
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, April 8, 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 January 14, 2025 MEETING MINUTES
4. OLD BUSINESS
5. APPEALS TO BE HEARD –

Appeal No. 13,317 by Murtada Al-Saad concerning a property located 2010 Buffalo Rd. [15-2128-114] located in a C-1 Local Commercial zoning district. The appellant is requesting a Dimensional variance for a proposed 'Building Addition'. Per Section 205.5 of the ordinance, the minimum side yard setback is 10', 6.2' is proposed.

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://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 13317
2010 Buffalo Rd
15021028011400

2010 Buffalo Rd Street View

2010 Buffalo Rd- Erie County Assessment Record





pd. v# 244

CITY OF ERIE
ZONING HEARING BOARD APPLICATION

Appeal #: 13317 Index #: 15-2128-114 Hearing Date/Time: April 8th, 2025 1:00

Property Information

Property Address: 2010 Buffalo Road Erie, PA 16510
Zoning District: C-1 Current Land Use: Auto Repair/Sales
Has a previous application of appeal been filed? Yes ☒ No ☐ Appeal No(s) 2024
13003

Owner / Applicant Information

Name of Owner: Murtada Al-Saad
Owner Address: 2325 Parade Street
City: Erie State: PA Zip Code: 16503
Telephone: 814 431 8345 Email: aisaad19@icloud.com
Name of Applicant (if different from owner): Mohammed Alnasari
Telephone: 814 384 6802 Email: alnasari@msn.com
Owner: _____ Tenant: _____ Contractor [Name]: _____

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: _____

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)

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.

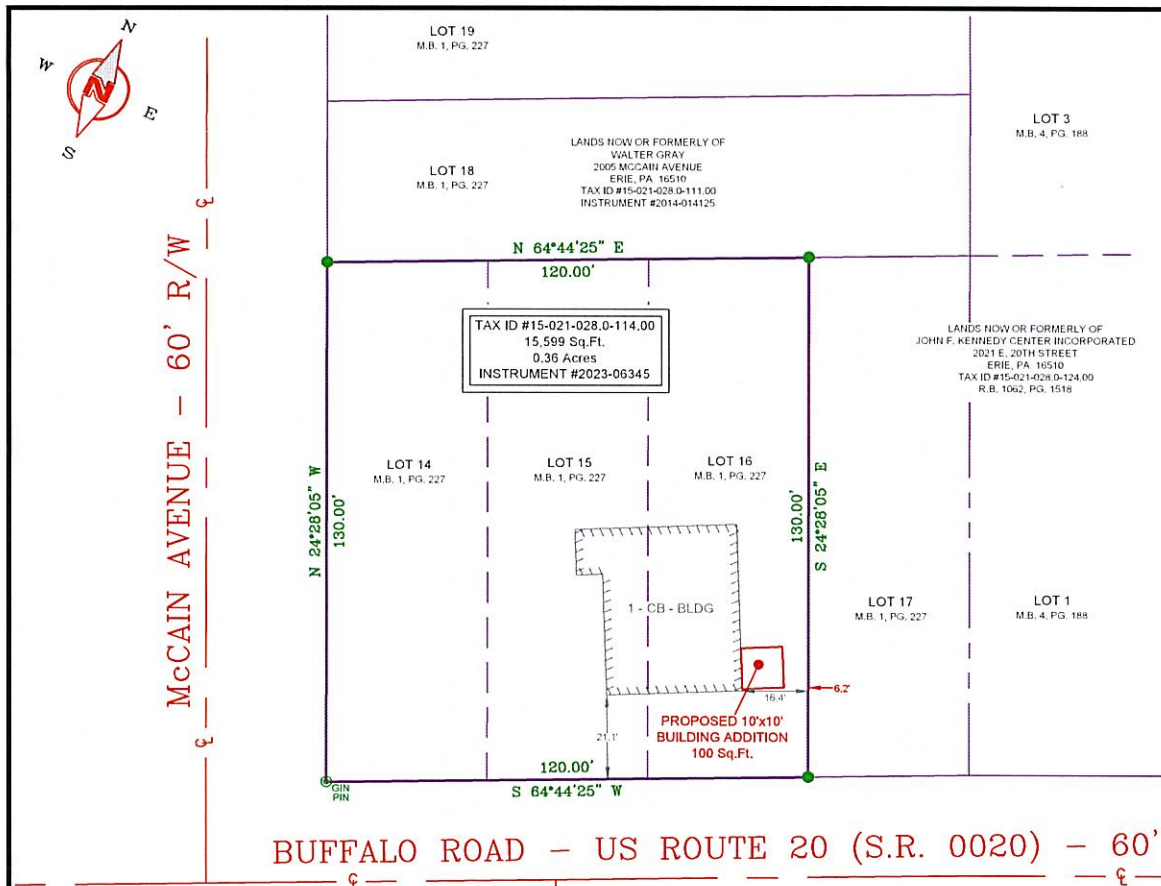
Murtada Al-Saad
Owner or Agent Signature

