

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
September 16, 2009 AGENDA



Leon S. Schuster
Director of Zoning

Telephone (570) 208-4163
Fax: (570) 208-4187
Email: lschuster@Wilkes-Barre.pa.us

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 16, 2009, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Continued Hearing: 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.
- b) **Selena Montgomery** for the property located at **330 Carey Avenue** for a variance to permit the establishment of a 1,500 square foot unisex salon in a C-N zone.
- c) **Walter S. MacCorkle** for the property located at **102 South Main Street** for a variance to permit the establishment of a secondhand store with pawn shop services in a C-3 zone.

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
September 16, 2009 AGENDA

- d) **Madeline Castillo** for the property located at **560 Carey Avenue** for a special approval to change a nonconforming use for the proposed establishment of a 1,500 square foot grocery store in an R-1 zone.

- e) **Francisco Castillo** for the property located at **136-138 Wood Street** for a variance to permit the establishment of a small scale (2 employees) granite/marble fabrication business (countertops) in an M-1 zone and also for a variance to permit outside storage of granite slabs within 2.5' of a residential zone (100' required).

- f) **Leroy Charles** for the property located at **219 Park Avenue** for a special approval for a change in nonconforming use to include used car sales and vehicle storage for auto repair operation located in a C-N zone and also for a variance to waive the setbacks for an off-street parking area from the required 10' down to 0' and a variance to waive one handicap off-street parking spaces for the proposed use.

- g) **Michael A. & Carol L. Smith** for the property located at **48 Riverside Drive** for a variance to waive one side yard setback from the required 5' down to 4'6" and the rear yard setback from the required 5' down to 3'6" for the construction of a 10' by 20' cabana in an R-1 zone.

- h) **Daniel Sanchez, Sr.**, for the property located at **976 Scott Street** for a variance to waive one side yard setback from the required 8' down to 2' and variance to waive the rear yard setback from the required 25' down to 24' relative to the construction of a 16' by 24' deck attached to the rear of a single family dwelling 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