
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, August 12, 2025 at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Recordings of the ZHB meetings are available on the City of Erie website at: <https://www.youtube.com/@CityofErie/videos>.

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 JULY 8, 2025 MEETING MINUTES -
4. VOTING AND ANNOUNCEMENT OF OUTSTANDING DECISIONS-

APPEAL 13320- EMAIL COMMUNICATION
APPEAL 13321- EMAIL COMMUNICATION

5. CONTINUED HEARINGS

Appeal No. 13,319 by Steve Spearman concerning a property located 524 W. 17th St. [16-3026-237] located in an R-2 Residential zoning district. The appellant is requesting a Dimensional variance for an 'Addition'. Per Section 205.5 of the ordinance, the minimum rear yard setback is 20', 4' is proposed.

Appeal No. 13,320 by Greg Gatti concerning a property located at 2105 S. Manor Dr. [16-3137-109] located in an R-1 Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Detached Garage'. Per Section 205 the maximum size for a detached accessory structure is 720 sqft and 15' high, 1440 sqft and 16' high is proposed.

Appeal No. 13,321 by Frank Gresh concerning a property located at 2226 June St. [18-5131-400] located in an R-1A Traditional Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Detached Garage'. Per Section 205 the maximum size for a detached accessory structure is 720 sqft, 1200 sqft is proposed. Per 205.9 the maximum height is 15', 16' high is proposed.

6. HEARING OF CASES (APPEALS TO BE HEARD)

Appeal No. 13,323 by Kevin Gates and Derrick Vericci on behalf of Faye Ventures LLC concerning a property located at 1648 W 8th St. [17-4114-229] located in a C-1 Local Commercial zoning district. The appellant is requesting a Use variance for a proposed 'Tattoo Parlor' business. Per Section 204.6 (Previously Section 204.15), 'Tattoo Parlor' is not a permitted use.

Appeal No. 13,324 by John Knox, Esq on behalf of Shannon Smith concerning a property located at 1118 E. Lake Rd [14-1040-122] located in an R-2 Medium Density Residential zoning district. The appellant is requesting a Use variance for a proposed 'Private Club' and a dimensional variance for parking. Per Section 204.3 (previously Section 204.12), 'Private Club' is not a permitted use and per Section 302 (previous section 301), 1 parking spot is required for every 4 seats, 0 spaces are proposed.

7. UNFINISHED BUSINESS

8. NEW BUSINESS-

Amendment of Current Zoning Hearing Board Bylaws- Jake Welsh, Chief Zoning Officer

9. 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://erie-pa-us.zoom.us/j/82333504031?pwd=IFiFCqapOFNatbZMGyT2NarYIZRZPM.1>

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 No. 13,323

1648 W 8th St. [17-4114-229]

C-1 Local Commercial Zoning District



[Google Streetview 1648 W 8th St](#)

[Assessment Information 1648 W 8th St](#)

**CITY OF ERIE
ZONING HEARING BOARD APPLICATION**

Appeal #: _____ Index #: _____ Hearing Date/Time: _____

Property Information

Property Address: 1648 W. 8th Street Erie Pa. 16505
Zoning District: C-1 Current Land Use: Mixed Use
Has a previous application of appeal been filed? Yes ☒ No ☐ Appeal No(s) _____

Owner / Applicant Information

Name of Owner: Faye Ventures LLC
Owner Address: 409 Beverly Dr.
City: Erie State: PA Zip Code: 16505
Telephone: (330) 465-5644 Email: Courtney.Olevnik@gmail.com
Name of Applicant (if different from owner): Kevin Gates and Derrick Voricci
Relationship to Owner: Potential lessee
Telephone: (814) 462 5705 Email: KG1647@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: Custom Tattoo Studio

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)

See attached forms.

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.

Kevin Gates / Derrick Voricci
Owner or Applicant Name [please print]

[Signature]
Owner or Applicant Signature

7.15.25
Date

Resident Letter of Support

1648 W 8th Street

Erie, PA 16505

07/03/2025

To the Erie Zoning Hearing Board:

As current long-term residential tenants of the building at **1648 W 8th Street**, we are writing to express our support for the landlord's efforts to fill the vacant commercial space in the front unit with the tattoo parlor, Blood Oath Tattoo.

We believe that **having an active, licensed business in the building would contribute to the overall safety, visibility, and maintenance** of the property. We welcome the presence of responsible business tenants and would feel more secure having them around while we are home.

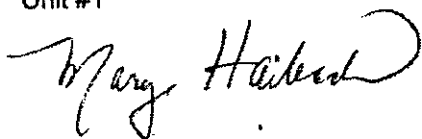
We understand that the tattoo parlor would operate during normal daytime hours and that the owners are committed to maintaining a clean and professional environment.

We support the tenant's application and believe this use will improve the building for all tenants.

Sincerely,

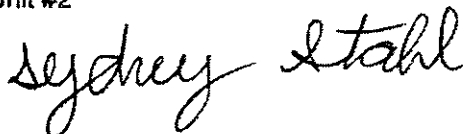
Mary Haibach

Unit #1



Sydney Stahl

Unit #2



APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE

City of Erie, Pennsylvania

Fee \$ 300.00☒ Paid

17-4114-229

N 13323

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

☒ Use Change I, the undersigned, hereby make application to use my property located at 1648 W 8th St
for Tattoo Parlor

ZONING DISTRICT: C-1 No. of Buildings intended: 1 No. of Stories: 1

Extreme Height as planned above curb: _____ Permitted: _____

Front Yard Available: _____ Required: _____

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

Side Yard Available (Combined): _____ Required: _____

Side Yard Available (Least): _____ Required: _____

Rear Yard Available: _____ Required: _____

Lot Area per Family Available: _____ Required: _____

Lot Coverage: _____ Maximum: _____

Off Street Parking Spaces Available: 4 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 ☒ Address: _____ Zip _____

Telephone _____ Date _____ 20____

Applicant Signature: _____ Relation to Owner: _____

Reasons for refusal: Section 204.6 Tattoo Parlor 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 08/12/25 20____ Signed _____

Approved _____ 20____

Denied _____ 20____

-SEE ATTACHED DECISION-

Kevin Gates & Derrick Voricci

Owners , Blood Oath Tattoo

4514 West 12th Street
Erie, PA 16505
(814)790-9292

July 13, 2025

Dear zoning board members,

We are writing to request a zoning variance for the property located at 1648 West Eighth Street.

