



**DALLAS BOROUGH**  
 www.dallasborough.org  
**DALLAS BOROUGH**  
**ZONING HEARING BOARD**  
**February 4, 2026**  
**AGENDA**

**ROLL CALL:**

William Peiffer	_____	Attorney Bufalino	_____
Ben Sevenski	_____	Zoning Officer Carr	_____
Chris Matus	_____	Stenographer	_____
Edward Yonkoski (alt)	_____		
Thomas J Matinas (alt)	_____		

**OPEN THE HEARING SCHEDULED:**

Dallas Borough Zoning Hearing #2 – 2026, Brakefield Design Build regarding property owned by Jeffrey Nutche with Luzerne County Property Identification Number E8NW1 005 023 located adjacent to 107 Pinecrest Avenue in Dallas Borough, PA 18612, appealing the determination of the zoning officer and requesting Special Exception with regard to the following Zoning Ordinance provision(s) to build a single-family residence on top of an existing garage structure in the R-2 Residential District:

- Section 805.4(b) to allow Special Exception for extension and enlargement of a non-conforming structure.

**PROCEDURAL ITEMS:**

- Application for Zoning Permit: An application for an addition onto an existing garage structure, remodel a structure and change of use for the property adjacent to 107 Pinecrest Avenue in Dallas Borough with Luzerne County Property Identification Number E8NW1 005 023 was filed with Dallas Borough on October 9, 2025 and subsequently denied by the Zoning Officer on October 23, 2025 with written explanation provided. Zoning application and Zoning Officer denial of such is hereby submitted into the record.
- Application to Zoning Hearing Board: An application to the Zoning Hearing Board for Variance and Special Exception was filed with Dallas Borough on November 25, 2025 without reference to sections of the Dallas Borough Zoning Ordinance from which Variance and/or Special Exception was being requested or specific variance measurements sought. An amended application to the Zoning Hearing Board for Special Exception and Appeal from Municipal Action was filed with Dallas Borough on December 17, 2025. Zoning Hearing Board application(s) hereby submitted into the record.

- Hearing Legal Advertisement: The Hearing was advertised in the Citizens Voice News Paper January 14, 2026 and January 21, 2026.
- Hearing Notices:
  1. Hearing Notice was sent to the applicant on January 9, 2026.
  2. Hearing Notice was sent to the property owner of record on January 9, 2026.
  3. Hearing Notice was sent to neighboring property owners/tenants on January 9, 2026.
  4. Hearing Notice was posted on the property January 13, 2026.

PRESENTATION OF REQUEST:

- State name and address for the record
- Swearing in

PUBLIC QUESTION/ COMMENT ON PRESENTATION:

- State name and address for the record
- Swearing in

BOARD QUESTION/ COMMENT ON PRESENTATION:

FINAL STATEMENTS/ CLOSING ARGUEMENTS:

VOTE ON REQUEST OR SCHEDULE DATE TO CONTINUE HEARING:

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 ROLL CALL VOTE \_\_\_\_\_

CLOSE OF HEARING/ ADJOURNMENT (IF APPLICABLE):

Motion \_\_\_\_\_ Second \_\_\_\_\_  
 ROLL CALL VOTE \_\_\_\_\_