

July 14th, 2020
City of Erie, Pennsylvania
ZONING HEARING BOARD

The regular meeting of the Zoning Hearing Board will be held Tuesday, July 14th 2020 at 1:00 P.M., via
For instructions to provide public testimony visit the City of Erie Homepage at www.erie.pa.us

- A G E N D A -

1. **MEETING CALL TO ORDER**
2. **ROLL CALL AND DECLARATION OF QUORUM**
3. **APPROVAL OF MINUTES FROM JUNE 9TH, 2020 MEETING**
4. **APPEALS TO BE HEARD**

Appeal No. 12,221 by Dena Rupp (Index#: 4001-119) concerning property located at 30 and 38 West 8th Street in the Masonic Temple Building. The appellant is seeking a use variance to operate an Animal Care Facility at this location. Per Section 204.17 of the City Zoning Ordinance, Animal Care Facilities are not a permitted use in a C-3 district.

Appeal No. 12,222 by Bernie Slomski (Index#: 5026-217) concerning property located at 604-06 East 23rd Street in an R-2 Zoning district. The appellant is seeking a dimensional variance for a 16' x 16' addition that exceeds permitted lot coverage. Per section 205 of the Zoning ordinance 50% coverage is permitted, 64% is being proposed.

Appeal No. 12,223 by the Sisters of Saint Joseph Neighborhood Network (Index#: 6009-203) concerning property located at 1816 Myrtle Street in an RLB- Residential Limited Business Zoning District. The appellant is seeking a dimensional variance to construct an accessory structure associated with an urban garden that exceeds the permitted square footage. Per Section 305.56(b.) of the Zoning Ordinance, Urban Garden accessory structures shall be no larger than 100 sq. ft. A 432 sq ft structure is proposed

Appeal No. 12,224 by Bhuwan Monger (Index#: 5161-108) concerning property located at 3304 McClelland Avenue in an Industrial Park Zoning District. The appellant is seeking a use variance to operate a Church at this location. Per section 206(B) of the City's Zoning Ordinance, Churches are not a permitted use in an Industrial Park.

Appeal No. 12,225 by Kulwant Lakhman (Index#: 6016-204) concerning property located at 607 West 18th Street in a C-4 Traditional Neighborhood Commercial Zoning District. The appellant is seeking use and dimensional variances to operate a Gasoline Station with associated Convenience Store at this location. Per Section 204.18 of the Zoning Ordinance Gasoline Service Stations are not a permitted use in a C-4 district; Per Section 305.43(b) Stores in a C-4 Zoning district shall not exceed 2,500 sq ft, and shall not have fuel pumps. The existing structure is 3,715 sq ft and pumps are proposed; Per Section 305.12 the building shall be at least 50' from as "R" district. The existing structure exists at 23' from the "R" district

Appeal No. 12,226 by Chester Vendetti (Index#'s: 5173-100, 103, 107 and 5241-101 and 5174-100, 101, 103) concerning seven parcels located at the northeast corner of McClelland Avenue and the Bayfront Connector. The appellant is seeking use variances to create a Planned Residential Development on these parcels. Per section 204.16 of the Ordinance, Planned Residential Developments are not permitted in the C-2 Zoning District, and per Section 204.17 Planned Residential Developments are not permitted in C-3 Zoning districts.

5. ADJOURNMENT

Note: This regular meetings of the Zoning Hearing Board will be conducted via Zoom webinar. 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.