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# City of Erie

## Zoning Hearing Board

### Erie, Pennsylvania

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### AGENDA

The regular meeting of the Zoning Hearing Board will be held **Tuesday, March 12, 2024** at 1:00 PM in City Council Chambers, 626 State Street, Erie PA. The meeting is also accessible via Zoom Webinar [instructions below]. Residents can watch the live stream and/or recordings of the ZHB meetings on the City of Erie's YouTube Page (<https://www.youtube.com/@CityofErie>).

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 FEBRUARY 13, 2024 MEETING MINUTES
4. APPEALS TO BE HEARD

Appeal No. 13,001 by SEYBOLDT RONALD UX GLANCY KIM concerning property located at the northeast corner of E 42<sup>nd</sup> Street and Davison Avenue, Erie PA [Taxpin: 18052052021201] in an R-1 Low Density Residential zoning district. The appellant is requesting a dimensional variance for a proposed One-Family Dwelling with an attached garage. Per Section 205.11 of the [City of Erie Zoning Ordinance](#), the Minimum Front Yard Depth requirement along East 42<sup>nd</sup> Street is thirty [30] feet +/- five feet; ten [10] feet is proposed.

5. OLD BUSINESS
6. ADJOURNMENT

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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://events.zoom.us/ev/Aj35bfqYLdFuck54Lwugpc7S2r3ngKoC9yXelloLELbBkFQe6hP9~AggLXsr32QYFjq8BIYLZ5I06Dg>

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>

# APPEAL 13,001



**CITY OF ERIE  
ZONING HEARING BOARD APPLICATION**

Appeal #: 13,001 Index #: \_\_\_\_\_ Hearing Date/Time: MAR 12, 2024 @ 1 PM

**Property Information**

Property Address: Parcel 18-052-0-212.01 Lot 22A 40x180' irr.

Zoning District: \_\_\_\_\_ Current Land Use: vacant lot

Has a previous application of appeal been filed? Yes /  No Appeal No(s) \_\_\_\_\_

**Owner / Applicant Information**

Name of Owner: Ronald Seyboldt ux Kim Glaney

Owner Address: 1034 E 32<sup>nd</sup> St

City: Erie State: PA Zip Code: 16504

Telephone: (814) 806 6039 Email: ronseyboldt88@gmail.com

Name of Applicant (if different from owner): N/A

Relationship to Owner: N/A

Telephone: N/A Email: N/A

**Type of Application / Appeal**

- Variance – Type: \_\_\_\_\_ Use \_\_\_\_\_ Dimensional  
 Special Exception Use  
 Change of Non-Conforming Use  
 Appeal of Determination of Zoning Officer

Proposed Use or Improvement: Single Family Home

I/We believe that the Board should approve this request because... (Attach a Justification Narrative and/or Variance Criteria Worksheet (Exhibit A) – please refer to the quick tip guidance on the following page)

See Exhibit A

I/We hereby certify that all the above statements and the statements contained in any attached plans submitted here within are true to the best of my/our knowledge and belief.

Ronald Seyboldt  
Owner or Applicant Name

[Signature]  
Owner or Applicant Signature

1/27/2024  
Date

City of Erie

Attn: Zoning Board

Re: vacant lot on the north east corner of East 42nd Street and Davison Ave.

January 30, 2024

In roughly 2017 my wife fell ill and we decided to sell our house at 1550 E. 42<sup>nd</sup> St. but not without speaking to the city first. We asked if we could keep the corner lot out of the sale so we could build on it when she beat her cancer. We were assured it could be done. It would most likely need a variance, but due to the oddity of the lot, it should not be a problem. At this point, we put in months of time and lots of money and got the lots separated.

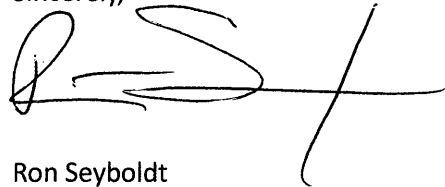
Now about 6 years later, unfortunately my wife no longer at my side due to her passing in 2020, I want to finish our plans to build on our corner lot on the north east corner of East 42<sup>nd</sup> St. and Davison Ave.

As I mentioned, the lot is an irregular lot in that it is 40 ft. wide and 180 ft. long. The 40 ft. faces Davison Ave. and the 180 ft. runs on the East 42<sup>nd</sup> Street side. This leads us to want to build a single family ranch home facing East 42<sup>nd</sup> St. with the driveway entrance to the attached garage on the Davison Street end of the lot. Placing the home in this position should not cause any obstructions, intrusions, or any problems for any of the surrounding property owners or roadways in the area.