March 14 2025
Date

Property: Almadina Auto 2010 Buffalo Road Erie, Pennsylvania 16510

Propose Use or Improvement: The proposed use and improvement is the addition of a 10x10 office to our preexisting building.

I believe that the board should approve this request because the property is zoned for an automotive sales and repair shop, which inherently requires an office space to ensure smooth transactions and excellent customer service. A dedicated office space is essential for managing paperwork, handling customer inquiries, and facilitating sales processes, all of which are critical to the success of an automotive sales and repair shop. Currently, our preexisting building lacks the necessary space for an office. The area we do have is fully occupied by our mechanics and their equipment, including tools and machines. This setup not only limits our ability to conduct business efficiently but also poses safety risks, as mechanics need a clutter-free environment to work safely and effectively. Having office activities intermixed with mechanical tasks can lead to accidents and inefficiencies. Furthermore, separating the office space from the mechanic area will enhance our operational workflow by allowing our sales and administrative staff to work in a focused environment, free from the noise and distractions of the repair shop. This separation will also improve customer experience, as clients will have a designated area to discuss their needs and complete transactions in a professional setting. In conclusion, approving this request will not only comply with zoning requirements but also significantly improve the safety, efficiency, and customer service of our automotive sales and repair operations. Without the office, we will not be able to operate, as one of the requirements for a dealership license is having an office space. Therefore, without this approval, we will not be able to open our business, and we urge the Board to consider these factors and grant us the necessary approval to create a dedicated office space.



LEGEND

● = REBAR SURVEY POINT

SURVEY REFERENCES

SURVEY FOR: ERIE CITY PLANNING
BY: DAVID JAMES LAIRD SURVEYING
DATED: AUGUST 6, 1970

BROOKLYN SUBDIVISION
M.B. 1, PG. 227

CASSIE HILL SUBDIVISION
M.B. 4, PG. 188

OWNER INFO

MURTADA TAHER AL SAAD
2325 PARADE STREET
ERIE, PA 16503

NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

BEARINGS AS SHOWN HEREON ARE GRID NORTH FOR THE PENNSYLVANIA STATE COORDINATE SYSTEM (NAD 1983) - PA NORTH.

ZONING INFO

C-1 LOCAL COMMERCIAL

SETBACKS

FRONT YARD = 15' (G)(M)

SIDE YARD = (E)(J)(M)

REAR YARD = (E)(J)(M)

(E) 205.50. THE SIDE YARD AND REAR YARD OF ANY C, W-C, M OR WM DISTRICT ADJOINING ANY RLB OR ANY R OR WR DISTRICT SHALL BE AT LEAST ONE FOOT FOR EACH ONE FOOT OF BUILDING HEIGHT AND SHALL HAVE SCREENING TO ABUTTING PROPERTIES IN A SCREEN PLANTING STRIP ADJOINING THE R DISTRICTS WHICH SHALL BE PROTECTED FROM AUTOMOBILES BY WHEEL BARRIERS OR GUARDRAILS. HOWEVER, IN NO EVENT SHALL SIDE YARDS BE LESS THAN THAT SET FORTH BY THE TABLES IN SECTION 205.

