



CITY OF LACKAWANNA

Zoning Board of Appeals

COUNCIL CHAMBERS

MINUTES

Tuesday July 29, 2025

Opening:

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

Present: Geercken, Stampone, Turner, Sobaszek

Excused: Kogut

Pledge of Allegiance called

Motion to approve minutes for the meeting on 6/25/25: Stampone Second: Sobaszek

All yeas carried 4-0



Item #1

Land Use Variance

Vanessa Diaz

154 Colton Ave

Request side and building variances for above ground pool

In Mixed Residential Zone

Chairman Geercken called upon the applicant to address the Board.

Vanessa Diaz – 154 Colton representing.

Ms. Diaz stated she wants to install an above ground pool to be 5 feet from the property line and existing garage.

Code Enforcement Officer Steve Balon advised the code calls for a distance of at least 10 feet, hence the applicant's request for a variance.

Member Stampone asked what the reason is for it being 10 feet.

Code Enforcement Officer Steve Balon cited the current code requiring the 10-foot distance.

Code Enforcement Officer Steve Balon stated the zoning code update project may change these requirements.

Chairman Geercken asked about yard fencing requirements.

Code Enforcement Officer Steve Balon shared the requirements regarding fencing and swimming pools.

Director Clark advised the Board the zoning code update project is still in progress and will likely not provide any tangible change until approximately 2026.

Motion to open public hearing: Sobaszek Second: Stampone

All yeas carried 4-0

Motion to close public hearing: Sobaszek Second: Geercken

All yeas carried 4-0

Motion to approve land use variance as presented: Sobaszek Second: Turner

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant either they or the contractor can pull the building permit.



Item #2

Land Use Variance

Beverley Garraway

717 Ridge Rd

Requesting parking variance for new catering restaurant and bar

In Central Business District

Chairman Geercken called upon the applicant to address the Board.

Beverley Garraway – 717 Ridge representing.

Ms. Garraway stated she is opening a bar and restaurant and is seeking relief from the current regulation regarding parking spaces.

Code Enforcement Officer Steve Balon stated the required parking spots are based on the number of seats in the restaurant.

Code Enforcement Officer Steve Balon informed the applicant they would need a variance for the required 17 parking spaces, as the proposed business is located in the Central Business District which doesn't have much available parking.

Ms. Garraway asked about the 17 parking spots.

Code Enforcement Officer Scott Hayes advised the applicant that is why they are in front of the Zoning Board, to request relief from the requirement of 17 parking spaces as the business does not have the spots available.

Code Enforcement Officer Steve Balon shared there used to be a restaurant in that space for many years.

Director Clark clarified the proposed site is the old Victoria Square mess hall, which was there for several years and had a similar situation the applicant is currently facing.

Motion to open public hearing: Stampone Second: Sobaszek

All yeas carried 4-0

Ron Vanyo – 715 Ridge Rd, Ice House Pub representing.

Mr. Vanyo stated his business has been there for approximately 10 years and there are no specified parking spots resulting in a fight for a space.

Mr. Vanyo explained clientele of the businesses on the block found parking on side lots and surrounding streets, ultimately being on a first come, first serve basis.

Director Clark asked if Mr. Vanyo is speaking in support of his potentially new neighbor.



Mr. Vanyo appeared to have misinterpreted the variance request, believing it was granting the business 17 parking spots, as opposed to the factual meaning of the applicant requesting to not have 17 parking spots.

Member Sobaszek, Director Clark, and Code Enforcement Officers Scott Hayes and Steve Balon all clarified to Mr. Vanyo the proposed business would require 17 parking spaces under the current zoning code, but because the business does not have that capability the applicant is asking the Board for relief of having to provide that many spaces.

Code Enforcement Officer Scott Hayes stated the zoning code update project is considering removing parking variances to give more businesses an opportunity to move into the city.

Motion to close public hearing: Sobaszek Second: Stampone

All yeas carried 4-0

Motion to approve land use variance for 17 spaces: Sobaszek Second: Turner

All yeas carried 4-0

Code Enforcement Officer Steve Balon advised the applicant to get their business registration from City Hall room 215.

Motion to adjourn: Sobaszek Second: Geercken

All yeas carried 4-0