

**City of Wilkes-Barre Zoning Hearing Board**  
**April 17, 2024**

Rodney L. Kaiser, Esq. Chairman  
Edward J. DeMichele, Vice Chm.  
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**NOTICE OF PUBLIC HEARING**  
**BEFORE THE CITY OF WILKES-BARRE**  
**ZONING HEARING BOARD**

**A public hearing will be held in City Council Chambers, Fourth Floor, City Hall, 40 East Market Street, Wilkes-Barre, Pennsylvania, 18701 on Wednesday, April 17, 2024 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Wardo E. Garcia** for the property located within an R-2 zone at **253 Barney Street** for a variance to waive one side yard setback from the required 5 feet decreased to 4 feet to construct a 21' x 26' addition on to the rear of the house.
- b) **Continued Hearing: Alberto Rodriguez** for the property located within an R-1 zone at **777 South Franklin Street** for a special exception to change a nonconforming use from an auto repair business (no painting nor body work) changed to an auto repair business to include body work (no painting), and a used car business with an inventory of no more than 20 vehicles. A variance to waive the required front yard setback from 15 feet decreased to 10 feet to permit the display of used cars for sale.
- c) **Continued Hearing: Juan Felix Restituyo Tejada** for the property located within an R-1 zone at **120 Hickory Street** for a variance to increase the maximum building coverage of lot from a 40% limit increased to 53% to build a 15' x 25' accessory garage.
- d) **Continued Hearing: A M Z Property Preservation** for the property located within an R-1 zone at **Rear 57 West Chestnut Street** for a variance to establish a property preservation business on the property containing a 2400 square foot vacant commercial building.
- e) **Irma Rosado** for the property located within an R-1 zone at **335 New Grant Street** for a variance to waive one side yard setback from the required 5 feet down to 1 foot to construct a 16.5' x 12' roof over and existing rear deck addition. Variances to waive both side yard setbacks from the required 5 feet decreased to 0 feet and 3.5 respectively to

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construct a 23' x 21.5' detached accessory garage. A variance to increase the maximum building coverage of lot from a 40% limit increased to 48% pertaining to the garage.

**f) Rudraunsh, Inc** for the property located within a C-N zone at **322 Carey Avenue** for a variance to have a restaurant use with 30 seats to be included within the existing convenience store. A variance to waive two (2) parking spaces for the proposed use.

**g) Sherman Hills** for the property located within a C-4 zone at **302 North Empire Court** for a variance to install a 100 square foot real estate wall sign.

**h) Kielbasa King Property Group LLC** for the property located within an R-1 zone at **64 Kado Street** for a special exception to enlarge the total floor area of a nonconforming meat market use. A variance to permit a nonconforming use enlargement of the total floor area from a 25% limit increased to 72%, to construct a 37.5' x 40' commercial accessory structure.

**i) Roy Castillo** for the property located within an R-1 zone at **91 Parrish Street** for a special exception to enlarge the total land area of a nonconforming restaurant use. A variance to permit a nonconforming use enlargement of the total land area from a 25% limit increased to 35%, by incorporating 3,525 square feet of vacant land for restaurant activities.

**j) Maximino Oropeza** for the property located within an R-1 zone at **759 North Washington Street** to construct a 15' x 22' two-story rear addition. A variance to waive the rear yard setback from the required 25 feet decreased to 17 feet. A variance to waive one side yard setback from the required 5 feet decreased to 0 feet. A variance to increase the maximum building coverage of lot from a 40% limit increased to 75% pertaining to the proposed 2-story addition. The current lot coverage is 65%.

**k) Nick Colangelo, PhD** for the property located within an R-3 zone at **300 Courtright Avenue** for a special exception to change a nonconforming use from a 120 bed-assisted living facility changed to a 120-bed medical stabilization and substance use disorder treatment facility.

**ALL INTERESTED PERSONS MAY APPEAR AT SUCH HEARING. CASES WILL NOT NECESSARILY BE CALLED IN THE ORDER LISTED ABOVE.**  
DISABILITIES NOTICE: This hearing is being held at a facility which is accessible to people with disabilities. Please notify the Human Resources Office if special accommodation is required. Such notification should be made within one (1) week prior

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to the date of this hearing. The Human Resources Office can be reached at (570) 208-4173 or by FAX at (570) 208-4124 or by e-mail at [cejones@wilkes-barre.pa.us](mailto:cejones@wilkes-barre.pa.us)

**By Order of the Zoning Hearing Board of the City of Wilkes-Barre**  
**William C. Harris, Director of Planning & Zoning/Zoning Officer**

THE CITY OF WILKES-BARRE IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION  
EMPLOYER

*George C. Brown, MAYOR*