

March 11, 2014
City of Erie, Pennsylvania
ZONING HEARING BOARD
1:00 P.M.

The regular meeting of the Zoning Hearing Board will be held Tuesday, March 11, 2014 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:

Appeal No. 12,058 by Deden Sulaeman (2133-110) concerning property he owns located at 1936 Wagner Avenue in an R-1 district. The appellant is seeking a dimensional variance to construct an attached garage. Per Section 205 of the Erie City Zoning Ordinance, the side yard requirements for an addition in the R-1 district are a minimum of 5' with a total of 15' for the side yard. The appellant is proposing a 1' minimum with a total of 6'.

Appeal No. 12,059 by Gary L. Fleming (4031-207) concerning property he owns located at 1001-03 West 6th Street in an R-2 district. The appellant is seeking a nonconforming change of use from retail and a single family dwelling to an eating and drinking establishment and a single family dwelling. Per Section 301.20 of the Erie City Zoning Ordinance, a nonconforming change of use shall be referred to the Zoning Hearing Board.

Appeal No. 12,060 by Baldwin Brothers Inc. (6210-127) concerning property they own located at 1812-16 West 24th Street in an R-1 district. The appellant is seeking two dimensional variances for a subdivision on the lot. Per Section 205 of the Erie City Zoning Ordinance, the lot size for a single family dwelling in R-1 is 6,000 square feet. Lot A will be 4,995 square feet and Lot B will be 5,589 square feet. The side yard setback requirements per Section 205 require a minimum of 5' with a combined total of 15' in the R-1 district. Lot A will have a minimum of 1.6' with a combined total of 9.6'. Lot B will have a minimum of 2.6' with a combined total of 13'.

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