
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held **Tuesday, June 11, 2024** at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Residents can watch the live stream and/or recordings of the ZHB meetings on the City of Erie's YouTube Page (<https://www.youtube.com/@CityofErie>).

1. MEETING CALL TO ORDER
2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Jeffrey Johnson, Chair		
Edward Dawson, Vice Chair		
Laura Guncheon		
Selena N. King		
Tom Sebald		

3. APPROVAL OF May 14, 2024 MEETING MINUTES
4. OLD BUSINESS

Tabled from December 12, 2023 Appeal No. 12297 by Alison Love for Were Rabbit, LLC concerning property located at 250 E 35th Street [18-5363-133] in an R-1A Single Family Residential zoning district. The appellant is requesting approval of a 'Short Term Rental' Special Exception use per Section 204.10 of the City of Erie Zoning Ordinance. Per Section 508[10] of the ordinance, all Special Exception use requests shall be heard by the City of Erie Zoning Hearing Board.

Tabled from December 12, 2023 Appeal No. 12,298 by Ina Kovalevich concerning property located at 4034 Warsaw Avenue [18-5363-133] in an R-1 Low Density Residential zoning district. The appellant is requesting approval of a 'Short Term Rental' Special Exception use.

5. APPEALS TO BE HEARD

Appeal No. 13,305 by Darlene Galiszewski concerning property located at 154 Andrews Park Boulevard [14-1113-204] in an R-1 Low Density Residential zoning district. The appellant is requesting approval of a 'Short Term Rental' Special Exception use. Per Section 508[10] of the ordinance, all Special Exception use requests shall be heard by the City of Erie Zoning Hearing Board.

Appeal No. 13,306 by Gary Eiben, Esq. on behalf of Dola Real Estate Company concerning a property located at East 42nd Street and Dexter Avenue [18-5244-300] in an R-3 High Density Residential zoning district. The appellant is requesting approval of a 'Group Care Facility'. Per Section 204.13 of the ordinance, 'Group Care Facility' is not a Permitted Use.

Appeal No. 13,307 by Thomas Paskievitch (proposed buyer) on behalf of PBN INC D/B/A CTI – ERIE, concerning a property located at 1111 Raspberry Street [16-3051-126] in an R-2 Medium Density zoning district. The appellant is requesting approval for a 'Personal Self-Storage Facility'. Per section 204.12 of the ordinance, 'Personal Self-Storage Facility' is not a Permitted Use.

6. ADJOURNMENT

To participate via Zoom, you must pre-register for the Zoom webinar and join from a PC, Mac, iPad, iPhone or Android device. Register for this webinar at –

<https://events.zoom.us/ev/Aj35bfqYLdFuck54Lwugpc7S2r3ngKoC9yXelloLELbBkFQe6hP9~AggLXsr32QYFjq8BIYLZ5I06Dg>

NOTE: Persons with a disability who wish to be heard and require accommodation please contact (814) 870-1111 at least 48 hours in advance so that arrangements can be made.

ZHB meeting agendas and exhibits are available on the City's website at:

[https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20\(Hearing%20Board\)](https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20(Hearing%20Board))

For more information about the Zoning Hearing Board, please visit the City of Erie website at:

<https://cityof.erie.pa.us/government/authorities-boards-and-commissions/#ZHB>

Appeal 13305

154 Andrews Park Blvd

Short-Term Rental-Special Exception

[Street view for 154 Andrews Park Blvd.](#)



CITY OF ERIE
ZONING HEARING BOARD APPLICATION

Appeal #: 13,305 Index #: 14-11-13-204 Hearing Date/Time: Tuesday, June 11, 2024 at 1:00 PM **E**

Property Information

Property Address: 154 Andrews Park Blvd
Zoning District: R-1 Current Land Use: _____
Has a previous application of appeal been filed? Yes **No** Appeal No(s) _____

Owner / Applicant Information

Name of Owner: Darlene Galiszewski
Owner Address: 1415 N Dearborn St
City: Chicago State: IL Zip Code: 60610
Telephone: 4125887539 Email: dargaliszewski@gmail.com
Name of Applicant (if different from owner): _____
Relationship to Owner: _____
Telephone: _____ Email: _____

Type of Application / Appeal

_____ Variance – Type: _____ Use _____ Dimensional
 X Special Exception Use
_____ Change of Non-Conforming Use
_____ Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Rental property

I/We believe that the Board should approve this request because... (Attach a Justification Narrative and/or Variance Criteria Worksheet (Exhibit A) – please refer to the quick tip guidance on the following page)

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.

Darlene Galiszewski
Owner or Applicant Name

Darlene Galiszewski
Owner or Applicant Signature

5/30/2024
Date

APPLICATION CHECKLIST

- Completed Owner / Applicant Information
- Completed Proposal / Improvement Description
- Completed Justification Narrative / Variance Criteria Worksheet (Exhibit A)
- Project Site Plan and/or Renderings (as applicable)
- Owner / Applicant signature on the application form
- \$300.00 application fee (check/money order made payable to "City of Erie")

The application and supplemental information listed above may be emailed to zoning@erie.pa.us (preferred). Applications may also be mailed to the address below, or dropped off at City Hall via the State Street entrance. Please label the submission "ATTN: Zoning – Room 407".

The next Zoning Hearing Board Meeting will be Tuesday, June 11, 2024

The application deadline for the next meeting is COB Tuesday,

ZONING HEARING BOARD QUICK TIPS

1. The Zoning Hearing Board meets on the second Tuesday of each month at 1:00PM. All application materials must be submitted to the Zoning Office at least three [3] weeks prior to the hearing.
2. The applicant must be in attendance at the hearing, and be prepared to present the appeal and answer questions from the board.
3. The most important section of the application required to be completed is the response to the statement that reads: "I/We believe that the Board should approve this request because..." This is typically attached separately with the application as a narrative stating the proposed appeal / request which describes the reasons and justification for the Board to consider its approval. The narrative must demonstrate the presence of a hardship that prohibits the property from being used in accordance with the City Zoning Ordinance regulations. Include reasons and justification that refer to the zoning law and the specific hardships the law has imposed on developing the property.
4. The attached Exhibit, *Variance Criteria Worksheet*, is to be completed and used as a guide to complete the Justification Narrative. Please provide answers to **each** of the criteria areas.

Additional information on the Zoning Hearing Board can be found on the City's website at: [Zoning Hearing Board](#)

City of Erie | Bureau of Code Enforcement
626 State Street | Room 407
Erie, PA 16501-1128

CITY OF ERIE
SHORT TERM RENTAL APPLICATION

Rental Property Address: 154 Andrews Park Blvd Index #: _____
City: Erie State: PA Zip Code: 16511

Type of Structure:

Single Family Dwelling _____ Flat/Duplex _____ Apartment Building
Number of rentable units: 3 _____ 1st Floor _____ Upper Floor(s)

Owner Information: NO P.O. BOXES SHALL BE ACCEPTED

Name of Owner: Darlene Galiszewski
Company Name: 154 Andrews Ltd. Liability Co.
Owner Address: 1415 N Dearborn St Unit 6C
City: Chicago State: IL Zip Code: 60610
Telephone: 4125887539 Email: dargaliszewski@gmail.com

Responsible Agent Information:

A Responsible Agent is defined as a person authorized by the owner to act in his/her behalf. All Responsible Agents must reside within Erie County, Pennsylvania.

- Owners of STR dwellings residing in Erie County may designate a Responsible Agent to be named on the Registration/License.
- Owners of STR dwellings residing out of Erie County must designate a Responsible Agent to be named on the Registration/License. NO P.O. BOXES SHALL BE ACCEPTED

Responsible Agent Name: Autumn Byes
Agent Address: 554 East 24th Street
City: Erie State: PA Zip Code: 16503
Telephone: 8143847109 Email: dargaliszewski@gmail.com

ZONING DISTRICT: R-1

MAXIMUM OCCUPANCY: 7 NUMBER OF OFF-STREET PARKING SPACES: 3

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.

Darlene Galiszewski
Owner or Agent Name

Darlene Galiszewski
Owner or Agent Signature

5/10/24
Date

APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE
City of Erie, Pennsylvania

Fee \$ 300.00

Paid

Property Index No. 14-1113-204

Appeal No. 13305

Building Change I, the undersigned, hereby make application to construct a _____ on
my property located at _____

Use Change I, the undersigned, hereby make application to use my property located at 154 ANDREWS PK BL
for SHORT TERM RENTAL

ZONING DISTRICT: R1 No. of Buildings intended: _____ No. of Stories: _____

Extreme Height as planned above curb: NA Permitted: _____

Front Yard Available: NA Required: _____

Front Yard Available (Corner lot): NA Required: _____

Side Yard Available (Combined): NA Required: _____

Side Yard Available (Least): NA Required: _____

Rear Yard Available: NA Required: _____

Lot Area per Family Available: NA Required: _____

Lot Coverage: NA Maximum: _____

Off Street Parking Spaces Available: NA Required: _____

Size of Detached Access Structure: NA Maximum: _____

Conforming Non-Conforming

Special Conditions: SPECIAL EXCEPTION USE HEARING REQUIRED-SECTION 508[10]

The general shape of my lot and location of all existing and proposed buildings are accurately set forth in the plan on the back of this sheet.

Approved _____ Owner: _____

Denied _____ Address: _____ Zip _____

Telephone _____ Date _____ 20____

Applicant Signature: _____ Relation to Owner: _____

Reasons for refusal: _____

APPEAL FOR HEARING TO THE ZONING HEARING BOARD:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 80-2005 and amendments hereto.

Owner's Signature _____

Appeal heard JUNE 11 2024 Signed _____

Approved _____ 20____

Denied _____ 20____

-SEE ATTACHED DECISION-

CITY OF ERIE

SHORT TERM RENTAL REGULATIONS

All Short-Term Rentals must meet the following minimum regulations:

1. A short-term rental license shall be required prior to renting out a dwelling as short-term rental. Operating a short-term rental without a short-term rental license is a violation of the City of Erie Zoning Ordinance and shall subject the owner to the enforcement proceedings and penalties set forth herein.
2. The Short-Term rental license is not transferrable and does not run with the property. If the ownership of the property changes, either directly by sale or deed transfer, or indirectly by death, sheriff sale or court order, the new owner must apply for a license under the provisions of this Ordinance prior to continuing to use the property as a short-term rental.
3. STR accommodations shall not exceed the number of occupants allowed within the applicable zoning district.
4. Overnight occupancy of recreational vehicles, camper trailers and tents is prohibited.
5. Neither occupants nor guests are to engage in disorderly conduct or disturb the peace and quiet. Upon notification of such disturbances, the property owner is responsible for preventing a reoccurrence of such conduct.
6. A business contact person must be appointed, who can be the owner, property manager or agent of the owner who is available to respond to tenant and neighborhood questions, complaints, or concerns. The contact person shall have the actual authority to represent the owner of the property for emergency and non-emergency contact purposes. This person must provide a 24-hour contact number and must be able to respond to any contact from a tenant with one (1) hour following the notification. The City must be notified in writing within fourteen days (14) if there is a change in the identity of the contact person.
7. No unreasonable noise or sound that is plainly audible to an unaided human ear shall be permitted outside during the hours listed below: Sunday through Thursday 10:00 PM to 8:00 AM and Friday through Saturday 11:59 PM to 8:00 AM.
8. All operators must maintain a guest log book to include names of guests and dates of stay. The log must be available for inspection by city staff upon request.
9. All advertisements for an approved STR must clearly display the license number issued for that unit. Failure to do so is grounds for cancellation of license.
10. The owner of the Short Term Rental shall post a copy of their STR license, and a copy of the conditions set forth in a conspicuous space within the property.
11. Each short-term rental must have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:
 - a) Name of contact person and telephone number at which they may be reached on a 24-hour basis.
 - b) The maximum number of occupants permitted to stay in the short-term rental at one time.
 - c) The maximum number of vehicles allowed to be parked on the property and the requirement that all renter/guest parking must be on the property and not on a private, community, or public right-of-way.
 - d) Proper directions for the disposal of waste.
 - e) Notice that the occupant(s) may be cited and fined for creating a disturbance or violating any other provisions within this Ordinance.
 - f) Notice that the failure to follow the occupancy and parking requirements will result in citations of fines.

Short term rentals shall be allowed in the R-1 and R-1A Districts as Special Exceptions in accordance with these additional regulations:

1. Occupancy of a rentable unit shall be limited to one Family, as defined.
2. A minimum of one off-street parking space per rentable unit must be provided.
3. Screening of rear and side yard outdoor living areas not including driveways shall be provided to abutting properties in "R" Districts.
4. Any outdoor lighting shall be designed to prevent glare to adjacent properties.
5. No outdoor loudspeakers or sound systems shall be allowed.
6. The Board may attach any reasonable conditions necessary to address public health, safety, and welfare concerns.

