ADU and two bedrooms in the primary residence.

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

Yes - Not in flood plain

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

ADU will be occupied by my mother. Will not be rented. The owner (myself) will live on the property. ADU is 700 sq ft. Setbacks and lot coverage are met.

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

Yes

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.

Crystal A. Dizza  
\* Signature

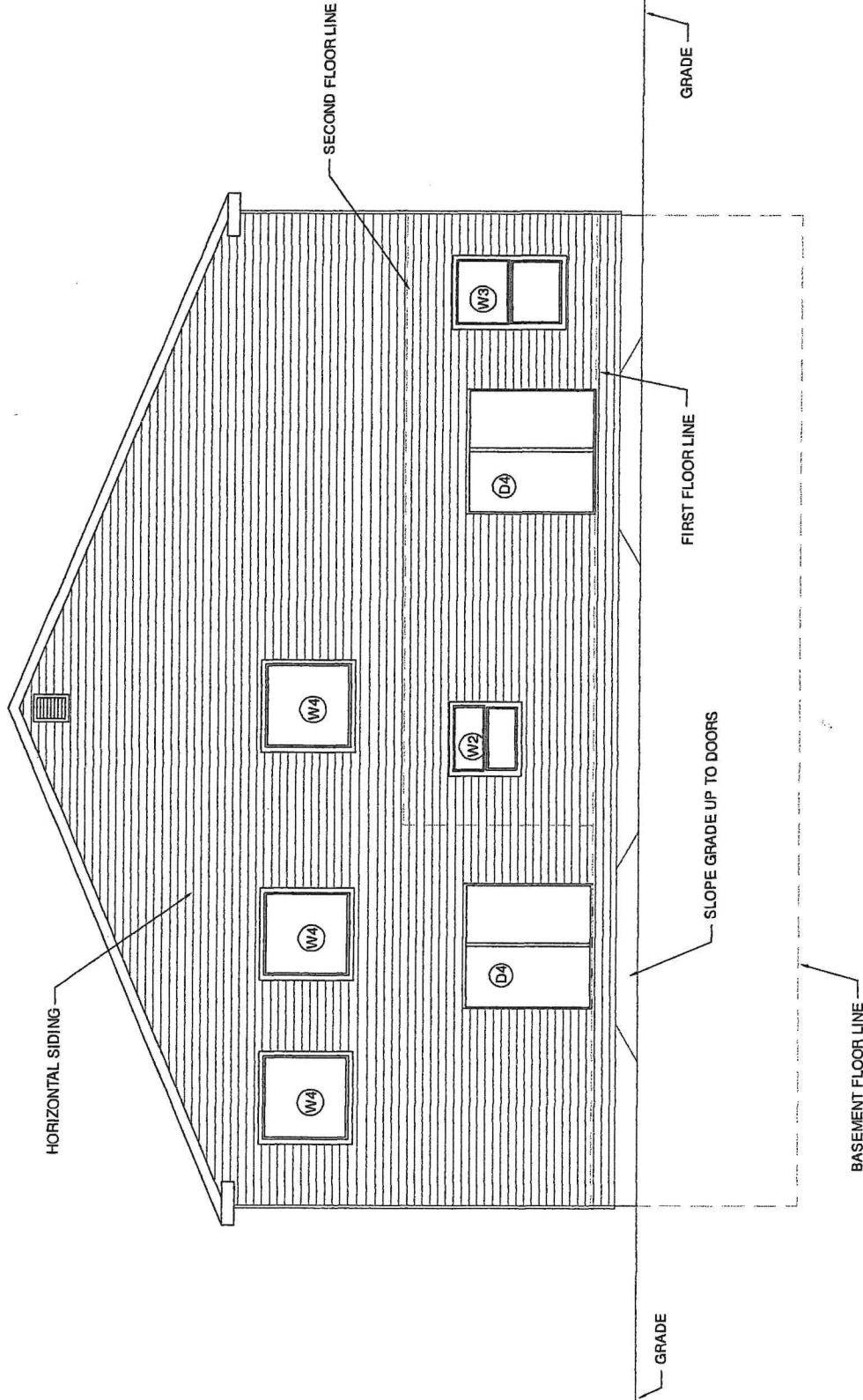
5-14-23  
Date

