

City of Wilkes-Barre Zoning Hearing Board
June 24, 2020 Agenda

Hayden White, Esq. 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 *the Luzerne County Council Chambers room on the first floor of the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, Pennsylvania, on Wednesday June 24, 2020 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:*

- a) **Nick Cave** for the property located within an R-1 zone at **238 New Elizabeth Street** for a variance to waive the left side-yard setback from the required 8 feet down to 4'6" in order to construct a 15' x 15' structure similar to a carport that will be open air.

- b) **H & N Investments, LLC** for the property located within a C-3 zone at **1-17 North River Street** for a variance to waive the front-yard setback along West Market Street from the required 10 feet down to 5 feet to construct a 107-room hotel. A special exception request to establish an accessory parking lot in a C-3 zone and S-1 zone for the proposed hotel. A variance to allow on-grade ADA accessible parking in a C-3 zone. A variance to waive the required screening along certain areas of the proposed accessory parking area. A variance to waive the required setback from the required 5 feet down to 0 feet relevant to the proposed parking area.

- c) **Kellen Rivera** for the property located within an R-1 zone at **313 New Grant Street** for a variance to waive the required side-yard setback from the required 5 feet down to 1.5 feet in order to construct a stairway measuring 39" in width by 13' in length. A variance to waive the required side yard set-back from the required 5 feet down to 3 feet to install a 12' x 24' above ground swimming pool.

- d) **Wags Indoor Dog Park, LLC** for the property located within an R-2 zone at **152 Horton Street** for a change in nonconforming use to include an indoor dog park, dog daycare, kennel, training and pet grooming facility within a 7,400 square feet area inside the existing Wet Painting Printing & Graphic Design company building. A variance to

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waive 37 parking spaces for the proposed use, resulting from existing unimproved parking areas and pickup/drop-off parking areas.

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 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

Parking is available in the lot across River Street or in the parking garage next to
the County Domestic Relations off West North Street