

**May 13, 2014**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board will be held Tuesday, May 13, 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. 12,065 by Ruth Thompson (2104-307)** concerning property located at 1455 East 10<sup>th</sup> Street in an M-1 district. The appellant is seeking a nonconforming change of use from a professional service to an animal care facility. 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. 12,066 by Keystone Electric (1005-134)** concerning property at 100 Erie Insurance Place in a C-3 district. The appellant is seeking a height variance to construct a 14' high enclosure around a generator. Per Section 205.19 of the Erie City Zoning Ordinance, enclosures within a non-residential district shall not exceed eight (8) feet six (6) inches.

**Appeal No. 12,067 by P&C Offices II, Inc. (3035-132)** concerning property they own located at 650 W 10<sup>th</sup> Street in an R-2 district. The appellant is seeking a dimensional variance for lot size to convert a single family dwelling to a three family dwelling. Per Section 305.24 of the Erie City Zoning Ordinance, in the R-2 district, a three family dwelling is permitted provided each dwelling has at least 2,000 square feet of lot area per family. There is currently 1,925 square feet of lot area per family.

**Appeal No. 12,068 by Todd Morton (6131-118)** concerning property he owns located at 1350 West 35<sup>th</sup> Street in an R-1A district. The appellant is seeking a dimensional variance for the side yard setbacks for an 18'X20' addition. Per Section 205 of the Erie City Zoning Ordinance, the minimum side yard setback is 3' with a 6' minimum total. The proposed setback is a minimum of +/- 1' with a total of +/- 5'.

**Appeal No. 12,069 by ECHO GetGo Partners 2004, LP (3104-103)** concerning property they own located at the northwest intersection of West 12<sup>th</sup> Street and Greengarden Road in an M-1 district. The appellant is seeking a use variance to convert a parking lot to a convenience store with gas pumps and car wash. Per Section 204.19 of the Erie City Zoning Ordinance, a convenience store with gas pumps and a car wash are not permitted in M-1.

ZONING HEARING BOARD