

City of Wilkes-Barre Zoning Hearing Board
June 15, 2022 Agenda

Leon S. Schuster, Chairman
Hayden White, Vice Chairman
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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 Wilkes-Barre, Pennsylvania, 18701 on Wednesday, June 15, 2022 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) **The Sanctuary House, LLC** for the property located within an R-2 zone at **367 East South Street** a special exception to establish a group residence for eight (8) individuals.
- b) **World of God Bible Church** for the property located within a C-2 zone at **475 Hazle Street** for a variance to enlarge the total floor area of a nonconforming church use from a maximum expansion limit of 25% increased to 66% to build an 89.5' x 34' fellowship hall building. A variance to waive 15 parking spaces for the proposed use.
- c) **Icylin Powell** for the property located within an R-2 zone at **17 Alexander Street** for a variance to waive four (4) parking spaces to convert a single-family dwelling (1/2 of a double-block) into a two (2) unit dwelling. A variance to waive the minimum lot area per dwelling unit from the required 3,500 square feet decreased to 1,323 square feet per unit.
- d) **Joel Espinoza** for the property located within a R-1 zone at **34 East Elm Street** for a variance to waive one side yard setback from the required 5 feet down to 21 inches to construct a 4' x 16' x 13' irregular shaped rear addition on to a home. A variance to waive the maximum allowable lot coverage from the 40% limit increased to 50% to construct the addition.
- e) **Manuel Mainato** for the property located within an R-2 zone at **65 Lockhart Street** for a variance to waive one side yard setback from the required 5 feet down to 2 feet to construct an 18' x 20' detached accessory garage.

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f) Jamie Antonio Arias for the property located within an R-1 zone at **19 Custer Street** for a variance to waive one front yard setback from the required 25 feet down to 3 feet to construct a 6' x 14' side addition on to a home. A variance to waive the maximum allowable lot coverage from the 40% limit increased to 56% to construct the addition. The existing lot coverage is 52%.

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

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