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





# New Primary Residence



SCALE:  
10 FEET

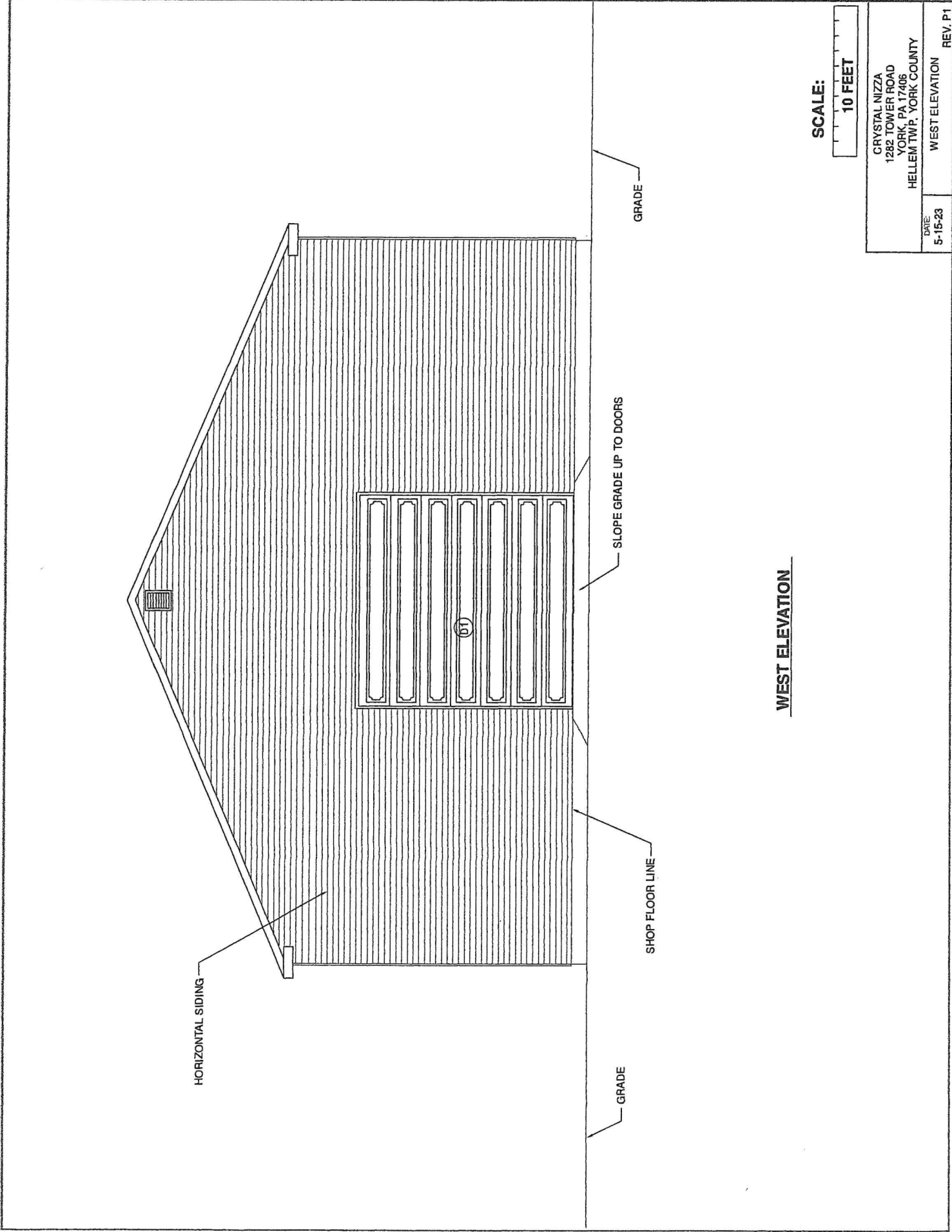
EAST ELEVATION

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17408  
HELLEM TWP. YORK COUNTY

DATE:  
5-15-23

EAST ELEVATION

REV. P1



HORIZONTAL SIDING

GRADE

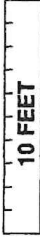
SHOP FLOOR LINE

SLOPE GRADE UP TO DOORS

GRADE

WEST ELEVATION

SCALE:



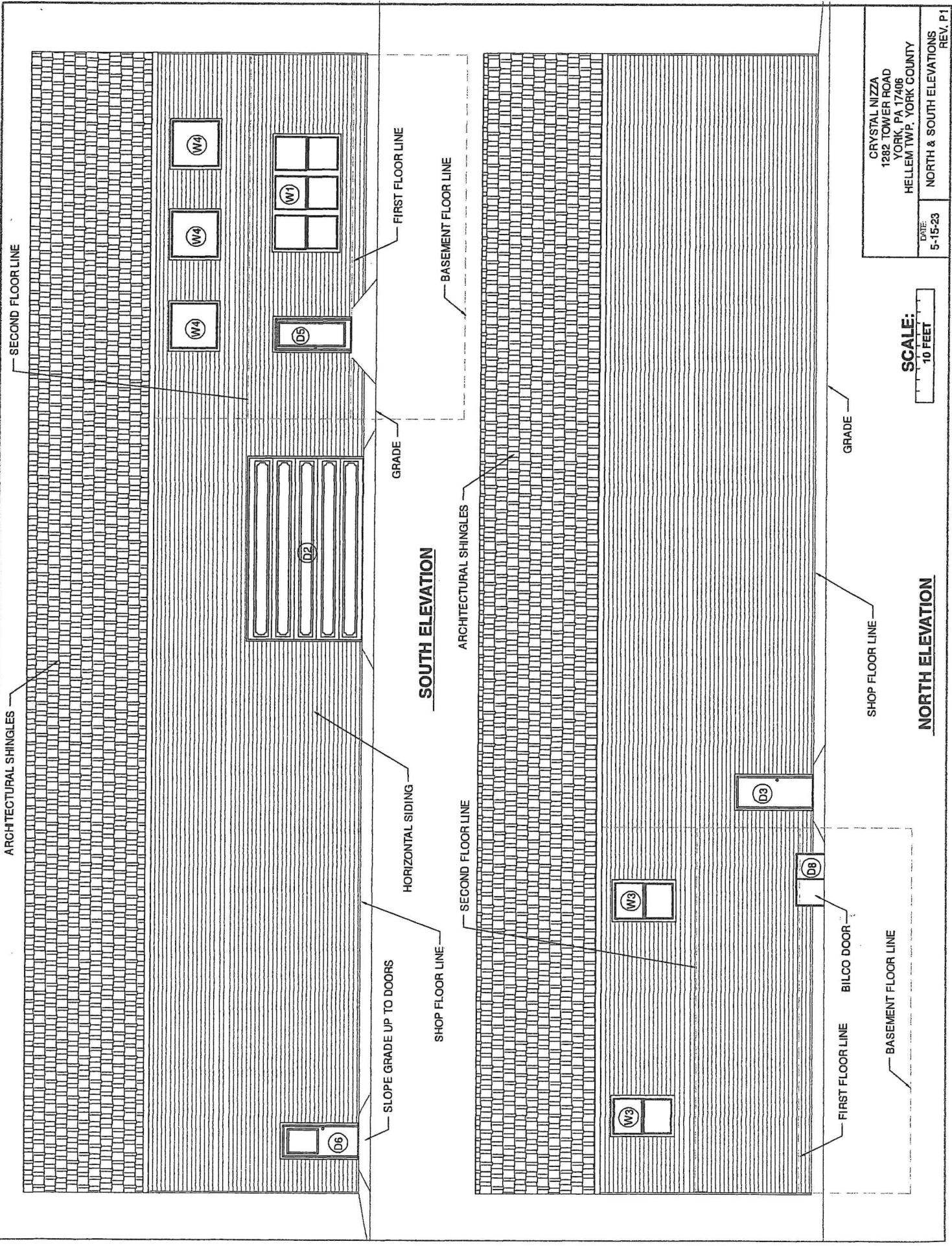
CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17406  
HELLEM TWP, YORK COUNTY

