



---

# City of Erie Design Review Committee

Erie, Pennsylvania

---

## MINUTES

A meeting of the City of Erie Design Review Committee was held on Wednesday, December 6, 2023 at 1pm in City Council Chambers, 626 State Street, Erie PA.

### 1. CALL TO ORDER / ROLL CALL

Member Name	Present	Absent
Shelley Buehler	X	
Dan Dahlkemper	X	
Deb Smith	X	
Rich Speicher	X	
Mark Steg	X	

5 of 5, quorum present

2. WATERFRONT CONDITIONAL USE APPLICATION REVIEW – Construction of a One Family Dwelling located at 917 W Front Street [Parcel ID [17040038010500](#)]. The property is located in a WR Waterfront Residential district. Per Section 306 of the [City of Erie Zoning Ordinance](#), new structures are subject to the Waterfront Conditional Use approval process and Design Review Committee review.

Mr. David Rioux was present to discuss the proposed project. Mr. Rioux discussed in detail a presentation illustrating the proposed design features of the addition to the building, site plan and landscaping, provided to the committee prior to the meeting. The dwelling was designed to be compatible with the existing neighborhood. Various design elements were discussed further, including architectural and landscaping features.

On a motion by Mr. Speicher, seconded by Mr. Steg, the Design Review Committee voted unanimously to approve the building and site design as being consistent with Section 306 of the zoning ordinance. Mr. Welsh indicated the approval will be forwarded to the City Planning Commission for consideration at their December 19, 2023 meeting.

### 3. ADJOURNMENT

Being no further business, the meeting was adjourned.

**CITY OF ERIE**  
**APPLICATION FOR WATERFRONT CONDITIONAL USE APPROVAL**

**Property Information**

Property Address: 917 W Front St., Erie, PA 16507 (Parcel ID: 17040038010500)  
Zoning District: W-R Current Land Use: Vacant Residential Property Lot  
Use Change?    Y    X N Proposed Land Use: Single-Family Home New Construction

**Owner / Applicant Information**

Name of Owner: David & Donna Rioux  
Owner Address: 2410 Glory Drive  
City: Waterford State: PA Zip Code: 16441  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
Name of Applicant (if different from owner): N/A  
Telephone: \_\_\_\_\_ Email: \_\_\_\_\_  
   Tenant:    Developer [Name]: \_\_\_\_\_


**Project Information**

Type of Work:    X Residential    Commercial    Industrial  
Proposed Work:    X New Structure    Addition    Change of Use

Project Description: [Attach additional information]

New construction of a custom-designed single-family residential home in the City of Erie  
W-R District, which complies with local zoning regulations and building codes.

(Refer to Project Narrative Document for Complete Details)

  
\_\_\_\_\_  
Applicant Signature

October 30, 2023  
\_\_\_\_\_  
Date

**Required Supplemental Information:**

- Project narrative
- Architectural drawings
- Site plan drawings including landscaping plan
- Samples of building design materials

Received Date:
Received By:

## **Project Description:**

The project is the new construction of a custom-designed single-family home with transitional modern aesthetics on the specified property. The design will include three-car under-first-floor garages with a second floor as the main living area. The dwelling has three bedrooms, three full baths, and two half baths, with an open-concept kitchen, dining and living room. The design will incorporate a rooftop patio and upper decks.

## **About Traditional Modern Home Design:**

Transitional modern home design is a unique and increasingly popular architectural style that blends traditional and contemporary design elements. This style balances modern architecture's clean lines, simplicity, and functionality, incorporating warmth, textures, and classic features in conventional home construction and designs.

This section of the W-R District has seen proposed, underway, and completed projects focused only on multitenant rental properties of various unit sizes and designs. This project introduces a single-family residential structure in a transitional neighborhood.

