
City of Erie

Zoning Hearing Board

Erie, Pennsylvania

AGENDA

The regular meeting of the Zoning Hearing Board will be held Tuesday, February 10, 2026 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. ELECTION OF 2026 OFFICERS
4. EXECUTIVE SESSION- ZHB SOLICITOR CONTRACT
5. NEW BUSINESS- SOLICITOR CONTRACT FOR 2026
6. APPROVAL OF DECEMBER 10, 2025 MEETING MINUTES
7. VOTING AND ANNOUNCEMENT OF OUTSTANDING DECISIONS- NONE
8. CONTINUED HEARINGS- NONE
9. HEARING OF CASES (APPEALS TO BE HEARD)

THE FOLLOWING APPEAL WILL BE HEARD:

Appeal No. 13,329 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 'Three-Family Dwelling'. Per [Section 205](#) of the ordinance, the minimum lot area

per family is 2000 sqft per family, 4125 sqft of lot area is proposed.

10. UNFINISHED BUSINESS- NONE

11. 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>

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**CITY OF ERIE
ZONING HEARING BOARD APPLICATION**

Appeal #: _____ Index #: _____ Hearing Date/Time: _____

Property Information

Property Address: 302 CHERRY ST
Zoning District: R-2 Current Land Use: CHURCH / RZ
Has a previous application of appeal been filed? Yes No Appeal No(s) _____

Owner / Applicant Information

Name of Owner: EQUITY TRUST CUSTODIAN TBO 266323205 - TIM HOWEK
Owner Address: P.O. BOX 8086
City: ERIE State: PA Zip Code: _____
Telephone: 814-323-4265 Email: HOWEKINTERIORSOFERIE@GMAIL.COM
Name of Applicant (if different from owner): _____
Relationship to Owner: _____
Telephone: _____ Email: _____

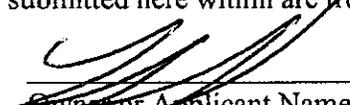
Type of Application / Appeal

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

Proposed Use or Improvement: SWITCH CHURCH - RZ - WITH 3 UNITS

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)

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.



Owner or Applicant Name

Owner or Applicant Signature

1/8/2025

Date

Variance Criteria Worksheet

Please provide answers to the following criteria. This form must be submitted with the application. Use additional sheets if necessary. The board may grant a variance, provided that all of the following findings are made where relevant in a given case:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

THE ZONING FROM CHURCH - RZ / LOT 41 1/2' x 100' /
HAS 3 PARKING SPACES CURRENTLY / PREVIOUSLY USED AS
MARKET 1892 - owner apt 1st floor / 2 UNITS ON
2ND FLOOR / 3 BATHS EXIST ALREADY / 3 KITCHEN SINKS
THERE IS MASSIVE NEED FOR 1 BEDROOM / 2 BEDROOM apt

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

That such unnecessary hardship has not been created by the appellant.

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

TRUE STATEMENT Help Improve AREA

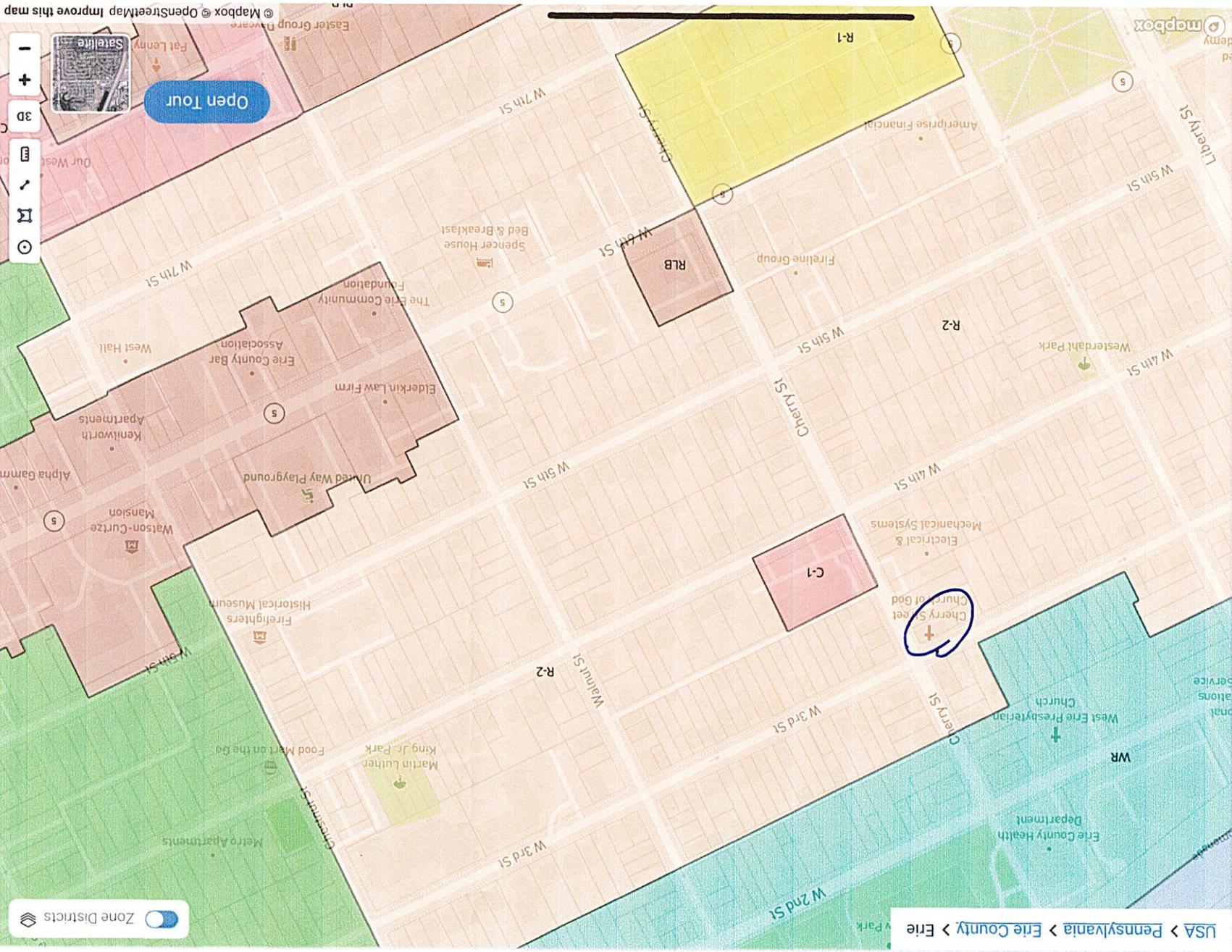
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Done



