

City of Wilkes-Barre Zoning Hearing Board
November 17, 2021 Agenda

Edward J. DeMichele, Chairman
Leon S. Schuster, Vice Chairman
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Hayden White



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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, November 17, 2021 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) Jose Blanco** for the property located within an R-2 zone at **44 Regent Street** for variances to waive one side yard setback from the required 5 feet down to 1.5 feet and to waive the rear yard setback from the required 5 feet down to a foot to construct a 12' x 20' carport.
- b) Julian's Sports Billiards** for the property located within a C-4 zone at **33 South Wilkes-Barre Blvd., Suite 2** for a special exception to have a BYOB use and a variance to allow the BYOB use to be located less than 1000 feet from a residential dwelling, a place of worship, a public or quasi-public use or structure, and an R-3 zoning boundary in which residences are permitted as a principal use.
- c) Continued Hearing: HAN Capital, LLC**, for the property located within C-N and R-1 zoning districts at **237 Old River Road** for a special exception to change a nonconforming use from a building containing 3,100 square feet of office space, three (3) apartments, recreational facilities, commercial storage & rental of inflatables for the "Bounce House, basketball court, wrestling training facility and a chiropractor office changed to a building containing 279 self-storage units, three (3) apartments and office space. The other current uses of the building will eventually be phased out prior to the installation of the self-storage units. A request for a variance to waive 10 required 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.

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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:info@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