

**July 8, 2014**  
**City of Erie, Pennsylvania**  
**ZONING HEARING BOARD**  
**1:00 P.M.**

The regular meeting of the Zoning Hearing Board will be held Tuesday, July 8, 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. 12,073 by Drew and Mary Larson (3122-317)** concerning property they own located at 2017 Rudolph Ave in an M-1 district. The appellants are seeking two dimensional variances for the side and rear setbacks for an addition. Per Section 205 of the Erie City Zoning Ordinance, the required side yard setback is 10' minimum and 20' total. The appellants are proposing a 0' minimum and 10' total. Per Section 205 of the Erie City Zoning Ordinance, the required rear yard setback is 30'. The appellants are proposing a 4' setback.

**Appeal No. 12,074 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 two family dwelling. Per Section 205 of the Erie City Zoning Ordinance, in the R-2 district, a two family dwelling is permitted provided each dwelling has at least 3,000 square feet of lot area per family. There is currently 2,887.5 square feet of lot area per family.

**Appeal No. 12,075 by Pyramid Network Services (4026-100)** concerning property located at 816 Park Ave in an R-2 district. The appellant is proposing a communication antenna at this address. Per Section 204.12 of the Erie City Zoning Ordinance, communication antennas are a special exception in the R-2 district and shall be referred to the Zoning Hearing Board for approval.

**Appeal No. 12,076 by Nicholas C. Scott** concerning property located north of the Bayfront Parkway between State and Holland Streets and identified by the tax parcel ID's 1046-101, 112, 128, 136, 142, 146, and 147 in a WC district. The appellant is seeking height variance of 123'6" for a mixed-use development of commercial, hotel, and multifamily residential uses. Per Section 205 of the Erie City Zoning Ordinance, the maximum height of a commercial structure or hotel in the WC district is 50'. The maximum height for a multifamily residential use in the WC district is 100'.