

City of Wilkes-Barre Zoning Hearing Board
March 20, 2024

Rodney L. Kaiser, Esq. Chairman
Edward J. DeMichele, Vice Chm.
Jerry J. Altavilla
Leon S. Schuster
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
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, March 20, 2024 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) KB Worship Centre International Ministries** for the property located within a C-1 zone at **269 South Washington Street** for a special exception to establish a church inside a building containing 8 apartments. A special exception to permit shared parking of four (4) spaces on another lot not owned by the applicant, located at **257 South Washington Street**. A variance to waive eight (8) parking spaces for the proposed use. A variance to Section 1009(b) to waive the required written documentation that the number of parking spaces shall be retained upon such other lot throughout the life of the principal use which it serves.

- b) Braulio Rodriguez** for the property located within an R-1 zone at **51-53 Forrest Street** for a special exception to change a nonconforming use from a 2-unit residential dwelling changed to a 4-unit dwelling. A special exception to allow shared parking of six (6) spaces on another lot not owned by the applicant, located near **32 Forrest Street**. A variance to Section 1009(b) to waive the required written documentation that the number of parking spaces shall be retained upon such other lot throughout the life of the principal use which it serves.

- c) Alberto Rodriguez** for the property located within an R-1 zone at **777 South Franklin Street** for a special exception to change a nonconforming use from an auto repair business (no painting nor body work) changed to an auto repair business to include body work (no painting), and a used car business with an inventory of no more than 20 vehicles. A variance to waive the required front yard setback from 15 feet decreased to 10 feet to permit the display of used cars for sale.

City of Wilkes-Barre Zoning Hearing Board
March 20, 2024

d) Juan Felix Restituyo Tejada for the property located within an R-1 zone at **120 Hickory Street** for a variance to increase the maximum building coverage of lot from a 40% limit increased to 53% to build a 15' x 25' accessory garage.

e) Moon Beams Daycare Center for the property located within an R-1 zone at **136 Charles Street** for a special exception to establish a daycare home for eight (8) unrelated children and two (2) of her own children. A variance to waive the maximum width limit of a driveway from 20 feet increased to 31 feet.

f) Bulldog BBQ Sauce, LLC for the property located within an R-2 zone at **773 South Franklin Street** for a variance to establish a restaurant. A variance to waive the maximum width of a driveway from a 20-foot width limit increased to a 30-foot width. A variance to waive the required 6-foot opaque fence screening requirement. A variance to waive SECTION 1014: GRADING, PAVEMENT AND DRAINAGE of the Wilkes-Barre City zoning ordinance.

g) A M Z Property Preservation for the property located within an R-1 zone at **Rear 57 West Chestnut Street** for a variance to establish a property preservation business on the property containing a 2400 square foot vacant commercial building.

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 people 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 cejones@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