We are currently located on West 12th Street across from the airport. Although this location has served us well, it is not ideal for the future of our business. This area of Millcreek lacks personality, an art scene, and community. We are ready to move into a walkable community, surrounded by vibrant, creative businesses we know well (and who know us) so we can add to the creative urbanist vision taking hold of the Frontier commercial area. We believe (and urban planning research shows) that walkable, mixed-use development is beneficial to both the business owners and residents. In fact, we will both be able to ride bikes or walk to this location easily. The close proximity especially to Kevin would allow great ease for tasks such as snow removal and general maintenance.

It would be a great hardship to us if we are forced to choose from the limited locations in the city that are currently zoned for tattoo shops. Most of these spaces are large commercial buildings or plazas that are too big for what we are, and therefore out of our price range for a two-person private studio. They are also all in car-centric areas that don't fit our vision for community orientation. Both West 26th and Peach Street already have several tattoo shops. A tattoo shop on the lower west side of Erie would offer comfort and convenience to many of our existing and future clientele and a new type of business for the area.

As small business owners, we have encountered a significant hardship due to current zoning restrictions. The space we wish to lease meets every operational and aesthetic requirement. For our studio, it's accessible, appropriately sized, safely built, and located in a vibrant pedestrian friendly district that aligns with our clientele's needs. However, the current zoning code currently prohibits tattoo establishments in this area, despite allowing similar personal service businesses such as salons.

The hardship arises from the fact that tattoo shops, especially those operating with a focus on artistry and professionalism, thrive in walkable areas that attract foot traffic, tourism, and community engagement. Our clients often seek an experience similar to visiting a gallery or boutique. A setting where art and culture intersect. Being excluded from such areas places our shop at a disadvantage and limits our ability to succeed and contribute positively to the local economy.

Moreover, modern tattoo shops have evolved significantly. We maintain rigorous health standards and are regulated by the health department, operate by appointment, and focus on custom, artistically driven work. Blood Oath Tattoo is not high traffic or disruptive businesses. We are an artistic space that complements the fabric of a community oriented neighborhood.

By denying access to this district, the current zoning inadvertently reinforces outdated stereotypes and restricts the fair and equal treatment of a legitimate and growing profession.

We respectfully ask the board to consider the practical impact of this zoning restriction and grant a variance allowing Blood Oath Tattoo to operate on West Eighth Street. We are confident that our presence will add value to the neighborhood.

Sincerely,

Kevin Gates (814)462-5705

Derrick Voricci (814)381-4180

Courtney Olevnik, Owner

1648 W. 8th Street

Erie, PA 16505

07/03/2025

Zoning Hearing Board

c/o City of Erie Planning Department

Re: Support for Variance Request – 1648 W. 8th Street (Blood Oath Tattoo)

Dear Members of the Zoning Board,

I am the owner of the mixed-use property located at **1648 W. 8th Street**, which includes two residential apartments and a commercial storefront that has remained vacant since **February 2025**. I am writing to express my support for the proposed tenant's request for a use variance to operate a **tattoo parlor** in the vacant commercial space.

Property Limitations & Hardship

The front commercial unit presents a number of physical constraints that have made it difficult to lease under current zoning regulations:

- The space is approximately **870 square feet**, with a fixed historical layout that limits how it can be adapted for modern uses.
- The property includes just **one off-street parking space**, which does not meet the parking expectations of many permitted commercial uses.
- There is **no opportunity to expand or modify the space** structurally to accommodate more intensive uses or provide additional parking.

These characteristics are not the result of any recent changes—they are long-standing physical limitations that significantly reduce the pool of viable, zoning-compliant tenants. The space has been actively listed for lease since February 2025. Despite marketing efforts, no tenant has committed.

Appropriateness of Proposed Use

The proposed tattoo studio is a small business with limited daily traffic. It does not require structural changes, generates zero to minimal noise, and will operate during standard business hours. I believe it is **well-suited to the space and the surrounding commercial context**, which already includes a dispensary, an armory, salons, a distillery, and other small storefronts.

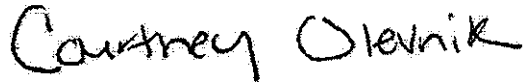
The studio would bring daily activity and visibility to the building, something that would benefit the neighborhood and offer a stronger sense of presence and security for the residential tenants.

Request for Consideration

Given the building's physical constraints and the nature of the proposed use, I believe this proves **unnecessary hardship**—and that a variance would allow for a **reasonable and appropriate use** of the space. This is not a request for a major departure from the character of the district, but rather a practical solution that supports small business development and helps activate an underutilized space.

I respectfully ask the Board to approve the variance.

