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# City of Erie

## Zoning Hearing Board

### Erie, Pennsylvania

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### AGENDA

The regular meeting of the Zoning Hearing Board will be held **Tuesday, October 8, 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 August 13, 2024 MEETING MINUTES
4. OLD BUSINESS

Tabled from December 12, 2023 and June 11, 2024 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.

Tabled from June 11, 2024 Appeal No. 13,305 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.

5. APPEALS TO BE HEARD

Appeal No. 13,313 by Aaron Green concerning a property located at 2801 Holland St. [Index Number 18-5082-226] located in an R-1A Traditional Single Family Residential zoning district. The appellant is requesting a use variance and a dimensional variance for a proposed ‘Two-Family Dwelling’. Per Section 204.2 of the City of Erie Zoning Ordinance, ‘Two-Family

Dwellings' are not a permitted use in an R-1A district. Per Section 205 of the ordinance, the minimum lot area per family is 6,000 square feet in an R-1A district. The property is currently non-conforming with a 3,400 square feet lot size; 1,700 square feet per family is proposed.

## 6. ADJOURNMENT

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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/j/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>

**CITY OF ERIE  
ZONING HEARING BOARD APPLICATION**

Appeal #: \_\_\_\_\_ Index #: 18 050 0820 Hearing Date/Time: \_\_\_\_\_  
226.00

**Property Information**

Property Address: 2801 Holland Street  
Zoning District: \_\_\_\_\_ Current Land Use: Residential Home  
Has a previous application of appeal been filed? Yes / (No) Appeal No(s) \_\_\_\_\_

**Owner / Applicant Information**

Name of Owner: Aaron L Green  
Owner Address: 1615 Palora Ave  
City: Las Vegas State: NV Zip Code: 89169  
Telephone: (702) 782-0373 Email: Aaron.green17@yahoo.com  
Name of Applicant (if different from owner): Zachary Morales  
Relationship to Owner: Close friend / Property Manager  
Telephone: (814) 504-2611 Email: Zacharym593@gmail.com

**Type of Application / Appeal**

- Variance -- Type: (4) Use \_\_\_\_\_ Dimensional \_\_\_\_\_
- \_\_\_\_\_ Special Exception Use
- \_\_\_\_\_ Change of Non-Conforming Use
- \_\_\_\_\_ Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Converting Home from single family residence to a multi-unit duplex. Permit for extra electrical panel box at residence

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 Attached

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.

Aaron L Green  
Owner or Applicant Name

Aaron L Green  
Owner or Applicant Signature

07-27-24  
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

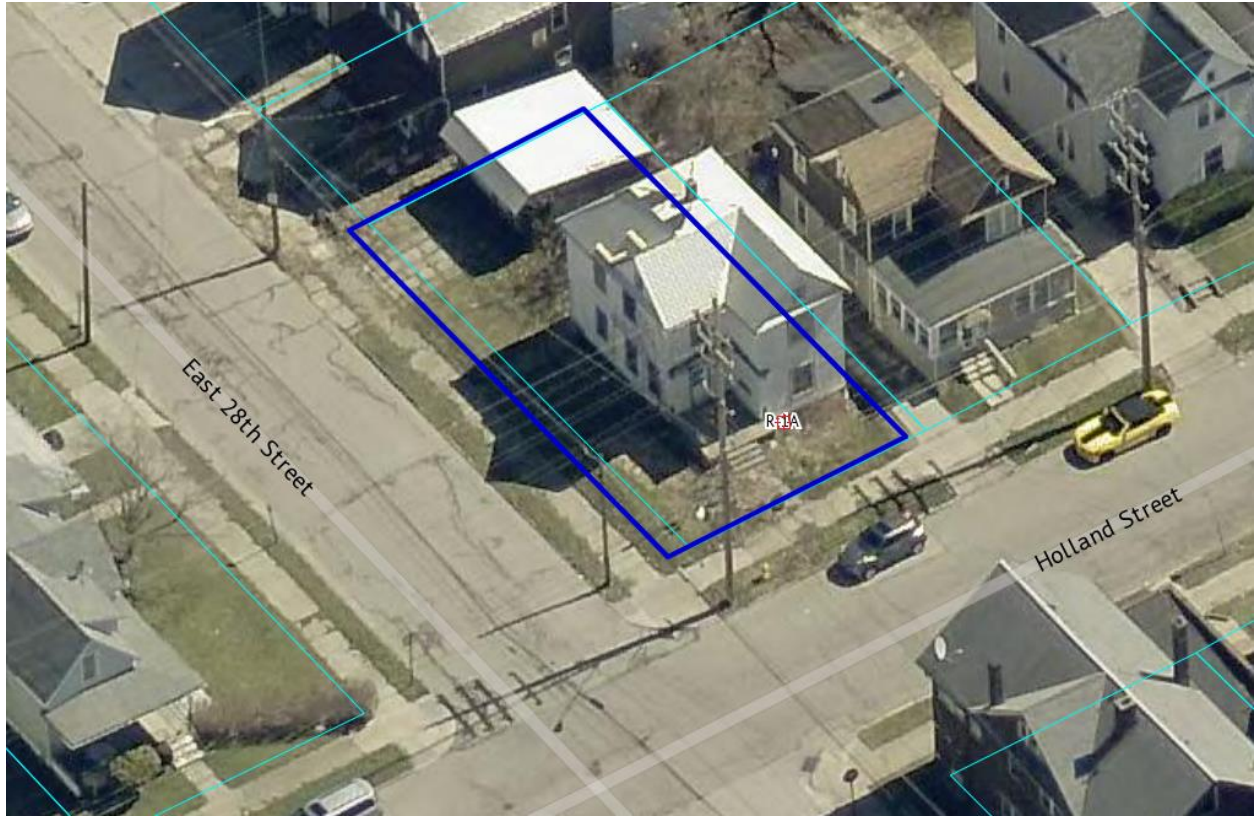
A use variance requests permission to use property in a manner prohibited by the zoning ordinance (e.g., a commercial garage in a single family residential zone).

