

**City of Wilkes-Barre Zoning Hearing Board**  
**January 31, 2020 Agenda**

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



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, on Friday, January 31, 2020 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal application:**

- a) Continued Hearing: Phoenix Estates-Thomas J. Greco** for the property located at **189 East Market Street** within an R-2 zone for a change in nonconforming use from a building containing Brinks offices, bank vault, money services (3500 S.F.) and medical-professional offices (2200 S.F.) changed to a building containing medical-professional offices (2200 S.F.) and a sixteen (16) unit rooming house.
  
- b) Lissette Dishmey** for the property located within an R-1 zone at **59 Maxwell Street** for a special exception to establish a home occupation office for tax preparation services.
  
- c) Leonardo Taveras** for the property located within R-1 zone at **76 Trethaway Street** for a variance to waive the required distance between driveways from the required 40 feet down to 24 feet to install a 16' wide x 18' depth driveway.
  
- d) Carmen Roachford** for the property located within an R-1 zone at **171 Jones Street** for a special exception to operate a home occupation daycare service wholly indoors for six (6) children. A variance to increase the 20% floor area limit devoted to a home occupation to 48%.
  
- e) First Class Steak House** for the property located within an R-2 Zone at **196-198 Hazle Street** for a special exception to change a nonconforming use from a building containing a tavern with four (4) residential units changed to a building containing four residential units and a restaurant containing forty (40) seats. A variance to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance, to use an unimproved accessory parking lot for 24 vehicles (includes 3 spaces for commercial vehicles).

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**January 31, 2020 Agenda**

**f) Wanda A. Lara** for the property located within an R-1 zone at **49 East Thomas Street** for a special exception to change a nonconforming use from a property containing a single-family home and a building with 1,416 sq. ft. of vacant commercial space to a property containing a single-family home and a building containing a restaurant with 36 seats. A variance to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance for the proposed off-street accessory parking lot. A variance to waive 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. 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*