

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

IN THE MATTER OF	:	
	:	Premises at 1820 Lakewood Drive
Property owner:	:	Fairview Township, PA
David Fuchs	:	
1820 Lakewood Drive	:	Index No. (21) 44-59-18.03
Fairview, PA 16415	:	

**FINDINGS OF FACT**

1. Applicant is David Fuchs, 1820 Lakewood Drive, Fairview, PA 16415.
2. Applicant is the owner of the Subject Property located at 1820 Lakewood Drive, Fairview, PA 16415.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 44-59-18.03. The parcel is currently zoned R.
4. The Subject Property is .4927 acres.
5. Applicant currently has approximately 840 square feet of residential storage on the Subject Property.
6. Applicant would like to construct a 35' x 30' (1050 sq. ft.) storage addition to the rear of the existing attached garage on the Subject Property. The addition will consist of a 30' x 25' garage and a 30' x 10' open porch. The construction would also enclose an existing 10' x 25' open porch to convert it to additional storage. If constructed as proposed, Applicant would have a total of approximately 1840 square feet of enclosed residential storage.
7. Fairview Township Zoning Ordinance Section 821 limits residential storage on lots between 20,000 square feet and 1 acre to 1000 square feet. Additional storage may be permitted by Special Exception.
8. Applicant is requesting a Special Exception for the 840 square feet of additional residential storage space.
9. Applicant testified that he currently has a 2 car attached garage. He has 4 cars and would like to construct additional garage space to accommodate his cars and a small personal workshop area.

10. Applicant testified that the proposed addition will comply with all required setbacks. It will be slightly lower in height than the front of the existing garage and will not be visible from the road. The addition will have interior lighting.

11. Two neighbors appeared and testified in support of Applicant's variance request.

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 35' x 30' garage addition on the Subject Property.

### **DECISION**

AND NOW, this \_\_\_\_\_ day of \_\_\_\_\_, 2020, it is ordered that Applicant's request for a Special Exception is GRANTED as proposed provided that it complies with Fairview Township's Zoning Ordinances.

These Findings of Fact, Conclusions of Law, and Decision are signed this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

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George Wilkosz, Chairperson

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Barbara Parchey

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Judy Miller

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Christopher Preston