



Hellam Township Board of Supervisors Conditional Use Application Briefing

PHA

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

BOS Hearing Date: July 20, 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).
- B. June 8, 2023 Planning Commission minutes.

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.

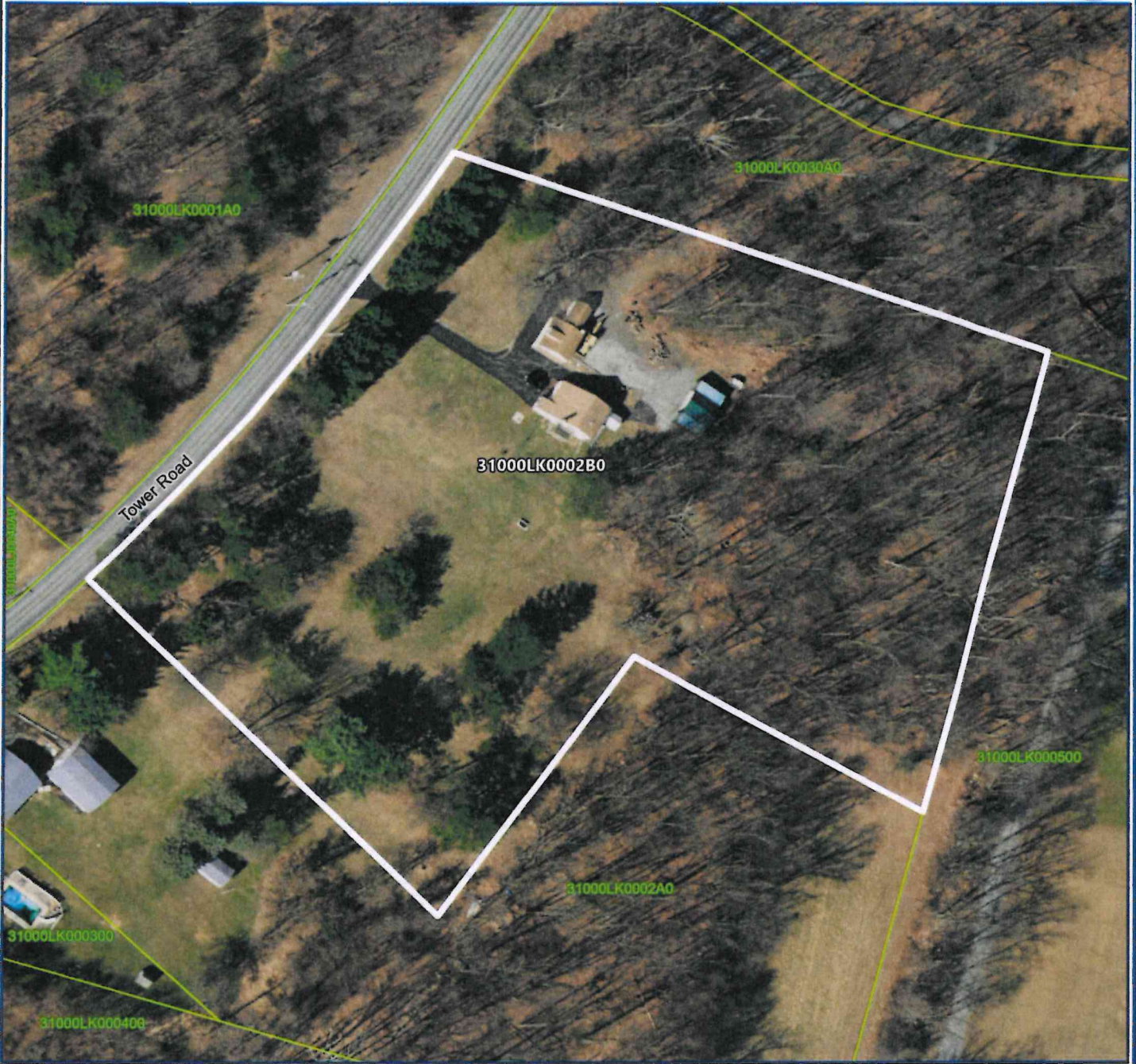
Planning Commission Recommendations:

The Planning Commission reviewed this application at their meeting on June 8, 2023, meeting minutes are attached hereto as **Exhibit B**. There were no issues with this use. Planning Commission unanimously recommended approval.

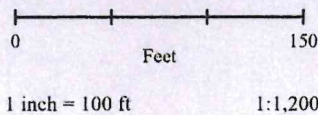
This briefing represents the views and comments of the Hellam Township staff only and should not be construed as a final approval or denial of this application. The Zoning Hearing Board Members may have additional questions and/or comments with regard to this proposal. The applicant and/or his/her representative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



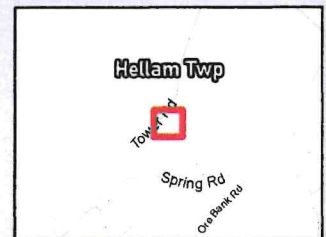
Parcel - 31000LK0002B000000



Owner - NIZZA CRYSTAL
Property Address - 1282 TOWER RD
Tax Municipality - Hellam Twp
School District - Eastern School District
Class - Residential
Land Use - R - 1 1/2 Story House
Acres - 4.3
Assessed Land Value - \$ 53,200
Assessed Building Value - \$ 60,580
Assessed Total Value - \$ 113,780
Sale Date - Nov. 05, 2021
Sale Price - \$ 100,000
Deed Book - 2691, Page 5206



Inset Map



Legend

- Selected Parcel
- Parcels
- Municipal Boundary

Layers should not be used at scales larger than 1:2400 (Note: Pixilation will occur at scales 1" = below 200 Ft.)

Mapping Provided by



Aerial Photography - 2021

Last Updated: 12/22/2022



Disclaimer:
 The York County Planning Commission provides this Geographic Information System map and/or data (collectively the "Data") as a public information service. The Data is not a legally recorded plat, survey, official tax map, or engineering schematic and should be used for only general information. Reasonable effort has been made to ensure that the Data is correct; however the Commission does not guarantee its accuracy, completeness, timeliness. The Commission shall not be liable for any damages that may arise from the use of the Data."