CITY OF ERIE
STR ZONING COMPLIANCE CHECKLIST

Property Address: 154 Andrews Park Blvd

The proposed Short-Term Rental meets the following minimum regulations:

- STR accommodations shall not exceed the number of occupants allowed within the applicable zoning district. [MAXIMUM OCCUPANCY IS BASED ON THE NUMBER AND SIZE OF BEDROOMS, A FAMILY UNIT OR NO MORE THAN THREE UNRELATED OCCUPANTS – SEE DEFINITION OF ‘FAMILY’, ARTICLE 6 - DEFINITIONS]
Number of Bedrooms: 3 Bedroom Size: #1 100 SF #2 125 SF #3 125 SF #4 SF #5 SF
- Adequate off-street parking [MINIMUM OF ONE PER RENTABLE UNIT] and access must be provided. [SEE SECTION 302 OFF-STREET PARKING] – Number of Off-Street Parking Spaces Available: 3
- Each short-term rental must have a clearly visible and legible notice posted within the unit on or adjacent to the front door [SEE STR OCCUPANT NOTICE], containing the following information:
 - Name of contact person and telephone number at which they may be reached on a 24-hour basis.
 - The maximum number of occupants permitted to stay in the short-term rental at one time.
 - The maximum number of vehicles allowed to be parked on the property and the requirement that all renter/guest parking must be on the property and not on a private, community, or public right-of-way.
 - Proper directions for the disposal of waste.
 - Notice that the occupant(s) may be cited and fined for creating a disturbance or violating any other provisions within this Ordinance.
 - Notice that the failure to follow the occupancy and parking requirements will result in citations of fines.
- The owner of the Short Term Rental shall post a copy of their STR license, and a copy of the conditions set forth in a conspicuous space within the property.
- All operators must maintain a guest log book to include names of guests and dates of stay. The log must be available for inspection by city staff upon request.
- A business contact person must be appointed, who can be the owner, property manager or agent of the owner who is available to respond to tenant and neighborhood questions, complaints, or concerns. The contact person shall have the actual authority to represent the owner of the property for emergency and non-emergency contact purposes. This person must provide a 24-hour contact number and must be able to respond to any contact from a tenant with one (1) hour following the notification.

Short term rentals shall be allowed in the R-1 and R-1A Districts in accordance with these additional regulations:

- Occupancy of a rentable unit shall be limited to one Family, as defined [SEE ARTICLE 6 – DEFINITIONS].
- Screening of rear and side yard outdoor living areas not including driveways shall be provided to abutting properties in “R” Districts.
- Any outdoor lighting shall be designed to prevent glare to adjacent properties.
- No outdoor loudspeakers or sound systems shall be allowed.
- Special Conditions [as applicable]: _____

I HEREBY CERTIFY THAT THE ABOVE CONDITIONS WILL BE MET AT ALL TIMES WHILE OPERATING A SHORT TERM RENTAL AT THIS LOCATION.

Darlene Galiszewski

PRINT NAME

Darlene Galiszewski

SIGNATURE

5/10/24

DATE

STR OCCUPANT NOTICE

Per City of Erie regulations, a short-term rental unit must have a clearly visible and legible notice posted within the unit on or adjacent to the front door, containing the following information:

Name and telephone number of property manager / contact person [may be reached on a 24-hour basis]:

Responsible Agent Name: Darlene Galiszewski
Telephone: 4125887539 Email: dargaliszewski@gmail.com

The maximum number of occupants permitted: 7

The maximum number of vehicles allowed to be parked on the property: 4

Note: All renter/guest parking must be on the property and not on a public right-of-way.

Overnight occupancy of recreational vehicles, camper trailers and tents is prohibited.

Notice: Failure to follow occupancy and parking requirements will result in citations of fines.

Neither occupants nor guests are to engage in disorderly conduct or disturb the peace and quiet. No unreasonable noise or sound that is plainly audible to an unaided human ear shall be permitted outside during the following hours: Sunday through Thursday 10:00 PM to 8:00 AM and Friday through Saturday 11:59 PM to 8:00 AM.

Notice: Occupant(s) may be cited and fined for creating a disturbance or violating any other provisions of the City of Erie Zoning Ordinance.

Proper directions for the disposal of waste: Trash bin behind fence >> taken to curb
on Tuesday night

THANK YOU FOR YOUR COOPERATION.
ENJOY YOUR STAY!

**ZONING
HEARING
BOARD**



BOARD MEMBERS

Richard D. Hart
Mildred Horton
Edward Rogala

SECRETARY Ronald J. Desser

405 MUNICIPAL BUILDING
ERIE, PENNSYLVANIA 16501 PHONE 456-8561
Ext. 490

April 16, 1987

Mr. Peter Pasic
154 Andrews Park Blvd.
Erie, Pennsylvania 16511

Dear Mr. Pasic:

This is to advise you that a variance has been granted conditionally on your Appeal No. 4467, heard by this Board on Tuesday, April 14, 1987, regarding property located at 154 Andrews Park Boulevard.

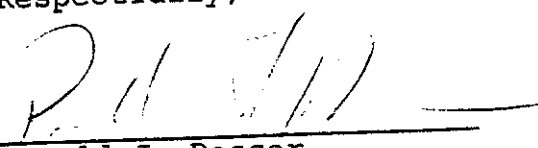
The following resolution has been adopted:

WHEREAS, the variance will not alter the essential character of the neighborhood, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare; NOW, THEREFORE, it is the decision of this Board that the appellant's request be and is hereby approved conditionally provided that a major portion of the proposed addition will be enclosed with screening, glass or other transparent material.

The necessary Building Permit may be obtained by calling at the Office of Planning and Zoning, Room 405 Municipal Building.

In case a Building Permit is not requested within six (6) months from the date of hearing, this authorization becomes null and void.

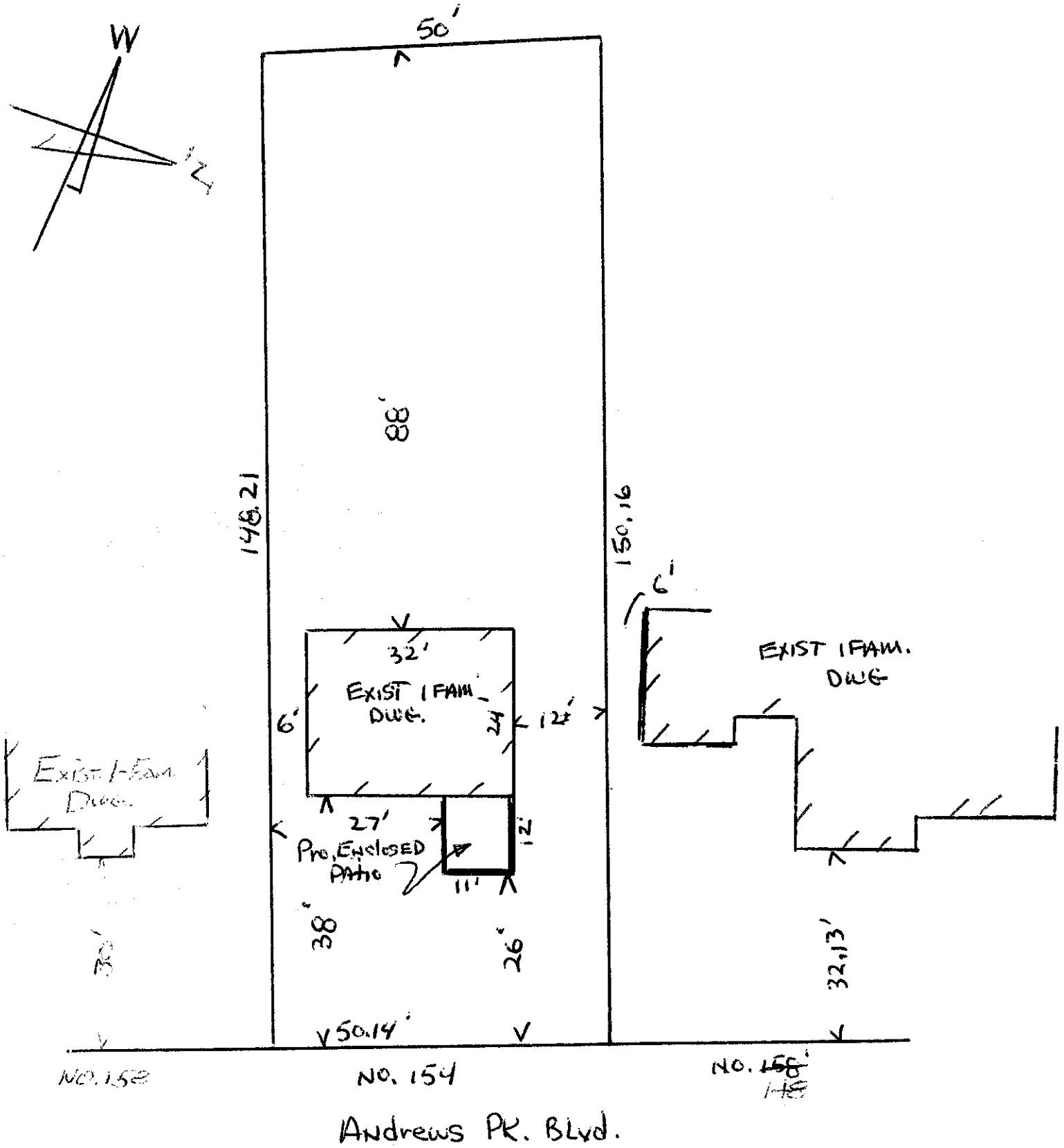
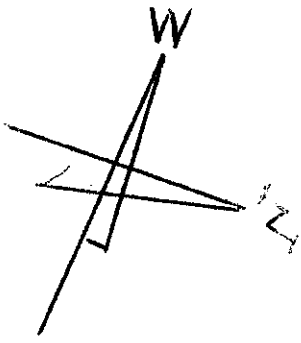
Respectfully,



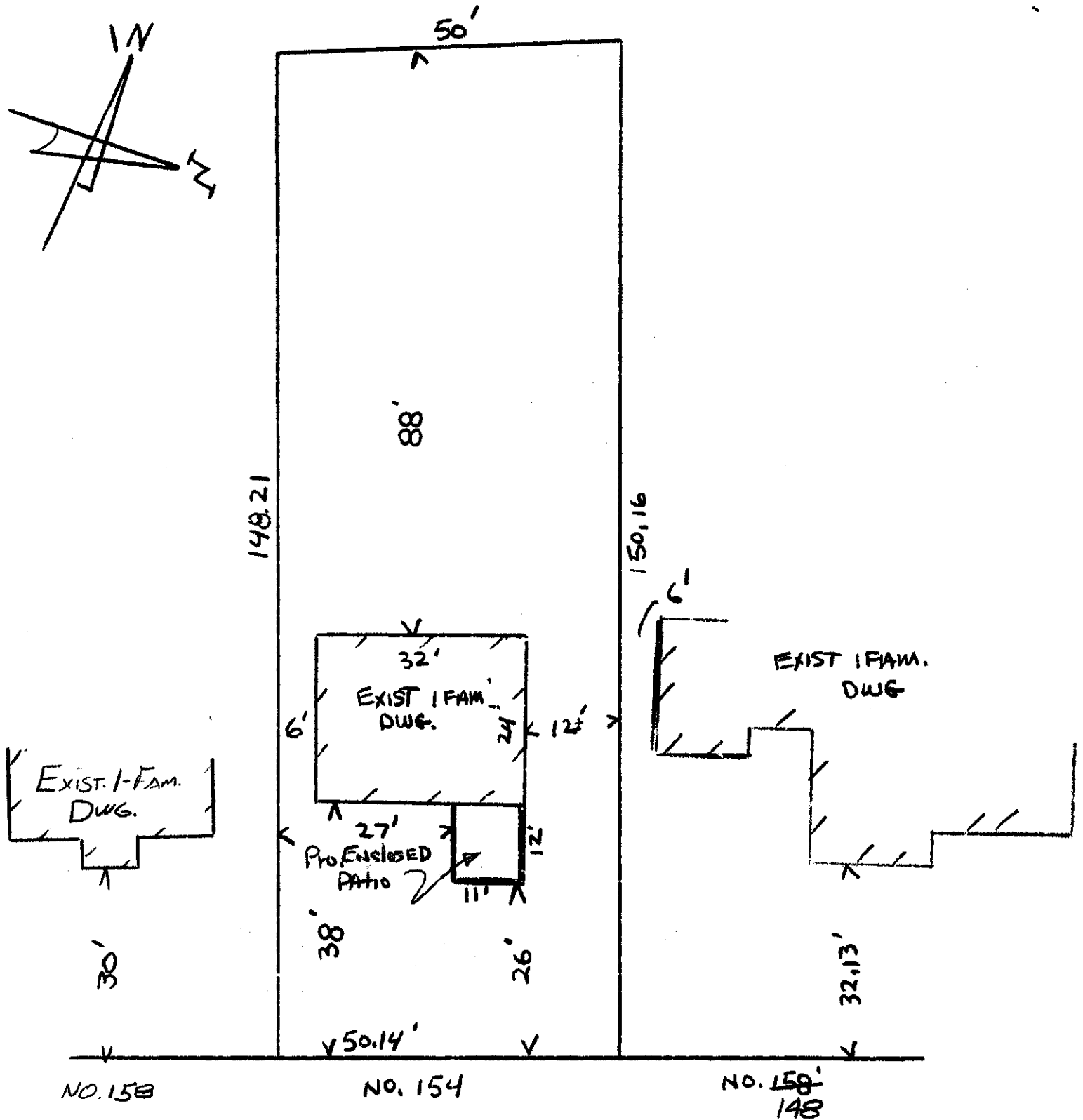
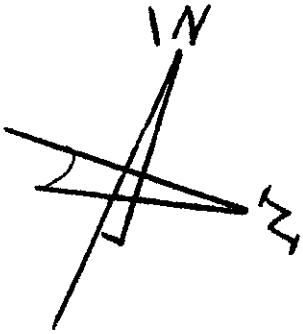
Ronald J. Desser
Secretary

ilc

PLOT PLAN



SCALE 1" = 20' Ft.



