

William Breslin, Chairman
Richard Chukonis, Vice Chairman
John Yench
William Harvey
Hayden White

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
December 19, 2007 AGENDA



Leon S. Schuster
Director of Zoning

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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, December 19, 2007, at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) **JOHN L. LUDWIG AND ALBERT J. MARTINO, JR., t/a ALLIED CONTRACTORS & ENGINEERS, INC.**, for the properties located at **395-401 and 401-405 MATSON AVENUE** for the following variances for the construction of a single family dwelling on each of the above lots to be created in a proposed future minor subdivision: 1) a variance to waive the front yard setbacks from the required 25' down to 10', and 2) a variance to waive Section 602.4 of the zoning ordinance for approval to commence construction within five (5) years.

- b) **C.T. CONNELL PROPERTIES, LLC.**, for the property located at **280 SOUTH SHERIDAN STREET** for a special approval to change one nonconforming use (first floor eating and drinking establishment with 66 seats and upper levels 2 existing residential units) to another nonconforming use (first floor private club with seating for 50 and upper levels 2 existing residential units) in an R-2 zone.

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- c) **CHARLES J. WALTER** for the property located at **73 MOYALLEN STREET** for a variance to waive the front yard setback from the required 25' down to 10', the rear yard setback from 25' down to 15' and both side yard setbacks from the required 5' each down to 3' 10" each, a variance to waive the maximum building lot coverage from 40% up to 50%, a variance to waive one (1) required off-street parking space and a variance to waive Section 1101 for the proposed construction of a 23'4" by 50' double wide manufactured single family housing unit on a permanent foundation in an R-1 zone.

- d) **CFD 1, LLC, CHRISTOPHER DANIELS** for the property located at **63-65 WYOMING STREET** for a special approval for to change a nonconforming use (parking garage 2,200 square feet) to another nonconforming use (welding shop 2,200 square feet) in an R-2 zone.

- e) **SHANNON ANDERSON/MT. ZION BAPTIST CHURCH** for the property located at **105 HILL STREET** for a variance pursuant to Sections 1112 and 1418 of the zoning ordinance to permit the establishment of a day care center for 25 children within an existing church facility in an R-1 zone.

- f) **AL ANDERSON/MT. ZION BAPTIST CHURCH** for the property located at **138-142 HILL STREET** for a variance to waive the applicable requirements of Article 3 of the zoning ordinance relative to required setbacks, screening, and paving for a proposed unimproved general off-street parking area for 11 vehicles in an C-N zone and also for a variance to waive Section 214 of the zoning ordinance (vision obstruction at corner lots) to permit the installation of a 6' high chain link fence within 0' of the 20' vision obstruction triangle applicable to corner properties.

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- g) **WYOMING VALLEY HEALTH CARE SYSTEM, INC. AND ALL ITS SUBSIDIARIES** for the property located at **575 NORTH RIVER STREET** for: 1) a special approval to permit the construction of a four (4) story (124,700 square foot) McCarthy Critical Care Pavilion and a variance to waive Section 602.4 of the zoning ordinance to permit the commencement of construction of the upper stories, 2, 3 and 4 of the proposed building within five (5) years; 2) a variance to waive the front yard setback from the required 25' each down to 0' and 14.5' and the maximum building height from 35' up to 63.5' for the proposed building in an R-1 zone; 3) a variance pursuant to Section 208.4 of the zoning ordinance for consideration of the proposed land development as one zoning lot, a variance to waive the maximum building lot coverage from 40% up to 49.5%, and a variance to waive the width for access driveways from 20' up to 60.7' for ambulance access; 4) a variance to waive the front yard setback from the required 20' down to 10', a variance to waive the minimum distance between access driveways from 40' down to 35'5", and a variance to allow 4 access driveways along West Maple Street for proposed parking area modifications and additional off-street parking areas; 5) a special approval to permit parking at another location for all structures located within the proposed land development and a variance to waive the maximum distance from 400 feet to 1,700 feet for our parking area on North Pennsylvania Avenue.

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