

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

IN THE MATTER OF	:	
	:	Premises at 6424 Old Farm Lane
Property Owner:	:	Fairview Township, PA
Carla M. Higgins	:	
6424 Olde Farm Lane	:	Index No. (21) 29-16.20-2.00
Erie, PA 16505	:	

**FINDINGS OF FACT**

1. Applicants are Michael Higgins and Carla M. Higgins, 6424 Olde Farm Lane, Erie, PA 16505.
2. Carla M. Higgins is the Owner of the Subject Property located at 6424 Olde Farm Lane, Erie, PA 16505.
3. Applicants are husband and wife.
4. The Subject Property is located in Fairview Township, Pennsylvania, and is identified by the Erie County Index No. (21) 29-16.20-2.00. The parcel is currently zoned R-2.
5. The Subject Property is .48 acres
6. Applicants currently have 576 square feet of residential storage on the Subject Property.
7. Applicants would like to construct a 24' x 24' (576 square feet) garage addition on the Subject Property. With the addition, 160 square feet will be used as living space and 416 square feet will be used as additional storage. As proposed, the addition would provide Applicants with a total of 992 square feet (576 existing storage and 416 new storage) of residential storage.
8. Fairview Township Zoning Ordinance Section 821 limits residential storage on lots smaller than 20,000 square feet to 800 square feet of storage area. Additional storage may be permitted by Special Exception.
9. Applicants are requesting a Special Exception for the 192 square feet of additional residential storage space.
10. Applicant, Michael Higgins, testified that Applicants are completely renovating their home. They are planning to re-side the house and replace the roof, windows and exterior

doors. The proposed 576 sq. ft. addition would consist of 416 sq. ft. of additional storage and 160 sq. ft. of space used for a golf simulator.

11. Mr. Higgins testified that the exterior of the proposed garage will match the exterior of the existing house. The proposed addition will comply with the required setbacks.

12. Eric Malena, Applicants' builder, testified that the addition will have exterior lighting that will match the existing lighting. Water runoff from the proposed addition will be drained via existing downspout drains on the Subject Property.

13. There was no other testimony offered either in favor of or in opposition to Applicant's request.

### **CONCLUSION OF LAW**

Applicants have met the requirements for a Special Exception to construct the proposed 24' x 24' garage addition on the Subject Property consisting of 160 square feet of living space and 416 square feet of residential storage for a total of 992 square feet of residential storage.

### **DECISION**

AND NOW, this 3<sup>rd</sup> day of May, 2022, it is ordered that Applicants' 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 3<sup>rd</sup> day of May, 2022.

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Kellie Tokar, Chairperson

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Christopher Preston

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Judy Miller

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Barb Parchey

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George Wilkosz