Andrews PK. Blvd.

VOID
FOR ATT NOT SPECIFIED
11/6/87-R

FRONT VIEW - 154 ANDREWS PARK BLVD



SCREENING- 154 ANDREWS PARK BLVD



BACKYARD- 154 ANDREWS PARK BLVD



SCREENING 154 ANDREWS PARK BLVD



TRASH AREA- 154 ANDREWS PARK BLVD



Appeal 13306

East 42nd and Dexter Avenue

Group Care Facility- Use Variance

[Street view of 42nd and Dexter Ave](#)



Group Care Facility

CITY OF ERIE
ZONING HEARING BOARD APPLICATION

Appeal #: 13304 Index #: 18-5241300 Hearing Date/Time: June 11, 2024

Property Information

Property Address: East 42nd Street and Dexter Avenue; Tax #18052044030000
Zoning District: R-3 Current Land Use: Vacant
Has a previous application of appeal been filed? Yes No Appeal No(s) _____

Owner / Applicant Information

Name of Owner: Dola Real Estate Company (Legal Owner)
Owner Address: 5601 West Ridge Road
City: Erie State: PA Zip Code: 16506
Telephone: 814-450-6250 Email: erleautospa@yahoo.com
Name of Applicant (if different from owner): Perseus House, Inc. (equitable owner)
Telephone: 814-480-5900 Email: nviglione@perseushouse.org
Owner: _____ Tenant: None Contractor [Name]: None

Type of Application / Appeal

Variance - Type: _____ Use _____ Dimensional _____
_____ Special Exception Use
_____ Change of Non-Conforming Use
_____ Appeal of Determination of Zoning Officer

Proposed Use or Improvement: See attached.

MACDONALD
ILLIG ATTORNEYS

GARY EIBEN
Attorney at Law

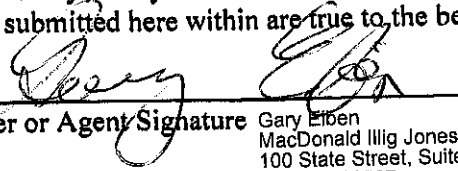
100 State Street • Suite 700 • Erie, PA • 16507-1459
Office: 814-870-7664
E-Mail: geiben@mijb.com

MACDONALD ILLIG JONES & BRITTON LLP

I/We believe that the Board should approve this request because... (Attach a separate narrative as needed - please refer to the quick tip guidance on the following page)

The property is currently located in an R-3 District. This is a high density residential district. The City of Erie Zoning Ordinance permits group homes and we believe that our intended facility is indistinguishable from services provided by group homes. It is important that Perseus House, Inc. provide these services at a location which is proximate to the home of our clients and their families and this is best accomplished by a facility within the City of Erie. Also, we believe it important to preserve and increase the number of employees located at facilities within the City of Erie.

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.


Owner or Agent Signature Gary Eiben
MacDonald Illig Jones & Britton, LLP
100 State Street, Suite 700
Erie, PA 16507
814-870-7664; geiben@mijb.com

May 20, 2024
Date

EXHIBIT A

VARIANCES:

The board shall hear requests for variances where it is alleged that the provisions of the zoning ordinance inflict unnecessary hardship upon the applicant. In granting any variance, the board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of this act and the zoning ordinance. The board may grant a variance, provided that all of the following findings are made where relevant in a given case:

- (1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.
- (2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.
- (3) That such unnecessary hardship has not been created by the appellant.
- (4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.
- (5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Use Variance

A use variance requests permission to use property in a manner prohibited by the zoning ordinance (e.g., a commercial garage in a single family residential zone).

An applicant for grant of a use variance must satisfy the criteria for the grant of a variance stated above. In addition, the courts have determined that an applicant for use variance must establish that an unnecessary hardship attends the property that is the subject of the variance by providing evidence that:

1. The physical conditions of the property are such that it cannot be used for a permitted purpose; or
2. The property can be conformed for a permitted use only at a prohibitive expense;
or
3. The property is valueless for any purpose permitted by the zoning ordinance.

Proposed Use or Improvement:

Perseus House, Inc. is a Pennsylvania non-profit corporation which provides treatment, support and programming to adolescents in need of focused care. Our mission is to serve youth and their families through evidence-based programming designed to promote pro-social behavior and healthy lifestyle. Our mission is accomplished by helping adolescents identify and address treatment areas through evaluation and assessment, individual, family and group therapy, behavior management, education and social skills development. These services are provided through highly-skilled and licensed mental health and social professionals.

Our proposal is to construct state of the art Residential Treatment Facilities (RTF) to maximize the ability of our staff to provide services and improve outcomes for our clients in accordance with the most current standards of treatment. RTF's are specifically for children who experience Mental Health issues that warrant out-of-home placement to move through their trauma and disability.

Appended hereto are several diagrams prepared by our architectural firm to depict the proposed layout of buildings on the property. The diagrams depict our conception of the central offices and gymnasium as well as proposed residential structures. We will consolidate programming at several other locations to provide more efficient and more productive services.

The proposed residential facility will provide support to our clients in need of treatment. These clients are between the ages of 12 and 18 years and have an average length of stay of six to nine months. Clients are referred to Perseus House, Inc., by Counties, Psychiatrist, and other public and private agencies. Their treatment is supported by determinations of medical necessity from qualified psychiatrists and provided in collaboration with the client's primary caregivers.

Each unit will include bedrooms, a full kitchen, restroom, staff offices, a multipurpose room, natural light access, and green space will be provided for recreation. Perseus House will comply with all regulations of the Department of Human Services. The treatment services rendered at the 42nd and Dexter facilities will be coordinated with Perseus House's educational programs located at 7th and Hess.

APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE
City of Erie, Pennsylvania

Fee \$ 300

Paid

Property Index No. 18-5244-300

Appeal No. 13306

Building Change I, the undersigned, hereby make application to construct a _____ on
my property located at _____

Use Change I, the undersigned, hereby make application to use my property located at E 42nd and Dexter Ave
for Group Care Facility

ZONING DISTRICT: R-3 No. of Buildings intended: _____ No. of Stories: _____

Extreme Height as planned above curb: na Permitted: _____

Front Yard Available: na Required: _____

Front Yard Available (Corner lot): na Required: _____

Side Yard Available (Combined): na Required: _____

Side Yard Available (Least): na Required: _____

Rear Yard Available: na Required: _____

Lot Area per Family Available: na Required: _____

Lot Coverage: na Maximum: _____

Off Street Parking Spaces Available: na Required: _____

Size of Detached Access. Structure: na Maximum: _____

Conforming Non-Conforming

Special Conditions: _____

The general shape of my lot and location of all existing and proposed buildings are accurately set forth in the plan on the back of this sheet.

Approved _____ Owner: _____

Denied Jake Welsh Address: _____ Zip _____

Telephone _____ Date _____ 20

Applicant Signature: _____ Relation to Owner: _____

Reasons for refusal: per section 204.13 'Group Care Facility' is not a permitted use

APPEAL FOR HEARING TO THE ZONING HEARING BOARD:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 80-2005 and amendments hereto.

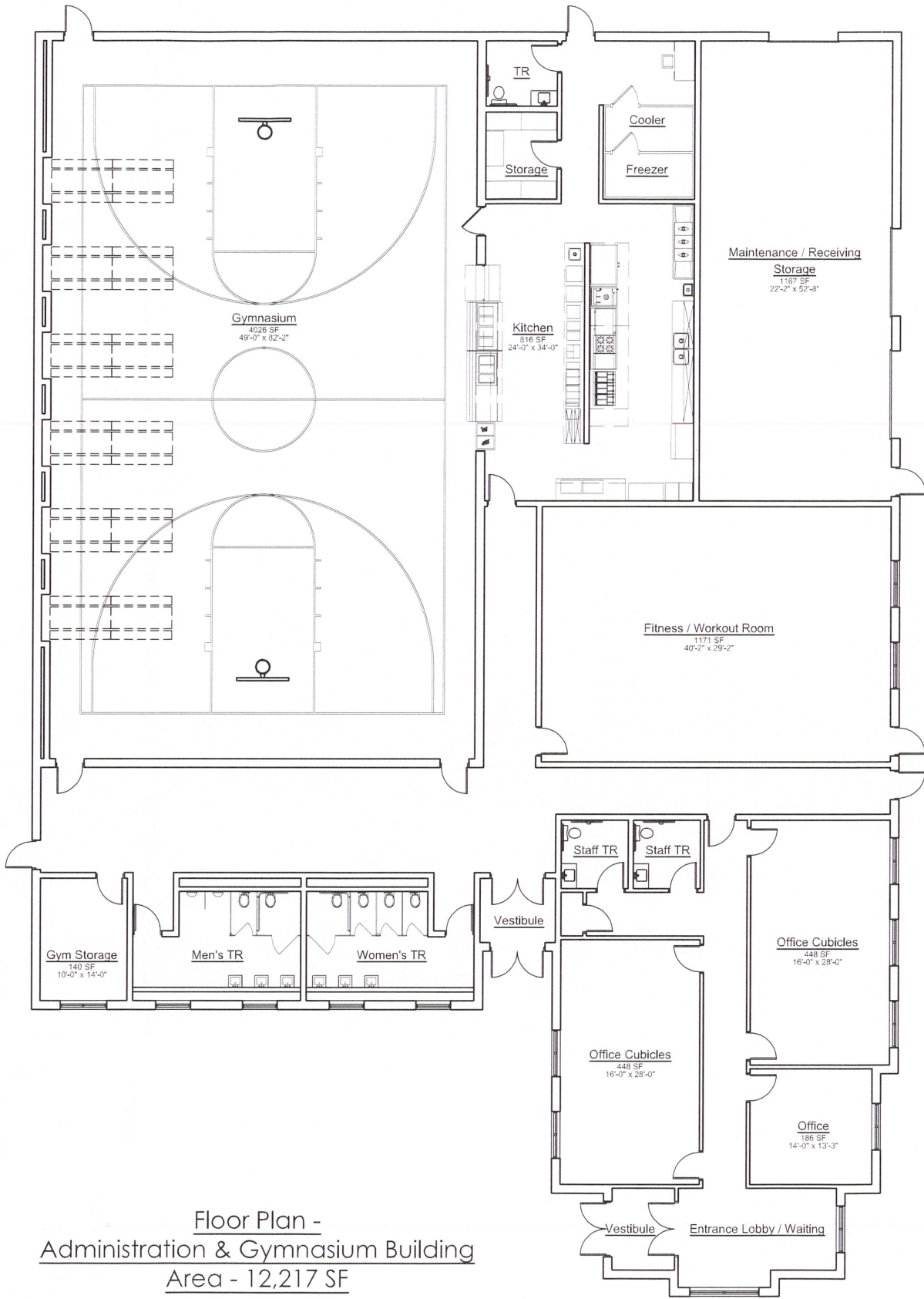
Owner's Signature _____

Appeal heard June 11 20 24 Signed _____

Approved _____ 20 _____

Denied _____ 20 _____

-SEE ATTACHED DECISION-



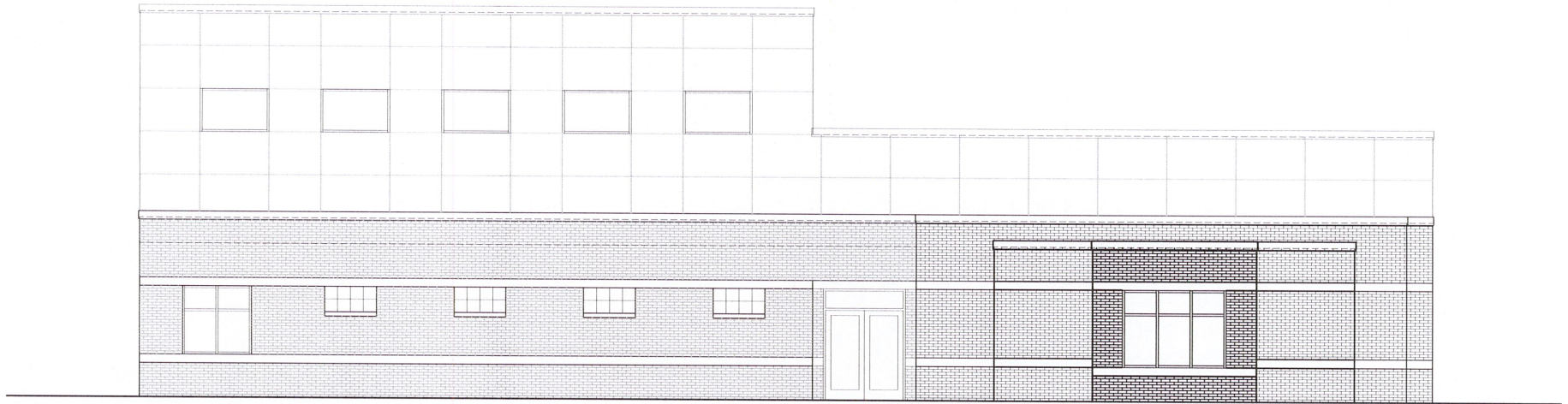
Floor Plan -
Administration & Gymnasium Building
Area - 12,217 SF
 Scale: 3/32" = 1'-0"



Perseus House Inc.
 1511 Peach Street
 Erie, Pennsylvania 16501



Group Home
Campus Consolidation
Study



Exterior Elevation - Administration & Gymnasium Building

Area - 12,217 SF

Scale: 1/8" = 1'-0"



Perseus House Inc.
1511 Peach Street
Erie, Pennsylvania 16501

ROTH MARZ PARTNERSHIP P.C.



