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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, April 14, 2026, at 1:00 PM in City Council Chambers, 626 State Street, Erie PA.

1. MEETING CALL TO ORDER

2. ROLL CALL AND DECLARATION OF QUORUM

Member Name	Present	Absent
Laura Guncheon, Chair		
Selena King, Vice Chair		
Edward Dawson		
Jeffrey Johnson		
Tom Sebald		
Amy Francis, Secretary		

3. NEW BUSINESS-

4. APPROVAL OF MARCH 10, 2026 MEETING MINUTES

5. VOTING AND ANNOUNCEMENT OF OUTSTANDING DECISIONS- NONE

6. CONTINUED HEARINGS- NONE

7. HEARING OF CASES (APPEALS TO BE HEARD)-

13330- Appeal No. 13,330 by Timothy Hoover of EQUITY TRUST COMPANY CUSTODIAN FBO concerning a property located at 302 Cherry St [17-4021-107] located in an R-2 Medium Density Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Two-Family Dwelling' with a 'Garage Door' to be added for storage area. Per [Section 205.14](#) of the ordinance, Minimum distance between any street property line and any garage doors facing same shall be 20 feet with a clear, unobstructed clear sight area extending five feet on either side of the driveway at the street property line and five feet deep, proposed is a 12' setback.

13331 Appeal No. 13,331 by Timothy E Hoover concerning a property located at 319 E. 2nd St. [17-4012-219] located in a W-R Waterfront Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'One-Family Dwelling'. Per [Section 205.2](#) of the ordinance, the required depth of front yard for the proposed structure shall be the average depth of the existing structures located between two intersecting streets within a tolerance of plus or minus five feet, a front yard setback of 69' is proposed.

13332 Appeal No. 13,332 by Steven Hurlbert, on behalf of Janet Gowen concerning a property located at 322 Chautauqua Blvd [14-1127-202] located in an R-1A Low Density Residential zoning district. The appellant is requesting a Dimensional variance for a proposed 'Shed'. Per [Section 205.9](#) of the ordinance, detached accessory buildings shall be located in the side or rear yard of the principal building, the front yard area is proposed.

13333- Appeal No. 13,333 by James Bruno, on behalf of Purple Rock, LLC concerning a property located at 2104 Hampton Rd. [19-62-12-405] located in an R-1 Low Density Residential zoning district. The appellant is requesting a Use variance for a proposed 'Eating and Drinking Establishment' business. Per [Section 204.1](#), 'Eating and Drinking Establishment' is not a Permitted Use.

13334- Appeal No. 13,334 by Adam Trott, on Eagles Nest Leadership Corp, concerning the properties located at 1117-1133 Pennsylvania Ave. [15-2048-103], 1124 Pennsylvania Ave. [15-2046-103], and 1117 Pennsylvania Ave. [15-2048-230] located in an R-2 Medium Density Residential zoning district. The appellant is requesting a Special Exception Use for a proposed 'School' 'business. Per [Section 204.3](#), ' is a Special Exception Use.

8. UNFINISHED BUSINESS- NONE

9. ADJOURNMENT

How to Provide Public Testimony Members of the public have multiple ways to comment on Hearing and Action agenda items; you may:

- Email [afrancis@erie.pa.us](mailto:afrancis@erie.pa.us). Email testimony will be accepted until noon on the business day before the meeting.
- Send a letter to the Bureau of Planning & Zoning, 626 State St, Erie, PA 16501. Mailed testimony must be received by two business days before the meeting.

Public testimony can be provided in person at City Hall or via Zoom. Anyone who requires an accommodation for effective communication or a modification of policies or procedures to participate in a program, service, or activity provided by the City of Erie should contact the City ADA Coordinator as soon as possible but no later than two business days before the event: [msala@erie.pa.us](mailto:msala@erie.pa.us)

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://www.erie.pa.us/government/authorities,\\_boards\\_and\\_commissions/zoning\\_hearing\\_board.php](https://www.erie.pa.us/government/authorities,_boards_and_commissions/zoning_hearing_board.php)