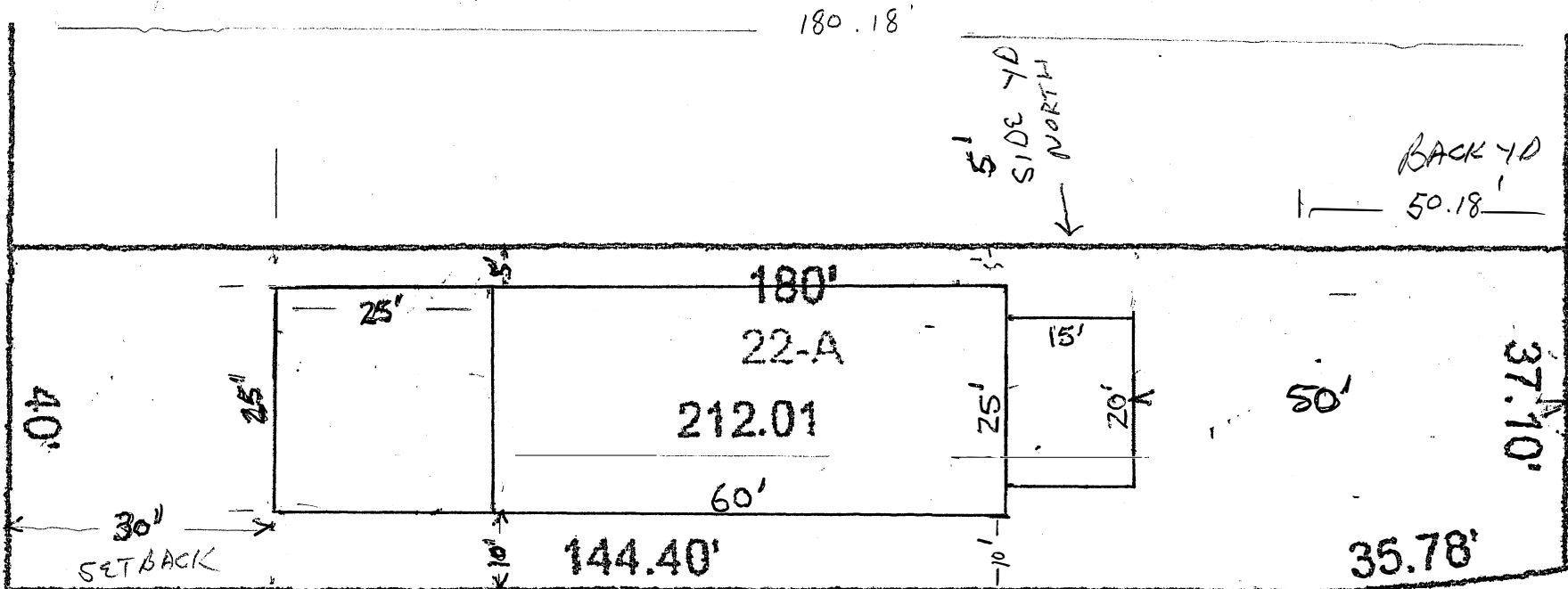
I will be able to meet the 25' to 35' setbacks on the Davison Ave. end of the house, the 5' set off of the property line to the north, and the 40' set off of the east end/rear property line. The only variance I believe needed is the East 42<sup>nd</sup> St. setback. I can get a 10' set back versus the 20' to 25' to 30' set back in the area. I know the front end of the house will be facing south (East 42<sup>nd</sup> St.), but entry to the home will be off Davison Ave. through the garage.

Thank you for your consideration of this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'RS', with a long horizontal stroke extending to the right and a vertical stroke extending downwards from the end of the horizontal stroke.

Ron Seyboldt



60'

APPLICATION FOR BUILDING PERMIT and/or ZONING CERTIFICATE  
City of Erie, Pennsylvania

Fee \$ 300.00

Paid

Property Index No. 18052052021201

Appeal No. 13,001

Building Change

I, the undersigned, hereby make application to construct a One-Family Dwelling on  
my property located at northeast corner of E 42nd St & Davison Ave

Use Change

I, the undersigned, hereby make application to use my property located at above  
for One-Family Dwelling [permitted use]

ZONING DISTRICT: R-1 No. of Buildings intended: 1 No. of Stories: 1

Extreme Height as planned above curb: OK Permitted: 35'

Front Yard Available: 30' OK Required: avg. +/- 5 feet [ 30' avg.]