<p>PAUL MATHIAS Serving Dinners from 12 Midnight Continues catering service—3-200 Peach at 306 Ph. LV 6-9274</p>	<p>MAIN SHOP & RESTAURANT...1707 STATE PH. LA 1-2158 WEST SIDE SHOP & RESTAURANT 2740 WEST 12 Ph. TS 8-2112</p>	<p>DELICIOUS HAMBURGERS 15c HOT TASTY FRENCH FRIES 10c Open All Year 4319 Peach St.</p>	<p>Specializing in Delicious FINE COOKED MEATS CHICKEN—STRAKS—CHOPS—SEA FOOD WE DO CATERING 2702 West 34th St. Ph. TS 3-6201</p>
<p>THURS. NITE SPECIAL POT ROAST OF BEEF \$1.00 with Sauces, Gravy, Potato Hash, Beans & Dinner OR PAN FRIED LIVER & ONIONS with Potatoes, Gravy & Dinner HONKY TONK MIANO by Special Order MAPLE'S TAVERN 1st West 12th St. at Peach Ph. LA 6-6238</p>	<p>The WILLOWS 2014 Peach Street BUSINESS MEN'S LUNCHES 11 A.M. to 2 P.M. EXCELLENT DINNERS SERVED 2 P.M. to 9 P.M. Catered Luncheon, Ample Parking 814 corner of Porters & Special Occasions Phone LV 6-9517</p>	<p>When our dining stop is RICARDO'S RESTAURANT where the Family use our Specialty SERVING LUNCHES AND DINNERS Dinner to mid night special 405 South Broadway RICARDO'S RESTAURANT 2712 East Lake Road Ph. GC 6-4047</p>	<p>RIDER'S ON THE BAY Foot of State St. We also serve FAMOUS POTATID PANCAKES with each Dinner • SEA FOOD • STEAKS • CHICKEN Dine Daily & Sunday 9 a.m. to 1:01 a.m.</p>
<p>The Charcoal Pit Plymouth Beach CONTINUOUS MUSIC NIGHTLY More than 2000 Square Feet Specializing in all occasions from Birthdays to Weddings CATERING SERVICE GROUP PLANNING PROMOTIONS CALL AND CONSULT PH. TS 3-2000</p>	<p>Ford's FINE FOODS SERVED DAILY These Dining Rooms to Your Entertain We Cater to Special Parties & Banquets SERVING MEAT COOKING • TAKE OUT SERVICE BREADS • FAVORITE DINNERS SUNDAY DAILY FORD'S RESTAURANT 10 1/2-1/2 West 34th Phone 7 A.M. to 2 A.M.</p>	<p>AMITY INN 1235 WEST 26th STREET • SPAGHETTI • BAKED • STEAKS • FRESH BREAD OF BREAD Specialty for Business and Parties Famous for Pineapple Pie FAMILY STYLE CHICKEN DINNERS SUNDAY NOON TO 2 P.M. SATURDAY FROM 5-10</p>	<p>Erie's Newest Restaurant & Cocktail Bar OYSTER BAR 18 East 10th St. SERVING THE FINEST OF FOODS Steaks, Chicken, Seafoods Luncheon and Dinners All legal Beverages</p>
<p>Beachcomber Hotel Delightful ATMOSPHERE FOR DINING DINNER MUSIC AND DANCING For Reservations Call TE 3-1151 PHEASANT BEACH ERIC PA.</p>	<p>Sybrandt's RESTAURANT 4920 East Lake Road • Cocktail • Fine Foods • Bar • 24 Hours • To Go • • DANCING • FRIDAY 9-11 SATURDAY 8-12</p>	<p>WATCH THE "NEW" LAWRENCE HOTEL FOR "BIG DOINGS" OCT. 27 - 28 - 29</p>	<p>SWEDEN HOUSE RESTAURANT 860 EAST 6th ST. Ph. GL 3-4131 Serving Luncheon, Dinners LUNCHES Mon. - Thu. 11 to 2 We Cater to Private Parties DINNERS Sun. - Sat. 1 to 9</p>
