

**June 9, 2015**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board will be held Tuesday, June 9, 2015 at **1:00 P.M.**, in City Council Chambers, Municipal Building, 626 State Street.

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

**THE FOLLOWING APPEALS WILL BE HEARD:**

**Appeal No. 12,096 by Samuel Barzano (6053-325)** concerning property he owns located at 261, 263 West 26<sup>th</sup> Street in a C-4 district. The appellant is seeking a dimensional variance for a six family dwelling. Per Section 205 of the Erie City Zoning Ordinance, a six family dwelling requires 6,000 square feet of lot area. The appellant is proposing 5,400 square feet.

**Appeal No. 12,097 by Dennis Czulewicz (5074-228)** concerning property located at 3201 Old French Road in an R-1A district. The appellant is seeking a use variance to continue to use the property as a two family dwelling. Per Section 204.11 of the Erie City Zoning Ordinance, two family dwellings are not permitted in R-1A.

**Appeal No. 12,098 by ICE Property LLC (5173-101)** concerning property they own located at 3515 McClelland Ave in an M-1 district. The appellant is seeking a nonconforming change of use from commercial recreation to commercial recreation/day care center. Per Section 301.20 of the Erie City Zoning Ordinance, a nonconforming change of use shall be referred to the Erie City Zoning Hearing Board.

**Appeal No. 12,099 by Saint Vincent Hospital (6004-117)** concerning property they own located at 141 West 25<sup>th</sup> Street in an RLB district. The appellant is seeking a dimensional variance for a 3,000 square foot detached accessory structure. Per Section 205.18 of the Erie City Zoning Ordinance, detached accessory buildings shall be no larger than 720 square feet in size.

**Appeal No. 12,100 by Up State Tower Co., LLC (3131-101)** concerning property located at 1802 Cranberry Street in an M-2 district for a 150' communication tower/antenna. The appellant is seeking a height variance of 150' for a proposed communication tower. Per Section 205 of the Erie City Zoning Ordinance, the maximum height of a structure in the M-2 district is 100'. Per Section 204.20 of the Erie City Zoning Ordinance, communication towers are a special exception in the M-2 district and shall be referred to the Zoning Hearing Board for approval.

**Appeal No. 12,101 by Joseph King (6033-100)** concerning property he owns located at 1102 West 20<sup>th</sup> Street in an R-2 district. The appellant is seeking a nonconforming change of use from a tattoo parlor to a private club. Per Section 301.20 of the Erie City Zoning Ordinance, a nonconforming change of use shall be referred to the Erie City Zoning Hearing Board.