DATE:  
5-15-23

WEST ELEVATION

REV. P.1





**SOUTH ELEVATION**

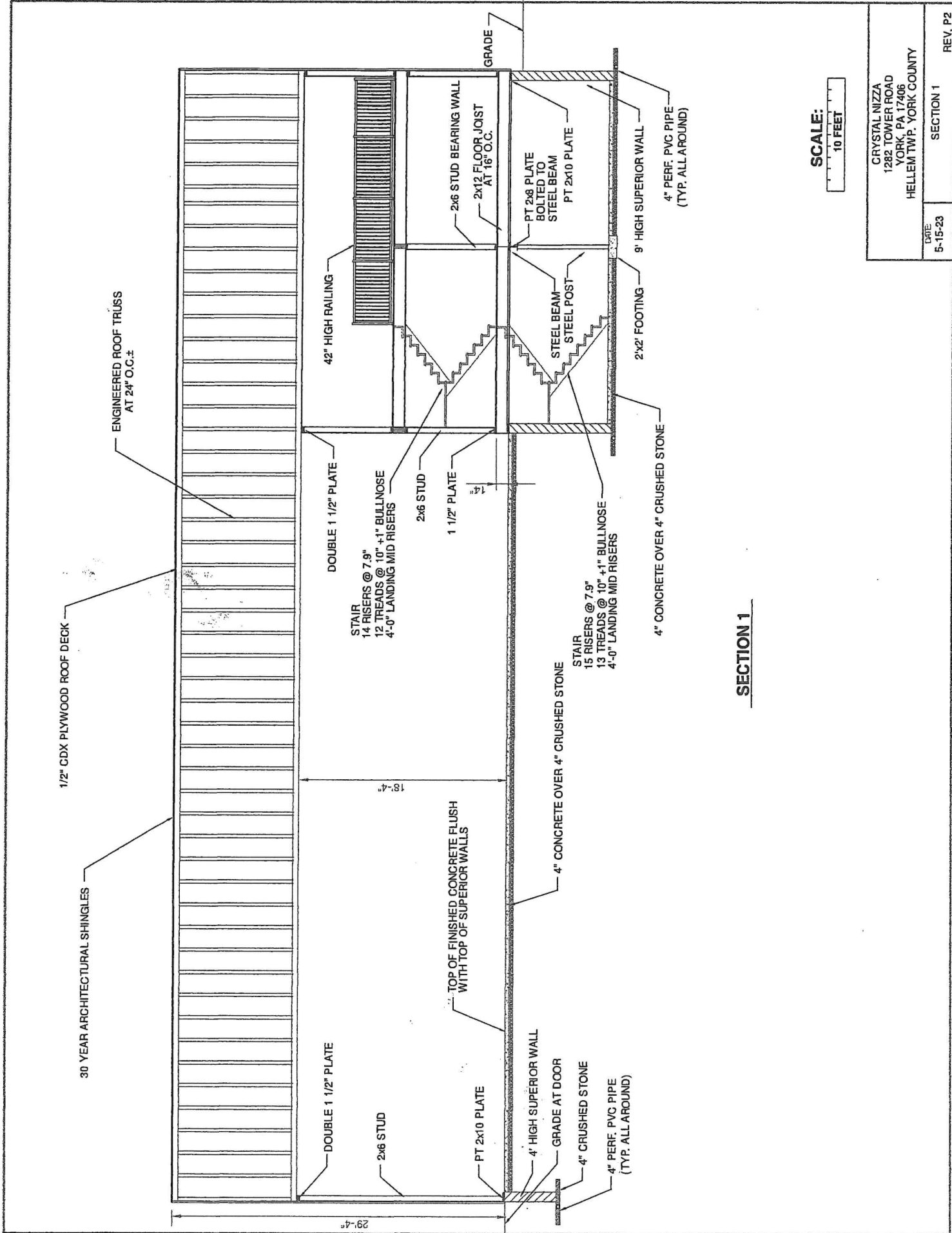
**NORTH ELEVATION**

CRYSTAL NIZZA  
 1282 TOWER ROAD  
 YORK, PA 17408  
 HELLEM TWP., YORK COUNTY

DATE:  
 5-15-23

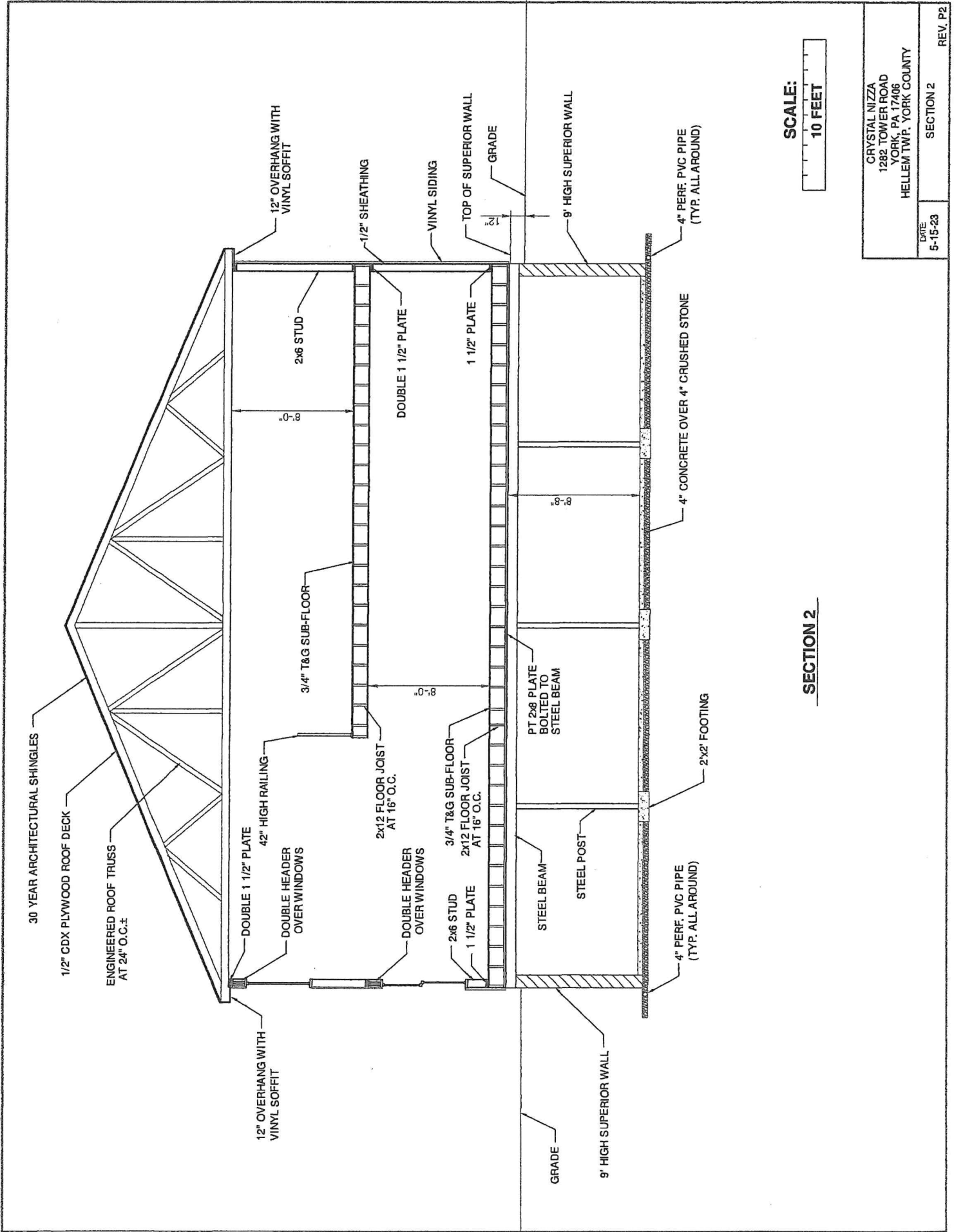
SCALE:  
 1/10 FEET

NORTH & SOUTH ELEVATIONS  
 REV. P.1

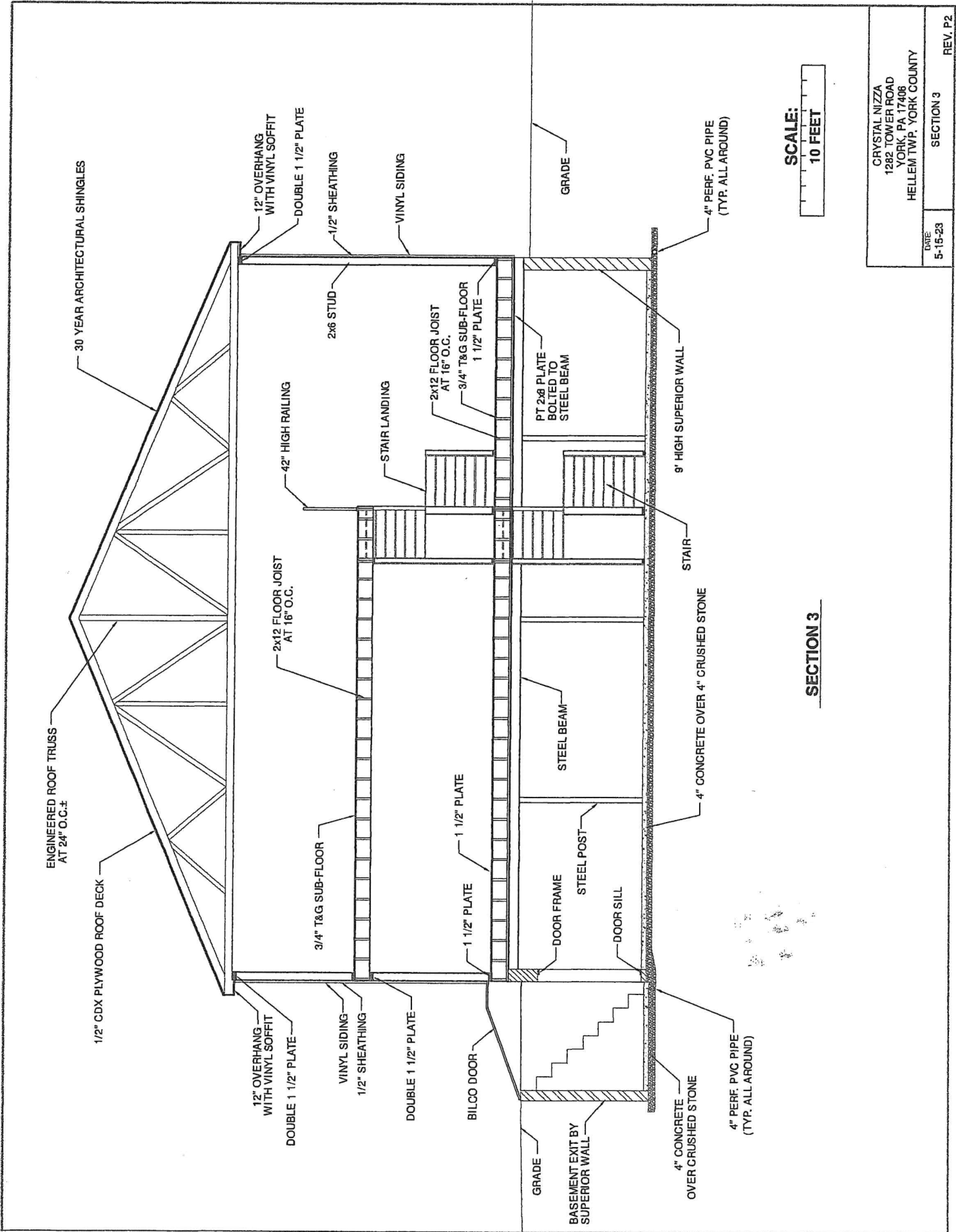


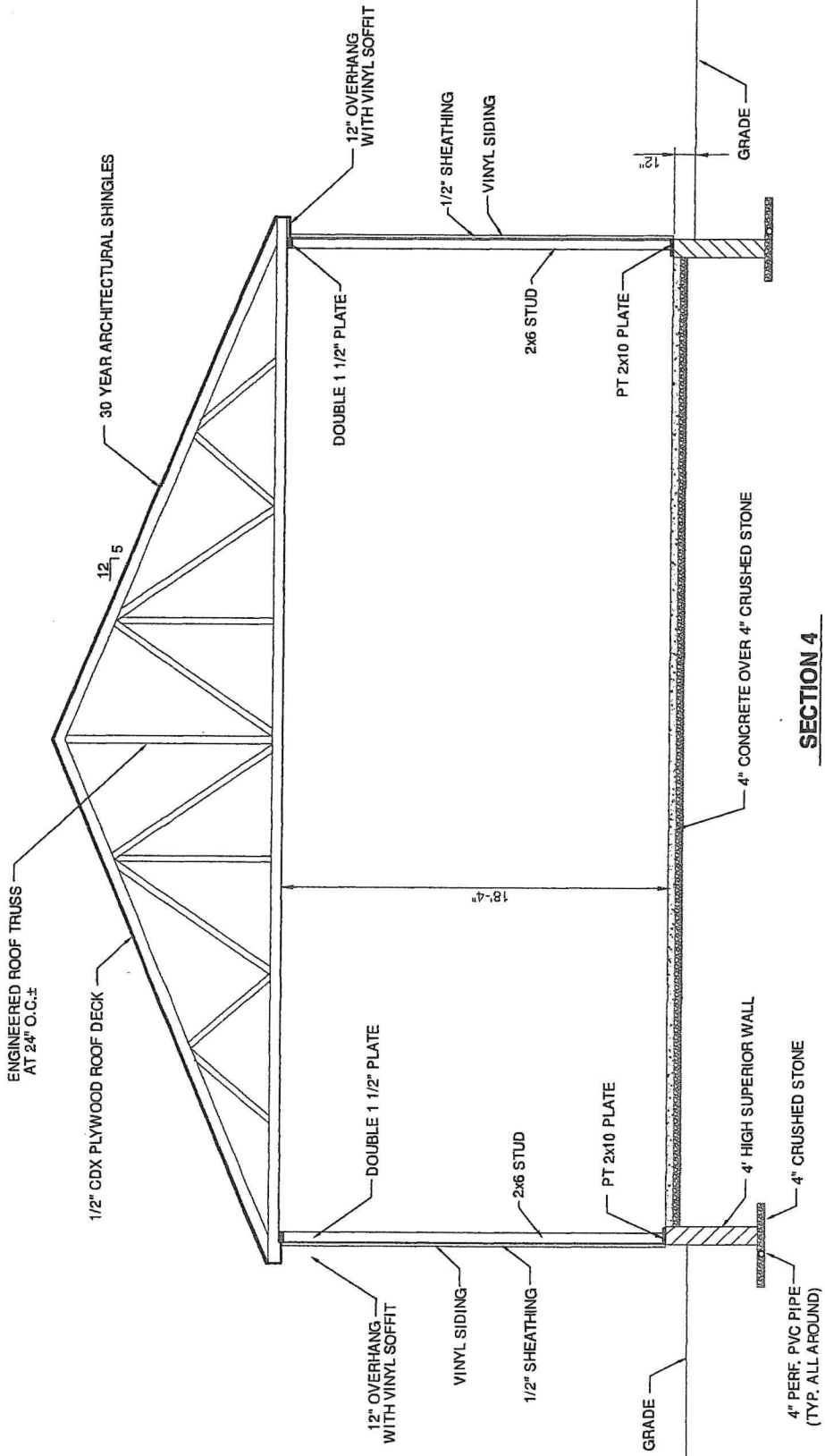
SCALE:  
1" = 10 FEET

