

Zoning Hearing Board

City of Erie, Pennsylvania

December 8, 2020

-Agenda-

The regular meeting of the Zoning Hearing Board will be held
Tuesday December 8, 2020 at 1:00 PM via Zoom webinar

For instructions to provide public testimony visit the City of Erie website at:
<https://cityof.erie.pa.us/zoning-hearing-board/>

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 November 10, 2020 MEETING
4. APPEALS TO BE HEARD

Appeal No. 12,237 by Technical Graphics (Index #: 1001-209 & 1009-208) concerning property located at 257 and 263 East 2nd Street. The appellant is seeking a dimensional variance to construct a 2-Family dwelling in a W-R Zoning District. Per Section 205 of the City Zoning Ordinance, the maximum lot coverage for this zone is 50%. A lot coverage of 68% is being proposed. Section 205.23 requires garage doors facing the street to be 20 feet from the property line. A garage door distance of 6'-1" from the property line is being proposed.

Appeal No. 12,238 by Richard & Associates (Index #: 4014-111) concerning property located at 439 W 5th Street in an R-2 Zoning District. The appellant is seeking a dimensional variance to subdivide the parcel in which a 2-Family dwelling currently exists. Per Section 205 of the Zoning Ordinance, the minimum lot area per family is 3,000 Square Feet. A lot area of 2,475 Square Feet per family is proposed.

Appeal No. 12,239 by Richard & Associates (Index #: 4014-110) concerning property located at 435 W 5th Street in an R-2 Zoning District. The appellant is seeking a dimensional variance to subdivide the parcel in which a 3-Family dwelling currently exists. Per Section 305.24 of the Zoning Ordinance, the minimum lot area per family is 2,000 Square Feet. A lot area of 1,650 Square Feet per family is proposed.

Appeal No. 12,240 by Child Development Services (Index #: 2007-212, 211, 210, 208) concerning property located at Property Index number 2007-212, 211, 210, 208 The appellant is seeking a dimensional variance to construct a Day Care Center in a C-3 Zoning District. Per Section 205.29 of the Zoning Ordinance, no front yard setback is permitted in the C-3 district. A front yard setback of 51 feet is being proposed.

Appeal No. 12,241 by PE REAL ESTATE HOLDINGS, LLC (Index #: 4039-206, 4039-207) concerning property located at 824 and 828 West 2nd Street in a W-R zoning district. The appellant is seeking a dimensional variance to construct a 9 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 setback average is 7 feet. A front yard setback of 84.6 feet is being 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.