

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. Ryan Spencer, 679 Lehman Outlet Road, Dallas, PA, request a Right Side Yard Variance – required 25 ft., requested 10 ft. to construct a 24 ft. x 30 ft. accessory use structure (pole building for personal use) at that address, Lake Township, located in a (AG) Agricultural District.

2. Patricia Besz, 20 Sharpe St., Wyoming, PA, request a Rear Yard Variance - required 30 ft., requested 5 ft. to enclose a 12 ft. x 21 ft. attached carport and convert into a three (3) season sunroom at that address, Wyoming Borough, located in a (R-2) Two- Family Residence District.

3. Elaine Deluca, 95 Sandy Beach Rd., Wapwallopen, PA, request a Special Exception to use a single family dwelling at 97 Sandy Beach Rd., Lily Lake, as a short term vacation rental dwelling in Conyngham Township, located in a (R-1) Single Family Residence District.

4. 1852 Wyoming, LLC, Brendan Johnson, 28 Thorndal Circle, 3rd Floor, Darien CT, request a Special Exception to construct a 95 ft. x 37.3 ft. car wash/auto detailing facility with associated amenities at 2004 Wyoming Ave., Wyoming Borough, located in a (CB) Community Business 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 June 1, 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, May 18, 2021 and Tuesday May 25, 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)

Zoning Hearing Board Participants

RE: Public Hearing Procedures

Luzerne County Zoning Hearing Board meetings:

These procedures will be followed for participants at the hearing:

Entrance to the Courthouse will be limited to the handicapped entrance at the rear of the Courthouse. Participants should park at the rear of the building or in the Parkade on Water St. Citizens entering the building will be required to wear a face covering and must consent to a no-contact temperature screening. Anyone exhibiting signs and symptoms of COVID-19 will not be admitted.

No one other than the applicant(s), counsel and persons planning to testify for or against the application shall be permitted to attend the hearing. Appropriate physical/social distancing shall be maintained.

Upon completion of a hearing, the participants will be leave the building and the next hearing's participants will be called.

Thank you for your cooperation during these challenging times.