

June 11, 2013
City of Erie, Pennsylvania
ZONING HEARING BOARD
1:00 P.M.

The regular meeting of the Zoning Hearing Board will be held Tuesday, June 11, 2013 at **1:00 P.M.**, in City Council Chambers, Municipal Building, 626 State Street.

- A G E N D A -

THE FOLLOWING APPEALS WILL BE HEARD:

Continuance of Appeal No. 12,038 by Taco Bell (2007-110) concerning property located at 1121 French Street in a C-2 district. The appellant is appealing the zoning office's decision regarding screening requirements as outline in Section 307. Per Section 307 of the Erie City Zoning Ordinance, for every new commercial development hereinafter established in the City of Erie, one tree is to be planted along all street frontages of the property for every 30 feet of frontage. This is a continuance of their appeal from May 14, 2013.

Appeal No. 12,039 by Sandra Franco (5142-212) concerning property located at 2621 Fairmont Pkwy in an R-1A district. The appellant is seeking a dimensional variance to construct an 832 square foot detached accessory structure one foot from the side and rear property lines that would replace and existing nonconforming detached accessory structure. Per Section 205.18 of the Erie City Zoning Ordinance, a detached accessory structure shall be located at least three (3) feet from any side and/or rear property line and shall be no larger than seven hundred and twenty (720) square feet in size.

Appeal No. 12,040 by Waterstone Homes, LLC (5005-119) concerning property located at 2115 French Street in an R-2 district. The appellant is seeking a dimensional variance to convert an existing single family dwelling to a two family dwelling. Per Section 205 of the Erie City Zoning Ordinance, a two family dwelling requires 6,000 square foot lot size. The lot is 1,705 square feet.

Appeal No. 12,041 by Verizon Wireless (5093-102) concerning property located at 2146 McKinley Ave in an M-2 district. The appellant is proposing a communication tower. Per Section 204.20 of the Erie City Zoning Ordinance, communication towers are a special exception in the M-2 district and shall be referred to the Zoning Hearing Board for approval.

Appeal No. 12,042 by Joseph and Debra Gamble (6006-219) concerning property located at 262 West 21st Street in an R-2 district. The appellants are seeking a dimensional variance to continue to use this property as a four family dwelling. Per Section 305.24a of the Erie City Zoning Ordinance, a 4 family dwelling is permitted in the R-2 district provided that each dwelling has at least two thousand square feet of lot area per family. There is currently 1,250 square feet of lot area per family.

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