

**City of Wilkes-Barre Zoning Hearing Board**  
**November 20, 2019 Agenda**

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



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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, November 20, 2019 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal application:**

- a) **Magdelyn Nils** for the property located within an R-1 zone at **29 Sheridan Street** for a special exception to operate a home occupation daycare service wholly indoors for five (5) children and a variance to waive two parking spaces for the proposed use. A variance to increase the 20% floor area limit devoted to a home occupation to 33%.
- b) **St. Anthony-St. George Maronite Church** for the property located within an R-1 zone at **323 Park Avenue** for a variance to waive the front yard setback from the required 25 feet down to 0 feet in order to construct a single-family home.
- c) **Phoenix Estates-Thomas J. Greco** for the property located at **189 East Market Street** within an R-2 zone for a change in nonconforming use from a building containing Brinks offices, bank vault, money services (3500 S.F.) and medical-professional offices (2200 S.F.) changed to a building containing medical-professional offices (2200 S.F.) and a sixteen (16) unit rooming house.
- d) **Courthouse Tower Apartments, LLC** for the property located within a S-1 zone at **216 North River Street** for a variance to convert an office building containing a restaurant into a building containing a 50-unit apartment building with the existing restaurant.
- e) **Jeffrey Tire and Services II** for the property located within an R-1 zone at **840 Scott Street** for a special exception to change a nonconforming use from a vacant automobile repair garage into a business for retail sales of tires and minor repair services for

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automobiles. A variance to permit a 60% enlargement (30' x 40' addition) of a nonconforming structure from the allowable 25% percent limit of the floor area as it existed at the time the structure and use first became nonconforming. A variance to waive the side yard of a corner lot setback from the required 10 feet down to 5 feet to construct the proposed addition.

**f) Children's Service Center of Wyoming Valley, Inc.** for the property located within a C-4 at **21 Academy Street** for a variance for parking within another zoning district (R-3) at 362 South Franklin Street, for the use of eleven (11) parking spaces required for a professional office building use proposal.

**g) H & N Investments** for the property located within C-N and R-1 zoning districts at **601-611 North Main Street** for variances resulting from a subdivision of a lot into three new lots of record. Variances requested for "New Lot 1": side yard setback variances from 10 feet down to 5 feet within the C-N zone and from 8 feet down to 5 feet within the R-1 zone; a variance increasing lot coverage to 80% within the R-1 zone and a variance to waive 26 parking spaces which were previously allocated for the existing apartment building use. Variances requested for "New Lot 2": side yard setback variances from 10 feet down to 4.5 feet and 9 feet respectively within the C-N zone and a rear yard setback variance from the required 25 feet down to 12 feet within the R-1 zone. Variances requested for "New Lot 3": a side yard setback variance from the required 5 feet down to 4.5 feet for the accessory garage and a variance to waive the required lot depth from the required 100 feet decreased to 58 feet within the R-1 zone.

**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  
*ANTHONY G. GEORGE, MAYOR*