

**February 9, 2016**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board will be held Tuesday, February 9, 2016 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. 12,117 by Vitaliy and Marina Baranov (3051-137)** concerning property they own located at 1030 West 12<sup>th</sup> Street in an M-2 district. The appellants are seeking a use variance to convert the property from a service garage to a service garage and used car sales lot. Per Section 204.20 of the Erie City Zoning Ordinance, used car sales lots are not permitted in the M-2 district.

**Appeal No. 12,118 by Crown Castle (5372-100)** concerning property located at 501 East 38<sup>th</sup> Street in an R-3 district. The appellant is seeking approval for proposed communication tower/antenna at this address. Per Section 204.13 of the Erie City Zoning Ordinance, communication towers/antennas are special exceptions and shall be reviewed by the Zoning Hearing Board.

**Appeal No. 12,119 by Robert Brzezicki (2033-301)** concerning property located at 657 East 12<sup>th</sup> Street in an R-2 district. The appellant is seeking a nonconforming change of use from a union office and meeting room to a used car sales lot. Per Section 301.20 of the Erie City Zoning Ordinance, a nonconforming change of use shall be referred to the Zoning Hearing Board.

**Appeal No. 12,120 by John Mann (1102-204)** concerning property located at 1357 East Lake Road in an RLB district. The appellant is seeking a use variance to convert the property from a car wash to a service garage/retail. Per Section 204.13 of the Erie City Zoning Ordinance, service garages/retail are not permitted in the RLB district.

**Appeal No. 12,121 by Erie Properties (4021-203, 209, 215, 217, 218, 220, 222-233)** concerning eighteen properties they own located between West 2<sup>nd</sup> and West 3<sup>rd</sup> Streets and Poplar and Cherry Streets in the R-2 and WR districts. The appellants are seeking a use variance for multifamily dwellings in the R-2 district, a height variance in the R-2 district, and a density variance in the R-2 district. Per Section 204.12 of the Erie City Zoning Ordinance, multifamily dwellings are not permitted in the R-2 district. Per Section 205 of the Erie City Zoning Ordinance, the maximum height in R-2 is 35', 50' is proposed; the density requirement in R-2 3,000 square feet per dwelling, 1483 square feet per dwelling is proposed.