
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, July 8, 2025 at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Recordings of the ZHB meetings are available on the City of Erie website at: <https://www.youtube.com/@CityofErie/videos>.

1. MEETING CALL TO ORDER
2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Jeffrey Johnson, Chair		
Edward Dawson, Vice Chair		
Laura Guncheon		
Selena N. King		
Tom Sebald		

3. APPROVAL OF May 13, 2025 MEETING MINUTES
4. OLD BUSINESS
5. APPEALS TO BE HEARD –

Appeal No. 13,319 by Steve Spearman concerning a property located 524 W. 17th St. [16-3026-237] located in an R-2 Residential zoning district. The appellant is requesting a Dimensional variance for a an 'Addition'. Per Section 205.5 of the ordinance, the minimum rear yard setback is 20', 4' is proposed.

Appeal No. 13,320 by Greg Gatti concerning a property located at 2105 S. Manor Dr. [16-3137-109] located in an R-1 Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Detached Garage'. Per Section 205 the maximum size for a detached accessory structure is 720 sqft and 15' high, 1440 sqft and 16' high is proposed.

Appeal No. 13,321 by Frank Gresh concerning a property located at 2226 June St. [18-5131-400] located in an R-1A Traditional Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Detached Garage'. Per Section 205 the maximum size for a detached accessory structure is 720 sqft, 1200 sqft is proposed. Per 205.9 the maximum height is 15', 16' high is proposed.

Appeal No. 13,322 by Hussain Al-thabhwawi concerning a property located at 1240 Buffalo Rd [15-2106-125] located in an RLB Residential Limited Business and R-2 Medium Density Residential zoning district. The appellant is requesting a Use variance for a proposed 'Auto Repair' business. Per Section 204.5, 'Auto Repair' is not a permitted use.

6. ADJOURNMENT

To participate via Zoom, you must pre-register for the Zoom webinar and join from a PC, Mac, iPad, iPhone or Android device. Register for this webinar at –

<https://erie-pa-us.zoom.us/j/82333504031?pwd=IFiFCqapOFNatbZMGyT2NarYIZRZPM.1>

NOTE: Persons with a disability who wish to be heard and require accommodation please contact (814) 870-1111 at least 48 hours in advance so that arrangements can be made.

ZHB meeting agendas and exhibits are available on the City's website at:

[https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20\(Hearing%20Board\)](https://ecode360.com/ER3969/documents/Agendas?category=Zoning%20(Hearing%20Board))

For more information about the Zoning Hearing Board, please visit the City of Erie website at:

<https://cityof.erie.pa.us/government/authorities-boards-and-commissions/#ZHB>