

**LUZERNE COUNTY ZONING HEARING BOARD MINUTES**

**January 3, 2023**

**ATTENDANCE**

Present were Leon Schuster, Chairperson and Bill Harris, member, Michael Butera, Solicitor, Angela Sallemi, Standing Commissioner, Kathy Wood, Recording Secretary and Interested Parties.

Absent was Dave Williams, member.

**REORGANIZATION:**

A motion was made by Mr. Schuster, seconded by Mr. Harris to nominate Bill Harris as Chairperson of the Luzerne County Zoning Hearing Board.

**MINUTES.**

A motion was made by Mr. Harris, seconded by Mr. Schuster, and carried to approve the minutes of December 6, 2022.

Mr. Harris asked if the cases were properly advertised and posted, and if the contiguous property owners have been notified. Ms. Wood answered that they were.

**Case #1**

Gary Oborski, Jr., P.O. Box 227, Hunlock Creek, PA request a Right Side Yard Variance – required 25 ft., requested 10 ft., to erect a 32 ft. x 32 ft. single family house on Range Road Union Township, located in a AG) Agricultural District.

Gary Oborski was present. Mr. Oborski stated because of the contour of the land he would like to build his house of the level part of the property.

Jason Hilley, 126 Range Road had concerns about the septic system draining onto his property. He stated he did not know the variance request was for opposite side of the property and would not be 10 ft. from his property line.

A motion was made by Mr. Schuster, seconded by Mr. Harris and unanimously carried to approve a Right Side Variance 10 ft. to erect a 32 ft. x 32 ft. single family house on Range Road in a (AG) Agricultural Districts in Union Township.

#### Case # 2

Scott Brenan, 11 Marie Drive, Nanticoke, PA request a Front Yard Variance – required 25 ft., requested 22 ft., to place an attached accessory use structure (residential garage) at that address, Newport Township, located in a (RA) Apartment Residence District.

This public notice was revised to read as follow: Front Yard Variance – required 25 ft., requested 22 ft. to add a 10 ft. x 24 ft. addition to an attached existing residential garage.

Scott Brenan was present. He stated he would like to relocate his driveway and entrance into his garage. He stated that the attached garage door opening is on the side of his house, with the driveway having a steep incline.

Mr. Scott stated he would like to relocate the garage door opening to the front of the house and also change the driveway access to the garage.

No objectors were present.

A motion was made by Mr. Schuster, seconded by Mr. Harris and unanimously carried, to approve a Front Yard Variance 22 ft. to add a 10 ft. x 24 ft. addition to an existing attached residential garage in a (RA) Apartment Residence District in Newport Township.

Case #3

Michael Klink, representing Excelsior Hose Co. #2, 879 Coxtan Road, Duryea, PA request the a Left Side Yard Variance – required 12 ft., requested 3 ft., to add a 50 ft. x 70 ft. left side addition to an existing structure at 800 Foote Ave., Duryea Borough, located in a (R-1) Single Family Residence District.

Michael Klink was present. He stated there are 3 parcels that they would like to combine into 1 parcel to build this addition. He stated the addition will consist of 1 new vehicle bay, 4 rooms for living quarters, a kitchen, rest rooms, a day room, a gear room and an officer's room.

Mr. Klink stated they have received some grant money to help with their project.

Jeanne Zinkavich, Council person from Duryea Borough stated that the Borough fully supports this addition to the Excelsior Hose Co. #2.

No objectors were present.

A motion was made by Mr. Schuster seconded by Mr. Harris, and unanimously carried, to approve a Left Side Yard Variance 3 ft., to add a 50 ft. x 70 ft. left side addition to an existing structure at 800 Foote Ave., in a (R1) Single Family Residence District in Duryea Borough with the following condition:

1. An approved subdivision and land development by Luzerne County Planning Commission will be required.

**ADJOURNMENT.**

A motion was made by Mr. Schuster seconded by Mr. Harris, and carried, to adjourn the meeting.

RESPECTFULLY SUBMITTED,

A handwritten signature in black ink that reads "Kathy Wood". The signature is written in a cursive, flowing style.

KATHY WOOD, RECORDING SECRETARY  
LUZERNE COUNTY ZONING HEARING BOARD