

**City of Wilkes-Barre Zoning Hearing Board**

**June 16, 2010 Agenda**

William Harvey, Chairperson  
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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 16, 2010, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Brian Krahel** for the property located at **240 Matson Avenue** for a variance to waive one side yard setback from the required 8' down to 3' for the proposed construction of a 12'6" by 21' second floor addition and 10' by 25' deck/patio roof attached to the rear of a single family dwelling and a variance to waive one side yard setback from the required 5' down to 3' for the proposed construction of a 24' by 40' accessory residential garage in an R-1 zone.
- b) **Karen Klimchak** for the property located at **38 Waller Street** for a variance to waive one side yard setback from the required 5' down to 2'9" for the construction of a 9' by 22' roof over an existing concrete patio in an R-2 zone.
- c) **Augustin N. Tlatenchi** for the property located at **530 North Main Street** for a variance to permit the establishment of a 1,272 square foot billiards hall (5 pool tables) and a social hall party room on the second floor of a building currently used as a grocery store & delicatessen on the first floor of a building in a C-N zone and also for a special approval to allow parking on another lot located at 538 North Main Street for the proposed use.

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- d) **Administrative Review: Wilkes-Barre Hospital Company, LLC**, for the property located at **575 North River Street** for acceptance of revisions to a previously approved plan relative to the construction a 90,000 square foot critical care pavilion and off-street parking area.
- e) **Wilkes-Barre Hospital Company, LLC**, for the property located at **575 North River Street** for a variance to waive the front yard setback along North Franklin Street from the required 25' down to 10' (previously approved 14.5') for the construction of a 90,000 square foot 3 story critical care pavilion 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*