

City of Wilkes-Barre Zoning Hearing Board
September 15, 2021 Agenda

Edward J. DeMichele, Chairman
Leon S. Schuster, Vice Chairman
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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, September 15, 2021 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) Bobbi-Jo Romanishan** for the property located within an S-1 zone at **275 South River Street** for a special exception to establish a communal dwelling unit for eight occupants in one of the two residential units on the property.

- b) Botanica San Miguel Anaisa, Inc** for the property located within an R-1 zone at **178 High Street** for a change in nonconforming use from a building containing two apartments and 620 square feet of vacant commercial space changed to a building containing two apartments and a religious botanica store.

- c) Mora's Grocery** for the property located within an R-2 zone at **300 Barney Street** a change in nonconforming use from a building containing 612 square feet of vacant commercial space changed to a building containing a grocery-deli store.

- d) La Piazza Bella** for the property located within M-1 and R-2 zoning districts at **208 Carey Avenue** for a variance to establish a restaurant inside a building containing an auto sales, service, and repair business. Also, a request for a variance to waive all the requirements in Article 10 (Off-Street Parking & Loading) of the Zoning Ordinance, to create an unimproved accessory parking area for the proposed and existing uses. A variance to waive the required front yard setback from 15 feet down to 0 feet and to waive the required screening for the front yard of the proposed parking area.

- e) Harrold's Pharmacy** for the property located within an M-1 zone at **250 Old River Road** a variance to waive all the requirements in Article 10 (Off-Street Parking & Loading) of the Zoning Ordinance, to create an unimproved accessory parking area for

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the proposed and existing uses. Requesting variances to waive the required side yard setbacks from 15 feet down to 3 feet and 0 feet respectively. A variance to waive the required rear yard setback from 15 feet down to 0 feet. A variance to waive the required screening for the proposed parking area except along the property lines abutting the rear yards of 120 Conwell Street and 124 Conwell Street. A variance to waive the width of the proposed planting strip from the required 4 feet down to 3 feet along the property lines abutting the rear yards of 120 Conwell Street and 124 Conwell Street.

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