



AGENDA ZONING HEARING BOARD

January 20, 2026, at 6:00pm

Location: City Hall - 3rd Floor Council Chambers

Attendees: Mr. Civitella, Mr. Loeksack, Mrs. Panto, Mrs. Thomas and Mrs. Vulcano Hall

Solicitor: Mr. Nitchkey

Stenographer: Ms. Genova

NOTICE OF PUBLIC HEARING

The Easton Zoning Hearing Board will hold a public meeting, commencing at 6:00 pm on Tuesday, January 20, 2026, at City Hall, 123 S 3rd Street, 3rd fl., Easton, Pennsylvania, to hear the appeal of:

Nicholas Zawarski, who requests a use variance under Section 595-14(B) of the Easton Zoning Ordinance to proceed with construction of 12 Unit Mid-Rise apartment building, a variance under Section 595-14(D) for 15-foot build to line, 595-14(F)(6) for a 24-foot wide driveway, 595-14(F)(8) for a new building to have a footprint that is greater than 15% of the footprint of principal structure on adjoining property at 1123 Centre St. located in the South Side Zoning District-Innovation-Block Class C.

Nancy Salem, who request a use variance under Section 595-15(B) of the Easton Zoning Ordinance for D3 Personal Services to convert the commercial space from a convenience store to a salon at 1101 Lehigh St. located in Zoning District West Ward-Block Class C.

Nicole Rineer, who requests a variance under Section 595-37(D)(6) of the Easton Zoning Ordinance for Solar energy panels installed at roof edges less than the minimum three feet requirement for the installation of a roof mounted solar panel system 3.96DC at 843 Cattell St. located in Zoning District College Hill-Block Class C.

Nadine Romanyshyn, who requests a special exception under Section 595-20(C)(1) of the Easton Zoning Ordinance to change from a A17 Short-Term Rental to A1 Single-Family Detached at 536 Northampton St. located in Zoning District Downtown-Street Corridor Enhancement-Block Class C.

Old Business

John Rodgers, who requests a special exception under Section 595-25(C)(7) of the Easton Zoning Ordinance to operate a convenience store/gas station with a Pennsylvania Liquor License C6 Retail specialty establishment, a variance under Section 595-32(C)(4)(b) for a C6 Retail specialty establishments Retail specialty establishment located within 1,000 feet of any other retail specialty establishment.(Existing Retail specialty is located at 350 Larry Holmes Dr, which is approximately 700 feet away), at 158-60 S. 3rd St. located in the Downtown Zoning District- Street Corridor Enhancement-Block Class A.

Jessica Romel, who requests a special exception under Section 595-14(13)(F)(f)[1] of the Easton Zoning Ordinance for a proposed 6ft high side yard fence, at 277-79 W Nesquehoning St. located in the South-Side Zoning District-Street Corridor Enhancement-Block Class C.