Sincerely,



Courtney Olevnik, Owner
1648 W. 8th Street
Erie, PA 16505
330-465-5644
courtney.olevnik@gmail.com

Appeal No. 13,324

1118 E. Lake Rd. [14-1040-122]

R-2 Medium Density Residential Zoning District



[Google Streetview 1118 E Lake Rd](#)

[Assessment Information 1118 E Lake Rd](#)

Ad. Cash

CITY OF ERIE
ZONING HEARING BOARD APPLICATION

Appeal #: _____ Index #: _____ Hearing Date/Time: 8/12/25 100

Property Information

Property Address: 1118 EAST LAKE RD, ERIE, PA. 16507
Zoning District: R-2 Current Land Use: _____
Has a previous application of appeal been filed? Yes / No 0 Appeal No(s) _____

Owner / Applicant Information

Name of Owner: SHANNON SMITH
Owner Address: 1118 EAST LAKE RD., ERIE, PA. 16507
City: ERIE State: PA. Zip Code: 16507
Telephone: 216.385.8642 Email: SHANNON.SMITH556@YAHOO.COM
Name of Applicant (if different from owner): SAME
Relationship to Owner: N/A
Telephone: N/A Email: N/A

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: PRIVATE CLUB

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)

DUE TO FACT THAT A COMMERCIAL BUSINESS
IN A RESIDENTIAL AREA.

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.

Shannon Smith

Owner or Applicant Name [please print]

Owner or Applicant Signature

6-30-25

Date

APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE

City of Erie, Pennsylvania

Fee \$ 300.00☒ Paid

14-1040-122

N 13324

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

☒ Use Change I, the undersigned, hereby make application to use my property located at 1118 E Lake Rd
for PRIVATE CLUB

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

Extreme Height as planned above curb: _____ Permitted: _____

Front Yard Available: _____ Required: _____

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

Side Yard Available (Combined): _____ Required: _____

Side Yard Available (Least): _____ Required: _____

Rear Yard Available: _____ Required: _____

Lot Area per Family Available: _____ Required: _____

Lot Coverage: _____ Maximum: _____

Off Street Parking Spaces Available: 0 Required: 1/EVERY 4 SEATS

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 ☒ Address: _____ Zip _____

Telephone _____ Date _____ 20____

Applicant Signature: _____ Relation to Owner: _____

Reasons for refusal: Per Section 204.12, 'Private Club' is not a permitted use and per Section 301,
1 parking spot is required for every 4 seats, 0 spaces are proposed.

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 08/12/25 20____ Signed _____

Approved _____ 20____

Denied _____ 20____

-SEE ATTACHED DECISION-

ORIGINAL

BUREAU OF BUILDING INSPECTION

CITY OF ERIE, PENNA.

PRELIMINARY APPLICATION FOR BUILDING PERMIT

Property Index No. 1040-122Application No. 692

Zoning Administrator:

I, the undersigned, hereby make application for a permit to erect a One story building to be used for Private Garage on my property located at 1118 E. Lake Road.

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

ZONE DISTRICT C. Res HEIGHT & AREA 11 No. Buildings intended 1
 Extreme Height as planned above curb 16' Permitted 12'
 Front Yard Available Required
 Side Yard Available Required
 Side Yard Available Required
 Rear Yard Available Required
 Lot Area Available Required
 Special Conditions

Approved May 3 19 46 Permit No.
 Refused 19 46 Applicant Joseph S. Feys
 Reasons for Refusal The proposed building exceeds height for accessory buildings as set forth in Zoning Ordinance 7933 City of Erie Pa. Address 1118 E. Lake Rd
 Telephone No. CL-309
 Signed Samuel C. Thompson Date 3-4 19 46
 Zoning Administrator.

APPEAL FOR HEARING

To the Zoning Board of Appeals:

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 7933 and amendments thereto.

Owners Signature Joseph S. Feys

REPORT OF BOARD OF APPEALS

To the Zoning Administrator:

We the undersigned, members of the Board of Appeals having heard the case of the applicant relative to the building as stated, and our findings and decision are as follows:

