

Zoning Hearing Board

City of Erie, Pennsylvania

November 10, 2020

-Agenda-

The regular meeting of the Zoning Hearing Board will be held Tuesday, November 10, 2020 at 1:00 P.M., via zoom webinar

For instructions to provide public testimony visit the City of Erie Homepage at www.erie.pa.us

1. MEETING CALL TO ORDER
2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Edward Dawson, Chair		
Mike Hornyak, Vice-Chair		
Jeffrey Johnson		
Selena N. King		
vacant		

3. APPROVAL OF MINUTES FROM OCTOBER 13, 2020 MEETING
4. APPEALS TO BE HEARD

Appeal No. 12,233 by Delta Real Estate LLC (Index #: 2102-324) concerning property located at 1320 East 11th Street. The appellant is seeking a dimensional variance to expand a nonconforming use that exceeds the permissible 50% maximum increase. Per Section 301.20, a lawful nonconforming use shall only be expanded if it does not exceed a 50% maximum increase, in aggregate, over the entire life of the nonconformity. The maximum permitted expansion would be 1,842 square feet, a 7,482 square feet expansion is proposed.

Appeal No. 12,234 by City of Erie School District (Index #: 6201-100) concerning property located at 2300 Cranberry Street. The appellant is seeking a use variance to operate a Day Care Center in an R-2 zoning district. Per section 204.12 of the City Zoning Ordinance, Day Care Centers are not a permitted use in an R-2 district.

Appeal No. 12,235 by Michael Simmons (Index #: 2121-201) concerning property located at Parcel Number 2121-201. The appellant is seeking a dimensional variance to construct a single family dwelling in an R-1 Zoning District. Per section 205 of the City Zoning Ordinance, the minimum total width of side yards is 15 feet, with the minimum width of the least side yard being 5 feet. The proposed side yard total is 6 feet, with the width of the least side yard being 3 feet. Per section 205, the maximum lot coverage in an R-1 Zoning District is 35%, a 47% lot coverage is proposed.

Appeal No. 12,236 by PE REAL ESTATE HOLDINGS, LLC (Index #: 4038-114) concerning property located at 946 West 2nd Street. The appellant is seeking a dimensional variance to construct a 10 unit, three story multiple family dwelling. Per section 205.11 of the City Zoning Ordinance, the required front yard setback must be the average depth of the existing structures located between two intersecting streets +/- five (5) feet. The front yard average is 7.5 feet, a 159 feet front yard setback is proposed.

5. ADJOURNMENT

Note: This regular meeting 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.