

**City of Wilkes-Barre Zoning Hearing Board**  
**January 18, 2017 Agenda**

John Bergold, Chairperson  
Hayden White, Vice Chair  
Edward J. DeMichele  
Carl Naessig  
Vaughn Koter  
Kris Conwell Jones, Alternate



William C. Harris  
Director of Planning & Zoning /  
Zoning Officer  
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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, January 18, 2017 at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) **Subsequent Hearing:** **Wilkes-Barre Area School District** for a proposed reconfiguration of an existing parking lot located within a C-1 zone at **83 North Washington Street** for variances to reduce the minimum front yard and rear yard setbacks for a parking lot from the required 10 feet down to 0 feet. A variance to increase the maximum driveway width from the required 30 feet increased to 35 feet. A variance to reduce the minimum distance between driveways from the required 40 feet down to 20 feet.
- b) **Continued Hearing:** **Dan Salvaterra** for the property located within an R-1 zone at **198 Old River Road** for a special exception to change a nonconforming use from a building containing two (2) apartments and 800 square feet of commercial/office space, changed to a building containing three (3) apartments.
- c) **Continued Hearing:** **Nabil Abualburak** for the property located within an R-2 zone at **416 East South Street** for a variance to convert a church rectory into a four (4) unit apartment building.
- e) **Kings College** for the property located within an S-1 zone at **30 North Franklin Street** for a special exception to convert a vacant office building into a college engineering building containing classroom and laboratory space. A variance to waive ten (10) parking spaces for the proposed use. A variance to waive one side yard setback from the required 15 feet down to 3 feet pertaining to the construction of a 32 'x 29' four story addition to facilitate public safety and ADA accessibility. A variance to waive the

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rear yard and one side yard setback from the required 5 feet down to 1 foot in order to install one (1) ADA parking space on site.

**f) Kings College** for the property located within an R-2 zone at **29-47 West North Street** for a variance to convert a church with a proposed 3,900 square foot addition into a college multi-purpose facility as a place of social assembly with offices, teaching and ministry services for students. A variance to waive 21 spaces for the proposed use. The following variances are requested relevant to the proposed rear parking area to encompass seven (7) spaces: a variance to waive the minimum aisle width for two-way traffic from the required 24 feet down to 15 feet and a variance to waive the rear yard setback from the required 15 feet down to 5 feet.

**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](http://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*