ARCHITECTURE • INTERIOR DESIGN

PROJECT
MANAGEMENT

Group Home
Campus Consolidation
Study

DEXTER AVENUE

STREET
E. 42ND

TUTTLE AVENUE

WARSAW AVE.

1 Proposed Site Plan

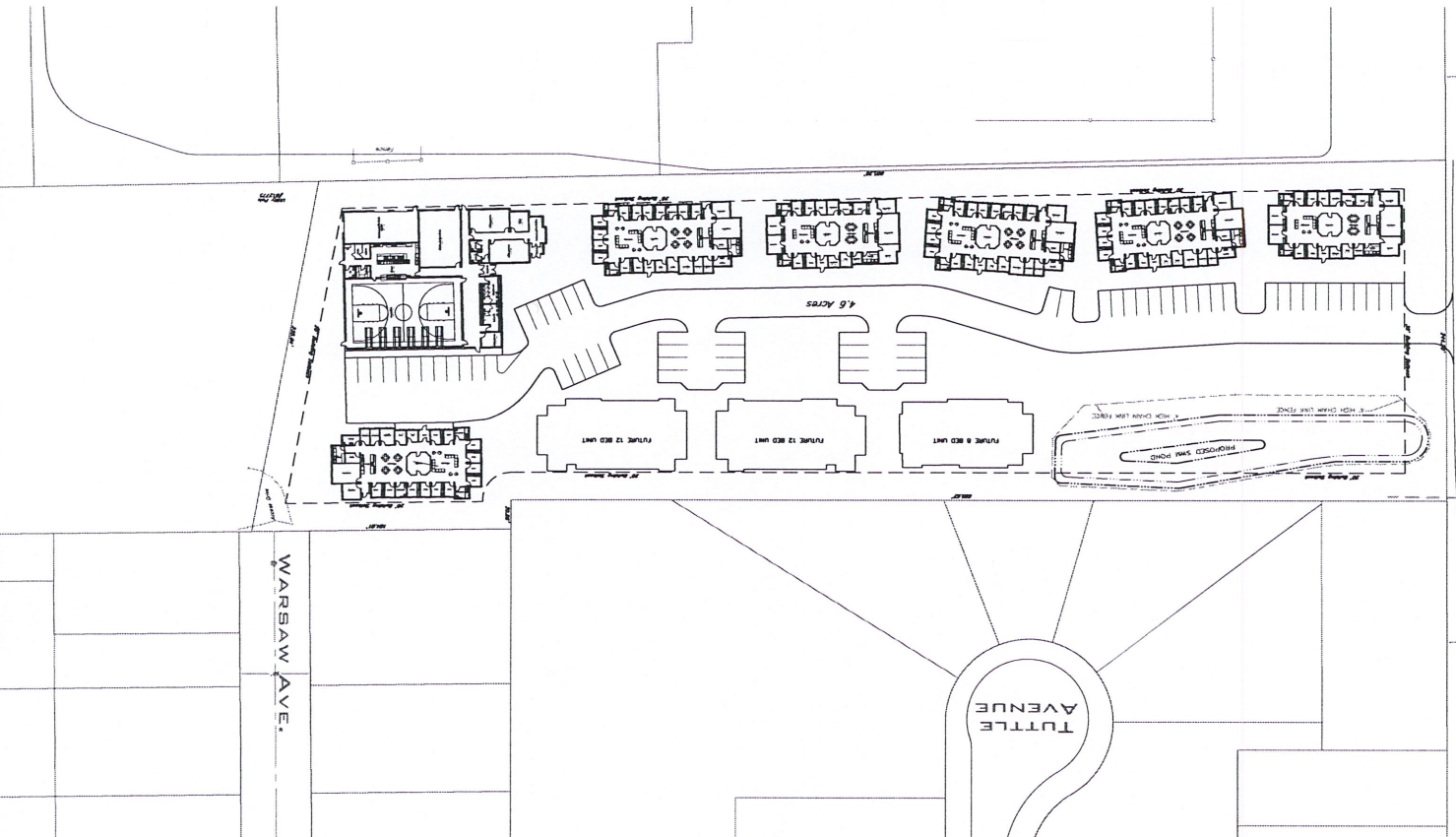
4.6 ACRES

FUTURE 8 BED UNIT

FUTURE 12 BED UNIT

FUTURE 8 BED UNIT

PROPOSED 30M ROUND
E HIGH DRIVE LINE FENCE
E HIGH DRIVE LINE FENCE



SP100

DRAWING NO.

DATE

PROJECT NO.

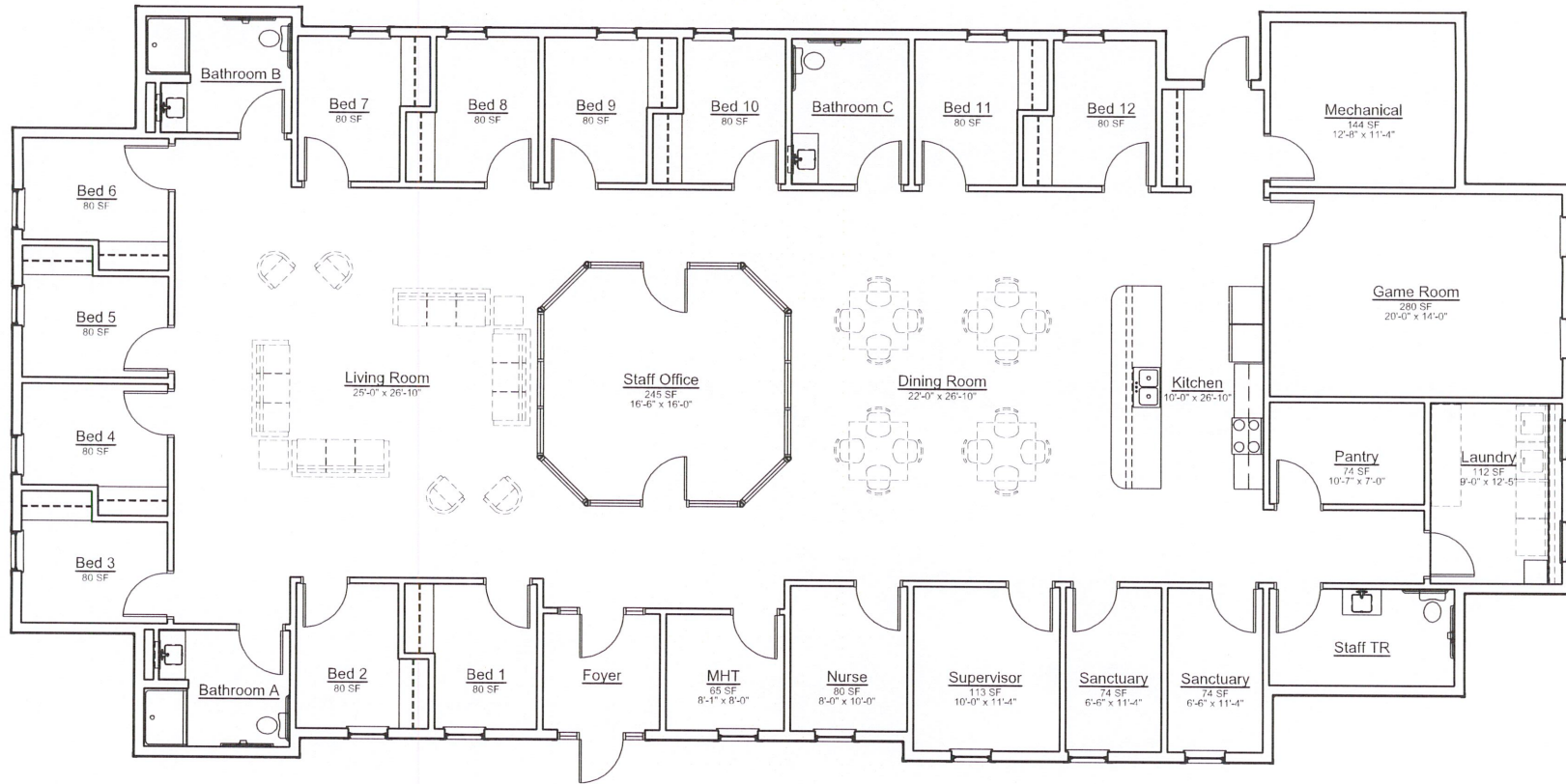
SITE PLAN

REVISIONS

PROPOSED GROUP HOME
DEVELOPMENT
PERSBUS HOUSE INC.

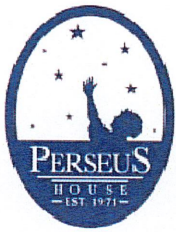
ROTH MARZ PARTNERSHIP P.C.
RMP
ARCHITECTS
INTERIORS
PROJECT MANAGERS
3505 Chapin Street
Erie, Pennsylvania 16508
Phone: 814-860-4386
Fax: 814-860-8608
email: info@rothmarz.com

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Floor Plan - 12 Single Bedroom, 3 Bathroom House Area - 5062 SF

Scale: 1/8" = 1'-0"



Perseus House Inc.
1511 Peach Street
Erie, Pennsylvania 16501

ROTH MARZ PARTNERSHIP P.C.



ARCHITECTURE • INTERIOR DESIGN

PROJECT
MANAGEMENT

Group Home
Campus Consolidation
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Exterior Elevation - 4 Single Bedroom, 2 Double Bedroom, 2 Bathroom House

Area - 4426 SF

Scale: 1/8" = 1'-0"



Perseus House Inc.
1511 Peach Street
Erie, Pennsylvania 16501

ROTH MARZ PARTNERSHIP P.C.



ARCHITECTURE • INTERIOR DESIGN PROJECT MANAGEMENT

Group Home
Campus Consolidation
Study



Exterior Elevation - 12 Single Bedroom, 3 Bathroom House

Area - 5062 SF

Scale: 1/8" = 1'-0"



Perseus House Inc.
1511 Peach Street
Erie, Pennsylvania 16501

ROTH MARZ PARTNERSHIP P.C.



Group Home
Campus Consolidation
Study

DUPLICATE
BUREAU OF BUILDING INSPECTION
CITY OF ERIE, PENNA.
PRELIMINARY APPLICATION FOR BUILDING PERMIT

Property Index No. 5244 - 300 Appeal No. 2750

Zoning Administrator:
I, the undersigned, hereby make application for a permit to erect a 1 & 8 story building to be used for 146 UNIT APARTMENT on my property located at 4207 DEXTER AVE.

The general shape of my lot and the location of my proposed buildings being accurately set forth, in plan on back of this sheet.

ZONING DISTRICT	<u>C-2</u>	No. Buildings intended	<u>1</u>
Extreme Height as planned above curb	<u>1 & 8 stories</u>	Permitted	<u>3 stories</u>
Front Yard Available	<u>50</u>	Required	<u>20</u>
Side Yard Available	<u>50</u>	Required	<u>5</u>
Side Yard Available	<u>50</u>	Required	<u>8</u>
Rear Yard Available	<u>400+</u>	Required	<u>30</u>
Lot Area Available	<u>!</u>	Required	<u>!</u>
Lot Coverage	<u>!</u>	Permitted	<u>!</u>
Special Conditions			

Approved 19

Refused Dec. 22, 1971 Permit No.

Reasons for Refusal exceeding the present height Applicant GARDNER

Equipment, as set forth in zoning Ord. Address 4130 OLD FRENCH RD

No. 40-1968, Art. 2, Sec. 205. Telephone No.

Signed Paul A. Hill Date DEC. 22, 1971
Zoning Administrator

APPEAL FOR HEARING

To the Zoning Board of Adjustment:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 40-1968 and amendments thereto.

