

**BEFORE THE
ZONING HEARING BOARD OF
FAIRVIEW TOWNSHIP, ERIE COUNTY, PENNSYLVANIA**

IN THE MATTER OF	:	
	:	Premises at 7394 West Lake Road
Property owners:	:	Fairview Township, PA
Aleksey and Amy Zlobin	:	
7394 West Lake Road	:	Index No. (21) 10-11-102
Fairview, PA 16415	:	

FINDINGS OF FACT

1. The Applicants are Aleksey and Amy Zlobin, 7394 West Lake Road, Fairview, Pennsylvania, 16415 (hereinafter "Applicants").

2. Applicants are the owners of the Subject Property located at 7394 West Lake Road, Fairview, Pennsylvania.

3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 10-11-102. The parcel is currently zoned B-2/R-2 Combined District.

4. The Subject Property has two structures, each with a different use. The multiple uses predate the enactment of Fairview Township's Zoning Ordinance and have existed as a lawful non-conforming uses. Both structures and uses exist in the B-2 portion of the Subject Property.

5. One of the structures on the Subject Property has historically been used as a hair salon ("the Northern Structure"). Since the hair salon's business has been slow, Applicants are closing the business.

6. Applicants are seeking a variance that would allow them to change the use of the Northern Structure to a residence.

7. Aleksey Zlobin appeared and testified before the Board. Mr. Zlobin testified that he would like to live in the Northern Structure. He asserted that if he lived in the Northern Structure, it would help his business, allow him to better maintain the Subject Property, and allow him to keep the Subject Property safer.

8. Mr. Zlobin testified that, if approved, the amount of traffic to and from the Northern Structure would be greatly reduced.

9. There was no other testimony offered either in favor of or in opposition to Applicants' request.

CONCLUSION OF LAW

Applicants have met the requirements for a variance to allow the Northern Structure on the Subject Property to be used as a residence.

DECISION

AND NOW, this 13th day of September, 2016, the Fairview Township Zoning Hearing Board hereby grants Applicants' request for a variance to allow the Northern Structure on the Subject Property to be used as a residence.

These Findings of Fact, Conclusions of Law, and Decision are signed this 20th day of September, 2016.

Judith Z Miller

Judy Miller, Chairperson

Keith A Farnham

Keith Farnham

George Wilkosz

George Wilkosz

Josh Ritchie

Josh Ritchie