## **Key Features of this Single-Family Home:**

1. **Design Concept:** The home will have a sleek and modern design with clean lines, large windows for natural light with bayfront views, and an open floor plan for a spacious feel, with wood grain and a solid, rich, dark exterior colored facade.
2. **Energy Efficiency:** The construction will include energy-efficient windows and doors, building insulation, and other materials and systems, such as all LED lighting, Energy Star-rated appliances, high-efficiency HVAC systems, and more.
3. **Sustainability:** The building will incorporate eco-friendly, low-maintenance, highly durable architectural steel cladding siding, roofing, and stone material.
4. **Safety and Compliance:** The project will comply with all local building codes and safety standards, including fire safety, structural integrity, and accessibility needs.
5. **Landscaping:** Landscaping to include stone beds, grasses, and indigenous plants.

## **Zoning and Building Code Compliance:**

We understand the importance of adhering to new construction requirements, zoning, and building codes in the City of Erie. We have reviewed local regulations and confirm that this project will comply with all applicable laws, guidelines, or other requirements.

## **Approval and Permitting Process:**

We are prepared to work closely with various departments to ensure compliance with the conditional approval process, permitting, and subsequent required inspections and other approvals. We understand the importance of a smooth and efficient approval process and are committed to cooperating fully.

## **Documentation Exhibits:**

- A. Application W-R Use
- B. Project Narrative
- C. Architectural Drawings
- D. Site Plan Drawings
- E. Exterior Materials

## **Conclusion:**

This transitional modern single-family residence will be on a substantially conforming large parcel prepared for new construction with adequate open space and contribute positively to the neighborhood and community's traditional aesthetic appeal. We are excited to proceed with this project and are available for feedback or suggestions.

Thank you for your attention to this matter. We look forward to working collaboratively with City Departments to ensure the successful completion of this residential project.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Dave Rioux". The signature is stylized with a large, looping initial "D" and "R".

