

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

IN THE MATTER OF	:	
	:	Premises at 6761 West Lake Road
Property owner:	:	Fairview Township, PA
Shannon Family Trust	:	
	:	Index No. 21-043-062.0-005.00
4118 Brewer Avenue	:	
Erie, PA 16510	:	

FINDINGS OF FACT

1. The Applicant is Gary Michalik on behalf of the property owner, Shannon Family Trust, 4118 Brewer Avenue, Erie, PA 16510.

2. Applicant is the representative of the owner of the Subject Property located at 6761 West Lake Road, Fairview, Pennsylvania, 16415.

3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by Erie County Index No. 21-043-062.0-005.00. The parcel is currently zoned R-2.

4. Gary Michalik appeared on behalf of the Applicant.

5. Mr. Michalik testified that he sought to construct a 12' x 28' detached shed building on the Subject Property, to be used for storage of lawn care equipment, tools and other items.

6. Mr. Michalik testified that the shed would be constructed so as to match the other structures on the property, would be approximately 10' tall at the peak, and would have a security light. The shed would comply with all setback requirements.

7. Applicant's lot is .4591 acres, or 19,998 square feet. It currently contains both attached and detached garage structures that consist of approximately 800 square feet.

8. Applicant's proposed 12' x 28' shed would bring total storage on the lot to 1,136 square feet.

9. Fairview Township Ordinance Section 821 limits residential storage on lots of 20,000 square feet or less to 800 square feet. Additional storage may be permitted by Special Exception.

10. Applicant is requesting a Special Exception to allow additional storage in excess of 800 square feet on the Subject Property.

11. Benjamin Villa, owner of a neighboring property, testified that he had no opposition to the 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 12' x 28' shed on the subject property.

DECISION

AND NOW, this 2nd day of July, 2019, 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 _____ day of _____, 2019.

George Wilkosz, Chairperson

Judy Miller

Barbara Parchey

Keith Farnham

Kellie Tokar