

**City of Wilkes-Barre Zoning Hearing Board**  
**July 22, 2020 Agenda**

Hayden White, Esq. Chairman  
Edward J. DeMichele, Vice Chmn.  
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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 Wednesday, July 22, 2020 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Wayne Baer** for the property located within an R-1 zone at **206 New Elizabeth Street** for a variance to waive one side yard setback from the required 8 feet decreased to 6 feet in order to construct a 13' x 20 addition on to the side of a home.
  
- b) **Grzegorz Borek** for the property located within an R-2 zone at **452 South Sherman Street** for a variance to install a chain-link fence being 4 feet in height within the visual obstruction triangle at a distance of 0 feet from the intersecting property lines of the corner lot having frontage along South Sherman Street and Almond Lane.
  
- c) **Francisco Pozo Nivar** for the property located within a R-1 zone at **722 North Washington Street** for a variance to waive the minimum width of a driveway from the required 9 feet decreased to 7 feet to install a residential access driveway.
  
- d) **Choice One Community Credit Union** for the property located within a C-2 zone at **101 Hazle Street** for a variance to waive the front yard setback from the required 10 feet down to 5 feet in order to construct a free-standing business sign. A variance to waive the vertical clearance of a free-standing sign from the required 9 feet down to 5 feet as measured from the lowest edge or point of the sign to the highest ground elevation located beneath the sign.
  
- e) **Casa Blanca Restaurant and Grill** for the property located within an R-2 Zone at **196-198 Hazle Street** for a special exception to permit a 20% floor area enlargement of a

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**July 22, 2020 Agenda**

nonconforming restaurant use from a proposed 696 square foot side deck addition containing seating for 15 customers.

**f) Jose Raul Ortiz Baez** for the property located within an R-I zone at **61 Puritan Lane** for a variance to store twelve (12) personal vehicles on the property containing a single-family home.

**g) J & K Deli** for the property located within an R-2 zone at **89 Lehigh Street** for a change in nonconforming use from a barbershop to a deli store. A variance to waive 2 parking spaces for the proposed use.

**h) Salomon de Js. Tejada** for the properties located within an R-2 zone at **132 Hanover Street, 102 Barney Street, and 131 Hanover Street**. A request for a special exception for the property located at **132 Hanover Street** to change a nonconforming use from a used cars business changed to a used car business with auto repair services (no body work nor spray painting), retail sales of new and used tires and a transportation business “Jose’ Express” with (5) five vans and a dispatcher’s office. A request for a variance to establish an unimproved general parking area and to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance and a variance to expand a nonconforming use on to an adjoining property located at **102 Barney Street** for a parking lot to contain six (6) vehicles. A request for variances to establish an unimproved general parking area and to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance and variances to expand a nonconforming use on to a property located at **131 Hanover Street** for a parking lot to contain six (6) vehicles. A variance to install a 24-foot-wide driveway instead of the maximum allowable 20-foot-wide driveway. A variance to install the driveway within 26 feet instead of the required 30 feet to the lot line fronting on the intersecting street.

**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

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*George C. Brown, MAYOR*