

City of Wilkes-Barre Zoning Hearing Board
October 21, 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, October 21, 2020 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) ***Continued Hearing: Relido Developers, LLC*** for the property located within an S-1 zone at **47 North Franklin Street** for a variance to convert an arts center building into a 24-unit apartment building. A variance to waive section 1009 (b) to allow the use of 48 parking spaces at another location without the documentation requiring that the 48 parking spaces shall be retained upon such other parking garage throughout the life of the proposed apartment building use which it serves.

- b) **Shane J Casey** for the property located within an R-2 zone at **53-55 Park Avenue** for a variance to establish a 6-unit apartment building currently containing two (2) apartments and a former funeral home.

- c) **Margaret Hearst** for the property located within an R-1 zone at **58 Chapel Street** for a variance to waive both side yard setbacks from the required 5 feet down to 2.5 feet respectively and a variance to waive the rear yard setback from the required 10 feet down to 0 feet to construct a 20' x 18' carport.

- d) **Sarah Buisch** for the property located within a R-1 zone at **148 Holland Street** for a variance to establish a one (1) room Bed & Breakfast inside a residence. A variance to waive one side yard setback from the required 8 feet down to 1 foot to construct a 12' x 16' first level deck and a 6' x 16' second story rear deck addition.

City of Wilkes-Barre Zoning Hearing Board
October 21, 2020 Agenda

e) Marco Torres for the property located within a R-1 zone at **32 Edison Street** for a variance to waive one side yard setback and the rear yard setback from the required 5' down to 0 feet and to waive the maximum height limit for accessory structures from 15 feet increased to 20 feet to construct a 17.5' x 20.5' addition on to an existing garage and to also increase the height for the existing garage to 20'.

f) Luzerne County for the property located within an M-1 Zone at **99 Water Street** for a special exception to permit the second floor enlargement of a detention facility, a non-conforming use by 2,088 square feet or approximately 1.5% of the floor area. A variance to waive the required 10 additional parking spaces associated with the addition.

g) DMR Holdings, LLC for the property located within an R-1 zone at **31 Mineral Street** for an appeal of a Notice of Violation issued on August 19, 2020 for changing the existing nonconforming use without zoning approval to include a recycling-salvage-storage yard use.

h) Pinnacle Treatment Centers for the property located within an M-1 zone at **140 Hazle Street** for a variance to establish a treatment center for individuals in need of recovery from physical and mental disorders caused by chemical and/or alcoholism dependency. The proposed treatment center will provide medicated assisted treatments including methadone, buprenorphine, or Vivitrol. Drug and/or alcohol treatment and counseling will be provided by certified and licensed staff, including medical doctors and registered nurses. A variance to waive 150 parking spaces is requested 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 nference@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