

**City of Wilkes-Barre Zoning Hearing Board**  
**August 19, 2020 Agenda**

Hayden White, Esq. Chairman  
Edward J. DeMichele, Vice Chmn.  
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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, on Wednesday, August 19, 2020 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:**

- a) Continued Hearing: T & K Deli** for the property located within an R-2 zone at **89 Lehigh Street** for a special exception to change a nonconforming use from a barbershop to a deli store. A variance to waive 2 parking spaces for the proposed use.
  
- b) Magda's Pizza & Deli** for the property located within an R-1 zone at **180 Gardner Avenue** for a special exception to permit a 9% expansion floor area enlargement of a nonconforming pizza & deli business use from a proposed 90 square foot one-story rear addition.
  
- c) Candida Pozo** for the property located within an R-1 zone at **102 Logan Street** for a variance to waive one side yard setback from the required 5 feet down to 1 foot to construct a 14-foot round above ground swimming pool. A variance to waive one side yard setback from the required 5 feet down to 0 feet to construct a 15' x 7' pool deck.
  
- d) Suheiry Flores** for the property located within an R-2 zone at **447 East South Street** for a variance to waive one side yard setback from the required 5 feet down to 3 feet to install an 18-foot round above ground swimming pool.
  
- e) Edward Fox** for the property located within a R-1 zone at **203 East Main Street** for a variance to construct a 24' x 32' pole barn garage for personal use on a vacant lot.
  
- f) Michael Heck, Jr.** for the property located within an R-1 Zone at **430 Horton Street** for a variance to install a fence being 6 feet in height within the visual obstruction triangle at a distance of 10 feet instead of the required 20 feet from the intersecting

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property lines of the corner lot having frontage along Horton Street and Plymouth Avenue.

**g) Jacinta Gagner** for the property located within an R-1 zone at **59 Mill Street** for a variance to waive the side yard setback from the required 5 feet down to 22 inches to install a 14' round above ground swimming pool.

**h) Lissette Dishmey** for the property located within an C-N zone at **235 Scott Street** for a special exception to change in nonconforming use from a building containing 2 apartments, a floral and antique business changed to a building containing 2 apartments, a tax preparation and notary office.

**i) Nick Nuha Isufi** for the property located within an R-1 zone at **730 North Main Street** for a special exception to change a nonconforming use from a building containing a former brokerage business with an accessory coffee house changed to a 5-unit apartment building. A variance to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Wilkes-Barre City Zoning Ordinance, to create an unimproved accessory parking area for the proposed apartment building use.

**j) Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless** for the property located within an M-1 zone at **55 Thayer Street** for a special exception to construct a telecommunications facility including a monopole having an overall height of 128' with the lightning rod, equipment cabinets and generators on concrete pads. A variance from Section 702.13(B)(8) requiring that a communications tower have a setback equal to at least 120% of its height from the adjacent property lines (153.6' required: 32' and 38' requested) and a variance from Article 5, Section 509 requiring a rear yard setback of 30' when abutting a residential zone (23' requested for the equipment pad ).

**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](mailto: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*