

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

IN THE MATTER OF	:	
	:	Premises at 1416 Sumner Drive
Property owner:	:	Fairview Township, PA
Larry Skelly, Jr.	:	
1416 Sumner Drive	:	Index No. (21) 38-56-7
Fairview, PA 16415	:	

FINDINGS OF FACT

1. The Applicant is Larry Skelly, Jr., 1416 Sumner Drive, Fairview, Pennsylvania, 16415.
2. Applicant is the owner of the Subject Property located at 1416 Sumner Drive, Fairview, Pennsylvania, 16415.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 38-56-7. The parcel is currently zoned R-2.
4. The Subject Property is 120' x 170' (20,400 sq. ft.).
5. Applicant currently has a 22' x 24' (528 sq. ft.) attached garage on the Subject Property.
6. Applicant would like to construct a 24' x 28' (672 sq. ft.) detached garage on the Subject Property. If constructed, Applicant would like a total of 1,200 square feet of residential storage.
7. Fairview Township Ordinance Section 824 limits residential storage on lots over 20,000 square feet and less than one acre to 1,000 square feet. Additional storage may be permitted by Special Exception.
8. Applicant is requesting a Special Exception for the 200 square feet of additional storage space.
9. Applicant testified he would like permission to build a 24' x 28' pole barn detached garage to store two automobiles on the Subject Property.
10. Applicant indicated that the structure would have siding that matches the exterior of the house and would have roughly the same height and roof pitch as the existing garage that is attached to the house.

11. The proposed structure would have electric service but no water/sewer. There would be two exterior lights installed to match the exterior appearance of the house.

12. Applicant indicated that he discussed this request with his neighbors. He testified that the location of the proposed structure was chosen, in part, to address concerns of the neighbors.

13. Applicant indicated that if water drainage became an issue, he would install gutters/downspouts and drain the rainwater to the center of his property.

14. 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 special exception to construct the proposed 24' x 28' garage on the subject property.

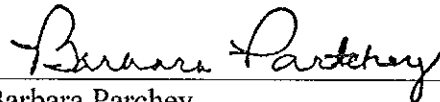
DECISION

AND NOW, this 3rd day of June, 2014, it is ordered that Applicant's request for a Special Exception is GRANTED.

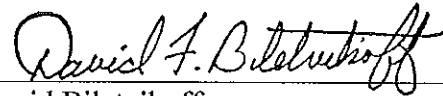
These Findings of Fact, Conclusions of Law, and Decision are signed this 11th day of June, 2014.



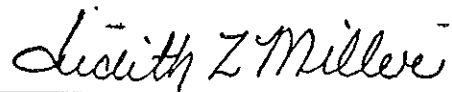
Brian McGrain, Chairperson



Barbara Parchey



David Biletnikoff



Judy Miller