

**City of Wilkes-Barre Zoning Hearing Board**  
**December 18, 2019 Agenda**

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



William C. Harris  
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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, December 18, 2019 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal application:**

- a) **Continued Hearing: Phoenix Estates-Thomas J. Greco** for the property located at **189 East Market Street** within an R-2 zone for a change in nonconforming use from a building containing Brinks offices, bank vault, money services (3500 S.F.) and medical-professional offices (2200 S.F.) changed to a building containing medical-professional offices (2200 S.F.) and a sixteen (16) unit rooming house.
  
- b) **Continued Hearing: Jeffrey Tire and Services II** for the property located within an R-1 zone at **840 Scott Street** for a special exception to change a nonconforming use from a vacant automobile repair garage into a business for retail sales of tires and minor repair services for automobiles. A variance to permit a 60% enlargement (30' x 40' addition) of a nonconforming structure from the allowable 25% percent limit of the floor area as it existed at the time the structure and use first became nonconforming. A variance to waive the side yard of a corner lot setback from the required 10 feet down to 5 feet to construct the proposed addition.
  
- c) **Carmen Roachford** for the property located within an R-1 zone at **171 Jones Street** for a special exception to operate a homre occupation daycare service wholly indoors for six (6) children. A variance to increase the 20% floor area limit devoted to a home occupation to 48%.
  
- d) **First Class Steak House** for the property located within an R-2 Zone at **196-198 Hazle Street** for a special exception to change a nonconforming use from a tavern with four (4) residential units changed to a restaurant containing forty (40) seats. A variance to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the

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Zoning Ordinance, to use an unimproved accessory parking lot for 24 vehicles (includes 3 spaces for commercial vehicles).

**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  
*ANTHONY G. GEORGE, MAYOR*