

**City of Wilkes-Barre Zoning Hearing Board**  
**August 16, 2023**

Hayden White, Chairman  
Rodney L. Kaiser, Esq. Vice Chm.  
Edward J. DeMichele  
Jerry J. Altavilla  
Leon S. Schuster



William C. Harris  
Director of Planning & Zoning /  
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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, August 16, 2023 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:**

- a) Manuel Leon** for the property located within an R-1 zone at **524 North Washington Street** for variances to waive the required side yard setbacks from 5 feet decreased to 2.5 feet and to waive the required rear yard setback from the required 5 feet decreased to 3 feet to construct a 20' x 20' accessory structure.
  
- b) Elmer A. Petlock & Sons Inc** for the property located within an R-2 zone at **12 Almond Lane** for a variance to use a vacant commercial garage for a custom millwork & cabinetry shop, material, and vehicle storage.
  
- c) Gerald Ricci and Living Hope Bible Church** for the property located within a C-N and R-2 zone at **500-506 Carey Avenue** for a special exception to establish a limited unimproved parking area within an R-2 zone with the following variances: 1) to waive the required side yard setbacks from the 15 feet decreased to 0.9', 9.2' and 11.9' respectively (Section 1011); 2) to waive the required screening for the parking area (Section 1011). To develop an unimproved limited parking lot as a permitted use within a C-N zone with the following variances: 1) to waive 2 required handicap spaces; 2) to waive Section 1014 requirement for a pavement structure of bituminous asphalt, or concrete; 3) to waive Section 1014 requirement for a storm drainage plan designed by a licensed professional engineer; 4) to waive the required screening for the parking area (Section 1013.1); 5) to waive the required front yard setbacks from 10 feet decreased to 1.0' and 1.9' respectively. 6) to waive the required side yard setbacks from the 10 feet decreased to 1.0' and 1.4' respectively (Section 1012).

**ALL INTERESTED PERSONS MAY APPEAR AT SUCH HEARING. CASES  
WILL NOT NECESSARILY BE CALLED IN THE ORDER LISTED ABOVE.**

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DISABILITIES NOTICE: This Hearing is being held at a facility which is accessible to persons with disabilities. Please notify the Human Resources Office if special accommodation is required. Such notification should be made within one (1) week prior 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 [nference@wilkes-barre.pa.us](mailto:nference@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*