Owners Signature

REPORT OF ZONING BOARD OF ADJUSTMENT

To the Zoning Administrator:

We the undersigned, members of the Zoning Board of Adjustment having heard the case of the applicant relative to the appeal as stated, and our findings and decision are as follows: WHEREAS, the lot is presently unimproved; and WHEREAS, literal enforcement of the Ordinance does not prevent or seriously inhibit the use of the property for the purpose for which it is designated; NOW, THEREFORE, it is the decision of this Board that the appellant's request be and is hereby denied because the Board considers it to be a legislative act and not within the jurisdiction of this Board to rezone. The Board recognizes the need for housing for the elderly and recommends that the appellant pursue rezoning, as set forth in Zoning Ordinance No. 40-1968, Art. 4, Section 405.

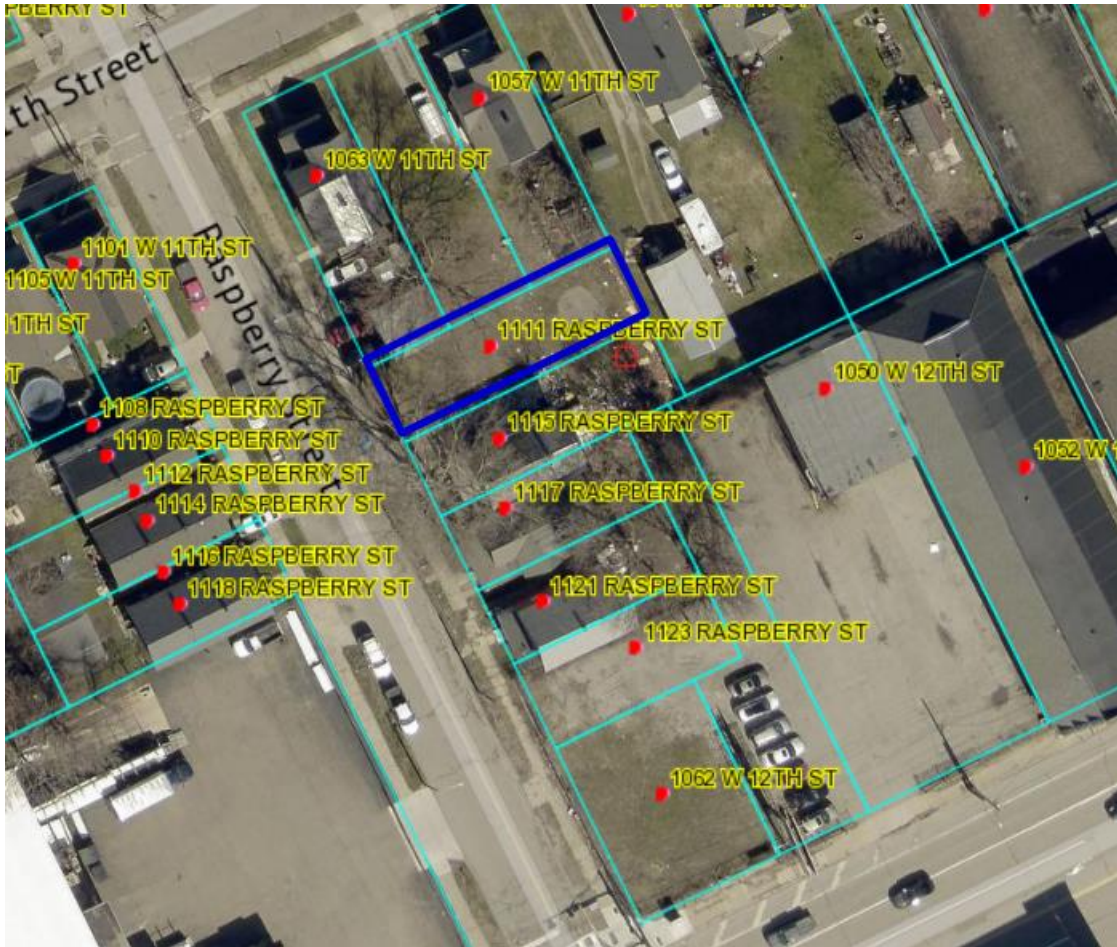
Case heard	January 11,	19 72	Signed	Terence Reagan, Jr.
Permit Authorized		19		Herman C. Weber
Permit Refused	January 11,	19 72		Donald C. Laird

Appeal 13307

1111 Raspberry St

Personal Storage Facility- Use Variance

[Street view for 1111 Raspberry St](#)



CITY OF ERIE ZONING HEARING BOARD APPLICATION

Appeal #: 13307 Index #: 16-3051 Hearing Date/Time: June 11, 2024
124 @ 1pm

Property Information

Property Address: 1111 Raspberry Erie, PA 16502

Zoning District: 2 Current Land Use: VACANT

Has a previous application of appeal been filed? Yes No Appeal No(s) _____

Owner / Applicant Information

Name of Owner: Pbn, Inc. William M. Pfister, Deborah K. Niebling

Owner Address: 2724 E 27th St

City: Erie State: PA Zip Code: 16510

Telephone: 814-413-1389 Email: e-n-t@msn.com

Name of Applicant (if different from owner): Thomas Paskievitch

Relationship to Owner: perspective buyer

Telephone: 810-522-2868 Email: tompask34@gmail.com

Type of Application / Appeal

Variance - Type: _____ Use _____ Dimensional

_____ Special Exception Use

_____ Change of Non-Conforming Use

_____ Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Construction of garage for Personal Self Storage Facility

I/We believe that the Board should approve this request because... (Attach a Justification Narrative and/or Variance Criteria Worksheet (Exhibit A) - please refer to the quick tip guidance on the following page)

See (Zoning officer Board members)
Note - working on blue prints soon - by (April 22 2024)

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.

Pbn, Inc. William M. Pfister Deborah K. Niebling

Owner or Applicant Name





Owner or Applicant Signature

04/15/24

Date

APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE
City of Erie, Pennsylvania

Fee \$ 300

Paid

Property Index No. 16-3051-126

Appeal No. 13307

Building Change I, the undersigned, hereby make application to construct a _____ on
my property located at _____

Use Change I, the undersigned, hereby make application to use my property located at 1111 Raspberry St
for 'Personal Self Storage Facility'

ZONING DISTRICT: R-2 No. of Buildings intended: 1 No. of Stories: 1

Extreme Height as planned above curb: 14.6' Permitted: 15'

Front Yard Available: 28' Required: 28'

Front Yard Available (Corner lot): na Required: na

Side Yard Available (Combined): 6' Required: 6'

Side Yard Available (Least): _____ Required: _____

Rear Yard Available: 41' Required: 20'

Lot Area per Family Available: _____ Required: _____

Lot Coverage: 24% Maximum: 50%

Off Street Parking Spaces Available: _____ Required: _____

Size of Detached Access. Structure: _____ Maximum: _____

Conforming Non-Conforming _____

Special Conditions: _____

The general shape of my lot and location of all existing and proposed buildings are accurately set forth in the plan on the back of this sheet.

Approved _____ Owner: _____

Denied JAKE WELSH Address: _____ Zip _____

Telephone _____ Date _____ 20____

Applicant Signature: _____ Relation to Owner: _____

Reasons for refusal: Per section 204.12 'Personal Self Storage Facility' is not a permitted use.

APPEAL FOR HEARING TO THE ZONING HEARING BOARD:

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 80-2005 and amendments hereto.

