

City of Wilkes-Barre Zoning Hearing Board

August 18, 2010 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, August 18, 2010, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Bonnie Wasilewski** for the property located at **428-430 South Sherman Street** for a variance to waive the rear yard setback from the required 20' down to 7' for the construction of a 17' by 17' rear deck and roof attached to the rear of a single family dwelling in an R-2 zone.
- b) **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.
- c) **Edmund Ryan Zych** for the property located at **176 North Washington Street** for a variance to waive one side yard setback from the required 5' down to 2' and 6" for posts and a variance to waive 16 required off-street parking spaces (including 1 handicap accessible space) for the proposed construction of a 28'6" by 61'5 1/2" second floor deck addition with additional seating for 48 persons attached to the side of an existing eating and drinking establishment in a C-2 zone.
- d) **John Reese** for the property located at **211 Mill Street** for a variance to waive the side yard setback from the required 10' down to 2.7' and a variance to waive the building lot coverage from the maximum 40% up to 50% for the proposed construction of a 28' by 22' "L" shaped deck and roof addition attached to a single family dwelling in an R-1 zone.

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August 18, 2010 Agenda

- e) **Wilkes-Barre Area School District** for the property located at **301 Old River Road** for a special approval for the proposed construction of a 36' by 72' modular structure for two (2) additional classrooms in an R-1 zone and also for a variance to waive five (5) additional off-street parking spaces required for the proposed expansion.

- f) **Walter Shedlock** for the property located at **249 Mill Street** for a variance to waive the width of a side yard of a corner lot from the required 10' down to 3' (Maple Lane) and 5' (Gardner Avenue) for the construction of an 8' by 10' accessory residential storage shed in an R-1 zone.

- g) **Joseph Salsavage** for the property located at **310 New Grant Street** for a variance to waive Section 214 of the zoning ordinance (vision obstruction at a corner lot) to permit the permit the construction of a 6' fence at a distance of 10' (20' required) from the intersecting property lines of the corner lot located in an R-1 zone.

- h) **Ed McKenna** for the property located at **85 Austin Avenue** for a variance to waive the front yard setback from the required 25' down to 1', a variance to waive the width of a side yard of a corner lot from the required 10' down to 2', a variance to waive the side yard setback from the required 5' down to 4', and a variance to waive the building lot coverage from the maximum 40% up to 47' for the construction of a 18' by 19' front porch addition attached a single family home 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