<p>THE COLONY INN 1675 WEST 47th ST COCKTAIL LOUNGE and RESTAURANT Specializing in Prime Ribs of Beef Coke Music Nightly by Continental DJ (Thursday) Ph. TS 3-2143</p>	<p>WAITE'S CAVALIERO MOTEL and RESTAURANT 4716 East Lake Rd. Ph. TS 8-1201 Serving Luncheon 11:30 A.M. to 2 P.M. Dinners from 5 P.M. to 9:30 P.M. Famous for our Filet Mignon Steaks Catering in Porters, Banquets, Weddings</p>	<p>HOWARD Johnson's RESTAURANT 2628 West Lake Rd. Ph. TS 3-1022</p>	<p>THE BROWN DERBY "SPECIALIZING" CHICKEN IN THE BASKET Steaks—Chops—Sea Foods Business Men Lunch 11 A.M. to 12 P.M. 702 Peach St. Ph. GL 4-9114</p>
<p>KUPPER'S Tavern 1834 WEST 36th ST Ph. GL 8-9725 • HASENPFEFFER • STARTING SAT. OCT. 23 AND EACH SATURDAY UNTIL FURTHER NOTICE Each Friday Pine Dinner Special 75c Sausages, Beer, Cheese, Bread, Potato, Meat, etc. Dinner from 11:30 to 2:30 Dinner from 5:00 to 9:00</p>	<p>JERRY SMILING'S BIG BUFFET EVERY SATURDAY 4 P.M. ALL YOU \$2.00 CAN EAT ANTLER'S RESTAURANT 4TH and SASSAPRAS</p>	<p>COUNTRY KITCHEN We Cater to Small Parties and Groups For Information or Reservations Call 249-1111 3405 West 12th St., Erie</p>	<p>NOW UNDER NEW MANAGEMENT Serving Business Men's Luncheon from 11:30 to 2 P.M. Dinners 5 to 9:30 P.M. SEDLER'S 300 CHERRY STREET GL 4-9343 We Cater to Business and Private Parties</p>
<p>GLENWOOD DINER 4227 PEACH STREET Food at its Finest • Breakfast • Lunch • Dinner SERVING 24 HOURS DAILY • FRAYBORN DAILY — G.I. SPECIAL BRASSERIE FRESH BREAD OF BREAD BY DAY AMPLIFIED PARKING IN THE REAR</p>	<p>The DEN RESTAURANT 17 A.M.—1:30 P.M. 5:30 P.M.—8:00 P.M. AIR CONDITIONED 832 PEACH ST. GL 4-7107</p>	<p>Office Lounge PARTY RESTAURANT RESTAURANT JIM MANUCCI and TUNE TOPPERS and TONI CONTI Specialty of Entertainment 828 PEACH STREET GL 3-2849 2 N. Shirley Lehigh</p>	<p>LAKE RESTAURANT OPEN 24 HOURS Cure Old Meats—Home Made Pies FINE FOODS ADA GHERE, Prop. 822 Parade St. Ph. GL 4-9446</p>
<p>CATHAY HOUSE AMERICAN-CHINESE RESTAURANT Phone LA 5-0748 Take our Service</p>	<p>EXCELLENT FOOD Noted for Good Coffee</p>	<p>SYD'S PLACE 2992 WEST LAKE ROAD</p>	<p>BOB and MIDGE'S DINOR 1315 State St.</p>

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Open Tour

Mapbox © OpenStreetMap Improve this map

Map controls: 3D, Street View, Measure, Rotate, Full Screen, Home, Refresh, Zoom In (+), Zoom Out (-), Satellite, Street View

Zone Districts

USA > Pennsylvania > Erie County > Erie



CITY OF ERIE

ZONING CERTIFICATE



Location 302 Cherry Street

Zoning District R-2 Index No 4021-107

Permitted Occupancy Church

Owner Cherry Street Church of God

Address _____

Lessee _____

Address _____

July 7, 1999

Date

APPROVED: _____

S. Kopac

Zoning Officer