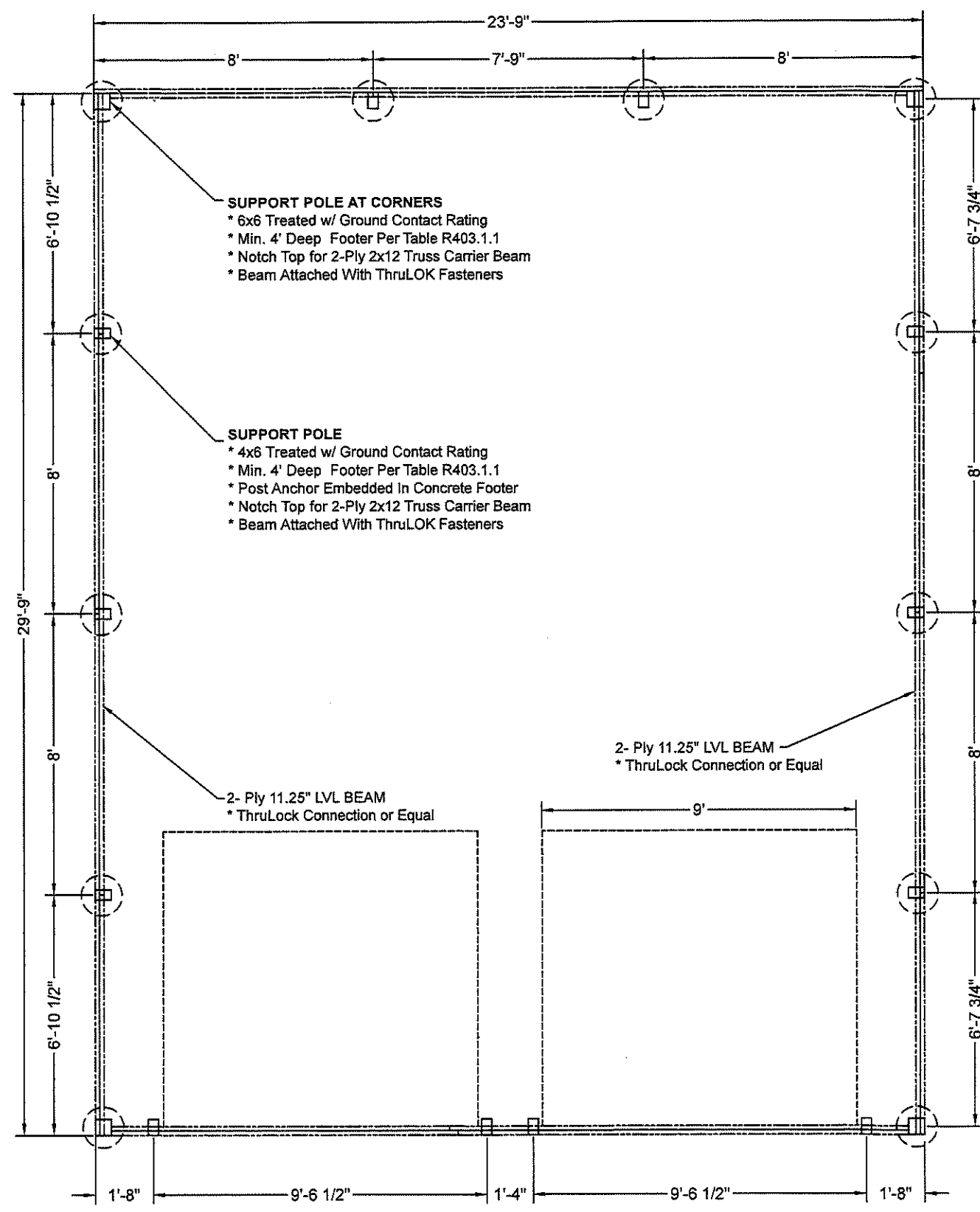
Owner's Signature _____

Appeal heard _____ 20____ Signed _____

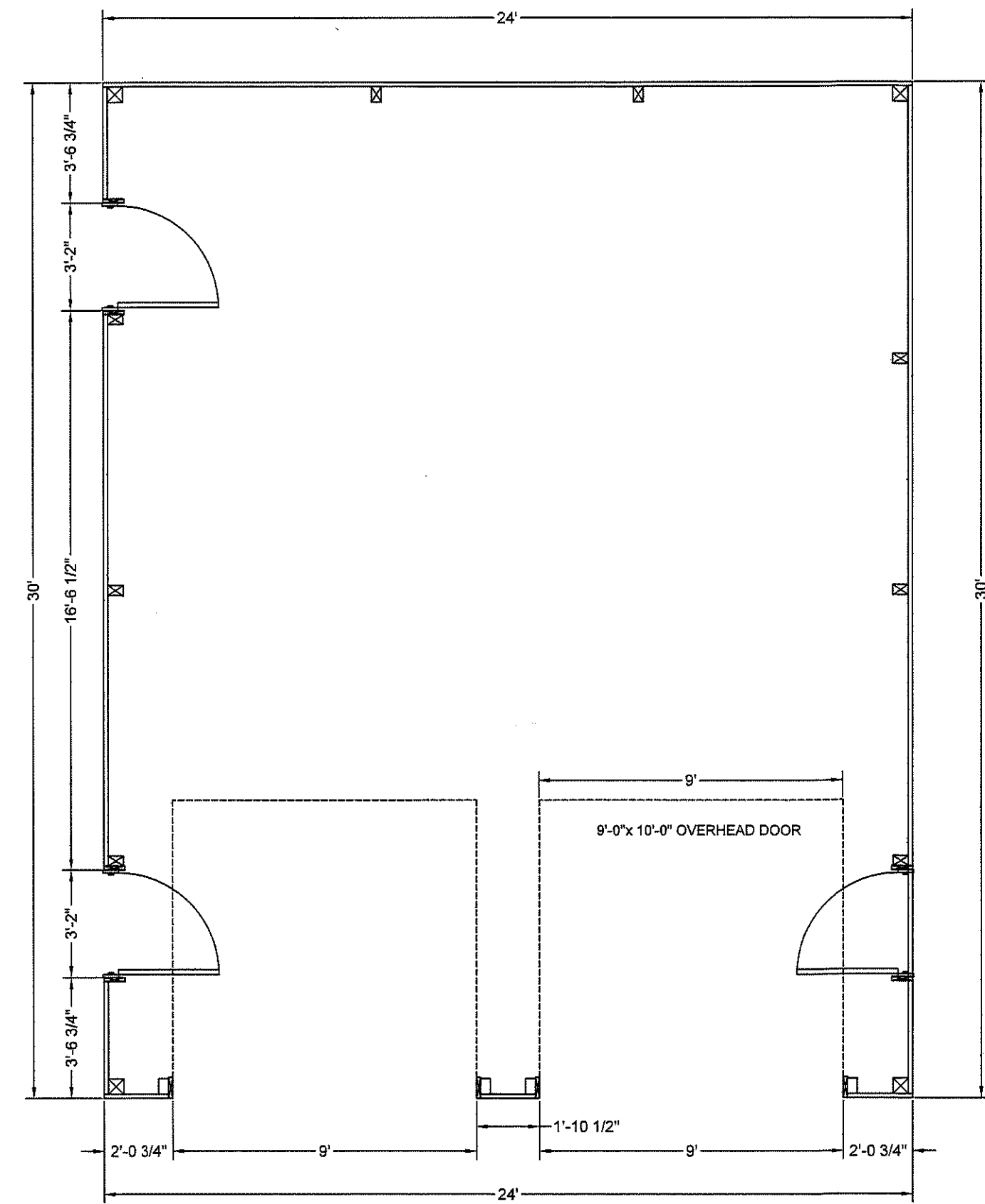
Approved _____ 20____ _____

Denied _____ 20____ _____

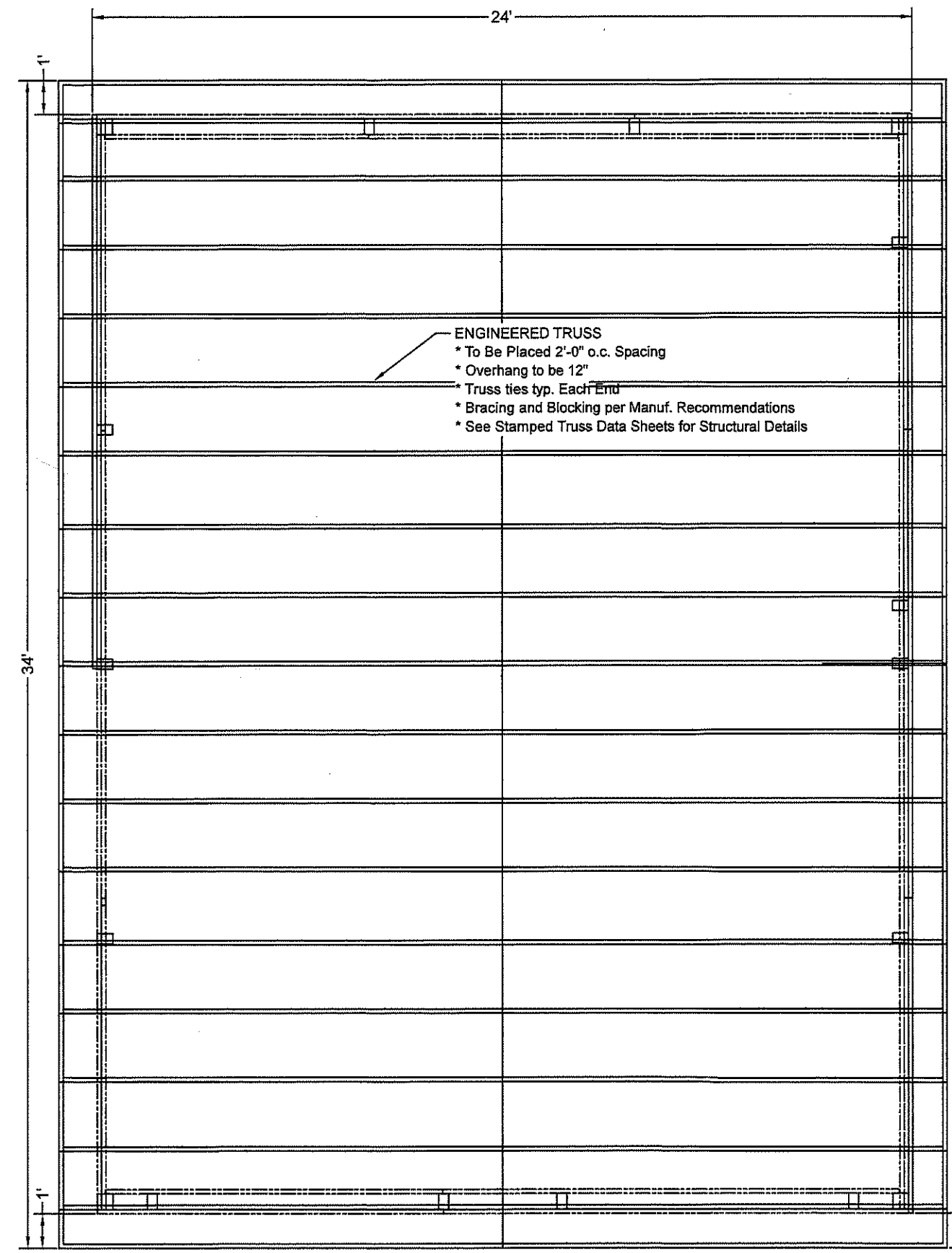
-SEE ATTACHED DECISION-



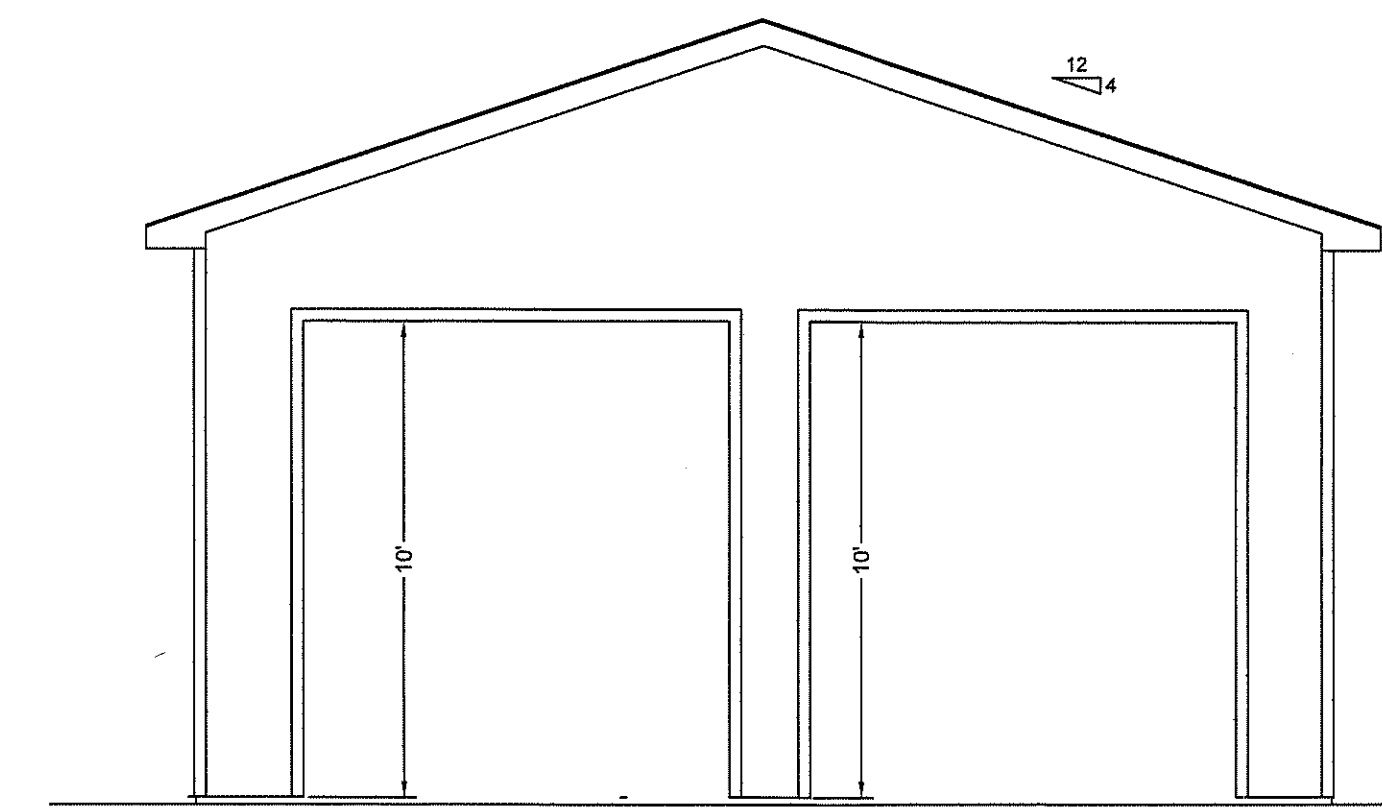
1 POLE AND BEAM PLAN
001 SCALE: 1/4"= 1'-0"



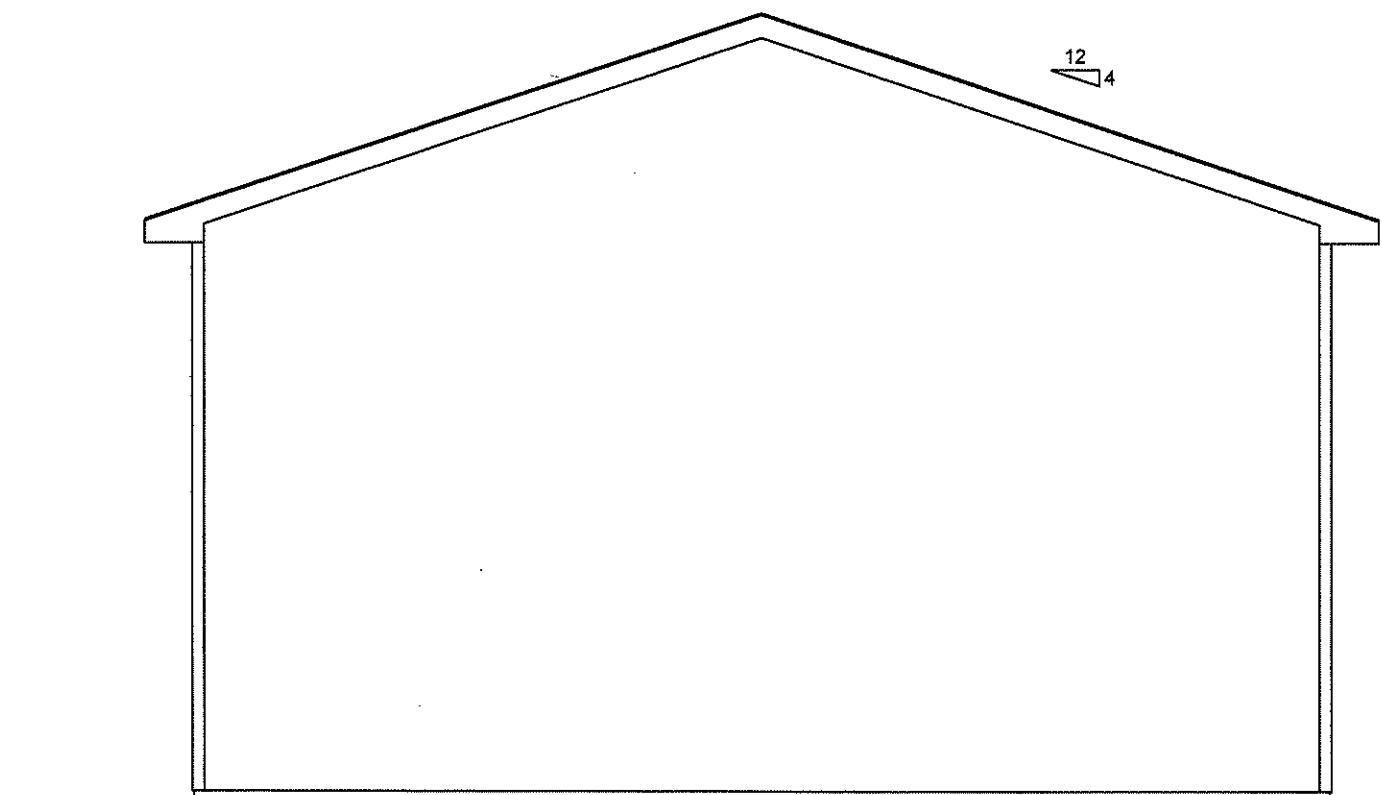
2 FLOOR PLAN
001 SCALE: 1/4"= 1'-0"



