

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE LUZERNE COUNTY ZONING HEARING BOARD HAS RECEIVED APPLICATION FOR THE FOLLOWING VARIANCES FROM THE LUZERNE COUNTY ZONING ORDINANCE.

1. Mark and Kimberly Zambetti, 550 Winter St., Old Forge, PA, request the following variances: Off-Street Parking – Section 6.14.B – required 33 spaces, requested 19, Front Yard Variance – required 15 ft. requested 13.5 ft. to construct a 30.1 ft. x 35.3 ft. left side yard addition to an existing commercial building at 941 Main St., Duryea Borough, located in a, (B-4) General Business District.
2. Santiago Rodriguez, 13 Fairfield Drive, Laflin, PA, request a Rear Yard Variance required 35 ft., requested 19 ft. 3 inches to construct a 24 ft. x 35 ft. rear addition to an existing structure at that address, Laflin Borough, located in a (R-1) Single Family Residence District.
3. Meggin Diltz, 610 Waterton Road, Shickshinny, PA, request the following variances: Front Yard – required 50 ft., requested 20 ft., Rear Yard – required 50 ft., requested 22 ft. construct a 15 ft. 4 inches x 28 ft. 10 inches two-story right side addition to an existing structure, at that address, Huntington Township, located in an (A-1) Agricultural District.
4. Sherri Patterson, 583 Susquehanna Ave., Wyoming, PA, request a Special Exception to place a 67 ft. x 14 ft. manufactured home on a permanent foundation on a vacant parcel at 530 Wyoming Ave., Dupont Borough, located in a (R-2) Two-Family Residence District.
5. NP Bliss 1, LLC, Eric Watts, Director, 4825 NW 41st St., Suite 500, Riverside, MO, request a Special Exception and Use Variance Section 4.11 to construct a 1,302,169 sq. ft. warehouse/distribution fulfillment center with the possibility of trucking and light industrial/manufacturing on a 130 acre site with approximately 83.29 acres in Newport Township and the following variances: Article 5 - Percentage of Lot Coverage – required 10%, requested 35.9%, Section 6.14 B Off Street Parking – required 1,458 spaces, requested 623 spaces, Size of Parking Space – required 180 sq. ft., requested 162 sq. ft. (9 ft. x 18 ft.), Total Parking Area – required 25%, requested 15%, on a private road off Middle Road Newport Township, located in a (M-1) Mining District.
6. Stephanie Whipple, 938 Hall Road, Laceyville, PA, request A Use Variance to convert an existing structure (barn) into an event space (weddings, showers, community events, etc.) for up to 200 people at 23 Whitesell Rd., Lake Township, located in an (A-1) Agricultural District.

7. Eric Shudak, 259 Deer Run Drive, Mountaintop, PA, request a Use Variance to use a single family dwelling at 28 Lakeshore Drive, Lily Lake, as a short term vacation rental dwelling in Conyngham Township, located in a (R-1) Single Family Residence District.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

A public meeting will be held by the Board on Tuesday April 6, 2021 at 7:00 P. M. in the 2nd Floor Jury Meeting Room of the County Courthouse, Wilkes-Barre, PA, to hear these appeals.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. If special accommodations are required, please contact the County Manager's Office at (570) 825-1635.

The files on these cases may be examined at the Luzerne County Planning Commission, Room 208, Penn Place Building, East Market Street and Pennsylvania Avenue, Wilkes-Barre, PA, between the hours of 9:00 A. M. AND 4:00 P. M. PHONE: 570-825-1560

To be published twice in the Citizens Voice, Tuesday, March 23, 2021 and Tuesday March 30, 2021. Proof of Publication and Invoice can be sent to the Luzerne County Planning Commission, 200 N. River Street, Wilkes-Barre, PA 18711. Please charge Luzerne County Planning Commission (Account No. 190295)