(G) 205.14. MINIMUM DISTANCE BETWEEN ANY STREET PROPERTY LINE AND ANY GARAGE DOORS FACING SAME SHALL BE 20 FEET WITH A CLEAR, UNOBSTRUCTED CLEAR SIGHT AREA EXTENDING FIVE FEET ON EITHER SIDE OF THE DRIVEWAY AT THE STREET PROPERTY LINE AND FIVE FEET DEEP.

(J) 205.17. EXISTING NONCONFORMING PRINCIPAL BUILDINGS, WHOSE USE IS CONFORMING TO THE ZONE IN WHICH IT IS LOCATED, MAY BE EXPANDED WHERE THE ADDITION INFRINGES INTO SETBACK AREAS, ONLY TO THE EXTENT THAT THE EXISTING PRINCIPAL STRUCTURE CURRENTLY INFRINGES INTO SUCH AREAS EXCLUSIVE OF BAY WINDOWS, CHIMNEYS, ETC. THIS ONLY APPLIES TO ADDITIONS OF TWO STORIES OR UNDER.

(M) MULTI-FAMILY DWELLINGS USE R-3 REQUIREMENTS

NO.	DATE	REVISION DESCRIPTION	BY
-----	------	----------------------	----

All drawings and written materials appearing hereon constitute original and unpublished work of David Laird Associates and may not be used or disclosed without prior written consent of David Laird Associates. The controlling instrument of service for these drawings is the hard copy retained by David Laird Associates.

© COPYRIGHT 2025

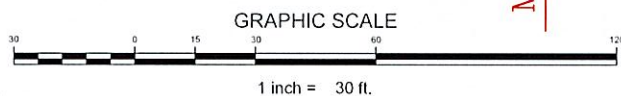
VARIANCE PLAN FOR 2010 BUFFALO ROAD SECOND WARD - CITY OF ERIE ERIE COUNTY - PENNSYLVANIA