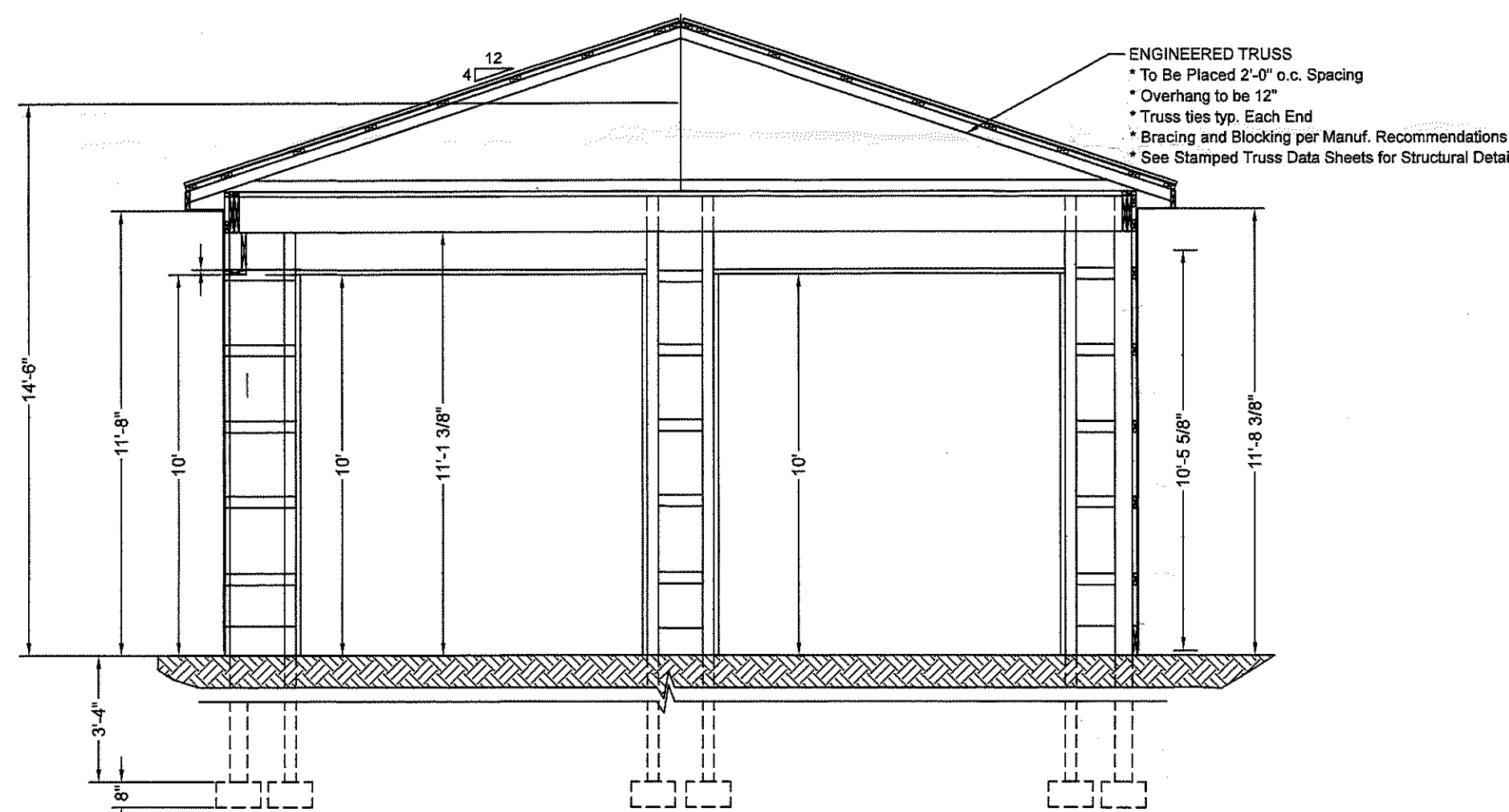
3 ROOF FRAMING PLAN
001 SCALE: 1/4"= 1'-0"



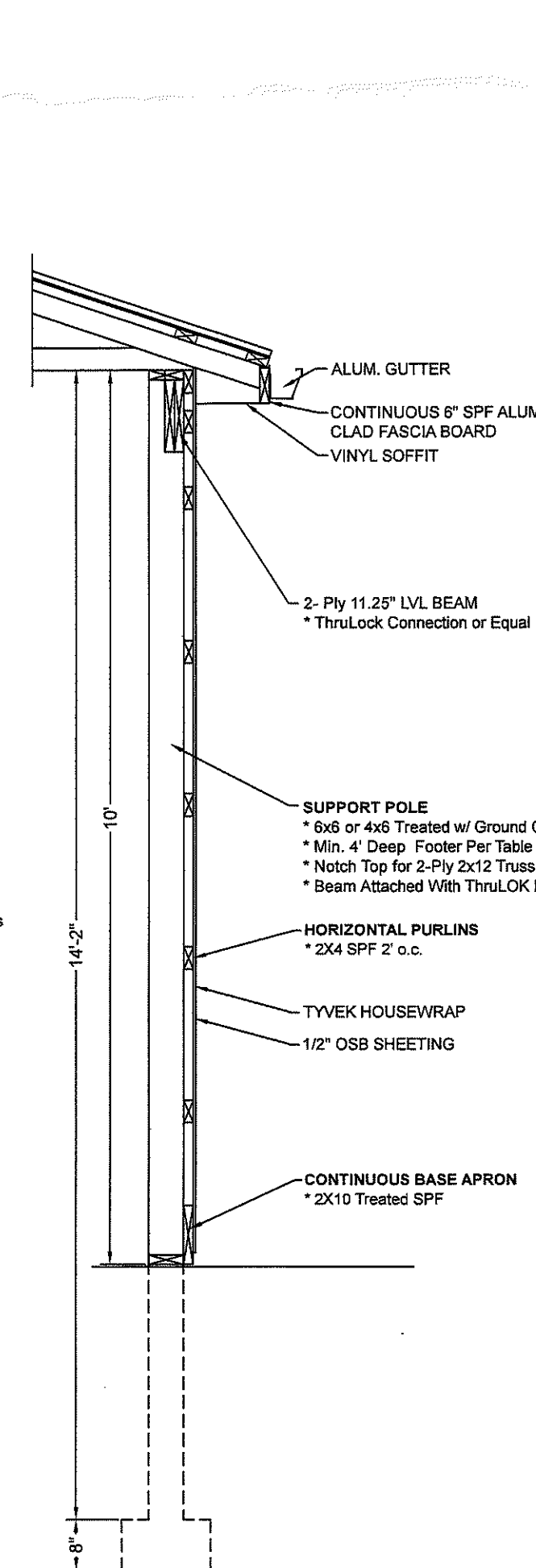
9 FRONT ELEVATION
001 SCALE: 1/4"= 1'-0"



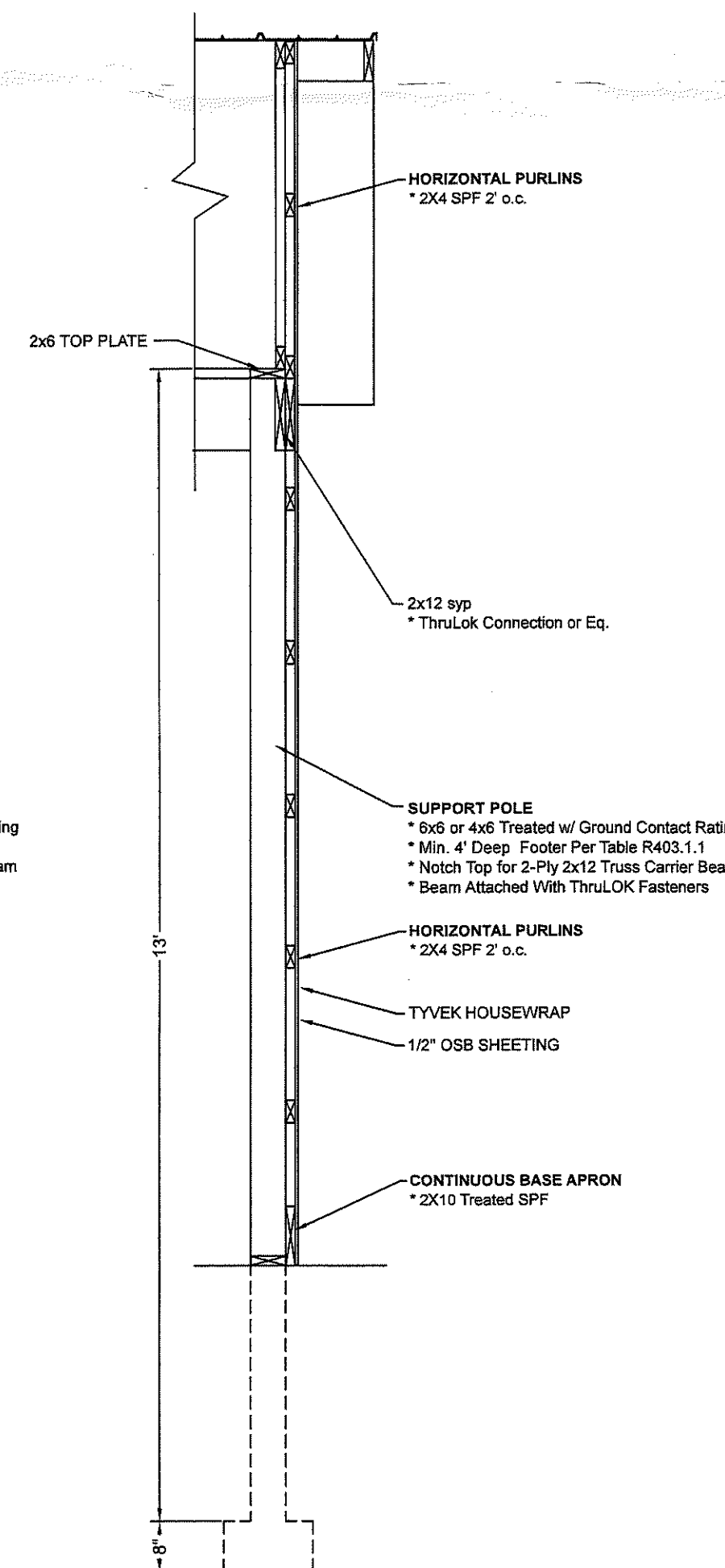
9 REAR ELEVATION
001 SCALE: 1/4"= 1'-0"



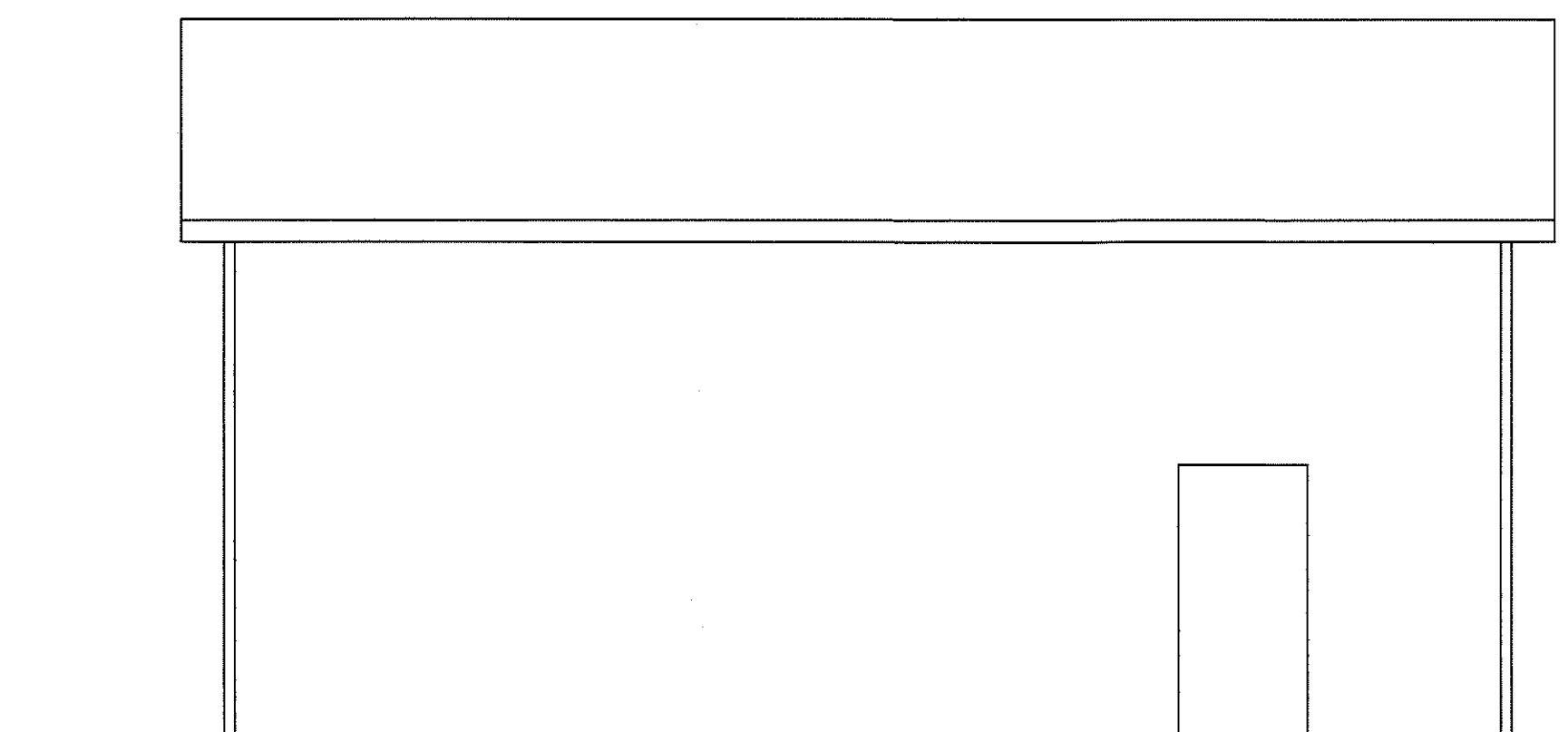
4 BUILDING SECTION
001 SCALE: 1/4"= 1'-0"