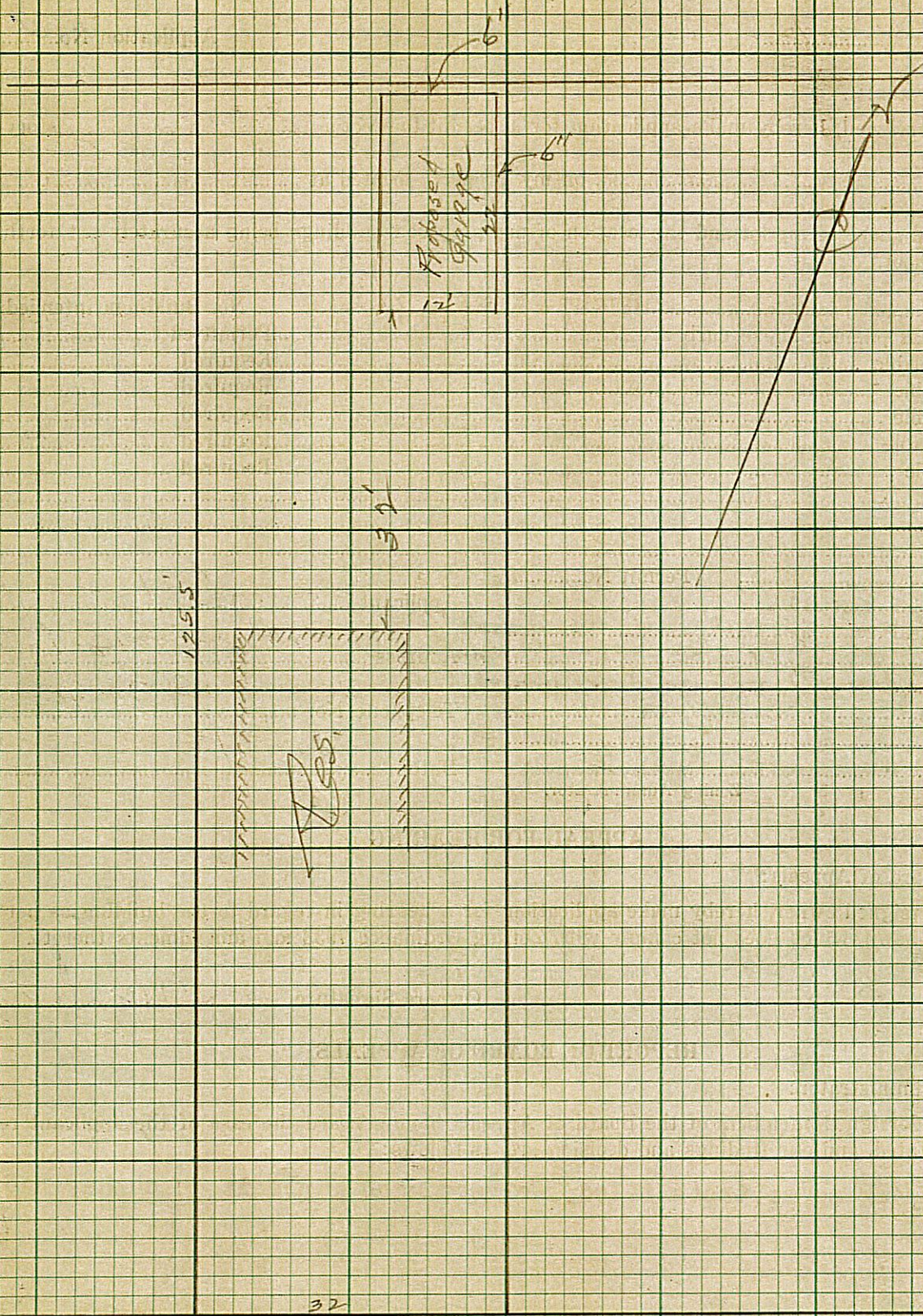
There being no protests filed, we recommend a permit be authorized,

Case heard March 13, 1946 19 46
 Permit Authorized March 13, 1946 19 46
 Permit Refused 19 46

Signed I. D. McQuistion
W. W. Meyers
L. T. Briggs

Board of Appeals.

PLOT PLAN



E. LAKE ROAD

SCALE 1" = 16 Ft.

DUPLICATE
BUREAU OF BUILDING INSPECTION
CITY OF ERIE, PENNA.

PRELIMINARY APPLICATION FOR BUILDING PERMIT

Property Index No. 1040-122

Application No. 864

Zoning Administrator:

I, the undersigned, hereby make application for a permit to erect a Remodel Two story building to be used for Restaurant & Tavern on my property located at 1118 East Lake Road

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

ZONE DISTRICT	<u>C-1 Res</u>	HEIGHT & AREA	<u>IV</u>	No. Buildings intended	.....
Extreme Height as planned above curb	<u>26'</u>	Permitted	<u>35'</u>		
Front Yard Available	<u>0'</u>	Required	<u>15'</u>		
Side Yard Available	<u>3'</u>	Required	<u>5'</u>		
Side Yard Available	<u>8'</u>	Required	<u>5'</u>		
Rear Yard Available	<u>55'</u>	Required	<u>20'</u>		
Lot Area Available	<u>OK</u>	Required	.....	
Special Conditions	.....			

Approved	.....19.....	Permit No.	.....	Applicant	<u>Joseph J. Fugas</u>
Refused	<u>May 23, 1947</u>			Address	<u>1118 East Lake Road</u>
Reasons for Refusal	<u>The proposed addition would be a violation of Article III, Section 4.01, Town of Erie Zoning Ordinance 79.34, also the Area Requirements of the same Ordinance</u>				Telephone No. <u>C 6-309</u>
Signed	<u>Lawrence B. Dorman</u>	Date	<u>May 23</u>		19 <u>47</u>
	Zoning Administrator.				

APPEAL FOR HEARING

To the Zoning Board of Appeals:

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 7933 and amendments thereto.

Owners Signature Joseph J. Fugas

REPORT OF BOARD OF APPEALS

To the Zoning Administrator:

