

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

IN THE MATTER OF	:	
	:	Premises at 6610 West Lake Road
Property owner:	:	Fairview Township, PA
EGR Properties	:	
6610 West Lake Road	:	Index No. (21) 22-11.1-2
Fairview, PA 16415	:	

**FINDINGS OF FACT**

1. The Applicant is EGR Properties, 6610 West Lake Road, Fairview, Pennsylvania.
2. Applicant is the owner of the Subject Property located at 6610 West Lake Road, Fairview, Pennsylvania, 16415.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 22-11.1-2. The parcel is currently zoned B-1.
4. Applicant operates an entertainment complex on the Subject Property which includes a bar, restaurant and rental venue.
5. Applicant is seeking permission to have outdoor dining at the entertainment complex.
6. Fairview Township Ordinance Section 703A(3) allows limited outdoor dining as a special exception provided that the Applicant can meet the requirements set forth in Section 703A(3)(a-e).
7. Eric and Gail Root, owners of EGR Properties, testified in support of their application. They testified that the proposed outdoor area would be surrounded to the north and west by arbor vitae. They indicated that the interior of the facility seats 72 and the proposed outdoor dining area would be limited to 21 seats. Applicants testified that they are located in the center of a four acre parcel and are able to comply with all of the provisions of Section 703A(3)(a-e).
8. Applicants have no immediate plan to add lighting to the proposed outdoor seating area and anticipate use of the outdoor area only in the summer months.

9. John Becker, a neighbor, expressed concern about customers walking onto neighboring properties.

**CONCLUSION OF LAW**

Applicant has met the requirements for a special exception to operate outdoor dining for a maximum of 21 seats on the Subject Property. Applicant must comply with all of the provisions set forth in Section 703A(3)(a-e). Should Applicant desire to expand its outdoor seating area, Applicant must come before the Fairview Township Zoning Hearing Board.

**DECISION**

AND NOW, this 4<sup>th</sup> day of August, 2015, it is ordered that Applicant's request for a Special Exception is GRANTED as requested.

These Findings of Fact, Conclusions of Law, and Decision are signed this 13<sup>th</sup> day of August, 2015.

Barbara Parchey  
Barbara Parchey, Chairperson

Brian McGrain  
Brian McGrain

David A. Biletchukoff  
David Biletchukoff

Judith Z. Miller  
Judy Miller

Keith A. Farnham  
Keith Farnham