

City of Wilkes-Barre Zoning Hearing Board
October 20, 2010 Agenda

William Harvey, Chairperson
Hayden White, Vice Chairperson
John Bergold
William Breslin
John Yench

Leon S. Schuster
Director of Zoning

Telephone (570) 208-4167
Fax: (570) 208-4187
Email: lschuster@wilkes-barre.pa.us



ZONING HEARING BOARD

NOTICE OF PUBLIC HEARING
BEFORE THE CITY OF WILKES-BARRE
ZONING HEARING BOARD

A public hearing will be held in City Council Chambers, Fourth Floor, City Hall, 40 East Market Street, Wilkes-Barre, Pennsylvania, on Wednesday, October 20, 2010, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Continued Hearing**: **Nidal Shella** for the property located at **477 Scott Street** for a variance to waive the yard screening and/or fence required for the proposed establishment of an accessory off-street parking area for a proposed new 3,100 square foot multi-use commercial building in a C-4 zone.
- b) **John Daniels** for the property located at **146 Austin Avenue** for a variance to waive one side yard setback from the required 8' down to 3'5" for the construction of a 10' by 16'3 1/2" one (1) story addition with 8' by 6' deck attached to the rear of a single family home in an R-1 zone.
- c) **759 Scott Street, Inc.**, for the property located at **759 Scott Street** for a special approval to change one nonconforming use (Retail Truck Dealership) to another nonconforming use (storage and distribution center for pipes, valves, fittings, steel and related items and maintenance facility) in an R-1 zone.
- d) **Barry Chiverella** for the property located at **442 East Main Street** for a variance to waive both side yard setbacks from the required 5' each down to 1'6" and 11" for the proposed construction of a 22'5" by 12'10" enclosure on an existing deck attached to the rear of a single family dwelling in an R-1 zone.

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- e) **King's College** for the property located at **72 West North Street** for a special approval to permit the establishment of an infirmary for King's College within a building previously used as a place of worship in an S-1 zone.

- f) **Moosic Land Investments, LLC** for the property located at **21 West Ross Street** for a variance to remove the requirement of Section 319 of the zoning ordinance (required screening) on appeal from a violation notice dated September 13, 2010 applicable to an 11 space general off-street parking area.

ALL INTERESTED PERSONS MAY APPEAR AT SUCH HEARING. CASES WILL NOT NECESSARILY BE CALLED IN THE ORDER LISTED ABOVE. DISABILITIES NOTICE: This Hearing is being held at a facility which is accessible to persons with disabilities. Please notify Ms. Christine Jensen if special accommodations are required. Such notification should be made within one (1) week prior to the date of this hearing. Ms. Jensen can be reached at (570) 208-4173 or by FAX at (570) 208-4101.

By Order of the Zoning Hearing Board of the City of Wilkes-Barre
Leon S. Schuster, Director of Zoning

THE CITY OF WILKES-BARRE IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
THOMAS M. LEIGHTON, MAYOR