

Erika C. Firestone

Associate

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OVERVIEW:

Erika is an attorney in Barley Snyder's Real Estate Practice Group, where she counsels clients on a broad range of commercial real estate, land use and community association matters. She works with developers, business owners, property owners and other stakeholders on transactions, regulatory compliance and development projects throughout Pennsylvania.

Condominium & Planned Community Law

Erika represents developer-declarants in planned community and condominium matters, advising clients on the Pennsylvania Planned Community Act and Pennsylvania Uniform Condominium Act, and the regulatory requirements governing these types of developments. She assists developers in establishing the legal framework for communities, including the preparation of declarations, covenants, bylaws, rules and regulations, and other governing documents. Erika counsels clients on complex issues that arise throughout the development process, helping to facilitate the successful creation, operation and transition of communities.

Real Estate Transactions and Leasing

Her practice also includes commercial real estate transactions and leasing matters. Erika supports commercial businesses in the acquisition, sale and leasing of properties, helping clients navigate transactions efficiently while protecting their long-term business objectives.

Land Use & Development

In the land use arena, Erika represents clients before municipal governing bodies and zoning hearing boards in matters involving text amendments, rezonings, variances, special exceptions, conditional uses, land development applications and modification requests. She also has experience handling land use appeals and guiding clients through local approval processes.

Manufactured Home Communities and CCRCs

Additionally, Erika advises owners and operators of manufactured home communities on regulatory and operational matters, including issues involving Pennsylvania's Manufactured Home Community Rights Act.

She also has experience assisting continuing care retirement communities (CCRCs) with a variety of real estate-related concerns, including Fair Housing Act and Americans with Disabilities Act compliance considerations.

Background

Before joining Barley Snyder, Erika practiced real estate law with a regional Pennsylvania law firm, where she concentrated on commercial real estate, land use, planned community and condominium development matters. While earning her law degree, she served as a judicial extern to Chief Magistrate Judge Karoline Mehalchick of the U.S. District Court for the Middle District of Pennsylvania and as a legal intern with the Pennsylvania State Ethics Commission.

Prior to attending law school, Erika worked for the Harrisburg University of Science and Technology as its Senior Designated School Official. There, she assisted F-1 international students in maintaining their status and served as a member of the Academic Standing and Progress Committee, Title IX coordinator and Middle States Accreditation Self Study Working Group.

A lifelong resident of Lebanon, Pennsylvania, Erika enjoys reading, exploring the outdoors and traveling. She has visited more than 30 countries and lives in Lebanon with her husband, Zachary, a high school teacher.

EDUCATION:

- Widener University Commonwealth School of Law, J.D., magna cum laude
- The University of Glasgow, MSc, Human Rights & International Politics
- Temple University, Bachelor of Arts in Communications & Advertising, cum laude

ADMISSIONS:

- Pennsylvania

PRACTICE AREAS:

- Real Estate
- Land Use
- Community Associations

COMMUNITY INVOLVEMENT:

Lebanon County Historical Society Board
Public Relations Chair

Widener Commonwealth Law Alumni Advisory Board
Board Member

PUBLICATIONS :

- "Divergent Journeys from Kabul and Kyiv: How Congress Can Ensure Equal Pathway Programs for Parolees to the United States,"Volume 33, Widener Commonwealth Digital Commons

RECOGNITIONS :

- Widener President's Award
- Pennsylvania Bar Association Business Law Section Professor Louis Del Duca Memorial Award
- Widener Commonwealth Law Review Award for Distinguished Legal Scholarship
- CALI Awards in Legal Methods I & III, Native American Law, Criminal Procedure, and Animal Law

RELATED NEWS:

- New Pennsylvania Lease, Parking and Application Fee Requirements Take Effect December 21
  November 16, 2026
- Barley Snyder Expands Real Estate Practice with Addition of Attorneys Jordan Davis and Erika Firestone
  August 3, 2026