Front Yard Available (Corner lot): 10' NC Required: avg. +/- 5 feet [ 30' avg.]

Side Yard Available (Combined): 55' OK Required: 15'

Side Yard Available (Least): 5' OK Required: 5'

Rear Yard Available: NA Required: NA

Lot Area per Family Available: 6,970 OK Required: 6,000 SF [205.10]

Lot Coverage: 2,425 OK Maximum: 35% - 2,440 SF

Off Street Parking Spaces Available: OK Required: 1

Size of Detached Access Structure: NA Maximum: 720 SF

Conforming

Non-Conforming

Special Conditions: \_\_\_\_\_

*The general shape of my lot and location of all existing and proposed buildings are accurately set forth in the plan on the back of this sheet.*

Approved \_\_\_\_\_

Owner: SEYBOLD TROMBAUX GL AN KM

Denied JSW

Address: 1034 E 32ND ST, ERIE PA Zip 16504

Telephone \_\_\_\_\_ Date \_\_\_\_\_ 20\_\_\_\_

Applicant Signature: \_\_\_\_\_

Relation to Owner: \_\_\_\_\_

Reasons for refusal: \_\_\_\_\_

PER SECTION 205.11, THE REQUIRED FRONT YARD SETBACK ON E 42ND ST IS  
THIRTY [30] FEET +/- FIVE FEET; TEN [10] FEET IS PROPOSED

**APPEAL FOR HEARING TO THE ZONING HEARING BOARD:**

I, the undersigned owner, hereby make application for a hearing in regard to the building as per the plan and data herein shown, which does not comply with Zoning Ordinance No. 80-2005 and amendments hereto.

