

LUZERNE COUNTY ZONING HEARING BOARD MINUTES

May 3, 2022

ATTENDANCE

Present were Bill Harris and Dave Williams, members, Michael Butera, Solicitor, Carrie Kaufman, Standing Commissioner, Kathy Wood, Recording Secretary and Interested Parties.

Absent was Leon Schuster, Chairman.

MINUTES.

A motion was made by Mr. Harris, seconded by Mr. Williams, and carried to approve the minutes of April 5, 2022.

Board member Dave Williams chaired the meeting.

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

Case #1

Kayla Evans, 54 Jeanette St., Mocanaqua, PA request a Right Side Yard Variance – require 8 ft., requested 6 inches to add a right side two (2) story addition to an existing residential structure in Conyngham Township, located in an (R-2) Two-Family Zoning District.

Kayla Evans was present. She stated she wishes to add a (1) one story addition not a (2) two story as advertised.

Ms. Evans stated she would like to add an extra bedroom so her teenage daughter does not have to share a bedroom with her younger sibling.

No objectors were present.

A motion was made by Mr. Williams, seconded by Mr. Harris and unanimously carried, to approve a Right Side Yard Variance of 6 inches to add a right side one (1) story addition to an existing residential structure in a Two (2) Family Residence District in Conyngham Township.

Case #2

Rose Radaker, 831 N. Corner Road, Corsica, PA request the following variances: Right Side Yard – required 15 ft., requested 8ft., Left Side Yard – required 15 ft., requested 13 ft. to add a single story front addition to an existing residential structure at 20 Oliver Road, Sweet Valley, Ross Township, located in a (SR) Suburban Residence District.

Rose Radaker was present. Ms. Radaker stated she would like to add a bedroom for her disabled mother.

No objectors were present.

A motion was made by Mr. Harris seconded by Mr. Williams, and unanimously carried, to approve the following variances: Right Side Yard 8 ft., Left Side Yard 13 ft., to add a single story front addition to an existing residential structure at 20 Oliver Road, Sweet Valley in a (SR) Suburban Residence District in Ross Township.

Case # 3

Francis & Margaret Rutledge, 512 Stephenson St., Duryea, PA request a Rear Yard Variance – required 30 ft., requested 14 ft., to add a single story rear addition to an existing residential structure at that address, Duryea Borough, located in a (R-2) Two-Family Residence District.

Francis and Margaret Rutledge along with their contractor, Diane Centrella, was present.

Ms. Rutledge stated they moved here from New Jersey and they would like to enlarge their dining room to able to have all the family seated together at meal times.

No objectors were present.

A motion was made by Mr. Williams, seconded by Mr. Harris and unanimously carried, to approve a Rear Yard Variance of 14 ft. to add a single story rear addition to an existing residential structure in a (R-2) Two-Family Residence District in Duryea Borough.

Case #4

Tom Warmen, TGR Realty Holdings, LLC, 835 Shoemaker Ave., West Wyoming, PA, request a Rear Yard Variance – required 40 ft., requested 21 ft., 2 inches, to add a second story rear addition to an existing residential/commercial structure at that address, West Wyoming Borough, located in a (HB) Highway Business District.

Tom Warmen was present. He stated he operates an ice cream and pizza business from the property. He stated he would like to add a second story rear addition for living space above the business.

No objectors were present.

A motion was made by Mr. Williams, seconded by Mr. Harris and unanimously carried, to approve a Rear Yard Variance of 21 ft., 2 inches, to add a second story rear addition to an existing residential/commercial structure in a (CB) Community Business District in West Wyoming Borough.

ADJOURNMENT.

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

RESPECTFULLY SUBMITTED,

A handwritten signature in cursive script that reads "Kathy Wood".

**KATHY WOOD, RECORDING SECRETARY
LUZERNE COUNTY ZONING HEARING BOARD**