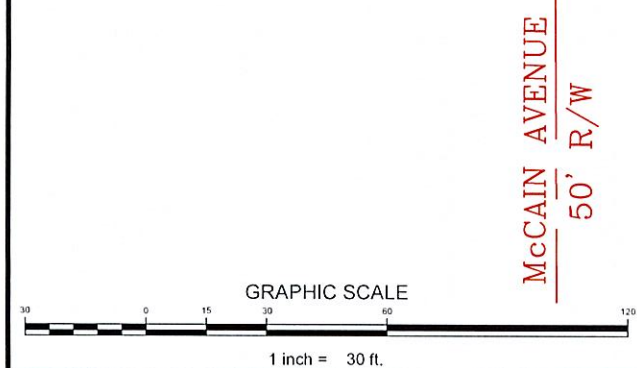
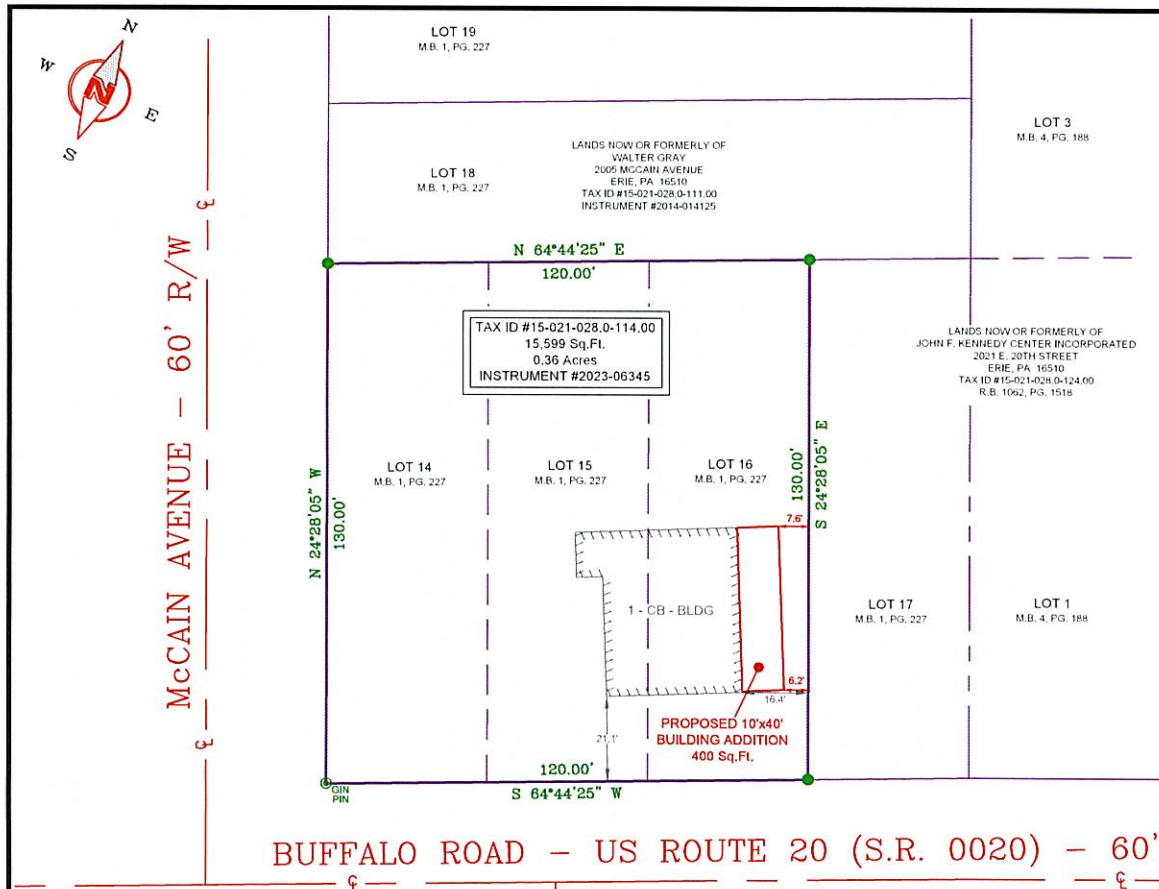
DATE: 2-4-25	SCALE: 1"=30'	DRAWN BY: KJF	F.B.	PG. DWG
--------------	---------------	---------------	------	---------

DAVID LAIRD ASSOCIATES, Inc.
complete surveying &
land development services

1557 WEST 26TH STREET ERIE, PA 16508
PHONE: (814) 456-0330 EMAIL: INFO@DLAIRDASSOCIATES.NET

S.E. NO. 25-32695
TAX ID NUMBER:
15-021-028.0-114.00
SHEET NUMBER:
1 OF 1





ZONING INFO	
C-1 LOCAL COMMERCIAL	
SETBACKS	
FRONT YARD = 15' (G)(M)	
SIDE YARD = (E)(J)(M)	
REAR YARD = (E)(J)(M)	
(E) 205.50. THE SIDE YARD AND REAR YARD OF ANY C, W-C, M OR V-M DISTRICT ADJOINING ANY RLB OR ANY R OR W-R DISTRICT SHALL BE AT LEAST ONE FOOT FOR EACH ONE FOOT OF BUILDING HEIGHT AND SHALL HAVE SCREENING TO ADJOINING PROPERTIES IN A SCREEN PLANTING STRIP ADJOINING THE R DISTRICTS WHICH SHALL BE PROTECTED FROM AUTOMOBILES BY WHEEL BARRIERS OR GUARDRAILS, HOWEVER, IN NO EVENT SHALL SIDE YARDS BE LESS THAN THAT SET FORTH BY THE TABLES IN SECTION 205.	
(G) 205.14. MINIMUM DISTANCE BETWEEN ANY STREET PROPERTY LINE AND ANY GARAGE DOORS FACING SAME SHALL BE 20 FEET WITH A CLEAR, UNOBSTRUCTED CLEAR SIGHT AREA EXTENDING FIVE FEET ON EITHER SIDE OF THE DRIVEWAY AT THE STREET PROPERTY LINE AND FIVE FEET DEEP.	
(J) 205.17. EXISTING NONCONFORMING PRINCIPAL BUILDINGS, WHOSE USE IS CONFORMING TO THE ZONE IN WHICH IT IS LOCATED, MAY BE EXPANDED WHERE THE ADDITION INFRINGES INTO SUCH AREAS EXCLUSIVE OF BAY WINDOWS, CHIMNEYS, ETC. THIS ONLY APPLIES TO ADDITIONS OF TWO STORIES OR UNDER.	
(M) MULTI-FAMILY DWELLINGS USE R-3 REQUIREMENTS	

