

**City of Wilkes-Barre Zoning Hearing Board**  
**January 17, 2024**

Rodney L. Kaiser, Esq. Chairman  
Edward J. DeMichele, Vice Chm.  
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Hayden White



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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, January 17, 2024 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) 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) Auto Off Lease, LLC** for the property located within an R-2 zone at **62 East North Street** for a variance to operate a used car dealership and an auto repair garage (no body work nor painting). A variance to waive the front yard, rear yard, and side yard setback requirement for the proposed parking area from 15 feet decreased to 5 feet. A variance to waive the required screening and landscaped planting strip for the proposed parking area. A variance to waive one required handicap-accessible parking space.
  
- c) Moon Beams Daycare Center** for the property located within an R-1 zone at **136 Charles Street** for a special exception to establish a daycare home for twelve (12) children. A variance to waive two (2) parking spaces for the proposed use.

**ALL INTERESTED PERSONS MAY APPEAR AT SUCH HEARING. CASES  
WILL NOT NECESSARILY BE CALLED IN THE ORDER LISTED ABOVE.**

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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*