

City of Wilkes-Barre Zoning Hearing Board
May 17, 2023

Hayden White, 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 City Council Chambers, Fourth Floor, City Hall, 40 East Market Street, Wilkes-Barre, Pennsylvania, 18701 on Wednesday, May 17, 2023 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Continued Hearing: Amended application.** **Moises Palacios** for the property located within an R-1 zone at **97 Jones Street** for a variance to waive one side yard setback from the required 5 feet down to 2 feet to construct a 27' x 29' detached commercial garage for a roofing business.
- b) **Andy Ramirez** for the property located within an R-1 zone at **299 Wyoming Street** for a variance to waive one side yard setback from the required 8 feet decreased to 4 feet for the construction of a 22' x 28' rear deck-gazabo addition on to a home.
- c) **398-400 N Main St Realty LLC** for the property located within an R-2 zone at **398-400 North Main Street** for a special exception to change the nonconforming use of a property containing six (6) apartments change to a property containing eight (8) apartments. A variance to waive four (4) parking spaces for the proposed use.
- d) **Savannah David** for the property located within an R-1 zone at **220 New Elizabeth Street** for a variance to waive the rear side yard setback from the required 25 feet decreased to 5 feet for the construction of a 20' x 20' rear deck addition on to a home.
- e) **Ministerio Cosecha DeCristo, Inc.** for the property located within a C-2 zone at **568 Hazle Street** for a variance to establish a church inside a building containing a proposed daycare center. A variance to waive ten (10) parking spaces for the proposed use. The following variances are requested pertaining to the reconfigured parking lot: A variance to waive the required front yard setback along Hazle Street from 10 feet decreased to 7' and 12'6" respectively; a variance to waive the required side yard setback from 5 feet

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decreased to 2'8"; and a variance to waive the required side yard setback abutting a residential district from 10 feet decreased to 2 feet.

f) Kayla George for the property located within an R-1 zone at **97 Grove Street** for a special exception to make candy-bakery products as a home occupation. A variance to waive two (2) parking spaces 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 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

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