

City of Wilkes-Barre Zoning Hearing Board
February 15, 2023

Hayden White, Chairman
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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 15, 2023 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) 42 Monroe Street Trust** for the property located within an R-2 zone at **40-42 Monroe Street** for a variance to construct a 4-unit apartment building. A variance to waive both side yard setbacks from the required 8 feet decreased to 4 feet and 7 feet respectively and variance to waive the front yard setback from the required 20 feet down to 8 feet to construct the apartment building. A variance to waive one side yard setback from the required 10 feet decreased to 4 feet for a seven (7) vehicle parking area.

- b) Charles P. Allabaugh, Jr** for the property located within an R-1 zone at **179 East Main Street** for a variance to construct a 3-unit apartment building.

- c) Ksenta Gelovani** for the property located within an R-2 zone at **331 North Main Street** for a variance to convert a carriage house into two (2) studio apartments on a lot containing an existing single-family home. A variance to waive both side yard setbacks from the required 10 feet decreased to 0 feet for a five (5) vehicle parking area. A variance to waive one parking space for the proposed use.

- d) Manibel Monillo Ramez** for the property located within an R-1 zone at **108 Lawrence Street** for a special exception to establish a place of worship (182 sq. ft. area) within a single-family home. A variance to waive 5 parking spaces for the proposed use.

- e) Alexis Cepeda Arias** for the property located within a C-N zone at **442 North Main Street** for a special exception to have a barbershop (315 sq. ft.) as a home occupation. A variance to waive 2 parking spaces for the proposed use.

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f) Cindy Orengo for the property located within a M-I zone at **458 Blackman Street** for a variance to establish a barbershop and a permanent food truck business with outside seating for 75 customers.

g) Daniel & Audra Hughes for the property located within R-1 zone at **274 Madison Street** for variances pertaining to a minor subdivision. Requesting variances for “New Lot 1” to reduce the minimum lot area from 5,000 square feet to 2,125 square feet (3,375 square feet is existing); to reduce the minimum lot depth from 100 feet to 85 feet; to reduce the minimum rear setback from 25 feet to 14 feet; to increase the maximum lot coverage from 40% to 53%; and to waive the two (2) required parking spaces lost as a result of the proposed subdivision. A variance to allow the existing garage as a principal structure on “Final Lot 2”.

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 nference@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