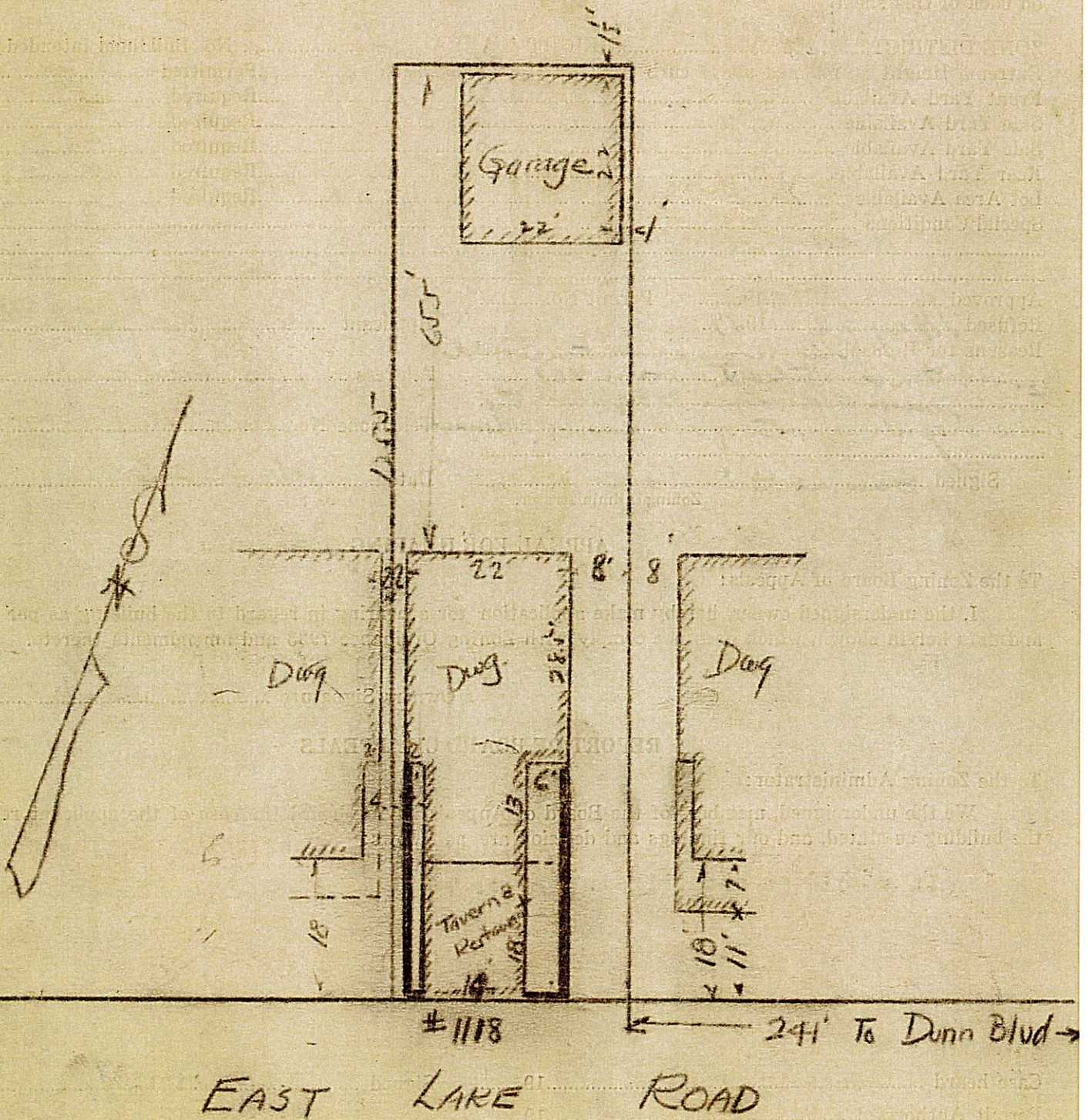
We the undersigned, members of the Board of Appeals having heard the case of the applicant relative to the building as stated, and our findings and decision are as follows: **There being no protests filed a permit should be authorized.**

Case heard	<u>June 19, 1947</u>	19.....
Permit Authorized	<u>June 19, 1947</u>	19.....
Permit Refused	.....	19.....

Signed	<u>I. D. McQuiston</u>	.....
	<u>W. W. Meyers</u>	.....

Board of Appeals.

PLOT PLAN



SCALE 1" = 20 Ft.

1040-122

Restaurant & Tavern

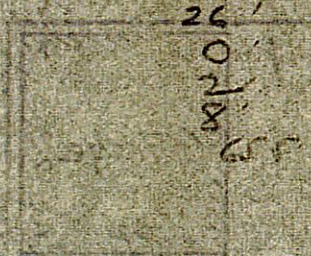
Remodel

Two

1118 East Lake Road

"B" Res

IV



OK

35
10
4
1
30

Feyas

Joseph S. Feyas

1118 East Lake Road

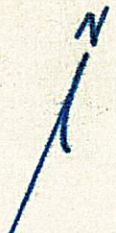
C 65009

May 23

47

Joseph S. Feyas

1040-122



ONE 1118 EAST LAKE RD TAVERN ADDITION

32'
14.2
14
11

VI
10101

125.5'

EXIST.
RES.

*appeal
granted*

Looking from yard
residential district, as set forth in
Ord. 7033, Art. 7, Sec. 702(b), Part 2,
Ord. 7033.

EXIST.
RES.

EXIST.
TAVERN

PROP. ADDITION
TO TAVERN

EXIST. RES.

#1118

EAST LAKE RD

1040-122

TAVERN ADDITION

"C" RES

Lacking front yard
requirement, & being non-conforming in a
residential district, as set forth in
Z. Ord. #7933, Art. 7, Sec. 702(a), & Art. 2,
Sec. 203.

ONE

1118 EAST LAKE RD.

18
0
1
8
1
1

35
14.5
4
1

RICHARD MAY

Richard E May
1118 EAST LAKE RD.

APRIL 13,

64

Richard E May

ORIGINAL
BUREAU OF BUILDING INSPECTION
CITY OF ERIE, PENNA.

PRELIMINARY APPLICATION FOR BUILDING PERMIT

Property Index No. 1040-122

Application No. 2290

Zoning Administrator:

I, the undersigned, hereby make application for a permit to erect a ONE story building to be used for TAVERN ADDITION on my property located at 1118 EAST LAKE RD.

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

ZONE DISTRICT	HEIGHT & AREA	No. Buildings intended
<u>"C" RES</u>	<u>IV</u>	<u>1</u>
Extreme Height as planned above curb	<u>18</u>	Permitted <u>35</u>
Front Yard Available	<u>0</u>	Required <u>14.5</u>
Side Yard Available	<u>-</u>	Required <u>-</u>
Side Yard Available	<u>8</u>	Required <u>4</u>
Rear Yard Available	<u>-</u>	Required <u>-</u>
Lot Area Available	<u>-</u>	Required <u>-</u>
Special Conditions		

Approved 19 Permit No. _____
Refused 19 _____
Reasons for Refusal Lacking front yard requirement, & being non-conforming in a residential district, as set forth in Z. Ord. #7933, Art. 7, Sec. 702(a), & Art. 2, Sec. 203.
Signed James S. Sigworth
Zoning Administrator

RICHARD MAY

Applicant Richard E May
Address 1118 EAST LAKE RD.
Telephone No. _____
Date APRIL 13, 1964

APPEAL FOR HEARING

To the Zoning Board of Appeals:

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 7933 and amendments thereto.

