

CITY OF LACKAWANNA
ZONING BOARD OF APPEALS MEETING
COUNCIL CHAMBERS
TIME: 5:00 PM
Wednesday April 29, 2026

Meeting Called to Order/Pledge of Allegiance

NB: Meeting being recorded.

Roll Call: **Board Members:** Geercken, Kogut, Sobaszek, Stampone, Turner
 Administrative: Clark, Balon, Cooper, Hayes

Approval of Minutes: of the Zoning Board of Appeals Meeting on March 25, 2026.

Motion by Sobaszek; seconded by Kogut to adopt minutes of the Zoning Board of Appeals Meeting on March 25, 2026 as written.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner Carried 5-0

Communication from Zoning Board of Appeals Applicants:

1. Thomas Tutaro – Land Use Variance/Area Variances – 96 Brinker Road – Thomas Tutaro representing. Applicant is requesting a front yard variance to build a 6-foot-tall privacy fence in front yard past the foundation in Single Family Residential Zone. Board discussion involved fencing material, location, and traffic and pedestrian safety.

Motion by Stampone; seconded by Kogut to open floor to public comment.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner Carried 5-0

Rita Vizzi, property owner at 90 Brinker, addressed the Board about vehicle traffic through the neighborhood.

Motion by Sobaszek; seconded by Turner to close floor to public comment.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner Carried 5-0

Motion by Sobaszek; seconded by Geercken to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner Carried 5-0

2. Araif Ali – Land Use Variance/Area Variance – 14 West Elmview Avenue – Araif Ali representing. Applicant is requesting a variance to build an 8-foot-tall privacy fence in the rear yard in Single Family Residential Zone. Board discussion involved historical Zoning Board approval and fence placement.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Sobaszek; seconded by to Kogut to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

3. Araif Ali – Land Use Variance/Area Variance – 28 West Elmview Avenue – Araif Ali representing. Applicant is requesting a variance to build an 8-foot-tall privacy fence in the rear yard in Single Family Residential Zone. Board discussion involved historical Zoning Board approval and fence placement.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Sobaszek; seconded by to Kogut to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

4. Brian Fitzpatrick – Land Use Variance/Area Variance – 50 Leo Place – Brian Fitzpatrick representing. Applicant is requesting a side yard variance to expand an existing garage that sits on the east/west property lines 10 feet forward and raise the roof an additional 4 feet to accommodate new 14-foot-tall garage doors in Mixed Residential Zone. Board discussion involved the business activities and future business relocation.

The Board asked if anyone from the public was in attendance to speak on the agenda item and no one replied stating they were. Therefore, the public comment and question period was not enacted.

Motion by Stampone; seconded by to Geercken to approve variance as presented.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

5. Richard Maxwell – Land Use Variance/Area Variance – 19 Monroe Street – Applicant is requesting a side yard variance to build 3-car garage 2 feet from the property line in Mixed Residential Zone. Applicant was not in attendance.

Motion by Geercken; seconded by to Sobaszek to table agenda item.

Yeas: Geercken, Kogut, Sobaszek, Stampone, Turner

Carried 5-0

Tabled Items: N/A

Old Business: N/A

Adjournment:

Motion by Sobaszek; seconded by Turner to adjourn meeting.

Yeas: Geercken, Sobaszek, Stampone, Turner

Carried 5-0