

**City of Wilkes-Barre Zoning Hearing Board**  
**November 18, 2020 Agenda**

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



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, on Wednesday, November 18, 2020 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) Geisinger Life Building** for the property located within a C-4 zone at **592 South Main Street** for a variance to waive the front yard setback from the required 10 feet down to 2 feet 8 inches in order to construct a free-standing business sign. A variance to waive the vertical clearance of a free-standing sign from the required 9 feet down to 0 feet as measured from the lowest edge or point of the sign to the highest ground elevation located beneath the sign.
- b) Thomas J. Wychock, Jr.** for the property located within an R-1 zone at **51 Pine Ridge Drive** for a variance to waive the maximum height limit of an accessory structure from 15 feet increased to 20 feet to construct a 12' x 18' shed.
- c) Mark Zurawski** for the property located within an R-I zone at **349 Blackman Street** for variances to waive one side yard setback from the require 5 feet down to 2 feet and to waive the side yard of a corner lot setback from the required 10 feet down to 3 feet to install a roof over an existing deck.
- d) Luzerne County** for the property located within an M-1 zone at **99 Water Street** for a special exception to permit the construction of a 72' x 38' (2,736 sq. ft.) accessory building. A variance to waive the required side yard setback abutting an R zoning district boundary from 30 feet decreased to 21 feet for the proposed accessory building.
- e) Home Away from Home Children Daycare** service for thirty (30) children with four (4) staff for the property located within a C-2 zone at **432 Hazle Street**. A special exception to use off-street parking at another location and/or shared parking to use four

**City of Wilkes-Barre Zoning Hearing Board**  
**November 18, 2020 Agenda**

(4) spaces at the rear of **434 Hazle Street** and three (3) spaces in the front of **428 Hazle Street**. Also, a variance requested to waive three (3) parking spaces for the proposed daycare center.

**f) Angel Quizhpi** for the property located within an R-3 zone at **26-28 Irving Place** for a special exception as Uses Not Addressed Within Ordinance to convert a 2-unit dwelling into a 2-unit Airbnb.

**g) Salomon de Js. Tejada** for the properties located within an R-2 zone at **132 Hanover Street** for a special exception to change a nonconforming use from a used cars business changed to auto repair services (no body work nor spray painting) and a transportation business “Jose’ Express” with (5) five vans and a dispatcher’s office.

**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*