**SECTION 1**



CRYSTAL NIZZA 1282 TOWER ROAD YORK, PA 17406 HELLEM TWP. YORK COUNTY	
DATE 5-15-23	SECTION 2
REV. P2	





**SECTION 4**

DESIGNATION	WIDTH	HEIGHT	DESCRIPTION
D1	14'-0"	14'-0"	INSULATED GARAGE DOOR
D2	16'-0"	10'-0"	INSULATED GARAGE DOOR
D3	3'-0"	6'-8"	EXTERIOR INSULATED SOLID
D4	6'-0"	6'-8"	EXTERIOR INSULATED SLIDING GLASS
D5	3'-0"	6'-8"	EXTERIOR INSULATED ENTRANCE
D6	3'-0"	6'-8"	EXTERIOR INSUL. HALF GLASS W/BLIND
D7	2'-8"	6'-8"	INTERIOR SOLID CORE
D8	55"	6'-0"	BILCO SIZE "C" W/EXTENSION

DESIGNATION	WIDTH	HEIGHT	DESCRIPTION
W1	108"	5'-6"	TRIPLE DOUBLE HUNG W/LOW "E" GLASS
W2	36"	3'-0"	DOUBLE HUNG W/LOW "E" GLASS
W3	36"	5'-0"	DOUBLE HUNG W/LOW "E" GLASS
W4	48"	4'-0"	PICTURE W/LOW "E" GLASS

NOTE:

- R21 INSULATION IN EXTERIOR WALLS
- R49 INSULATION ABOVE CEILING
- INSULATION BLOCKERS ON ALL EXTERIOR WALLS

SCALE:  
10 FEET

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17406  
HELLEM TWP, YORK COUNTY

