

City of Wilkes-Barre Zoning Hearing Board
December 21, 2022

Leon S. Schuster, 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 Wilkes-Barre, Pennsylvania, 18701 on Wednesday, December 21, 2022 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) ***Continued Hearing:*** **Aristides Vidal** for the property located within an R-1 zone at **85 Kidder Street** for a variance to convert a single-family home into a two-unit dwelling. A variance to waive the minimum lot area per dwelling unit from 5,000 sq. ft. decreased to 2,508 sq. ft. per unit.
- b) ***Continued Hearing:*** **Aristides Vidal** for the property located within an R-1 zone at **164-166 Kidder Street** for a variance to convert a single-family home into a two-unit dwelling. A variance to waive the minimum lot area per dwelling unit from 5,000 sq. ft. decreased to 3,750 sq. ft. per unit.
- c) **Kiss My Mutt Pet Grooming, LLC** for the property located within an R-1 zone at **321 Andover Street** for a variance to establish a pet grooming business (407 sq. ft. area).
- d) **Karen Luce** for the property located within an R-1 zone at **26 East Hollenback Avenue** for a variance to waive the required front yard setback from 25 feet down to 3 feet and a variance to waive the maximum building coverage of lot from 40% increased to 53% to construct a 14' x 20' carport addition on to a home.
- e) **Jorge Campoverde** for the property located within an M-1 zone at **235-239 Carey Avenue** for a variance to waive all the requirements in Article 10 (Off-Street Parking & Loading) of the Zoning Ordinance, to create an unimproved parking area for parking and/or storage of large motor freight and other vehicles. The property will also contain

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two (2) 8' x 53' storage containers and will require a variance to waive one side yard setback abutting a residential zoning district from the required 30 feet down to 15 feet.

f) Alice M. Kenny for the property located within an R-1 zone at **363 High Street** for a variance to convert a single-family home into a two-unit dwelling. A variance to waive the minimum lot area per dwelling unit from 5,000 sq. ft. decreased to 1793 sq. ft. per unit. A variance to waive four parking spaces for the proposed use.

g) Children's Service Center for the property located within a R-3 zone at **342 South River Street** for a special exception to establish an accessory parking lot for 10 vehicles. A variance to waive the required screening and landscaped planting strip. A variance to waive the minimum width of aisles providing access to stalls with two-way traffic from the required twenty-four (24) feet down to 23 feet. A variance to waive 3 handicap parking spaces. A variance to waive the required side yard setback from the required 15 feet down to 0 feet.

h) Allen Stoltzfus for the property located within a R-1 zone at **46 Gilligan Street** for a change in nonconforming use from a mechanics garage changed to a warehouse use for construction materials. A variance to waive all the requirements in Article 10 (Off-Street Parking & Loading) of the Zoning Ordinance, to create an unimproved parking area for 10 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

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