Owners Signature Richard E May

REPORT OF BOARD OF APPEALS

To the Zoning Administrator:

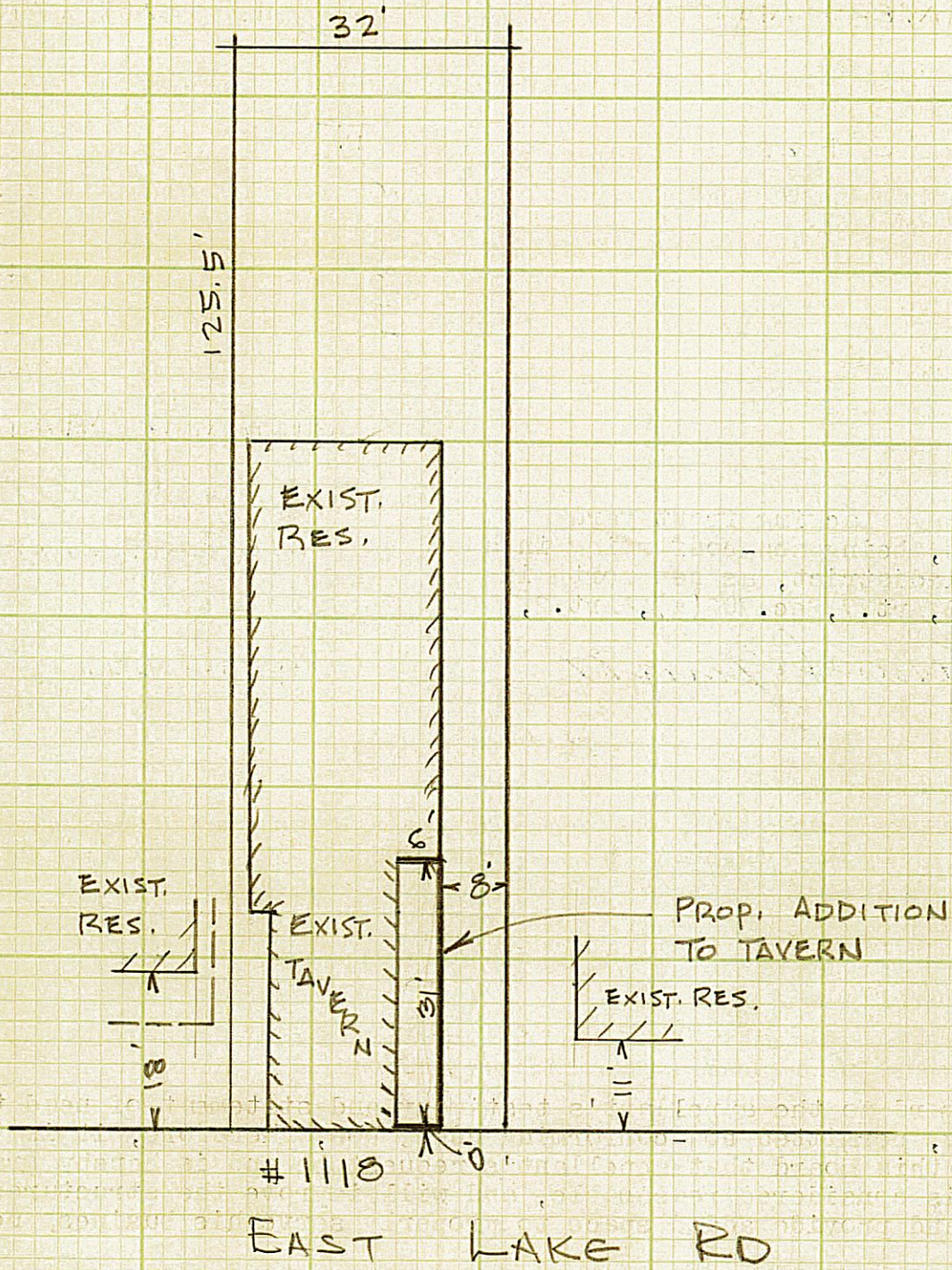
We the undersigned, members of the Board of Appeals having heard the case of the applicant relative to the building as stated, and our findings and decision are as follows:

With due regard to the appellant's testimony and statement of need to expand the existing, permitted non-conforming use; Now, Therefore, it is the decision of this Board that appellant's request be and is hereby granted because it is considered reasonable, and will improve the structures' appearance and provide added space to properly serve his business needs.

Case heard May 12, 19 64
Permit Authorized May 12, 19 64
Permit Refused 19

Signed James S. Sigworth
Henry T. May
Board of Appeals

PLOT PLAN





THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

June 6, 2024

SMITH SHANNON D
313 E 26TH ST
ERIE PA 16504

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA – Parcel ID 14010040012200

To Whom It May Concern:

The City of Erie Zoning Office has been made aware of zoning violations on your property located at 1118 E Lake Rd in the City of Erie, which is located in an 'R-2 Residential' zoning district. Based upon further investigation, it has been determined that the following activities are being conducted on the property that are in violation of the City of Erie's Zoning Ordinance.

The following violations have been determined:

1. Article 6 of the City of Erie Zoning Ordinance defines "AFTER HOURS CLUB" as:

"Any premises which is open to public gathering on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which is open after midnight, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages."