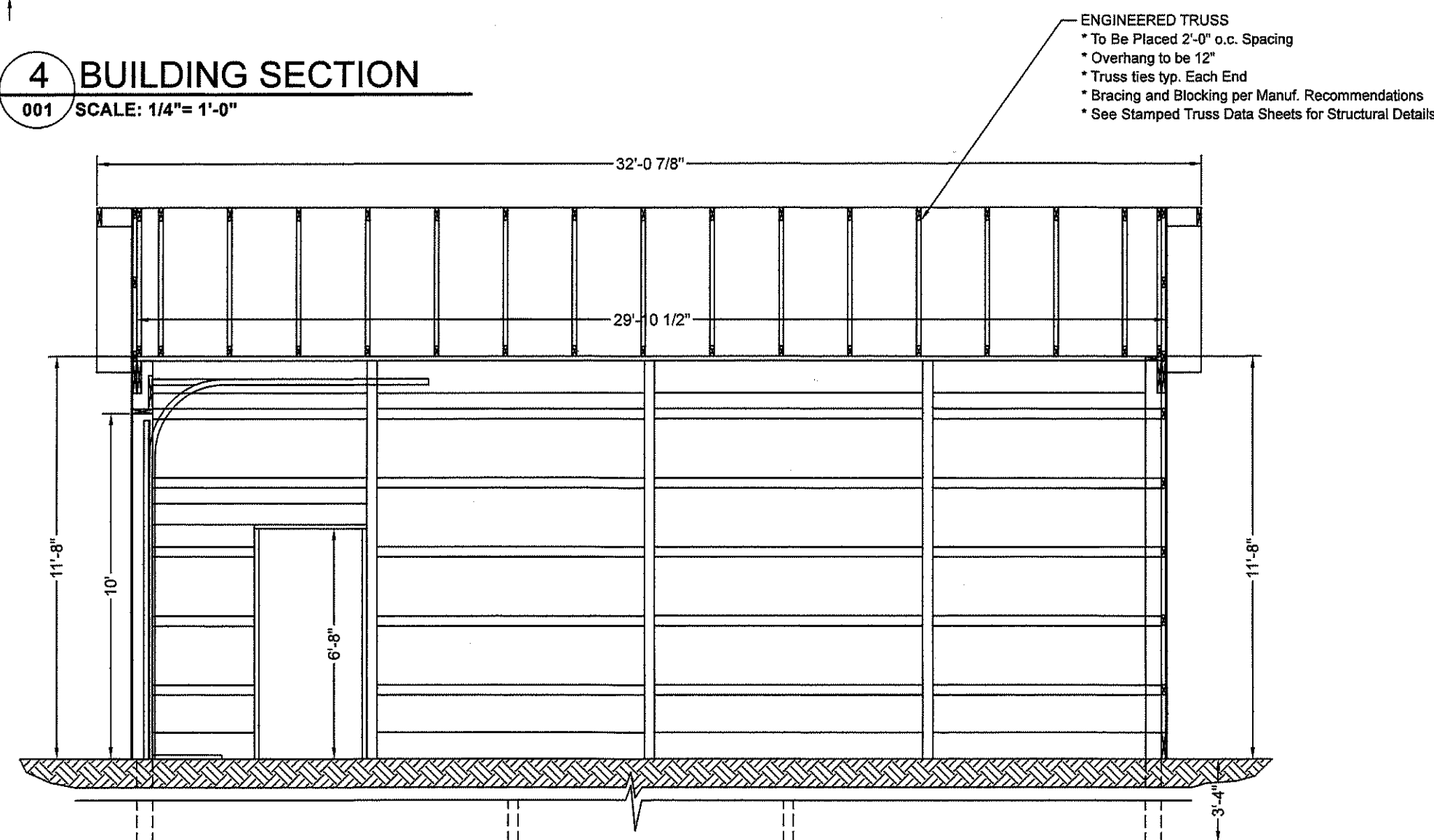
6 SUPPORT WALL DETAIL
001 SCALE: 1/4"= 1'-0"



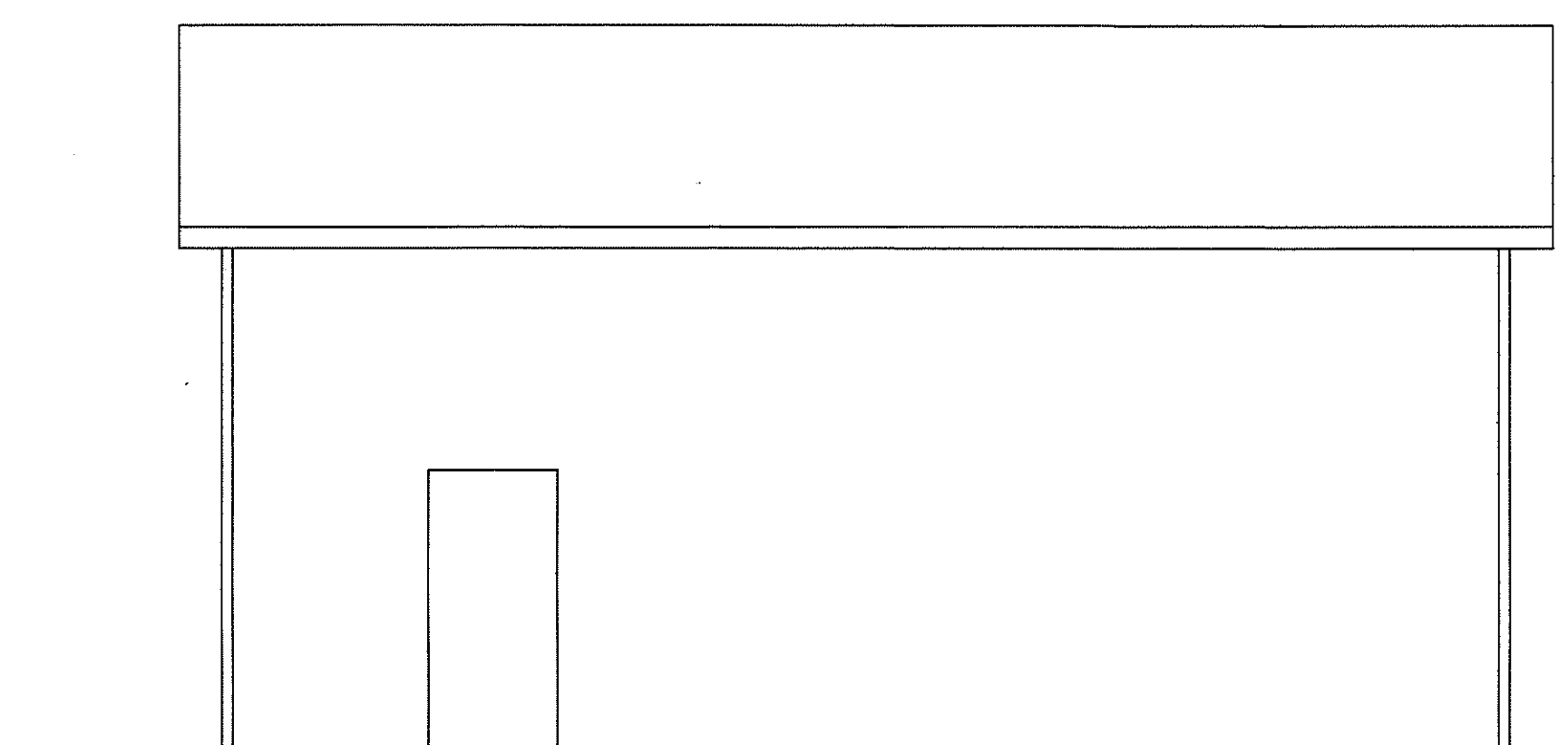
7 GABLE END WALL DETAIL
001 SCALE: 1/4"= 1'-0"



8 WEST SIDE ELEVATION
001 SCALE: 1/4"= 1'-0"



5 BUILDING SECTION
001 SCALE: 1/4"= 1'-0"



10 EAST SIDE ELEVATION
001 SCALE: 1/4"= 1'-0"

REVISIONS		
NO.	NOTE	DATE
A	NOTE	00000000

Frontier
Home Products and Design Center
pa#039007
814-868-4663

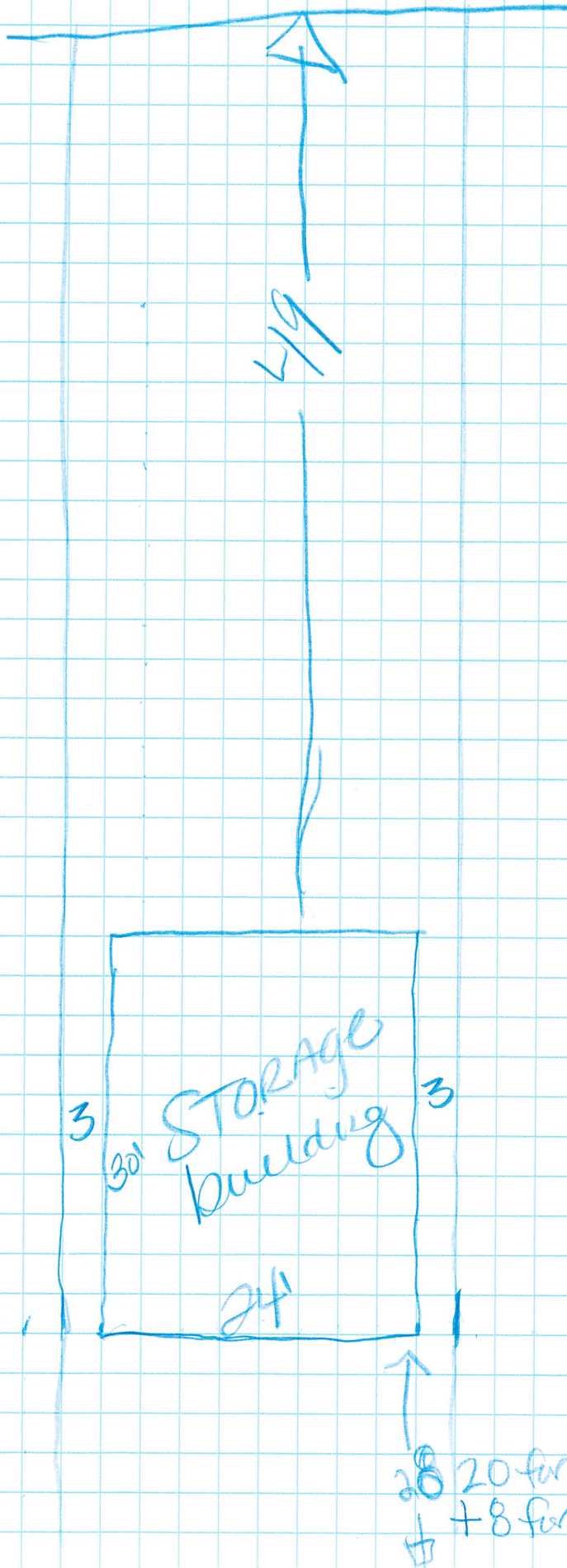
**PROPOSED POLE STYLE GARAGE
FOR THE PASKIEVITCH PROPERTY
1111 RASPBERRY
Erie, Pennsylvania**

THIS DRAWING IS PROTECTED BY COPYRIGHT. CONTRACTORS MUST CHECK ALL DIMENSIONS ON SITE. ONLY FIGURED DIMENSIONS ARE TO BE USED. DISCREPANCIES MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT BEFORE PROCEEDING.

DRAWN BY DCW **DATE** 05/16/2021
SCALE 1/4"=1'-0" **CHECKED** IN

**GARAGE PLANS,
SECTIONS
&
ELEVATIONS**

REVISION NO.
DRAWING NO.
001



28 20 for garage
+ 8 for front set back avg