Owner's Signature \_\_\_\_\_

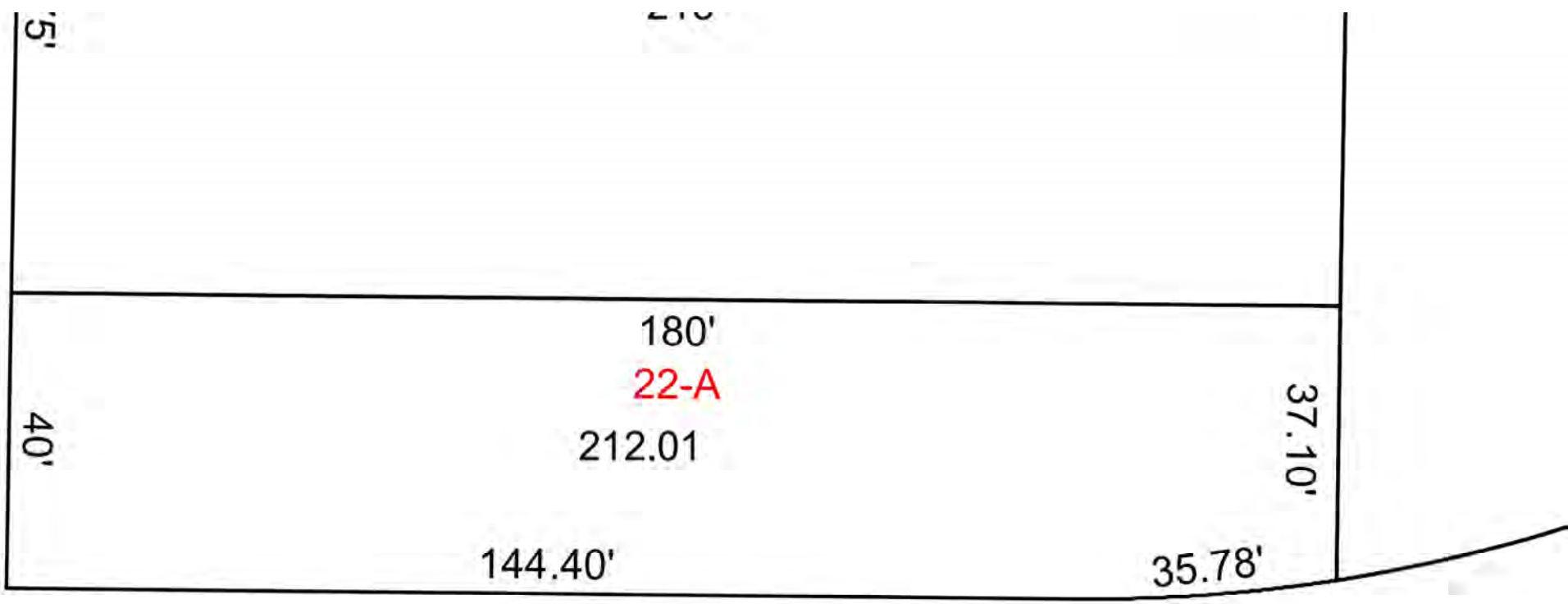
Appeal heard \_\_\_\_\_ 20\_\_\_\_

Signed \_\_\_\_\_

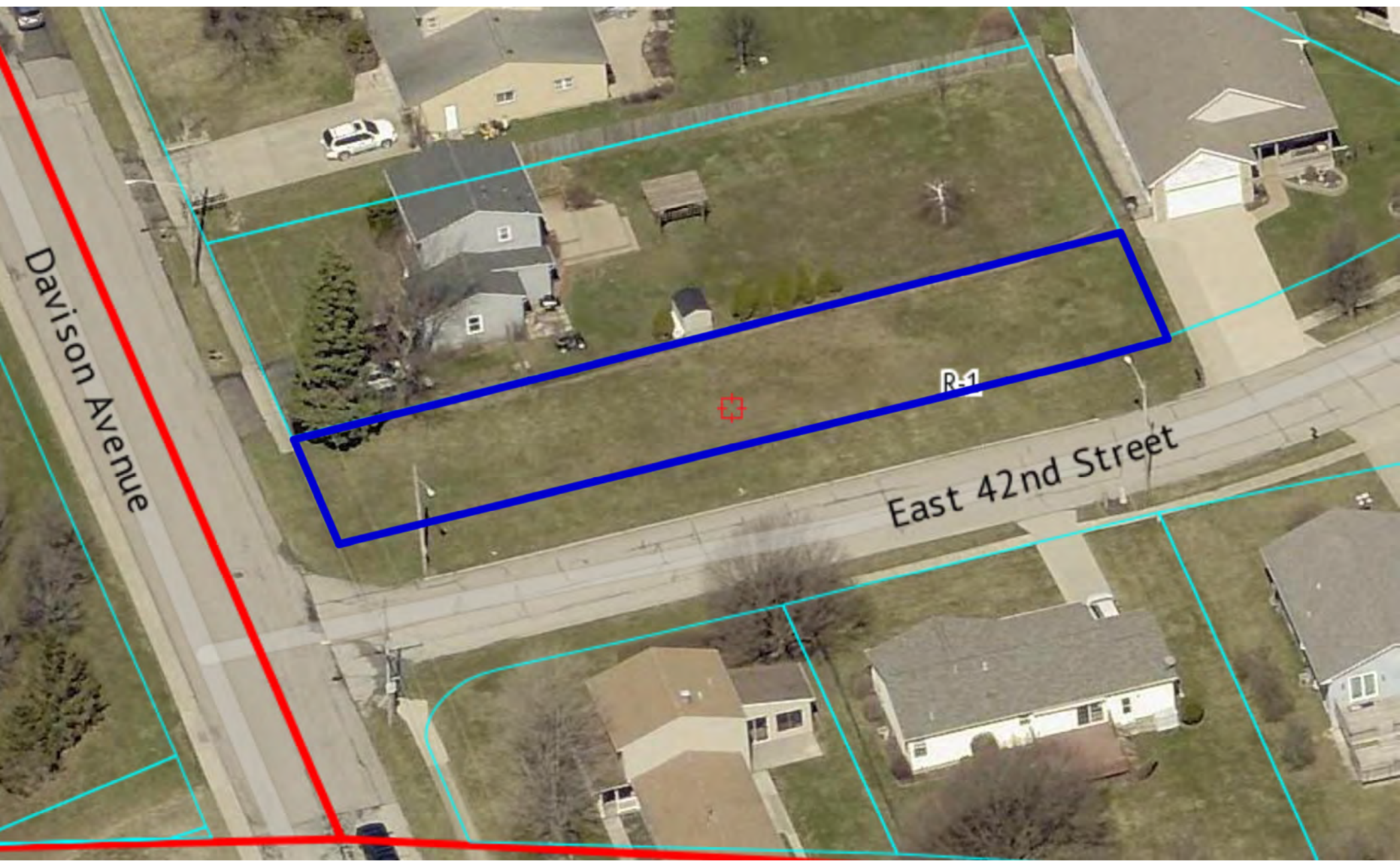
Approved \_\_\_\_\_ 20\_\_\_\_

Denied \_\_\_\_\_ 20\_\_\_\_

**-SEE ATTACHED DECISION-**







Davison Avenue

East 42nd Street

R-1

