

City of Wilkes-Barre Zoning Hearing Board
August 18, 2021 Agenda

Edward J. DeMichele, Chairman
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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 18, 2021 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Keith Ebert** for the property located within an R-1 zone at **279 Andover Street** for a variance to waive both required side yard setbacks from 5 feet down to 3.5 feet to install an 18-foot round above ground swimming pool.

- b) **Omar Berry** for the property located within an R-3 zone at **510 South River Street** for a variance to permit a second driveway to be 28 feet instead of the required 40 feet apart from an existing driveway on the property.

- c) **Dinesh & Nimisha Patel** for the property located within an R-1 zone identified as proposed LOT #1 on a consolidation plan combining **LOT #42 and LOT #43 on Sarah Street in the Pine Ridge Estates Development**. A request for a variance to waive the required front yard setback from the required 25 feet down to 20 feet to construct a single-family home.

- d) **Cheder Menachem, Inc.** for the property located within a C-3 zone at **80 North Washington Street** for a change in nonconforming use from a public school to a religious-sectarian school. A variance to also establish a day care center inside the school building.

- e) **Verizon Wilkes-Barre Company** for the property located within a C-2 zone at **222 South Main Street** for a variance to install a 15,000-gallon diesel fuel tank next to the existing 4,000 diesel fuel tank. A variance to install the fuel tank 40 feet instead of the required 100 feet from the property line fronting on Gildersleeve Street. A variance to install the fuel tank 41.5 feet instead of the required 100 feet from the side property line.

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A variance to install the fuel tank 90 feet instead of the required 500 feet from any dwelling(Gildersleeve Street). A variance to install the fuel tank 370 feet instead of the required 500 feet from a church (St. Nicholas). A variance to install the fuel tank 360 feet instead of the required 500 feet from any school (St Nicholas-St Mary's).

f) 345 N. Pennsylvania Ave. Properties, LLC for the property located within an M-I zone at **345 North Pennsylvania Avenue** for a special exception to change a nonconforming use from a building containing a former magnetic resonance imaging (MRI) center changed to a building containing a performing arts auditorium.

g) Children's Service Center of Wyoming Valley, Inc for the property located within an R-3 zone at **335 South Franklin Street** for a variance to permit a second enlargement (12,600 sq. ft.) of a nonconforming use resulting from a 3-story 70'x 60' rear addition. The floor area was previously increased to 160% from the required 25% limit in 2016. A variance to increase the 2016 floor area expansion an additional 43%. A variance to increase the maximum building lot coverage from 60% to 73% (existing lot coverage is 70%). A special exception to allow required parking on another lot located at 350 South Franklin Street. A variance to waive two parking spaces for the proposed use.

h) Children's Service Center of Wyoming Valley, Inc for the property located within an R-3 zone at **350 South Franklin Street** for a variance to permit a general parking area for eleven vehicles. A request for the following variances to 1) waive the front yard setback from 15 feet down to 10 feet; 2) waive the rear yard setback from 15 feet down to 4.5 feet; 3) waive the side yard setbacks from 15 feet down to 10.5 feet and 0 feet respectively; and 4) a request to waive the opaque fence and landscaped planting strip screening requirements for the proposed general parking area. A variance to waive one handicap parking space.

i) Brian R. Henninger for the property located within an R-2 zone at **88 Regent Street** for a variance to waive the front side yard setback from the required 20 feet down to 5 feet to construct a 11.5 x 11.5 L-shaped front porch.

j) Rosa Roque Ernesto for the property located within an R-2 zone at **268 North Pennsylvania Avenue** for a variance to waive 2 parking spaces required for the conversion of a single-family home into a two-unit dwelling.

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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 persons with disabilities. Please notify the Human Resources Office, if special accommodations are 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 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