

**City of Wilkes-Barre Zoning Hearing Board**  
**January 26, 2022 Agenda**

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



William C. Harris  
Director of Planning & Zoning /  
Zoning Officer  
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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 26, 2022 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) ***Continued Hearing: Galaxy Rentals, LLC***, for the property located within an S-1 zone at **317 South River Street** for a special exception to establish a communal dwelling unit for eight (8) residents.
  
- b) **Casa Blanca Restaurant and Grill** for the property located within an R-2 zone at **196-198 Hazle Street** for a variance to have a BYOB use. A variance to install a 10-foot-high fence increased from the 8-foot height limit for a fence. A variance to permit two (2) existing 8' x 8' business signs to be illuminated until 12:00 a.m.
  
- c) **Bovao All Star Tires Shop** for the property located within a C-2 zone at **375 Hazle Street** for a special exception to change a nonconforming use from an automotive sales business changed to an automotive sales business, the retail sales and service of tires and minor auto repair.
  
- d) **PA Wholesale Supply Inc.** for the property located within an R-1 zone at **773 South Franklin Street** for a variance to construct a 20,000 square foot warehouse. A variance to waive the required screening for the proposed parking area. A variance to waive the required setbacks for the proposed parking from 15 feet decreased to 0 feet. A variance to install a 30-foot-wide driveway from the 20-foot width limit, along the South Franklin Street frontage. 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. A variance to permit a total of 1,000 square feet of illuminated business signs.

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e) **Jeremy's Designer Rugs** for the property located within an R-2 Zone at **40 Wayne Street** for a variance to establish a business selling area rugs. A variance to permit a total of 49 square feet of illuminated business signs.

f) **TSR Auto Detailing** for the property located within an R-1 zone at **1330 North Washington Street** for a special exception to change a nonconforming use from an automotive repair garage changed to an automotive detail, glass tint, and minor repair business.

g) **WB Multi Service & Tax Solutions Inc.** for the property located within an R-1 zone at **38 East Chestnut Street** for a special exception to change a nonconforming use from a building containing two (2) residential apartments into a building containing one apartment and a multi-service business providing services as a public notary, income tax preparation, affidavits, money transfer, bill payment, airline tickets, and copies/faxes. A variance to permit a total of 25 square feet of illuminated business signs.

h) **Erie Professional Tax Services** for the property located within an R-1 zone at **643 North Main Street** for a special exception to change a nonconforming use from a building containing a former tavern "The Saloon Since 1914" to a building containing a smoothie business, a nail salon, and a multi-service business providing bookkeeping, tax preparation, translation, and business startup assistance. A variance to permit a total of 129 square feet of illuminated business signs.

i) **Bais Schneur Youth Development Program** for the property located within a C-N zone at **415 North Main Street** for a variance to establish a dormitory for students of the nonprofit organization Bais Schneur Youth Development Program.

**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](mailto: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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