DATE: 5-15-23  
SECTION 4 AND SCHEDULES  
REV. P2



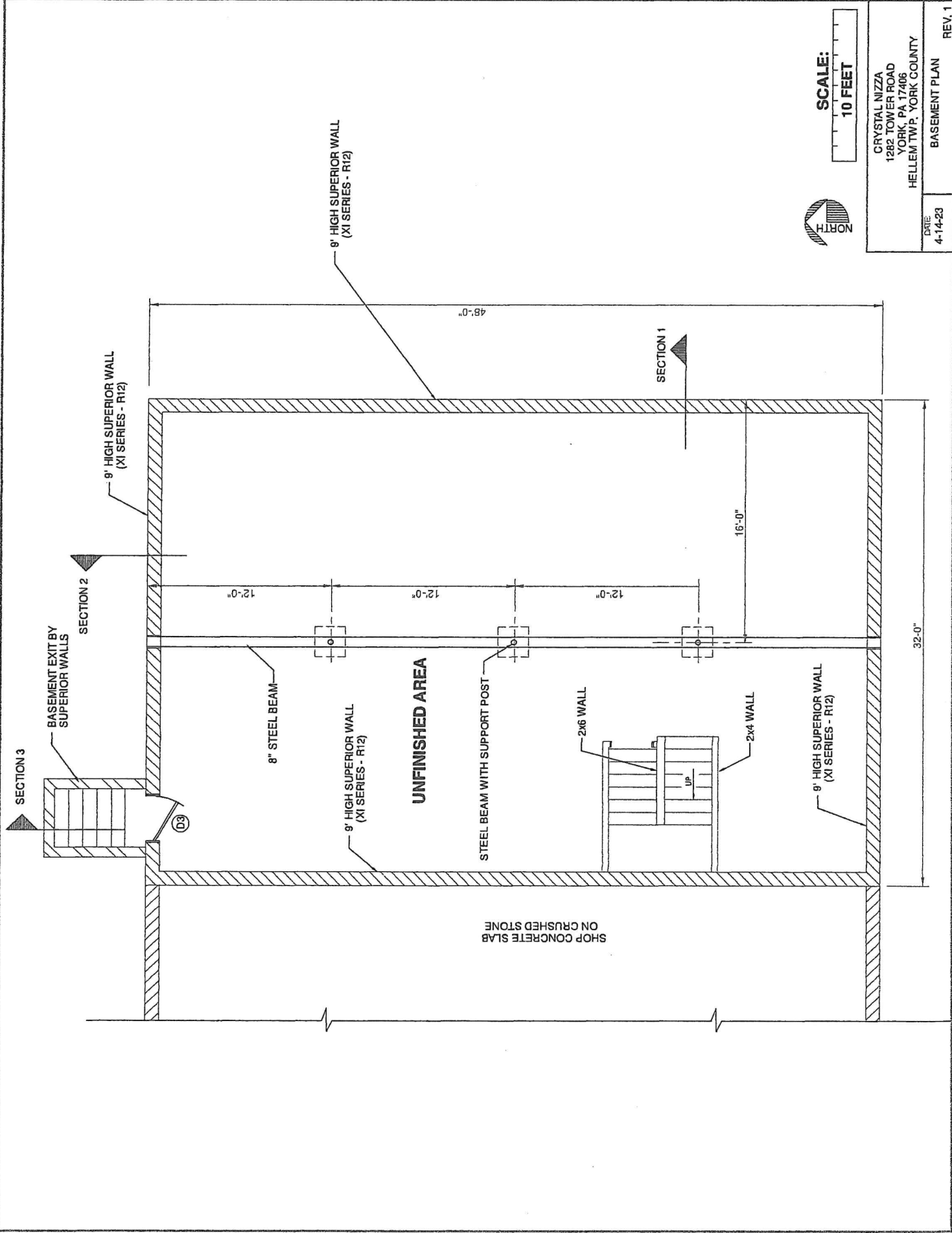
SCALE:  
10 FEET

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17406  
HELLEM TWP, YORK COUNTY