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.

# 2801 Holland Street

[Google Street View 2801 Holland St](#)  
[Erie County Website Information](#)



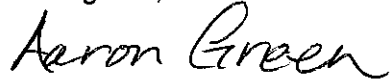




To whom it may concern,

I believe that the board should approve this request because it will benefit the city and provide more individual housing to the city of Erie, Pennsylvania. The structure of the property will not be changed. The property will maintain it's attractiveness and be a good fit in the neighborhood. Another positive side it will allow 2 families to reside within the residence. I'm working with a contractor who will be making sure to follow all the building codes.

Best Regards, Aaron Green

A handwritten signature in cursive script that reads "Aaron Green". The signature is written in black ink and is positioned below the typed name.

To whom it may concern,

I strongly believe that the board should approve the request for an additional electrical panel box at 2801 Holland Street. This addition will greatly benefit the city of Erie, Pennsylvania by providing more individual housing options. The building, previously used as a multi family home, currently lacks the proper electrical setup to support a two family structure. My main goal is to add an additional electrical box to ensure proper electrical support for two families. Having separate electrical service is crucial for better property management and creating a safer environment for multi family use. Proper electrical load management is essential for safety, enabling dedicated breakers for key appliances in each separate family unit. The addition of one panel box will allow for easier maintenance and troubleshooting. While I am aware that the property lacks the land space to be a registered multi-family, nearby open spaces such as Baker field and Holland Street Playground provide ample recreational space for the inhabitants. I firmly believe that this permit should be granted. Additionally, I am applying for this permit because I believe the property has already functioned as a two family home. However it is crucial to take the initiative to ensure that the building is correctly wired for 2 families. The basic structure of the property will not be altered. If zoning permission is granted I will work directly with Harper Electric to ensure that all electrical work is done to code and proper permits are obtained. The property will maintain it's attractiveness and be a good fit in the neighborhood.



Best Regards, Aaron Green

# STATEMENT OF INTENT TO RENOVATE A BLIGHTED PROPERTY

THE USE OF THIS FORM IS OPTIONAL. THE STATEMENT OF INTENT MAY BE SUBMITTED IN ANY ORGANIZED AND LEGIBLE FORMAT. THIS FORM CONTAINS THE CRITERIA THAT WILL BE USED TO POSSIBLY PLACE THE EMINENT DOMAIN TAKING ON 'HOLD'.

You have a property that has been declared blighted, and is currently subject to a taking by eminent domain. In order to put a hold on the process, please complete this form in its entirety; forms will not be considered if they are not 100% complete. Upon satisfactory review and approval, the designation of blight and eminent domain taking will be put on hold for up to 6 months, during which time you are required to remove the blight of the property. Upon completion of renovations, a Certificate of Occupancy must be issued by the City of Erie. All applications should be submitted via email to [mkiehl@redeveloperie.org](mailto:mkiehl@redeveloperie.org) or by mail to: Erie Land Bank 626 State Street, Suite 107 Erie, PA 16501 If you have any questions about submitting this application please call 814-870-1540.

