

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

IN THE MATTER OF	:	
	:	Premises at 5739 West Ridge Road
Property owner:	:	Fairview Township, PA
Euliano Family Partnership	:	
5739 West Ridge Road	:	Index No. (21) 57-82-27
Erie, PA 16506	:	

FINDINGS OF FACT

1. The Applicant is Euliano Family Partnership, 5739 West Ridge Road, Erie, Pennsylvania, 16506 (hereinafter "Applicant").
2. Applicant is the owner of the Subject Property located at 5739 West Ridge Road, Erie, Pennsylvania, 16506.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 57-82-27. The parcel is currently zoned B-2 Highway Commercial District.
4. The Subject Property consists of 14 lots that have been combined over the years into one parcel.
5. The Subject Property was historically used for the campus of Tri-State Business Institute.
6. In 2005, Applicant sold Tri-State Business Institute to Fortis. Fortis is leasing most of the buildings on the Subject Property. The remainder of the buildings are now being leased by The Institute of Welding.
7. Applicant is seeking a variance to allow 3 additional signs totaling 194 square feet to identify/advertise the buildings leased by The Institute of Welding.
8. Fairview Township Zoning Ordinance Section 824(B)(1) limits the number of signs in the B-2 District to 3 per parcel and total signage to 200 square feet per parcel.
9. The Subject Property is currently serviced by 7 signs totaling 166 square feet. The 3 additional proposed signs would make 10 signs totaling 360 square feet.

10. James Cardman, Zoning Officer for Fairview Township, testified that in December 2000 Applicant built a 10 unit plaza. At that time, Applicant requested and received a variance to place a sign on each unit and a free standing pole sign. Applicant placed 4 signs on the 10 unit complex.

11. Michael Euliano, an owner of the Subject Property, appeared and testified on behalf of Applicant's variance request.

12. Mr. Euliano testified that the use of the Subject Property as an educational campus dates back 35 years when it consisted of 1 building. The business grew into 10 buildings spanning over a 10 acre area.

13. Historically, all of the buildings on the Subject Property were utilized by Tri-State Business Institute. In 2005, Tri-State Business Institute sold its operation to Fortis. Over the years, Fortis utilized the buildings on the Subject Property. In 2016, Fortis ceased using some of the buildings on the Subject Property. These buildings have now been leased to The Institute of Welding.

14. There are no signs on the Institute of Welding buildings.

15. The arrival of this new school has created the need for additional signage to identify/advertise the location and existence of The Institute of Welding.

16. The Institute of Welding has 3 signs that it would like to utilize to identify its buildings and advertise its business. These signs total 194 square feet.

17. Mr. Euliano explained that this is a unique situation where the multiple lots were consolidated into one at the Township's request to create one large educational campus. This was done for traffic safety and stormwater management reasons. The number of buildings located on the Subject Property and the existence of two educational institutions operating out of the Subject Property require more signage than is permitted in the Ordinance.

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

CONCLUSION OF LAW

Applicant has met the requirements for a variance to allow the additional 3 signs totaling 194 square feet on the Subject Property.

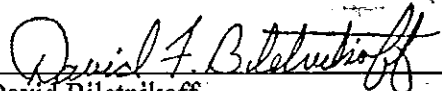
DECISION

AND NOW, this 24th day of June, 2016, the Fairview Township Zoning Hearing Board hereby grants Applicant's request for a variance to allow for the additional proposed 3 signs totaling 194 square feet.

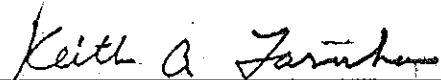
These Findings of Fact, Conclusions of Law, and Decision are signed this 24th day of June, 2016.



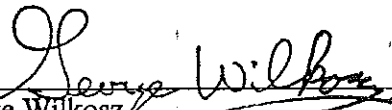
Brian McGrain, Chairperson



David Biletnikoff



Keith Farnham



George Wilkosz



Josh Ritchie