NO.	DATE	REVISION DESCRIPTION	BY
		All drawings and written materials appearing hereon constitute original and unpublished work of David Laird Associates and may not be used or disclosed without prior written consent of David Laird Associates. The controlling instrument of service for these drawings is the hard copy retained by David Laird Associates.	
© COPYRIGHT 2025			
VARIANCE PLAN FOR			
2010 BUFFALO ROAD			
SECOND WARD - CITY OF ERIE			
ERIE COUNTY - PENNSYLVANIA			
DATE: 3-14-25	SCALE: 1"=30'	DRAWN BY: KJF	F.B. PG. DWG
DAVID LAIRD ASSOCIATES, Inc.		complete surveying & land development services	
1557 WEST 28 TH STREET ERIE, PA 16508		PHONE: (814) 456-0330 EMAIL: INFO@LAIRDSURVEY.NET	
S.E. NO. 25-32695		TAX ID. NUMBER:	
15-021-028-0-114.00		SHEET NUMBER:	
1 OF 1			

N ERIE COUNTY CITY OF ERIE QRD WARD 15-021-028-0-114.00 015-021-028-0-114.00 0210 BUFFALO ROAD 025-32695 BOUNDARY.dwg

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

Fee \$ 300.00

☒ Paid

Property Index No.
15-2128-114

N 13317

☒ Building Change I, the undersigned, hereby make application to construct a an addition Appeal o. on

my property located at 2010 Buffalo Rd

☐ Use Change I, the undersigned, hereby make application to use my property located at
for

ZONING DISTRICT: C1 No. of Buildings intended: 1 No. of Stories: 1

Extreme Height as planned above curb: 16.4'- ok Permitted: 45'

Front Yard Available: 21.1'- ok Required: 15'

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

Side Yard Available (Combined): na Required: na

Side Yard Available (Least): 6.2' Required: 10' ALF

Rear Yard Available: na Required: na

Lot Area per Family Available: na Required: na

Lot Coverage: ok Maximum: 50%

Off Street Parking Spaces Available: na Required: na

Size of Detached Access. Structure: na Maximum: na

☐ 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 ☐
Denied ☒ Amy Francis, CPE

Owner:
Address: Zip
Telephone Date 20

Applicant Signature: Relation to Owner:

Reasons for refusal: 205.5. The side yard and rear yard of any C, W-C, M or W-M district adjoining
any RLB or any R or W-R district shall be at least one foot for each one foot of building height and
shall have screening to abutting properties in a screen planting strip adjoining the R Districts

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 4/8/25 20 Signed

Approved 20

Denied 20

-SEE ATTACHED DECISION-

City of Erie

Zoning Hearing Board

Erie, Pennsylvania

June 13, 2024

AL SAAD MURTADA TAHER
2325 Parade St.
Erie, PA 16503

RE: Zoning Hearing Board Appeal concerning a property located at 2010 Buffalo Rd, Erie PA.

Appeal No. 13,003 by MURTADA TAHER AL-SAAD concerning property located at 2010 BUFFALO RD, Erie PA [Taxpin: 15021028011400] in a C-1 Local Commercial zoning district. The appellant is requesting approval of a use variance for a dedicated 'Auto Repair Shop' use in addition to a permitted Auto Sales use. Per Section 204.6 of the City of Erie Zoning Ordinance, an Auto Repair Shop is not listed as a permitted use in a C-1 zoning district.