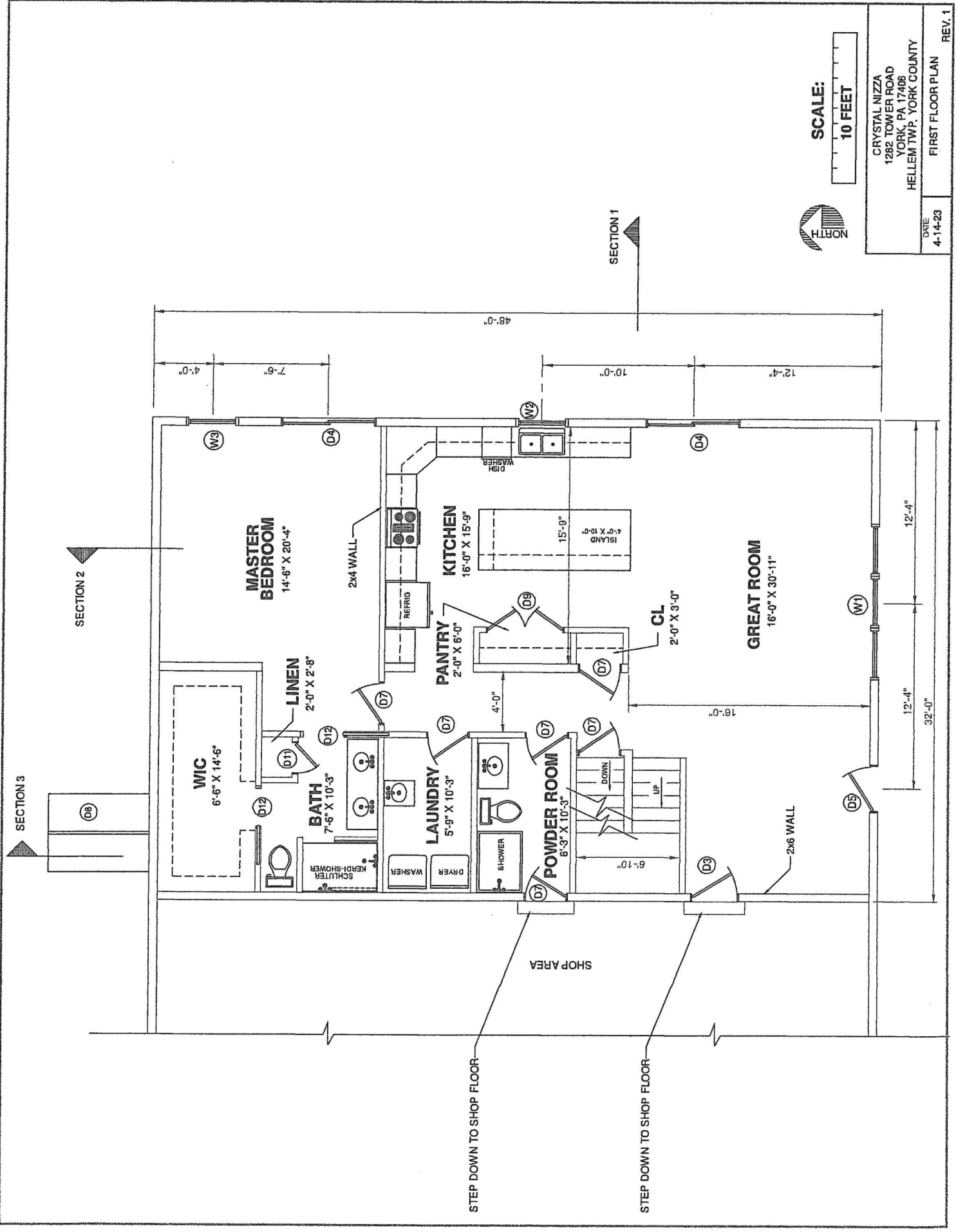
DATE:  
4-14-23

BASEMENT PLAN

REV. 1







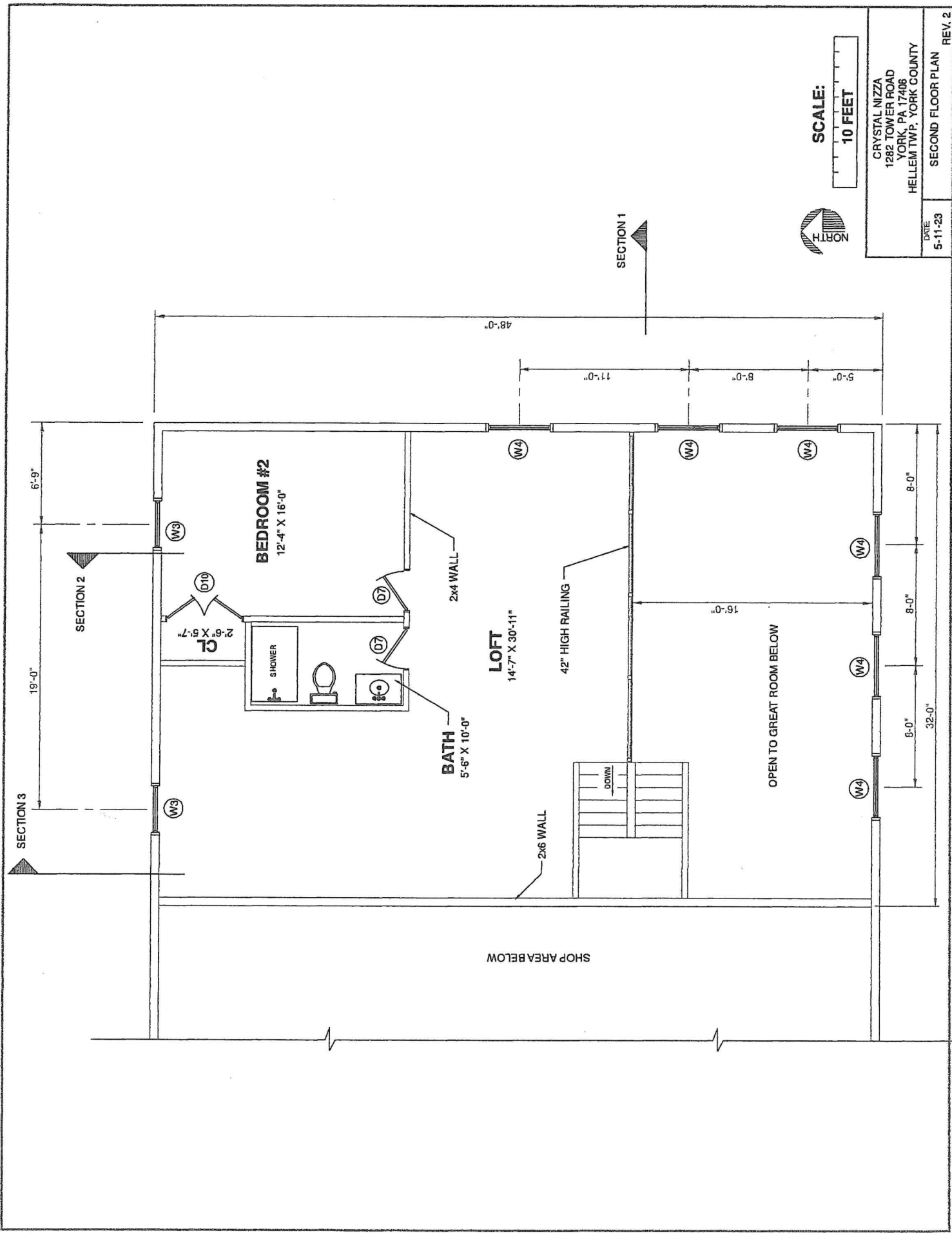
SCALE:  
10 FEET

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17406  
HELLEM TWP. YORK COUNTY

