

**City of Wilkes-Barre Zoning Hearing Board**  
**May 25, 2022 Agenda**

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



William C. Harris  
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 Wilkes-Barre, Pennsylvania, 18701 on Wednesday, May 25, 2022 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Continued Hearing: Shelter Management** for the property located within a C-2 zone at **13 East South Street** for a variance to waive the maximum allowable lot coverage within a C-2 zone from a 70% limit increased to 78 % to construct a 60' x 75' two-story side addition on to the main building. A variance to waive 53 parking spaces including 1 handicap parking space for the proposed use.
  
- b) **Bareklo, LLC** for the property located within an R-2 zone at **307 North Washington Street** for a special exception to change a nonconforming use from two (2) apartments and 426 square feet of vacant commercial space changed to a three (3) unit apartment building.
  
- c) **Milicia Martinez** for the property located within an R-1 zone at **50 Brookside Street** for a variance to waive both side yard setbacks from the required 5 feet down to 4'2" and 10" respectively to install a 20-foot round above ground swimming pool. A variance to waive one side yard setback from the required 5 feet down to 10" to construct a 12' x 12' swimming pool deck.
  
- e) **Cabinets to Go** for the property located within a C-4 zone at **543 Scott Street** for a variance to waive one side yard setback from the required 10 feet down to 5 inches to construct a free-standing 11-foot-high pylon business sign.

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**f) Mofon Lounge, LLC** for the property located within a C-N zone at **120 Academy Street** for a special exception for a 36% expansion of a nonconforming restaurant use by constructing a 36' length x 15' depth x 10' height enclosed canopy structure with seating for 50 customers. A variance to waive the front yard setback from the required 10 feet down to 3 feet to construct the canopy. A variance to waive 4 parking spaces for the proposed expansion. A variance to waive the front yard setback from the 10 feet down to 0 feet to install a 6' x 100' business sign on a fence. A variance to allow 634 square feet of additional business signage increased from the 272 square foot limit of signage permitted on the property for a total of 904 square feet of signage on the property.

**e) Keystone Rescue Mission Alliance, Inc.** for the property located within a C-2 zone at **64 East Union Street** for a special exception under Section 324 of the Wilkes-Barre City Zoning Ordinance to establish a 32-unit transitional social service housing use as "USES NOT ADDRESSED WITHIN ORDINANCE".

**f) Jamaca Restaurant** for the property located within a C-2 zone at **509 South Main Street** for a variance to have a BYOB use. A variance to allow the BYOB use to be located less than 1000 feet from a residential dwelling, a place of worship, and an R-3 zoning boundary in which residences are permitted as a principal 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](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*