Dave Rioux, Owner



917 W FRONT ST

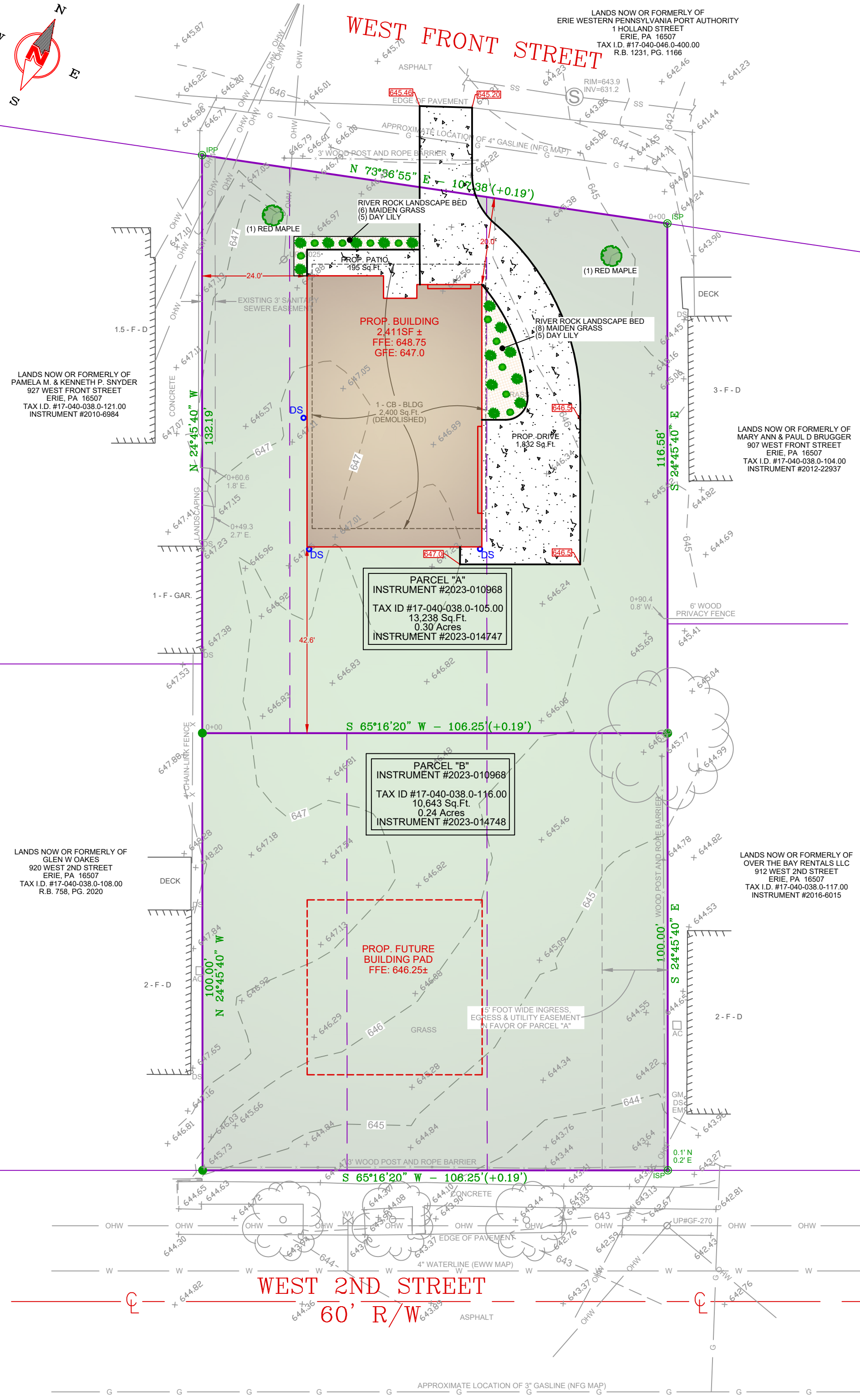
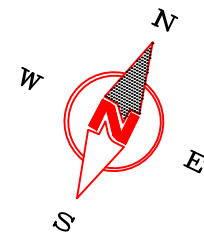
RIOUX RESIDENCE

PERSPECTIVE ONE

NOVEMBER 2023



**JW ARCHITECTURE**  
& DESIGN



RED MAPLE



MAIDEN GRASS



DAY LILY

SYMBOL	QTY	COMMON NAME	SIZE
	2	MEDIUM DECIDUOUS TREE: RED ROCKET MAPLE	1" CAL.
	14	MAIDEN GRASS	N/A
	10	DAY LILY	N/A

NO.	DATE	REVISION DESCRIPTION	BY
All drawings and written materials appearing hereon constitute original and unpublished work of David Laird Associates and may not be used or disclosed without prior written consent of David Laird Associates. The controlling instrument of service for these drawings is the hard copy retained by David Laird Associates. © COPYRIGHT 2023			

PROPOSED LANDSCAPE PLAN FOR

# DAVID J. RIOUX

FOURTH WARD – CITY OF ERIE  
ERIE COUNTY – PENNSYLVANIA

DATE: 10-18-23	SCALE: 1"=20'	DRAWN BY: KJF	F.B. 465 PG. 71
<b>DAVID LAIRD ASSOCIATES, Inc.</b> complete surveying & land development services		S.E. NO. 23-31556	TAX ID. NUMBER:
		17-040-038.0-105.00	
1557 WEST 26 <sup>TH</sup> STREET ERIE, PA 16508 PHONE: (814) 456-0330 EMAIL: INFO@LAIRDSURVEY.NET		SHEET NUMBER:	LS-1

N:\ERIE COUNTY\CITY OF ERIE\4TH WARD\17-040-038.0\17-040-038.0-105.00 THRU 107.00, 116.00 (914-918 WEST 2ND)\SKETCH PLAN.dwg



West Front Street

WR

West 2nd Street



nd Street

WR

West Front Street

W