

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
May 20, 2009 AGENDA

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



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, May 20, 2009, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Pete Bonczewski** for the property located at **26 Lloyds Lane** for a variance to waive one side yard setback from the required 5' down to 2' for the construction of a 14' x 20' deck/carport attached to the rear of a single family dwelling in an R-1 zone.
- b) **Samuel F. Johnson** for the property located at **260-262 South Main Street** for the following variances relative to the proposed establishment of a 20 space off-street parking area in a C-2 zone: 1) a variance to waive the front yard setback from the required 10' down to 4', the side yard setbacks from the required 5' each down to 0' each, and the rear yard setback from the required 10' down to 0'; 2) a variance to waive portions of the required yard screening and/or fence; 3) a variance to waive the minimum depth for parking stalls from the required 18' down to 16.97'; 4) a variance to waive Section 315 of the zoning ordinance regarding off-street parking area development.
- c) **Wyoming Valley AIDS Council, Inc., Mr. Ken Zula**, for the property located at **330 Bowman Street** for a special approval to change one nonconforming use (1,200 square foot beauty salon/barber shop and 2 apartments) to another nonconforming use (1,200 square foot commercial offices and 2 apartments) in an R-1 zone and also for a variance to waive two (2) additional off-street parking spaces required for the proposed office conversion.

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- d) **Francisco Castillo** for the property located at **389 North Main Street** for a variance to permit the establishment of a fast food Mexican take-out restaurant with 360 square foot waiting area in an R-2 zone and also for a variance to waive five (5) off-street parking spaces required for the proposed use.

- e) **Bruce Fairchild** for the property located at **379 South Main Street** for a special approval to permit the establishment of a 1200 square foot tattoo business in a C-2 zone.

- f) **LBJ Construction Co., Inc.**, for the property located at **110 South Sherman Street** for an appeal from determination of the zoning officer that the owner's requested use, which is a Zoning Board approved prior non-conforming use, was not permitted at the subject premises.

- g) **Jodie Walsh** for the property located at **148 Hanover Street** for a variance to waive the side yard setbacks from the required 5' each down to 0' and 2.5' for the construction of a 14' x 20' deck attached to the rear of a single family row home in an R-2 zone.

- h) **Margaret Sharksnas** for the property located at **357 High Street** for a variance to waive one side yard setback from the required 5' down to 0' relative to the proposed construction of a 12' x 16' accessory residential storage shed in an R-1 zone.

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