

**City of Wilkes-Barre Zoning Hearing Board**  
**June 21, 2023**

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



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**  
**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, June 21, 2023 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:**

- a) Continued Hearing: Ksenta Gelovani** for the property located within an R-2 zone at **331 North Main Street** for a variance to convert a carriage house into two (2) studio apartments on a lot containing an existing single-family home. A variance to waive both side yard setbacks from the required 10 feet decreased to 0 feet for a five (5) vehicle parking area. A variance to waive one parking space for the proposed use.
- b) Lisa Burgit** for the property located within an R-1 zone at **67 Dillon Street** for a special exception to have a beauty salon as a home occupation. A variance is requested to waive 2 parking spaces for the proposed use.
- c) Bais Schneur Youth Development Program** for the property located within a R-1 zone at **668 North Main Street** for a variance to establish a dormitory for students of the nonprofit organization Bais Schneur Youth Development Program.
- d) Kings College** for the property located within a C-3 zone at **15 North Main Street** for a special exception to establish classroom space for an "Occupational Therapy" graduate curriculum program.
- e) United Blend PA Community Center** for a proposed community center located within a C-1 zone at **215 South Main Street**. Requesting a special exception to allow shared parking for 10 parking spaces at another lot located at **249 South Main Street**.
- f) D & N Capital Investment, LLC** for a proposed subdivision of a property located within an R-2 zone at **319 East Northampton Street and 17-19 Bethel Lane**.

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Requesting a variance to waive the minimum lot depth requirement from 100 feet decreased to 88.95 feet and 92.31 feet respectively for New Lot 1.

**g) Kurt Krasavage** for the property located within an R-1 zone at **285 Old River Road** for a change in nonconforming use from a building containing a delicatessen-grocery-ice cream shop business and a beauty salon business changed to a building containing beauty salon business and community center.

**h) Salvatore Deluca** for the property located within an R-1 zone at **236 North Washington Street** for a variance to waive the maximum height limit of an accessory detached garage from 15 feet increased to 25 feet.

**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 accommodation is 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 [nference@wilkes-barre.pa.us](mailto:nference@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*