

**City of Wilkes-Barre Zoning Hearing Board**  
**February 21, 2024**

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



**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, 18701 on Wednesday, February 21, 2024 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) Continued Hearing: The Downtown Art & Event Space** for the property located within a C-1 zone at **219 South Washington Street** for a special exception under Section 324 as a “Use Not Addressed Within Ordinance” to establish a business to lease 1,800 square feet of commercial venue space for banquets, conferences, exhibit space, other social and business functions. A special exception to permit shared parking on another lot not owned by the applicant, located at **226 South Washington Street**. A variance to Section 1009(b) to waive the required written documentation that the number of parking spaces shall be retained upon such other lot throughout the life of the principal use which it serves.
  
- b) Vanessa Rabadad** for the property located within an R-1 zone at **1217 North Washington Street** for a special exception to establish a home occupation for daycare services provided to six (6) children.
  
- c) Guadalupe Guerrero** for the property located within an R-3 zone at **259 Academy Street** for a special exception to establish a home occupation for an esthetician business. A variance to exceed the 20% floor area limit, increased to 26% of the principal structure devoted to the home occupation. A variance to waive 2 parking spaces for the proposed use.
  
- d) Step By Step, Inc** for the property located within an R-1 zone at **421 Madison Street** for a special exception to establish a group residence for eight (8) individuals.

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**e) David Maldonado** for the property located within an R-1 zone at **342 George Avenue** for a variance to have a contractor business location at his residence, including several commercial vehicles, a 28' x 70' accessory maintenance-storage building for the contractor's business use and for his personal use.

**f) Vito Malacari** for the property located within an R-1 zone at **53 Lawrence Street** for a special exception to change a nonconforming use from a 2-unit residential dwelling changed to a 3-unit dwelling.

**g) Vito Malacari** for the property located within an R-2 zone at **226 East Northampton Street** for a variance to convert a vacant social club building into an 8-unit residential apartment building. A variance to waive one handicap parking space.

**h) Edgardo Monge** for the property located within an R-1 zone at **672 North Main Street** for a variance to convert a vacant church with a social hall building into an 18-unit residential apartment building complex. A special exception to use thirty (30) parking spaces at another lot located at 675 North Main Street/498 Madison Street.

**i) Edgardo Monge** for the property located within an R-1 zone at **668 North Main Street** for a variance to convert a vacant rectory into a 6-unit residential apartment building. A special exception to use eight (8) parking spaces at another lot located at 675 North Main Street/498 Madison Street.

**j) KB Worship Centre International Ministries** for the property located within a C-3 zone at **33 West Market Street** for a variance to establish a church.

**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](mailto: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*

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