Based upon the testimony and evidence provided, the Board found that:

The definition of "Auto Sales" is found in Article 6 of the current Zoning Ordinance, specifically at page 119. That definition reads:

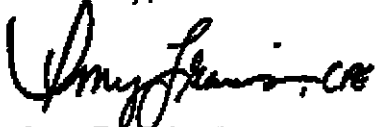
AUTO SALES – A facility involving the sale or rental of operable motor vehicles, boats, trailers, recreational vehicles, boat trailers, trucks, construction vehicles or similar equipment. *Auto repair may occur as an accessory use.*

Emphasis added. Because the owner is already permitted to conduct automobile sales on the subject property is, by definition, permitted to conduct auto repair as an accessory use of the property.

By a vote of **4-0**, the Board voted to approve the request for a use variance for a dedicated 'Auto Repair Shop' accessory use in addition to a permitted Auto Sales use.

NOTE: You are further advised that any aggrieved party has the legal right to appeal this decision to the Court of Common Pleas of Erie County, Pennsylvania, said appeal to be filed no later than thirty (30) days after notice of this decision.

Sincerely,



Amy Francis, Secretary
City of Erie Zoning Hearing Board
Cc: Zoning Office

CITY OF ERIE
ZONING HEARING BOARD APPLICATION

Appeal #: 13003 Index #: 2128-114 Hearing Date/Time: 5-14-24 / 1PM

Property Information

Property Address: 2010 Buffalo Rd.

Zoning District: _____ Current Land Use: _____

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

Owner / Applicant Information

Name of Owner: Murtada T. Alsaad

Owner Address: 2325 Parade St. Apt 2C

City: ERIE State: PA Zip Code: 16503

Telephone: 814-403-0515 Email: AlNasari@msh11.com

Name of Applicant (if different from owner): _____

Telephone: _____ Email: _____

Owner: _____ Tenant: _____ Contractor [Name]: _____

Type of Application / Appeal

_____ Variance – Type: X Use _____ Dimensional

_____ Special Exception Use

_____ Change of Non-Conforming Use

_____ Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Auto Dealership and Repair Shop.

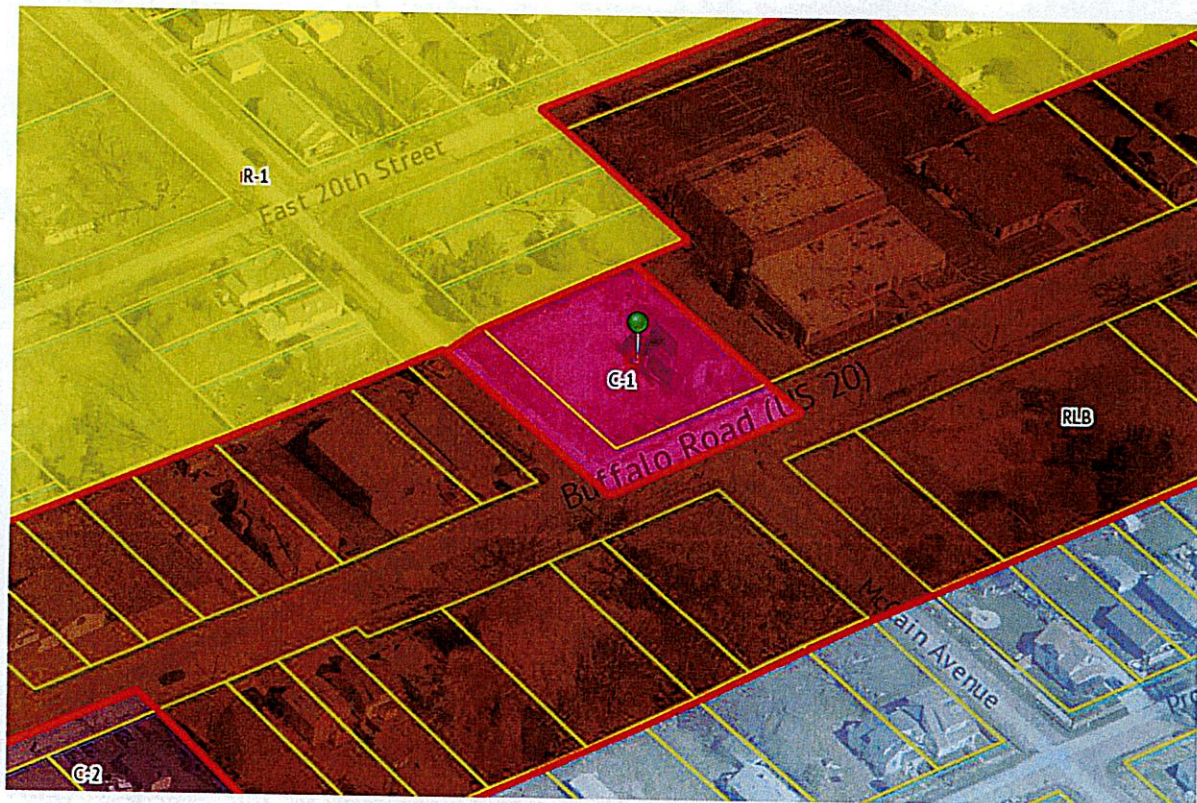
I/We believe that the Board should approve this request because... (Attach a separate narrative as needed – please refer to the quick tip guidance on the following page)

