

October 10, 2017
City of Erie, Pennsylvania
ZONING HEARING BOARD
1:00 P.M.

The regular meeting of the Zoning Hearing Board will be held Tuesday, October 10, 2017 at **1:00 P.M.**, in Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA.

- A G E N D A -

THE FOLLOWING APPEALS WILL BE HEARD:

Appeal No. 12,164 by Maria Schamber (Index#: 4024-215) concerning property located at 205 Liberty Street in a WR district. The appellant is seeking a dimensional variance for a 12'x20' detached garage. Per Section 205.18 of the Erie City Zoning Ordinance, detached accessory structures must be a minimum of 3 feet from the side property line; 1 foot is proposed.

Appeal No. 12,165 by Amanda Buchner Fadely (Index#: 5073-101) concerning property located at 3119 Pine Avenue in an R-1 district. The appellant is seeking a use variance for a two family dwelling. Per Section 204.10 of the Erie City Zoning Ordinance, two family dwellings are not a permitted use in an R-1 district.

Appeal No. 12,166 by LPUSA LTD (Index#: 3018-204) concerning property located at 337 West 12th Street in an M-2 district. The appellant is seeking a use variance for auto sales (truck and trailer rentals). Per Section 204.20 of the Erie City Zoning Ordinance, auto sales (truck and trailer rentals) are not a permitted use in an M-2 district.

Appeal No. 12,167 by School District of the City of Erie (Index#: 6201-100) concerning property located at 2300 Cranberry Street in an R-2 district. The appellant is seeking a special exception for a tower-based wireless communications facility. Per Section 204.12 of the Erie City Zoning Ordinance, wireless communications facilities are a special exception use in an R-2 district.

Appeal No. 12,168 by St. Vincent Health Center (Index#: 6008-105) concerning property located at 225 West 25th Street in an RLB district. The appellant is seeking a use variance for a power plant, and a dimensional variance for the height of the structure. Per Section 204.13 of the Erie City Zoning Ordinance, power plants are not a permitted use in an RLB district. Per Section 205, the maximum height of structures is 35 feet; 57' 10" is proposed.

Appeal No. 12,169 by George Dieter III etal (Index#: 2102-313) concerning property located at 1305 East 10th Street in an R-2 district. The appellant is seeking a change of a non-conforming use from a service garage to light manufacturing; and dimensional variances for lot coverage, rear yard setback, and expansion of a non-conforming use. Per Section 205 of the Erie City Zoning Ordinance, the maximum lot coverage is 50%; 81% is proposed. Per Section 205, the minimum rear yard setback is 20 feet; 1 foot is proposed. Per Section 301.20, an expansion of a non-conforming use is not to exceed 50%; 71.4% is proposed.

Appeal No. 12,170 by Thomas Sebald (Index#: 5319-203) concerning property located at 4706 Upland Drive in an R-1 district. The appellant is appealing the determination of the zoning officer classifying the use of the property as a “one-family dwelling”. The appellant contends the property should be classified as “other structure used for transient occupancy”.

Appeal No. 12,171 by Karar Al Dafaai (Index#: 1010-100) concerning property located at 732 Parade Street in a C-4 district. The appellant is seeking a dimensional variance for 298 square feet of signage. Per Section 303.12 of the Erie City Zoning Ordinance, signage on this property is not to exceed 48 square feet; 298 square feet is proposed.

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Note: The regular meetings of the Zoning Hearing Board are located in Council Chambers, City of Erie Municipal Building, 626 State Street, Erie PA. Persons with a disability who wish to attend and require an auxiliary aid service or other accommodation to testify at the hearing should contact the City of Erie ADA Coordinator at (814) 870-1469 at least 48 hours in advance so that arrangements can be made.