

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

IN THE MATTER OF	:	
	:	Premises at 6693 Knollwood Drive
Property owner:	:	Fairview Township, PA
Michael B. Ashley and	:	
Dana M. Ashley	:	Index No. 42-59-47.01
6693 Knollwood Dr.	:	
Fairview, PA 16415	:	

FINDINGS OF FACT

1. The Applicants are Michael and Dana Ashley, 6693 Knollwood Drive, Fairview, PA 16415.
2. Applicants are the owner of the Subject Property located at 6693 Knollwood Drive, Fairview, Pennsylvania, 16415.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. 42-59-47.01. The parcel is currently zoned R-2.
4. Michael Ashley appeared on behalf of the applicants.
5. Mr. Ashley testified that he sought to construct a 24' x 30' pole barn/garage with a 10' overhang area on the Subject Property, with the garage area to be used for storage of boats, trailers and other recreational equipment.
6. Mr. Ashley testified that the new garage would have siding and roof shingles that will match the existing home. The structure will have a garage door of approximately 10' in height. The 10' overhang area would be to the rear of the building and would be used as a patio-type area.
7. Applicants' lot is 150' x 200', or 30,000 square feet, and contains an attached garage 434 square feet in size.
8. Applicants' proposed 24 x 30 structure would bring total storage on the lot to 1,154 square feet.
9. Fairview Township Ordinance Section 821 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.
10. Applicants are requesting a Special Exception to allow additional storage in excess of 1,000 square feet on their residential lot.

11. Thomas Dugan, Shirley Dugan, Maura Pelinsky and Ritchie Marsh, owners of neighboring properties, testified and asked Mr. Ashley questions regarding the type of lighting, siding, building height, water run-off direction and orientation of the proposed overhang area.

12. 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 30' pole barn/garage with 10' overhang on the subject property.

DECISION

AND NOW, this 2nd day of August, 2016, 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 8th day of August, 2016.

Barbara Parchey
Barbara Parchey, Chairperson

Keith A Farnham
Keith Farnham

Judith Z Miller
Judy Miller