DATE  
4-14-23

FIRST FLOOR PLAN

REV. 1



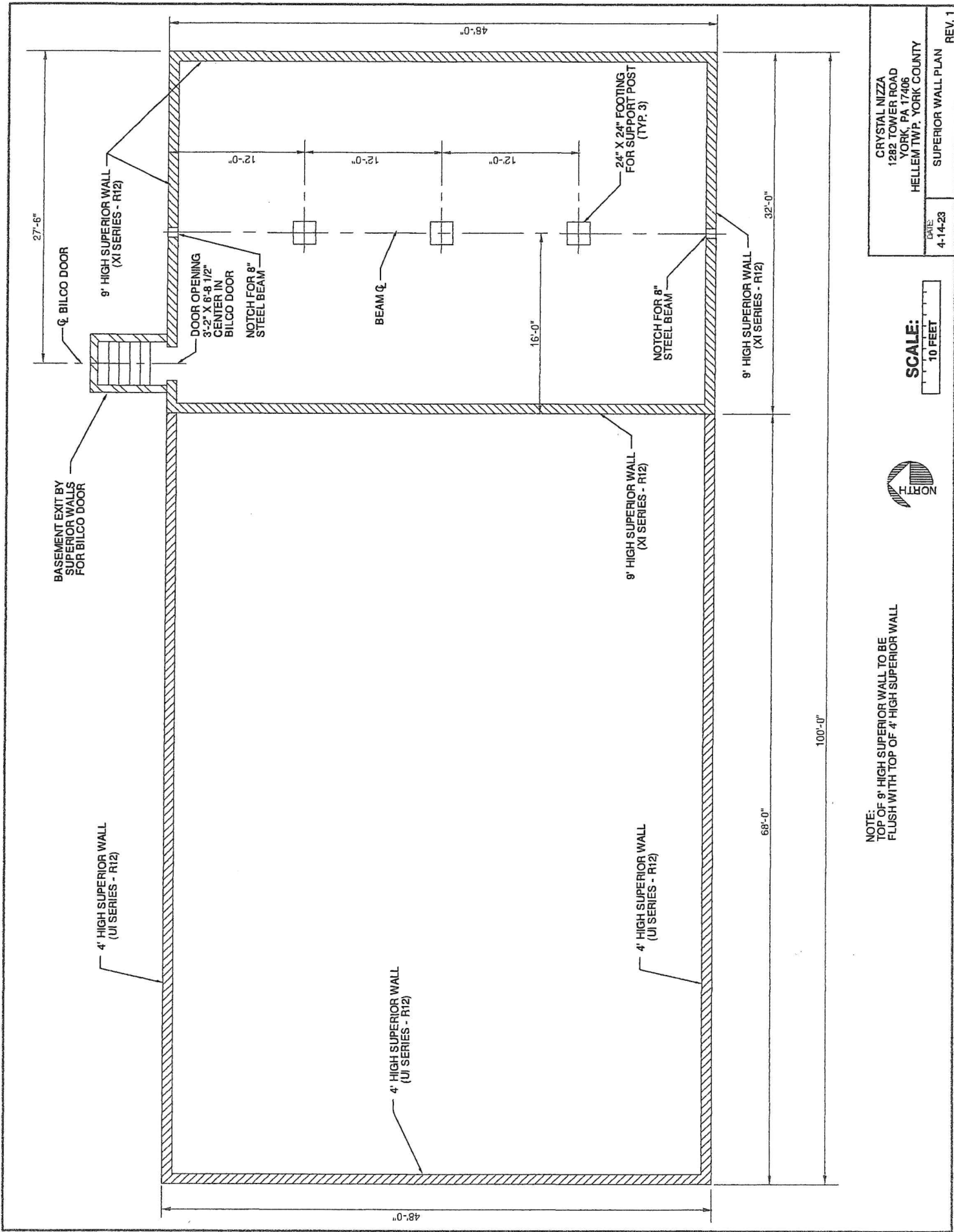
SCALE:  
10 FEET

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17408  
HELLEM TWP, YORK COUNTY

DATE:  
5-11-23

SECOND FLOOR PLAN

REV. 2

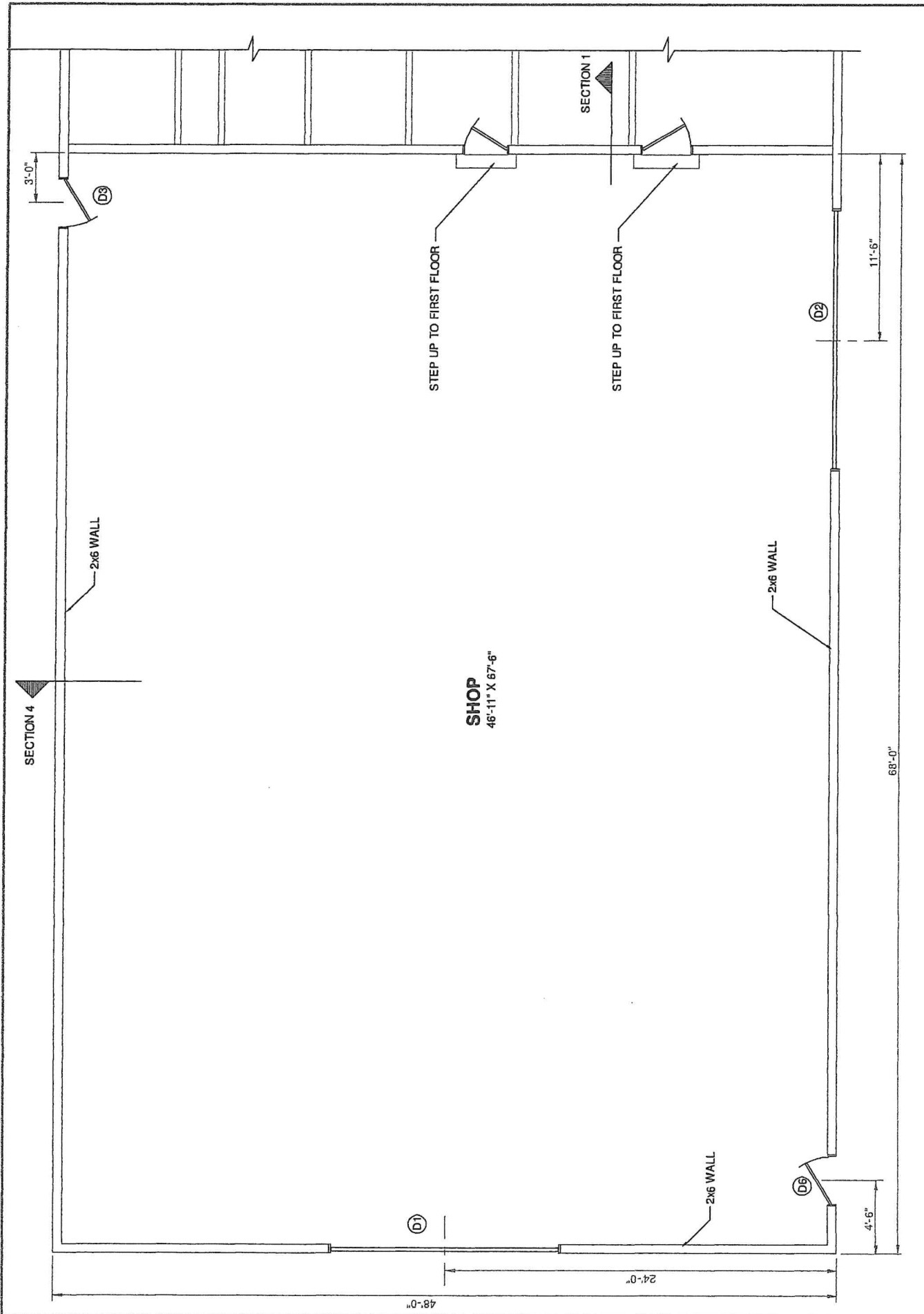


NOTE: TOP OF 9' HIGH SUPERIOR WALL TO BE FLUSH WITH TOP OF 4' HIGH SUPERIOR WALL



SCALE: 10 FEET

CRYSTAL NIZZA 1282 TOWER ROAD YORK, PA 17406	SUPERIOR WALL PLAN	REV. 1
DATE: 4-14-23		



**SCALE:**  
10 FEET

CRYSTAL NIZZA  
1282 TOWER ROAD  
YORK, PA 17406  
HELLEM TWP. YORK COUNTY

DATE:  
4-14-23

SHOP FLOOR PLAN

REV. 1