

City of Wilkes-Barre Zoning Hearing Board
December 20, 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 /
Zoning Officer
Telephone (570) 208-4164
Fax: (570) 208-4187
wharris@wilkes-barre.pa.us

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, December 20, 2023 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) Sal A. Laban** for the property located within an R-2 zone at **263 North River Street** for a variance to convert a two-family dwelling into a three-unit dwelling. A variance to waive two parking spaces for the proposed use. A variance to waive the minimum lot area per dwelling unit from 3,500 sq. ft. decreased to 1,149 sq. ft. per unit (1,723 per unit existing).

- b) Quisqueyana Multiservice** for the property located within an R-1 zone at **112 Scott Street** for a change in nonconforming use from a building containing 5 apartments, a barbershop, and approximately 1,165 square feet of vacant commercial space changed to a building containing 5 apartments, a barbershop, and a multi-service/tax preparation office.

- c) Carey Holdings, LLC** for the property located within an R-1 zone at **341 Carey Avenue** for variances for the adaptive reuse of a vacant public school (Meyers High School) property to contain 103 apartments, a parking lot with 318 spaces, a public auditorium venue containing 1,000 seats, a 14,056 square foot basement area for a public swimming pool and weight gym venue, a 23,309 square foot area for a pickleball and basketball court venue, and 12,896 square feet of proposed retail space. A variance to waive 250 parking spaces for the proposed auditorium venue. A variance to waive 118 parking spaces for the proposed recreation venues. The total parking variance is for the waiver of 368 spaces. The following variances pertain to the proposed parking lot: 1) A variance to waive the required landscaped planting strip; 2) A variance to waive the required side yard setback from 15 feet decreased to 11.75 feet; 3) Variances to waive the required front yard setbacks from the required 15 feet decreased to 0 feet, 10.33 feet; and

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December 20, 2023

12 feet respectively. Requesting permission to comply with Section 1014 of the Wilkes-Barre City Zoning Ordinance: GRADING, PAVEMENT AND DRAINAGE, through the submission of a land development plan to the Wilkes-Barre City Planning Commission.

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 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

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