

City of Wilkes-Barre Zoning Hearing Board
March 16, 2022 Agenda

Edward J. DeMichele, Chairman
Leon S. Schuster, Vice Chairman
Rodney Kaiser, Esq.
Jerry J. Altavilla
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NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF WILKES-BARRE
ZONING HEARING BOARD

A public hearing will be held on the second-floor ballroom of the Wilkes University Henry Student Center, 84 West South Street, Wilkes-Barre, Pennsylvania, 18701 on Wednesday, March 16, 2022 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) Christopher J. Camp** for the property located within an R-1 zone at **143 Stucker Avenue** for a variance to waive the side yard of a corner lot setback from the required 10 feet down to 3 feet to install a 16' x 26' above ground swimming pool.
- b) Pablo Zumba** for the property located within an R-1 zone at **24-26 Cherry Street** for a variance to waive the rear yard setback from the required 25 feet down to 12 feet to construct a 13' x 50' storage building on a vacant lot.
- c) Gregg W. Evans** for the property located within an R-1 zone at **44 Arch Street** for variances to waive the rear yard setback and side yard setbacks from the required 5 feet down to 1.5 feet respectively to construct a 12' x 10' shed.
- d) Michael Grady** for the property located within an R-1 zone at **72 East Thomas Street** for variances to waive both side yard setbacks from the required 5 feet down to 4.5 feet respectively to construct a 16' x 26' above ground swimming pool.
- e) Samuel Elliott** for the property located within an R-1 zone at **1341 North Washington Street** for a variance to rent a room inside a half of a double block residential dwelling. A variance to waive 2 parking spaces for the proposed use.
- f) Eunice Rodriguez Duran** for the property located within a C-N zone at **222 Old River Road** for a special exception to have a daycare home for twelve (12) children.

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g) Antonio Saldana Gonzalez for the property located within an R-2 Zone at **88 Beaumont Street** for a variance to establish an auto locksmith shop. A variance to install two (2) 8' X 4' of illuminated business signage.

h) Anthracite Café for the property located within an R-1 zone at **804 Scott Street** for a special exception for an enlargement of a nonconforming use by constructing a 43.21 x 50.07 (2,310 sq. ft.) one-story pavilion containing seating for 48 individuals. A variance to enlarge the total floor area of the nonconforming restaurant use from a maximum limit of 25% increased to 72.64%.

i) Shelter Management for the property located within a C-2 zone at **13 East South Street** to construct a 60' x 75' two-story side addition on to the main building. A variance to waive the maximum allowable lot coverage within a C-2 zone from a 70% limit increased to 78 %. A variance to waive 53 parking spaces and 1 handicap parking space for the proposed use.

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