

August 13th, 2019
City of Erie, Pennsylvania
ZONING HEARING BOARD

The regular meeting of the Zoning Hearing Board will be held Tuesday, August 13th, 2019 at **1:00 P.M.**, in Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA.

- A G E N D A -

- 1. MEETING CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL AND DECLARATION OF QUORUM**
- 4. APPROVAL OF MINUTES July 9th, 2019 MINUTES AS RECEIVED**
- 5. OLD BUSINESS**

Resolution on Appeal 12,170, by Thos. Sebald & Glenwood Homeowners Assoc. et. al.

Pursuant to a Court Order (docket no. 10128-2018, Erie County Court of Common Pleas), this case, which was originally decided in October 2017, has been remanded back to the Zoning Hearing Board. The case has been remanded for reconsideration by the Board, based on a recent Pennsylvania Supreme Court ruling which was decided on issues similar to those heard in this matter. Based on this Supreme Court decision (Slice of Life LLC v. Hamilton Twp. Zoning Hearing Bd., 7 MAP 2018, 2019 WL 1870562, Pa. 2019), the Board is voting on a resolution that would reverse their original 2017 decision which upheld the Erie Zoning Office's determination in this case.

6. APPEALS TO BE HEARD:

Appeal No. 12,204 by Andrew Chinikidiadi. (Index#: 2017-100) concerning property located at 356 East 12th Street in a C-4 Traditional Neighborhood Commercial Zoning district. The appellant is seeing a use variance use this property for Auto Sales. Per Section 204.18 of the City of Erie Zoning Ordinance, Auto Sales are not a permitted use in a C-4 Zoning district.

Appeal No. 12,205 by Jessica Nelson (Index#: 4013-124) concerning property located at 713 Walnut Street, in an R-2 Medium Density Residential Zoning district. The appellant is seeing a use variance to operate a Rooming House at this location. Per Section 204.12 of the City of Erie Zoning Ordinance, rooming houses are not a permitted use in an R-2 Zoning district. The appellant is also seeking a variance from the parking requirement. Per Section 302: one (1) on-lot parking space per rentable unit is required for rooming houses.

7. ADJOURNMENT

Note: The regular meetings of the Zoning Hearing Board are located in Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA. Persons with a disability who wish to attend and require an auxiliary aid service or other accommodation to testify at the hearing should contact the City of Erie ADA Coordinator at (814) 870-1469 at least 48 hours in advance so that arrangements can be made.