

City of Wilkes-Barre Zoning Hearing Board
August 16, 2017 Agenda

Hayden White, Chairperson
Edward J. DeMichele, Vice Chmn.
Vaughn Koter
Leon S. Schuster
Kris Conwell Jones, Alternate



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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, August 16, 2017 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal application:

- a) **Ruth Ozuna** for the property located within an R-1 zone at **563 Carey Avenue** for a special exception to change a nonconforming use from a building containing 3,000 square feet of vacant commercial space with one residential unit changed to a building containing a restaurant with 33 seats and one residential unit.
- b) **Iglesia Cristiana Nueva Jerusalem** for the property located within a C-2 zone at **425 South Main Street** for a variance to establish a church. A variance to waive 15 parking spaces for the proposed use.
- c) **Paulino Nunez** for the property located within a C-2 zone at **369 South Main Street** for a special exception to establish a Hookah Bar Social Lounge with the existing restaurant, as a use not addressed in the Wilkes-Barre City Zoning Ordinance pursuant to Section 324. Variances to permit an after hours-bottle club use. A variance for the proposed uses to be within 18 feet instead of the required 1000 feet from an R-3 residential zoning district boundary.
- d) **Columbia Case Pennsylvania, LLC** for the property located within a C-4 zone at **765 Kidder Street** for a special exception to establish a medical marijuana dispensary as a Use Not Addressed in the Wilkes-Barre City Zoning Ordinance pursuant to Section 324. A variance to waive ten (10) parking spaces for the proposed use.
- e) **Michael Castner** for the property located within an R-3 zone at **37-39 Mallery Place Street** for a special exception to establish a communal dwelling use in each of the two (2) existing dwelling units, resulting in housing for a maximum of five (5) persons per unit for total of ten (10) individuals living on the property.

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f) Michael Castner for the property located within an R-2 zone at **219 North Washington Street** for a variance to establish a communal dwelling use in an existing residential dwelling unit, resulting in housing for a maximum of six (6) individuals living on the property.

g) Michael Castner for the property located within an R-2 zone at **276 North Main Street** for a variance to establish a communal dwelling use in an existing residential dwelling unit, resulting in housing for a maximum of five (5) individuals living on the property.

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
ANTHONY G. GEORGE, MAYOR