

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

**PUBLIC HEARING NOTICE**  
**CITY of WILKES-BARRE, PA**  
**August 19, 2009 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, August 19, 2009, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Yelena Shmakova** for the property located at **186 Charles Street** for a variance to waive the side yard setback from the required 5' down to 3' for the construction of a 28' by 17' deck and roof attached to the rear of a single family dwelling in an R-1 zone.
- b) **John A. Yench** for the property located at **119 South Empire Street and 475 East Northampton Street** for a special approval to permit the establishment of an 11 space accessory parking at 119 South Empire Street, a variance to waive Section 315 of the zoning ordinance (grading, pavement and drainage requirements) for an unimproved lot, a variance to waive the side yard setback from the required 15' down to 0' for the proposed parking area, a variance to allow for the driveway for ingress to the proposed off-street parking area on the adjacent property at 475 East Northampton Street, a variance to waive the required yard screening for the proposed parking area from a 6' fence down to a 4' fence along the northerly side of the property.
- c) **Cheral Thomas** for the property located at **389 North Main Street** for a variance to permit the establishment of a catering service with take-out and deliveries in an R-2 zone and a variance to waive two (2) off-street parking spaces required for the proposed use.

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- d) **Joseph T. Kambies** for the property located at **403 Andover Street** for a special approval to permit the enlargement of an existing nonconforming use and building for the proposed construction of a 12'6" by 19'6" garage/storage addition attached to the front of an existing building in an R-1 zone, a variance to waive one side yard setback from the required 8' down to 2'8", a variance to permit a second enlargement of a nonconforming use, and a variance to waive one additional off-street parking space for the proposed addition.
- e) **Andrew and Mary Krysicki** for the properties located at **171 Loomis Street and 12-14 Bruce Lane** for the following variances as the result of a proposed minor subdivision to reconfigure two existing lots of record into two (2) new lots in an R-1 zone: 1) a variance to waive the lot depth from the minimum 100' down to 72.3' for new lot #1 of the proposed subdivision (12-14 Bruce Lane); 2) a variance to waive one (1) required off-street parking space, a variance to waive the lot area from the minimum 5,000 square feet down to 3,427 square feet, a variance to waive the lot depth from the minimum 100' down to 72.18', and a variance to waive the rear yard setback from the minimum 25' down to 17' for new lot #2 of the proposed subdivision (171 Loomis Street).
- f) **Northeast Pennsylvania SMSA Limited Partnership d/b/a Verizon Wireless** for the property located at **1050 North Washington Street** for a special approval pursuant to Section 1110 of the zoning ordinance for the proposed establishment of a wireless phone site consisting of an 11.5' by 30' prefabricated equipment shelter and 165' high monopole in an S-1 zone and also for a variance to waive the height limit for the proposed monopole from the maximum 100' up to 165'.

**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