

City of Wilkes-Barre Zoning Hearing Board

June 15, 2011 Agenda

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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, June 15, 2011, at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal application:

- a) **Victor Morocho** for the property located at **152 Parrish Street** for variance to waive one side yard setback from the required 5 feet down to 3 feet and a variance to waive the rear yard setback from 5 feet down to 2 feet in order to construct a 9 x 20 foot shed within an R-1 zone.
- b) **Carl Zarenski** for the property located at **194 Noble Lane** for a variance to waive one side yard setback from the required 8 feet down to 2 feet in order to construct a 20 x 24 foot garage addition on to a home within an R-2 zone.
- c) **Julie Kopec** for the property located at **95 West Chestnut Street** for a variance to establish a restaurant containing 20 seats within an R-1 zone. A variance to section 315 to allow an unimproved accessory parking area of crushed stone in lieu of bituminous pavement. A variance to waive section 319.2 relevant to the required screening for the accessory parking area. A variance to waive section 316 requirements pertaining to dimension and design of the proposed parking area. Requesting variances to waive the required front yard setback from 20 feet down to 5 feet; to waive the required rear yard setback from 20 feet down to 0 feet; to waive the required side yard setbacks from the required 15 feet down to 7 feet and 3 feet respectively and a variance to waive one handicap accessible space relevant to the accessory parking area for the proposed restaurant.
- d) **Joseph Rushinski** for the property located at **129 Loomis Street** for a variance to waive one side yard setback from the required 5 feet down to 0 feet in order to construct a 16 foot round above ground swimming pool within an R-1 zone.
- e) **Al Flora, Jr.** for the property located at **33 West South Street** for a variance to waive both side yard setbacks from the required 15 feet down to 10 feet and 3 feet

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respectively in order to construct a 33.5 x 7 foot front porch on to a home within an S-2 zone.

- f) **Gerard Gazey** for the property located at **34 South Welles Street** for variances pertaining to a minor subdivision within an R-2 zone. Requesting a variance to section 515 (Nonconforming-Area and Bulk Requirements Compliance) to permit an area reduction down to 1,829 square feet per unit for Final Lot 1 having an existing lot area nonconformity of 2,533 square feet per unit as a result of an existing 3 unit apartment building on the subdivided lot. Requesting variances pertaining to Final Lot 2 to waive the minimum lot area from 5,000 square feet down to 2,114 square feet; to waive the minimum lot depth from 100 feet down to 52.85 feet. Requesting variances pertaining to an existing garage on Final Lot 2, to waive the rear yard setback from the required 25 feet down to 10 feet and to waive the maximum allowable lot coverage from 50% increased to 75%.
- g) **Anthony DeCinti** for the property located at **487 and 495-497 South Grant Street** for variances pertaining to a minor subdivision within an R-2 zone. Requesting a variance to section 515 (Nonconforming Area and Bulk Requirements Compliance) to permit an area reduction down to 1,966 square feet per unit for Final Lot 1 having an existing lot area nonconformity of 2,112 square feet per unit and to permit a lot width dimensional reduction from 43.5 feet down to 33.41 feet as a result of an existing double-block home on the subdivided lot. A variance pertaining to Final Lot 1 to waive the required side yard setback from 5 feet down to 2.8 feet relevant to the existing home. A variance pertaining to the existing garage on Final Lot 2 to waive the required side yard setback from the required 5 feet down to 0.9 feet.

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 M. Jensen, SPHR 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) 208-4112 or by FAX at (570) 208-4124 or by e-mail at cjensen@wilkes-barre.pa.us

By Order of the Zoning Hearing Board of the City of Wilkes-Barre
William C. Harris, Director of Planning & Zoning/Zoning Officer

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

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