**If little or no action is taken to rehabilitate the property, the eminent domain taking process will continue.**

Property Address: 2801 Holland Street Date of Purchase: 04-19-21

### Owner Information:

Name: Aaron L Green  
Address: 1615 Palora Ave City, State, Zip: Las Vegas, Nv 89169  
Phone: (702) 782-0373 Email: Aaron.green17@yahoo.com  
Occupation and Place of Employment: Teacher at Oakland Unified School District  
Today's Date: 07-27-23

Purpose of Property: Identify the use of the property (circle one):

*Owner Occupancy*

*Sell*

Rental/ Investment

Do you currently have any past due taxes or utility bills? If yes, explain: I have a small amount of Taxes due on this property but it will be paid this week.

Do you currently own any other blighted properties? If yes, list address(es): n/a

Please explain if you have done any work to the property since the blighted date or the date you took ownership: I have put a new roof on the property both the house and garage earlier this year

Please explain why the property remains blighted since your ownership: The property remains blighted because redevelopment has been a step by step process finding good contractors in Erie.

Qualifications: Identify qualifications of the individual(s) involved in the rehabilitation of this property. I have renovated other properties, one in Las Vegas and one other property in Erie, Pa.

Financing: Where will financing for your project come from? Financing for my project will come from both income property and my regular salary income I receive as a teacher. I also have an Airbnb which will accumulate income for my Project.

Timeframe: Anticipated start date and end date of the project (must be 6 months or less).

Start: August 22nd 2023 Finish: February 22nd 2024

Scope of Work: Provide an outline of the projects you intend to do at the property.

Location	Performing Work	Repair and Description	Cost Estimate of Materials (include source)	Cost Estimate of Labor (include value of personal labor)	Timeline
Example: Roof	Contractor Name	Replace roof, gutters and downspouts	Bid included	\$14,000	Within 90 days
Example: Exterior	Self and _____	Replace windows, doors and hardware	\$20,000	My labor est. \$8,000	Within 30 days
	Contractor	Demo, dispose and repair drywall	Bid included	Included	
HVAC	JJ Agrello	I plan to have them inspect and reconnect my furnace as I have once before	n/a	\$700.00	within 90 days
Plumbing	Yurkovic Plumbing and Heating	Hard Plumbing is in great shape but there will be reconnections made at sinks, drains and toilets	n/a	\$1,800	within 90 days
Electrical	Harper Electric	re-wiring of whole house - city permits will be pulled for the work if need be	n/a	\$5,900	within 60 days
Interior	Scutella and Sons	-some drywall repairs -new cabinetry and countertops -new vanity in the bathroom.	n/a	\$2,400	within 90 days

Exterior	Jake Loftus General Contracting LLC	-siding will be completed in about 4 months from now.		\$12,000	within 20 days
Other					

Permits: What permits will you or your contractor be pulling for this project?

My contractors will pull all permits needed in the project as they are licensed.

Environmental: Describe efforts for asbestos/lead identification and remediation.

I will have asbestos levels tested as renovation takes place

Energy: Describe efforts for energy efficiency.

I plan on adding insulation in all my drywall projects and buying high efficiency stuff.

Past Projects: Describe any past projects that are similar that you have worked on.

My past project with drywall in vegas helped increase efficiency with insulation board and repairing studs in the wall.

Other: Is there any other information that you would like to make the Redevelopment Authority and Blighted Property Review Committee aware of that was not mentioned previously?

I have some of the work listed here already scheduled to be taken care of. The new roof looks great and the property will slowly but surely continue to look better and better over the next 3 months.

\*\*Feel free to attach additional sheets if needed.\*\*

Please carefully read all the following terms and conditions and initial next to each to acknowledge your understanding. Acknowledgement of these terms and conditions is required for a complete application.

           The Applicant does not currently, or during the past five years, own a property that is or was subject to property tax foreclosure proceedings. (On behalf of yourself and any business of which you are/were a shareholder, partner, member or officer.)

AG The Applicant does not have any ownership interest in any properties that are delinquent on their municipal taxes, school taxes, county taxes, water, sewage, or refuse bills or any other public lien. (The Redevelopment Authority (RACE) reserves the right to request documentation pertaining to the payment of taxes and municipal fees on properties.)

AG The Applicant does not own any properties that are currently blighted or have un-remedied code violations or unpaid state and local fines on properties owned in part or in full by the applicant. (RACE reserves the right to collect code information on the Applicant's properties and any violations that are identified will be grounds for ineligibility. RACE also reserves the right to inspect the general condition of properties owned by the Applicant and may decline to work with an Applicant if the Applicant owns property that violates local and state property/building codes.)

AG The Applicant plans to maintain and develop the property in a fashion that is compliant with local, state or federal code or law and will pull all necessary permits for work required.

Aaron Lament Green 07-27-23  
Print Owner Name Date

*Aaron Green*  
Owner Signature

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