

**City of Wilkes-Barre Zoning Hearing Board**  
**March 31, 2021 Agenda**

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



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Director of Planning & Zoning /  
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**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, on Wednesday, March 31, 2021 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) George Schmidt** for the property located within an R-2 zone at **212 Madison Street** for a variance to waive a side yard of a corner lot setback from the required 10 feet down to 6 inches and to waive the side yard setbacks from the required 5 feet down to a foot and 6 inches respectively to construct a 25' X 28' garage on a vacant lot.
  
- b) Casa Blanca Restaurant and Grill** for the property located within an R-2 zone at 196-198 Hazle Street for a variance to permit the installation of two (2) 8' x 8' illuminated wall signs. A special exception to permit an expansion of a nonconforming use with the installation of a outside grill on a 11' x 6' concrete pad. A variance to correct a front yard setback from the required 20 feet down to 8 feet for the outdoor deck-patio. Point of information to the Zoning Hearing Board that alcohol will be served on the premises contrary to the testimony made at the January 31, 2020 Zoning Hearing Board meeting.
  
- c) Scott A. Mudzik** for the property located within an R-1 zone at **53 Amherst Avenue** for variances to waive a side yard of a corner lot setback from the required 10 feet down to 1.5 feet and to waive the required side yard setbacks from 5 feet down to 1 foot and 1.5 feet respectively to construct a 21' x 30' detached accessory garage. A variance to waive the maximum allowable lot coverage from 40% increase to 49% to construct the proposed garage.
  
- d) The Mulas Decorations** for the property located within an R-2 zone at **89 Lehigh Street** for a special exception to change a nonconforming use from a barbershop to a party planner and party supplies business. A variance to waive two (2) parking spaces for the proposed business.

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**March 31, 2021 Agenda**

e) **Henry's Auto Repair** for the properties located within an R-2 zone at **132 Hanover Street and 102 Barney Street**. A request for a special exception for the property located at **132 Hanover Street** to change a nonconforming use from a used cars business changed to a used car business with an auto repair service business (no body work nor spray painting). A request for a variance to establish an unimproved general parking area and to waive all the requirements in Article 10 (Off-Street Parking and Loading) of the Zoning Ordinance and a variance to expand a nonconforming use on to an adjoining property located at **102 Barney Street** for a parking lot to contain six (6) vehicles for the auto sales use.

f) **Miners Mills Triangle Club** for the property located within an R-I zone at **244 St. Clair Street** for a variance to waive the minimum lot area requirement from 5,000 square feet decreased to 3,844 square feet (NEW LOT 2) because of a proposed minor subdivision.

g) **126 S. 45<sup>th</sup> Street, LLC** for the property located within an R-1 zone at 190 Matson Avenue for a special exception to change a nonconforming use from the former Apollo Construction Management commercial office/storage shop building into a twelve-unit apartment building. A variance to construct a new ten-unit apartment building. A variance to waive a side yard of a corner lot setback from the required 10 feet down to 8 feet to construct the new apartment building. A special exception to permit parking at another location (P.I.N. No. 73-H10NE1-002-28A-000) across Railroad Street. Variances to waive two front yard setbacks and a side yard setback from the required 15 feet down to 5 feet for the proposed 26-vehicle parking lot. A variance to waive the fence screening for the 26-vehicle parking lot pursuant to Section 1011 of the Zoning Ordinance. Requesting permission to comply with Section 1014 GRADING, PAVEMENT AND DRAINAGE through the submission of a land development plan to the Wilkes-Barre City Planning Commission.

**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](mailto: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*

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