

**Zoning Hearing Board  
Erie, Pennsylvania  
Tuesday June 12<sup>th</sup>, 2018  
-Minutes-**

A meeting of the Zoning Hearing Board and officials of the Erie Zoning Office was held on Tuesday June 12<sup>th</sup>, 2018 at 1:00 P.M. in the Erie City Council Chambers, 626 State Street, Erie, PA.

**-- MINUTES / REPORT--**

1. Meeting call to order
2. Pledge of Allegiance
3. Roll Call

<b>Member Name</b>	<b>Present</b>	<b>Absent</b>
Selena King, Chair	X	
Ed Dawson	X	
Mike Hornyak		X
Jeffery Johnson	X	
Jacqueline Spry		X

Three of five members present; quorum achieved

4. Approval of May 8<sup>th</sup>, 2018 meeting minutes- APPROVED
4. Voting and announcement of outstanding decisions- NONE
5. Continued Hearings-NONE
6. Appeals to be heard

**THE FOLLOWING APPEAL WAS HEARD:**

**Appeal No. 12,188 by Highpoint Towers Associates (6007-100)** concerning property located in an RLB District at 2314 Sassafras Street. The appellant is seeking a variance for a reduction in the required number of parking spaces. Per Section 302 of the Erie City Zoning Ordinance, and based off the proposed mixed uses of residential units, bank, and office space, the required number of parking spaces would be 178. Highpoint Towers Associates is proposing a reduction of spaces to a total of 106 for the development.

## **Findings of Fact**

1. The appellants were represented at the hearing primarily by Ms. Gina Martinez, the development and director for the project, and Mr. Charles Wooster, a traffic engineer whose Pittsburgh-based company is working as consultants for the appellants. The proposal involves the repair and replacement of the exterior and infrastructure of Highpoint Towers (e.g. windows, roofs, masonry, common area units, etc.), as well as adding new offices building.
2. As part of the proposed renovations, the appellants have drafted a reconfiguration of the parking spaces that serve the 14 story, mixed-use building. According to Ms. Martinez, changes in the demographics of the building's residential tenants, together with the businesses that occupy much of the lower floors, the parking needs of the building have changed. Based on these proposed new parking requirements, the appellants drafted two site plans to show the Board how the new parking areas will look, and how the reduced number of spots would be enough to satisfy the needs of Highpoint Towers after the renovations have been completed.
3. There are three groups of tenants at Highpoint: residential apartments, offices that operate primarily during traditional daytime business hours, and other offices that are associated with St. Vincent Health Center, the building's neighbor to the south. Having identified the parking demands for the three categories of users, Mr. Wooster told the Board that his research has determined that the appellant's new design would allow for a reduction in parking spaces from the current 178, to the proposed 106.
4. Mr. Wooster explained that the 132 residential tenants in the apartments could be serviced by 66 parking spaces (.5 spaces per household). This would reduce the number of upper level (the parking lot that is accessed from West 24<sup>th</sup> Street) to 11 spaces. Mr. Wooster went on to explain that the proposal considered several other factors, such as the times of day that the business offices and St. Vincent-related offices would typically be using the parking areas. He added that the situation is ideal for a shared parking arrangement as with those spaces for the offices needed mostly for daytime use, while many of the residential parking spaces are needed for evening and overnight use.

## **Conclusions**

1. The appellants are in the process of making significant repairs to their 14-story building, Highpoint Towers. The building is mixed use, with the lower floors containing several businesses and offices from St. Vincent Health Center, operating primarily during daytime, business hours.

2. The appellant's contractors have drafted a site plan that eliminates or re-arranges many of the parking spaces that the building presently has. The proposed reduction would reduce the number of parking spaces from 178 to 106.
3. According to Section 302 of the Erie City Zoning Ordinance, given the number of residential units and office spaces in the appellant's proposal, Highpoint Towers the required to have 178 parking spaces.

### **Decision**

Prior to announcing their vote, the Board convened privately to discuss several points of concern relating to the proposal. The Board unanimously voted to withhold their decision, and continue the hearing. The Board conveyed these concerns to the appellants, and gave them the opportunity to produce the new evidence at the Board's next scheduled hearing

---

### **It is So Ordered.**

---

7. Unfinished Business-NONE
8. New Business: None

Note: The regular meetings of the Zoning Hearing Board are located in Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA. Persons with a disability who wish to attend and require an auxiliary aid service or other accommodation to testify at the hearing should contact the City of Erie ADA Coordinator at (814) 870-1469 at least 48 hours in advance so that arrangements can be made.