

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

IN THE MATTER OF	:	
	:	Premises at 6841 West Ridge Road
Property owner:	:	Fairview Township, PA
Randall Hofmeister	:	
6841 West Ridge Road	:	Index No. (21) 65-93-6
Fairview, PA 16415	:	

FINDINGS OF FACT

1. The Applicant is John Calabrese, 5360 West Lake Road, Erie, Pennsylvania (hereinafter “Applicant”).
2. Randall Hofmeister is the Owner of the Subject Property located at 6841 West Ridge Road, Fairview, Pennsylvania.
3. The Subject Property is located in Fairview Township, Pennsylvania and is identified by the Erie County Index No. (21) 65-93-6. The parcel is currently zoned B-2 Highway Commercial District.
4. Currently on the Subject Property is a structure used as a residential dwelling. The use of the structure for residential purposes is permitted as a non-conforming use in that the residence existed prior to the parcel being zoned B-2.
5. Applicant desires to tear down the residential dwelling and construct a 40' x 50' storage building on the Subject Property. Applicant would like to eventually convert the storage building to a commercial building at a later date. Applicant proposes to store personal property in the storage building. Personal storage is not a permitted use in the B-2 District.
6. Applicant is seeking a special exception to change the use of the Subject Property from one non-conforming use to a different non-conforming use of a similar type.
7. Applicant is seeking a special exception in accordance with Section 902 of the Fairview Township Ordinance.
8. Applicant testified that he intends to purchase the Subject Property from Owner. Applicant testified that the Subject Property is currently serviced by a highway occupancy permit

and that he will comply with all Township Regulations as set forth in Section 902 of Fairview Township's Ordinance.

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

CONCLUSION OF LAW

Applicant has met his burden to entitle him to a special exception to allow him to construct a 40' x 50' storage building on the Subject Property and use it for personal storage.

DECISION

AND NOW, this _____ day of _____, 2018, the Fairview Township Zoning Hearing Board hereby grants Applicant's request for a special exception to allow him to construct a 40' x 50' storage building on the Subject Property and use it for personal storage.

These Findings of Fact, Conclusions of Law, and Decision are signed this _____ day of _____, 2018.

George Wilkosz, Chairperson

Keith Farnham

Judy Miller

Barbara Parchey

Brian McGrain