Per Section 204.15 of the City of Erie Zoning Ordinance, After Hours Club is not a permitted use in an R-2 district.

Please be advised that these activities are in violation of the City of Erie Zoning Ordinance.

Please note that it is the property owner's responsibility to ensure compliance with the City's Zoning Ordinance. This matter must be addressed immediately and all non-compliant business activity at this property is hereby ordered to cease and desist. All vehicles and equipment associated with the business activity must be removed from the property within 15 days. Failure to do so will result in enforcement proceedings and possible fines. Per Section 403 of the zoning ordinance:

BUREAU OF CODE ENFORCEMENT

626 State St. Room 407 | Erie, PA 16501-1128 | codeenforcement@erie.pa.us

ph 814-870-1475

fx 814-870-1584

Page Two

April 18, 2023

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA –
Parcel ID 14010040012200

"ENFORCEMENT REMEDIES: Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Zoning Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the City, pay a judgment of not more than five hundred (\$500) dollars per day plus all court costs, including reasonable attorney fees incurred by the City as a result thereof... Each day that a violation continues shall constitute a separate violation..."

You must contact the zoning office at (814) 870-1265 or zoning@erie.pa.us at your earliest convenience to confirm the receipt of this notification and your intention to comply with the Zoning Ordinance.

You have the right to appeal this determination to the City of Erie Zoning Hearing Board. You must file an appeal within 30 days of this letter.

Thank you in advance for your cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Amy Francis, CRP".

Amy Francis
Zoning Officer



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

April 18, 2023

SMITH SHANNON D
313 E 26TH ST
ERIE PA 16504

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA – Parcel ID 14010040012200

To Whom It May Concern:

The City of Erie Zoning Office has been made aware of zoning violations on your property located at 1118 E Lake Rd in the City of Erie, which is located in an 'R-2 Residential' zoning district. Based upon further investigation, it has been determined that the following activities are being conducted on the property that are in violation of the City of Erie's Zoning Ordinance.

The following violations have been determined:

1. Article 6 of the City of Erie Zoning Ordinance defines "AFTER HOURS CLUB" as:

"Any premises which is open to public gathering on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which is open after midnight, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages."

Per Section 204.15 of the City of Erie Zoning Ordinance, After Hours Club is not a permitted use in an R-2 district.

2. Article 6 of the City of Erie Zoning Ordinance defines "DANCE CLUB" as:

"Any premises open to public dancing on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages. This includes but is not limited to dance halls."

Per Section 204.15 of the City of Erie Zoning Ordinance, a Dance Club is not a permitted use in an R-2 district.

Page Two

April 18, 2023

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA –
Parcel ID 14010040012200

3. Article 6 of the City of Erie Zoning Ordinance defines "COMMERCIAL RECREATION" as:

"A commercial or institutional facility which offers various recreational opportunities for its patrons, including but not limited to such activities as indoor concerts, psychic readings, computer use, golf course, bowling, ice skating, swimming pools, video and various games."

Per Section 204.15 of the City of Erie Zoning Ordinance, a Commercial Recreation is not a permitted use in an R-2 district.

Please be advised that these activities are in violation of the City of Erie Zoning Ordinance.

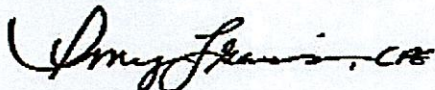
Please note that it is the property owner's responsibility to ensure compliance with the City's Zoning Ordinance. This matter must be addressed immediately and all non-compliant business activity at this property is hereby ordered to cease and desist. All vehicles and equipment associated with the business activity must be removed from the property within 15 days. Failure to do so will result in enforcement proceedings and possible fines. Per Section 403 of the zoning ordinance:

"ENFORCEMENT REMEDIES: Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Zoning Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the City, pay a judgment of not more than five hundred (\$500) dollars per day plus all court costs, including reasonable attorney fees incurred by the City as a result thereof... Each day that a violation continues shall constitute a separate violation..."

You must contact the zoning office at (814) 870-1265 or zoning@erie.pa.us at your earliest convenience to confirm the receipt of this notification and your intention to comply with the Zoning Ordinance.

Thank you in advance for your cooperation.

Sincerely,



Amy Francis
Zoning Officer



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

June 19, 2025

Shannon D Smith
313 E 26th St
Erie Pa 16504

RE: ORDER TO CORRECT ZONING VIOLATIONS 1118 E LAKE ROAD
Parcel ID: 14010040012200

To Whom It May Concern:

The City of Erie Zoning Office notified you on May 14, 2025 of a zoning violation regarding illegal business activity on your property located at **1118 E LAKE RD.** in the City of Erie, which is in an R-2 residential zoning district. As of June 19, 2025 this matter has not been resolved.

You are now receiving an **ORDER TO CORRECT**. The details of the violation and procedures of remedy are found on the next page.

Failure to comply with this Order will result in a citation and fines plus court costs.

Per Section 403 of the zoning ordinance:

"ENFORCEMENT REMEDIES: Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Zoning Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the City, pay a judgment of not more than five hundred (\$500) dollars per day plus all court costs, including reasonable attorney fees incurred by the City as a result thereof... Each day that a violation continues shall constitute a separate violation..."

Please contact the zoning office at (814) 870-1265 or zoning@erie.pa.us as soon as possible to confirm receipt of this notification and your intention to comply with the order.

