

City of Wilkes-Barre Zoning Hearing Board
October 20, 2021 Agenda

Edward J. DeMichele, Chairman
Leon S. Schuster, Vice Chairman
Rodney Kaiser, Esq.
Jerry J. Altavilla
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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, October 20, 2021 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) Deborah Czerniakowski** for the property located within an R-1 zone at **79 St. Clair Street** for a variance to waive one side yard setback from the required 5 feet down to 2 feet and to waive the maximum building lot coverage from 40% (53% is existing) up to 58% to construct a 12' x 12' rear deck addition on to a home.
- b) James Post** for the property located within a R-1 zone at **47 North Welles Street** for variances to waive the minimum lot area per dwelling unit from the required 5,000 square feet down to 3,318 square feet and to waive 2 required off-street parking spaces because of a resubdivision proposal.
- c) Dominique Nardone** for the property located within an R-1 zone at **267 Mayock Street** for a variance to waive one side yard setback from 5 feet down to 4 feet to install a 21-foot round above ground swimming pool.
- d) Wilfredo Cruz** for the property located within an R-1 zone at **124 Spring Street** for a variance to waive both side yard setbacks from the required 5 feet down to 6 inches to construct a 24' x 50' garage on a vacant lot.
- e) Wieslawa Kufel** for the property located within an R-1 zone at **17 East Chestnut Street** for a variance to convert a single-family home into a 2-unit dwelling.

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f) Barletta Outdoor Media LLC, for the property located within a C-3 zone at **123 South Main Street** for a variance to install a 300 square foot advertisement sign or banner on the side of a building.

g) Galaxy Rentals, LLC, for the property located within an S-1 zone at **317 South River Street** for a special exception to establish a communal dwelling unit for eight (8) residents

h) Continued Hearing: 345 N. Pennsylvania Ave. Properties, LLC for the property located within an M-I zone at **345 North Pennsylvania Avenue** for a special exception to change a nonconforming use from a building containing a former magnetic resonance imaging (MRI) center changed to a building containing a performing arts auditorium.

i) 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.

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

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