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.

Murtada Alsaad
Owner or Agent Signature

3-25-24
Date

Appeal 13003
2010 Buffalo Rd.
Erie, PA
Use Variance



Dear Members of the Zoning Hearing Board,

I am submitting a formal request for the rezoning of a designated area in our municipality to permit the development of a car dealership and an auto mechanic shop. After carefully evaluating the current resources in our area, it is clear that there is a significant need for additional automotive services to better serve our community.

I am writing to formally request a hearing to discuss a zoning variance needed for the property located at 2010 Buffalo Rd, Erie, PA 16510. We are currently operating as a car dealership and are looking to expand our services to include a dedicated car repair service. We possess the necessary tools and qualifications to implement this service effectively, which will serve as a valuable asset to the community and provide exceptional service.

Please allow me to emphasize the importance of revisiting our application for a zoning variance. This decision is critical to the enhancement of our community's welfare and safety.

Your consideration of this matter is highly appreciated.

Sincerely,
Murtada T. Al-Saad
2325 Parade St. Apt 2C Erie, PA 16504
Alsaad19@icloud.com



Google Street View photo from 2019, Buffalo Rd. view.



Google Street View photo from 2019, McCain Ave view.

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

Fee \$ 300

☒ Paid

Property Index No. 15021028011400

Appeal No. 13,003 - MAY 14, 2024

☐ 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 2010 BUFFALO RD
for AUTO REPAIR [IN ADDITION TO AUTO SALES]

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

Extreme Height as planned above curb: n/a Permitted: n/a

Front Yard Available: n/a Required: n/a

Front Yard Available (Corner lot): n/a Required: n/a

Side Yard Available (Combined): n/a Required: n/a

Side Yard Available (Least): n/a Required: n/a

Rear Yard Available: n/a Required: n/a

Lot Area per Family Available: n/a Required: n/a

Lot Coverage: n/a Maximum: n/a

Off Street Parking Spaces Available: _____ Required: _____

Size of Detached Access. Structure: n/a Maximum: n/a

☐ 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: MURTADA T AL-SAAD

Denied JSW Address: _____ Zip _____

Telephone _____ Date _____ 20____

Applicant Signature: MURTADA T AL-SAAD Relation to Owner: SAME

Reasons for refusal: AUTO REPAIR IS NOT A PERMITTED USE IN A C-1 ZONING DISTRICT

PER SECTION 204.6 OF ZONING ORDINANCE

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-

ZONING CERTIFICATE

CITY OF ERIE, PA.

Location... 2010 BUFFALO Rd
Zoning District... C-1 Index No. 2128-114
Permitted Occupancy... CAR WASH

Owner... STANLEY KRAWCZYK & JOHN NELSEN
Address... 664 PAYNE AVE

Lessee.....
Address.....

.....19..... APPROVED:.....

Zoning Officer