Sincerely,

Amy Francis, Zoning Officer

CITY OF ERIE - ZONING - ROOM 407
ORDER TO CORRECT CODE VIOLATIONS

NAME: SHANNON D SMITH	PROPERTY ADDRESS: 1118 E LAKE RD ERIE PA 16503	INDEX #: 14010040012200
ADDRESS: 313 E 26 TH ST ERIE PA 16504		DATE: 6/19/2025

YOU ARE HEREBY NOTIFIED THAT THE CODE ENFORCEMENT OFFICE FOR THE CITY OF ERIE HAS ON **06/19/2025** INSPECTED THE PROPERTY LOCATED AT **1118 E. LAKE RD** ERIE, PA. SAID PROPERTY IS IN VIOLATION OF THE CITY OF ERIE ZONING ORDINANCE NO. 80-2005, AS AMENDED. ALL THE **VIOLATIONS MUST BE CORRECTED WITHIN TEN (10) DAYS** AFTER RECEIPT OF THIS NOTICE UNLESS OTHERWISE STATED.

Code Enforcement Officer: AMY FRANCIS

Phone: (814)-870-1265

EMAIL: zoning@erie.pa.us

VIOLATION(S):

Per the City of Erie Zoning Ordinance:

Per Section 204.3, "AFTER HOURS CLUB, DANCE CLUB, BOTTLE CLUB" commercial activity is not permitted in an R-2 zoning district.:

Article 6 of the City of Erie Zoning Ordinance defines "DANCE CLUB" as:

"Any premises open to public dancing on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages. This includes but is not limited to dance halls."

Article 6 of the City of Erie Zoning Ordinance defines "AFTER HOURS CLUB" as:

"Any premises which is open to public gathering on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which is open after midnight, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages."

Article 6 of the City of Erie Zoning Ordinance defines "BOTTLE CLUB" as:

"An establishment operated for profit or pecuniary gain in which alcoholic liquors, alcohol or malt or brewed beverages are not legally sold but where alcoholic liquors, alcohol or malt or brewed beverages are either provided by the operator or agents or employees of the operator for consumption on the premises or are brought into or kept at the establishment by the patrons or persons assembling there for use and consumption. The term shall not include a licensee under the Liquor Code.^[1] The permissibility of a use of land involving to any extent a bottle club shall be determined according to the principal intended use."

CORRECTIVE ACTIONS

All non-compliant business activity at this property is hereby ordered to cease and desist. Failure to comply within [10] days of this notice will result in a citation and fines.

It is the property owner's responsibility to ensure compliance with the City's Zoning Ordinance. You are entitled to appeal this determination to the City of Erie Zoning Hearing Board.



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

May 14, 2025

SMITH SHANNON D
313 E 26TH ST
ERIE PA 16504

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA – Parcel ID 14010040012200

To Whom It May Concern:

The City of Erie Zoning Office has been made aware of zoning violations on your property located at 1118 E Lake Rd in the City of Erie, which is in a R-2 Residential zoning district. Based on our investigations, it has been determined that the following activities are being conducted on the property that are in violation of the City of Erie's Zoning Ordinance. **The following issues need to be addressed:**

Article 6 of the City of Erie Zoning Ordinance defines "DANCE CLUB" as:

"Any premises open to public dancing on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages. This includes but is not limited to dance halls."

Per Section 204.15 of the City of Erie Zoning Ordinance, Dance Club is not a permitted use in an R-2 district.

Article 6 of the City of Erie Zoning Ordinance defines "AFTER HOURS CLUB" as:

"Any premises which is open to public gathering on a regular or continuing basis or to which the public is admitted upon payment of an admission fee or charge of any kind, which is open after midnight, which may or may not serve food and beverages, and which is not licensed for the sale of alcoholic beverages."

Per Section 204.15 of the City of Erie Zoning Ordinance, After Hours Club is not a permitted use in an R-2 district.

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RE: Zoning Violations at 1118 E Lake Rd. Erie, PA

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Per Section 204.15 of the City of Erie Zoning Ordinance, a Bottle Club is not a permitted use in an R-2 district.

Please be advised that these activities are in violation of the City of Erie Zoning Ordinance.

Please note that it is the property owner's responsibility to ensure compliance with the City's Zoning Ordinance. **This matter must be addressed immediately and all non-compliant business activity at this property is hereby ordered to cease and desist.** Please contact our office to address these issues immediately. Failure to do so will result in enforcement proceedings and possible fines. Per Section 403 of the zoning ordinance:

"ENFORCEMENT REMEDIES: Any person, partnership or corporation who or which has violated or permitted the violation of the provisions of this Zoning Ordinance shall, upon being found liable therefor in a civil enforcement proceeding commenced by the City, pay a judgment of not more than five hundred (\$500) dollars per day plus all court costs, including reasonable attorney fees incurred by the City as a result thereof... Each day that a violation continues shall constitute a separate violation..."

You have the right to appeal this determination to the City of Erie Zoning Hearing Board. You must file an appeal within 30 days of this letter.

Please contact the zoning office at (814) 870-1265 or zoning@erie.pa.us at your earliest convenience to confirm the receipt of this notification and your intention to comply with the Zoning Ordinance.

Sincerely,



Amy Francis, CPE- Zoning Officer

C: Andy Zimmerman, BCO - Manager of Code Enforcement



THE CITY OF ERIE

JOSEPH V. SCHEMBER, MAYOR

May 14, 2025

SMITH SHANNON D
313 E 26TH ST
ERIE PA 16504

RE: Zoning Violations at 1118 E Lake Rd. Erie, PA – Parcel ID 14010040012200

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Per Section 204.15 of the City of Erie Zoning Ordinance, Dance Club is not a permitted use in an R-2 district.

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Per Section 204.15 of the City of Erie Zoning Ordinance, After Hours Club is not a permitted use in an R-2 district.

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Sincerely,



Amy Francis, CPE- Zoning Officer

C: Andy Zimmerman, BCO - Manager of Code Enforcement