

**January 14, 2020**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board was held Tuesday, January 14, 2020 at 1:00 P.M. in City Council Chambers, Municipal Building, 626 State Street.

**-- MINUTES --**

**ANNUAL ELECTION OF OFFICERS:**

The following Board members and zoning officials were duly nominated and unanimously elected to the following positions for the year 2020:

Chairman: Edward Dawson

Co-Chairman: John Reitingner

Secretary: Jenna Gorney (Erie City Zoning Office official)

**THE FOLLOWING APPEAL WAS HEARD:**

**Appeal No. 12,216 by Rafael Burgos (5359-200)** concerning property located at 4121 Old French Road in an R-1 district. The appellant is seeking a dimensional variance to construct an accessory structure that exceeded the permitted square footage. Per Section 205.18 of the Erie City Zoning Ordinance, detached accessory structures must not exceed 720 square feet. The appellant is proposing a 1,536 square foot structure.

**Findings of Fact**

1. The appellant Rafael Burgos appeared on his own behalf and told the Board that he is requesting a variance in order to build a garage on his property, adjacent to his house. According to Mr. Burgos, he has two antique cars, in addition to his regular every day vehicle and personal property items such as his lawnmower, all of which he wants to keep in an enclosed garage.
2. The City Code would permit the appellant to build two structures that would enable him to store his vehicles and personal property; however, for both practical and aesthetic

reasons he would prefer to have one garage, large enough to store the cars and other property.

3. The appellant purchased the lot directly next to his house, and combined the two lots into one large property; it is on this large lot that he hopes to have both his home and garage.
4. The appellant provided an aerial view of the neighborhood, and a site plan that identified the location of the proposed 1,536 square foot garage, and driveway, if the variance is approved. The site plan shows where the appellant's cement driveway is located, leading from the street to the garage.

### **Conclusions**

1. The appellant proposes to build a detached garage in the area of his property adjacent to his house. The appellant's property had been two separate lots; however, the appellant purchased the lot next to his house, and combined them into one large lot.
2. According to Section 205.18 of the Erie City Zoning Ordinance, detached accessory structures must in a residential area must not exceed 720 square feet. The garage that the appellant is proposing will be 1,536 square feet.
3. The City Code would actually permit the appellant to build two structures that would enable him to store his cars (including two antique vehicles) and personal property. For both practical and aesthetic reasons the appellant would prefer to build just one structure.

### **Decision**

By a unanimous decision, the Board approved the appellant's request for the dimensional variance. Board members John Reiting, Edward Dawson and Jeffrey Johnson all voted to approve the variance request.

**It is So Ordered.**

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