
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, August 11, 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- NONE

4. APPROVAL OF MEETING MINUTES - NONE

5. VOTING AND ANNOUNCEMENT OF OUTSTANDING DECISIONS - NONE

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

APPEAL 13,340:

JNB Development, LLC, for property located at 148 Niagara Point Drive (17-4037-305), seeking a dimensional variance to expand a nonconforming use (one-family dwelling) in a W-C Waterfront Commercial district. Per section [301.2\(b\)](#) of the Erie City Zoning Ordinance, the maximum expansion of a nonconforming use is 50%.

APPEAL 13,341:

Sean and Lynnette Ferry, for property located at 3506 Bird Drive (18-5147-303), seeking a front yard setback and garage door setback variance for a garage addition in an R-1 Low Density Residential. Per section [205.2](#) of the Erie City Zoning Ordinance, the front yard setback is the average of the block +/- 5'. Per section [205.14](#) of the Erie City Zoning Ordinance, garage doors facing a street property line shall be 20'.

7. UNFINISHED BUSINESS- NONE

8. REORGANIZATION MEETING

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.

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: twilliams@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>