

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

IN THE MATTER OF	:	
	:	Premises at 600 East Ravine Drive
Property owner:	:	Erie, PA 16505
Christopher and Emily Shears	:	
600 East Ravine Drive	:	Index No. (21) 32-35.00-2.00
Erie, PA 16505	:	

FINDINGS OF FACT

1. The Applicants are Christopher and Emily Shears, 600 East Ravine Drive, Erie, PA 16505 (hereinafter “Applicants”).
2. Applicants are the owners of the Subject Property located at 600 East Ravine Drive, Erie, PA 16505.
3. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 32-35.00-2.00. The parcel is .2238 acres (less than 20,000 sq. ft.) in size and is currently zoned R-2.
4. There is an existing residential structure on the Subject Property with 460 square feet of residential storage.
5. Applicants would like to construct a 15 foot x 28 foot garage addition (420 sq. ft.) to the north west side of the existing residence on the Subject Property. This would give the Subject Property a total of 880 Square feet of storage.
6. If built as proposed, the garage would have a front yard setback of 21 feet and a rear yard setback of 27 feet.
7. Fairview Township Zoning Ordinance Section 701C3 requires a 35 foot front yard setback in the R-2 District.
8. Fairview Township Zoning Ordinance Section 701C5a requires a 40 foot rear yard setback in the R-2 District.
9. Fairview Township Zoning Ordinance Section 821 limits residential storage for lots less than 20,000 square feet to 800 square feet. Property owners may exceed such the limitation on storage by Special Exception.

10. Applicants are seeking a 13 foot front yard variance and a 14 foot rear yard variance to allow the proposed garage to be built as proposed. Applicants are also seeking a Special Exception to increase the total permitted storage on the Subject Property from 800 square feet to 880 square feet.

11. Applicant, Christopher Shears, testified that he and his wife Emily live on the Subject Property. He testified that they would like to construct the proposed two story garage addition to provide them with additional space for automobile and residential storage.

12. Mr. Shears testified that the addition would be 2 stories with the first floor being a garage and the second floor being unfinished/attic storage. The addition would be brick and white vinyl and would match the existing structure. The plan would be to make the addition look like it was part of the original home. There would be one additional exterior light which would match the existing lighting around the home.

13. Mr. Shears explained that the Subject Property is part of the Lakeshore Subdivision and that the lot is very small in size. Applicants plan to purchase a triangular portion of the north west neighbor's lot to ensure that the proposed addition complies with the Township's side yard requirements.

14. There was no other testimony offered either in favor of or in opposition to Applicants' request.

CONCLUSION OF LAW

Applicants have met their burden to entitle them to the requested 14 foot front yard and 13 foot rear yard variances from Fairview Township Zoning Ordinance Section 701. Applicants have met their burden to entitle them to a Special Exception pursuant to Fairview Township Zoning Ordinance Section 821 to allow for the proposed construction of additional storage.

DECISION

AND NOW, this ____ day of _____, 2022, the Fairview Township Zoning Hearing Board hereby grants Applicants' request for a Special Exception to construct the proposed 15 foot x 28 foot garage addition which will give the Subject Property a total of 880 square feet of total storage. This Board grants Applicants variances to reduce the front yard setback from 35 feet to 21 feet (a 14 foot variance) and to reduce the rear yard setback from 40 feet to 27 feet (a 13 foot variance) to allow Applicants to construct the proposed addition. These approvals are contingent on the requirements that Applicants complete the purchase of the triangular portion of their north west neighbor's property and comply with all side yard setback requirements.

These Findings of Fact, Conclusions of Law, and Decision are signed this _____ day of _____, 2022.

Kellie Tokar, Chairperson

Justin Havern

Judy Miller

Barb Parchey

George Wilkosz