

**May 11, 2010**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board will be held Tuesday, May 11, 2010 at **1:00 p.m.** in City Council Chambers, Municipal Building, 626 State Street.

**- A G E N D A -**

**THE FOLLOWING APPEAL WILL BE HEARD:**

**Appeal #11,062 (4013-225) by Gannon University** concerning property located at **409 West Sixth Street**. The appellant is proposing to convert a legal non-conforming use, a convent, into a combination boarding house and dormitory. The property currently has two zoning designations: RLB and R-2. The boarding house is proposed for the RLB area, which is a permitted use in such a district. The dorm is proposed for the R-2 area, which takes on RLB rules because of the convent being a non-conforming use. In RLB districts, dormitories are special exceptions, which must come before the Board. Additionally, the proposal violates the parking provisions of Section 305.16 (Dormitory) and 305.18 (Boarding House). Needing 1 spot per 4 students plus 5 visitor spots means the dorm will require 22 spots. Boarding homes require 1 spot per boarder, so 5 boarders require 5 spots. Thus, the combination of the uses with the proposed occupancy levels requires 27 spaces - 6 are requested.