

City of Wilkes-Barre Zoning Hearing Board
June 20, 2018 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
Telephone (570) 208-4164
Fax: (570) 208-4187
wharris@wilkes-barre.pa.us

NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF WILKES-BARRE

East Market Street, Wilkes-Barre, Pennsylvania, on Wednesday, June 20, 2018 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

a) Continued Hearing: Luzerne County Government for the property located within an R-2 zone at **23 Tannery Street** for a special exception to construct a 6,000 square foot garage/storage building.

b) John Gwyn for the property located within an R-1 zone at **163 Reese Street** for variances to waive both side yard setbacks from the required 5 feet down to 3 feet and 2 feet respectively in order to construct a 15 foot round above ground swimming pool. Also requesting variances to waive one side yard setback and one rear yard setback from the required 5 feet down to 1 foot in order to construct a 17' x 9' x 20" L-shaped pool deck. A variance to waive the maximum building coverage of lot from a 40% limit increased to 47% relevant to the construction of the pool deck.

c) Rajesh Baldeo for the property located within an R-1 zone at **11 Blackman Street** for a special exception to change a nonconforming use from a property containing a vacant 1,402 square foot commercial garage and a single family home changed to a property containing a motor vehicle repair garage (no auto body work nor spray painting) and a single family home.

d) Frank Redwood for the property located within an R-1 Zone at **208 Bowman Street** for a variance to waive one side yard setback from the required 5 feet down to 1.5 feet in order to construct a 15' x 21' carport. Also requesting a variance to waive one side yard setback from the required 5 feet down to 2.5 feet in order to install a roof over an existing 12' x 14' detached deck.

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- e) **Loftus-Vergari and Associates Inc.** for the property located within an R-1 zone at **25 Old River Road** for a variance to establish professional offices for child adoption and foster care services.
- f) **Tracy Drake** for the property located within an R-1 zone at **81 Courtright Street** for a special exception to have a daycare home occupation for no more than six (6) children. A variance to increase the 20 % floor area limit devoted to the home occupation to 39%. A variance to waive two (2) parking spaces for the proposed use.
- g) **Alexis Miro Dejesus** for the property located within a C-N zone at **454 North Main Street** for a variance to establish a tattoo parlor.
- h) **NEPA Rec Center** for the property located within a C-N/R-1 zone at **237 Old River Road** for a special exception to change a nonconforming use from a building containing three (3) residential units and a company for fire & water damage restoration changed to a building containing three (3) residential units; a commercial recreation facility containing a children’s indoor & outdoor “Bounce Place” with party rooms, including the rental of inflatables, tables, chairs, tents, cotton candy-popcorn-snow cone machines; basketball and wrestling instruction venues. A special exception to permit customer parking at 239 Old River Road, with a variance for customer parking in another zoning district (M-1).
- i) **NEWCO, LLC.** For the property located within an S-1 zone at **19 North River Street** for a variance to establish a multi-family apartment building containing 26 units. A special exception for an accessory parking area containing 26 spaces. A variance to waive 26 parking spaces for the proposed use. Also requesting variances to waive the curbing, screening and setback requirements pertaining to the proposed parking area.
- j) **Sudqi M.Barqawi** for the property located within a C-2 zone at P.I.N. # 73-19-A-C1 located northeasterly between George Avenue, Railroad Street and Govier Street. A variance to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance, in order to create an unimproved limited parking lot.
- k) **Sudqi M.Barqawi** for the property located within a C-2 zone at **217 George Avenue** for a special exception to establish a Coffee Shoppe-Hookah Lounge as a use not addressed in the Wilkes-Barre City Zoning Ordinance pursuant to Section 324. A special exception to permit customer parking on a former railroad easement area owned by the Redevelopment Authority of Luzerne County. The proposed parking area is located between George Avenue, Railroad Street and Govier Street (P.I.N. # 73-19-A-C1).

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l) Children's Service Center of Wyoming Valley, Inc. for the property located within an R-3 zone at **335 South Franklin Street** for a special exception to permit the expansion of an accessory parking lot. A variance to waive the screening requirements pertaining to the rear of the property. Variances to waive the required 15 foot setback down to: a 5 foot front yard setback; a 3 foot rear yard setback; a 0 foot right side yard setback and a 12 foot left side yard setback.

m) Children's Service Center of Wyoming Valley, Inc. for the property located within an R-3 zone at **362 South Franklin Street** for a special exception to permit the expansion of an accessory parking lot. A variance to waive the screening requirements pertaining to the property. Variances to waive the required 15 foot setback down to: a 3 foot front yard setback; a 0 foot rear yard setback; a 5 foot right side yard setback and a 2 foot left side yard setback.

n) Children's Service Center of Wyoming Valley, Inc. for the property located within an R-3 zone at **334 South Franklin Street** for a special exception to permit the expansion of an accessory parking lot. A variance to waive the landscaped planting strip screening requirements pertaining to the property. Variances to waive the required 15 foot setback down to: a 0 foot front yard setback; a 5 foot right side yard setback and a 2 foot left side yard setback.

o) Children's Service Center of Wyoming Valley, Inc. for the property located within an R-3 zone at **309 South Franklin Street** for a special exception to permit the expansion of an accessory parking lot. A variance to waive the screening requirements pertaining to the property. Variances to waive the required 15 foot setback down to: a 5 foot rear yard setback; a 2 foot right side yard setback and a 5 foot left side yard setback.

p) Children's Service Center of Wyoming Valley, Inc. for the property located within an R-3 zone at **324 South River Street** for a special exception to develop a limited parking lot. A variance to waive the screening requirements pertaining to the property. Variances to waive the required 15 foot setback down to: a 0 foot front yard setback; a 0 foot rear yard setback; a 0 foot right side yard setback and a 0 foot left side yard setback.

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q) Ariel Peguero for the property located within a C-4 zone at **405 North River Street** for a special exception to establish a Hookah Lounge as a use not addressed in the Wilkes-Barre City Zoning Ordinance pursuant to Section 324.

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
ANTHONY G. GEORGE, MAYOR