



CITY OF LACKAWANNA

Zoning Board of Appeals

COUNCIL CHAMBERS

MINUTES

Wednesday March 26, 2025

Opening:

The regular meeting of the City of Lackawanna Zoning Board of Appeals was called to order at 5:00PM.

Pledge of Allegiance called

Present: Kogut, Sobaszek, Turner

Excused: Geercken, Stampone

Director Clark requested a motion, second, and votes on a temporary 2025 Zoning Board Chair for the evening, as Chairman Geercken was excused.

Motion to nominate Nicholas Sobaszek as the temporary 2025 Zoning Board Chair for the March 26, 2025 meeting: Kogut: Second: Turner

All yeas carried 3-0

Motion to approve minutes for the meeting on 2/26/25: Kogut: Second: Turner

All yeas carried 3-0



Item #1

Zoning Law Appeal

Gameel Omar/Tag Wag LLC

1177 Ridge Road

Existing residential apartment in an existing commercial building.

Need change of use as mixed use in Neighborhood Commercial Zone.

Chairman Sobaszek called upon the applicant to address the Board.

City Attorney John Gaughan requested the applicant provide their name and address.

Gameel Omar/Tag Wag LLC of 32 Elkhart Street representing

Chairman Sobaszek asked Mr. Omar what he intends to do.

Mr. Omar stated there is an apartment he rented to a tenant and was told it is not zoned properly.

Code Enforcement Officer Steve Balon stated the property is correctly zoned and is in Neighborhood Commercial and the use needs to be changed to Mixed Use.

Code Enforcement Officer Steve Balon stated the property is listed as Commercial and they were unaware of an apartment, as it was understood to be office space.

Code Enforcement Officer Steve Balon stated site review and photographs indicate the apartment has likely existed for some time and that the process is a formality to get records updated.

Chairman Sobaszek asked if this is a formality.

Member Kogut acknowledged the building was known to be a medical office.

Code Enforcement Officer Steve Balon stated it was previously a medical office and the apartment was likely old.

Director Clark stated the property was known as the office of Dr. Branko Karakas with the apartment likely for his personal use.

Director Clark stated that Dr. Karakas has been retired and the building now has different uses and if used as a residence then it needs to be reflected properly.

Motion to open public hearing: Turner: Second: Kogut

All yeas carried 3-0

Motion to close public hearing: Turner: Second: Kogut

All yeas carried 3-0

Motion to approve the premises as mixed use for zoning purposes: Kogut: Second: Turner

All yeas carried 3-0

Motion to adjourn: Kogut Second: Turner

All yeas carried 3-0