

City of Wilkes-Barre Zoning Hearing Board
September 15, 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, September 15, 2010, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Continued Hearing**: **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.
- b) **Sugito Lo** for the property located at **287 New Grant Street** for a variance to waive one side yard setback from the required 5' down to 2' for the construction of an 18' by 21' carport in an R-1 zone.
- c) **Hai S. Huang** for the property located at **405 North River Street** for a special approval to permit the establishment of an acupuncture and massage therapy business in a C-4 zone.
- d) **Wayne Steele, John O'Malia and Mary Schuler** for the property located at **206 Carey Avenue** for a special approval and variances for the establishment of an antique sales and auction business and warehousing of powersports vehicles within a building located in an R-1 and M-1 zoning district.

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- e) **Empire Street Realty, LLC**, for the property located at **92 South Empire Street** for: 1) a special approval to change one nonconforming use (swimming pool business and vacant industrial building) to another nonconforming use (11,452 square foot restaurant/12,252 square foot health club/5,800 square foot gym/30 apartments) in an R-1 zone; 2) a variance to waive the front yard setback from the required 20' down to 10' and the rear yard setback from the required 20' down to 5' for a proposed 196 space accessory off-street parking area; 3) a variance from Section 315 of the zoning ordinance relative to review by city engineer whereas applicant will provide report and obtain Director of Operations approval; 4) a variance to waive Article 3 of the zoning ordinance (dimension and design requirements) to allow a portion of the off-street parking area to be gravel in lieu of the required paving.

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