

**PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
August 20, 2008 AGENDA**

Richard Chukonis, Chairman
John Yench, Vice Chairman
William Harvey
Hayden White
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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 20, 2008, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Wendel & Lucille Schuetz** for the property located at **123 Dagobert Street** for the following variances relative to a proposed minor subdivision of one zoning lot into two (2) lots and construction of a new single family dwelling on new lot #2 of the proposed subdivision: 1) a variance to waive one side yard setback from the required 5' down to 2.5', waiver of the maximum building lot coverage from 40% up to 44% , a variance to waive the lot width from the minimum 50 down to 25' and variance to waive the lot area from the minimum 5,000 square feet down to 2,500 square feet for new lot #1 containing the existing single family dwelling; and 2) a variance to waive the front yard setback from the required 25' down to 14', one side yard setback from the required 8' down to 4' and the other side yard setback from the required 12' down to 4' for the construction of a new single family dwelling with attached accessory garage on new lot #2 of the proposed minor subdivision in an R-1 zone.
- b) **Jane M. Acri** for the property located at **273 East Northampton Street** for a variance to permit the establishment of a 2,000 square foot law office in an R-2 zone, a variance to waive six (6) required off-street spaces, and a variance to waive the side and rear setbacks from the required 15' and 20' down to 3.5' and 3' for a proposed four (4) space accessory off-street parking area for the proposed use.

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
August 20, 2008 AGENDA

- c) **Greenspace Properties, LLC, Clifford & Ruth Melberger, and the City of Wilkes-Barre** for the properties located at **34-38 South Wilkes-Barre Boulevard and 151-155 East Market Street** for the following variances and approvals relative to a proposed minor subdivision and land development pertaining to the construction of a two (2) story parking garage and renovations to the existing three (3) story masonry building to accommodate a proposed art gallery and retail sales space (20,400 square feet), 172 seat restaurant, and forty-seven (47) residential units on the upper floors of the subject property in a C-4 and M-1 zone: 1) a variance to permit the establishment of an art gallery including retail sales; 2) a special exception to allow the conversion of a structure not designed for residential purposes to residential units; 3) a variance to waive the front yard setback from the required 10' down to 0'; 4) a variance to waive the side yard setback along a public right-of-way from 10' down to 0'; 5) a variance to waive the side yard setback from the required 30' down to 0'; 6) a variance to waive the rear yard setback from the required 30' down to 0'; 7) a variance to waive the lot coverage in a C-4 zone from the maximum 50% up to 100%; 8) a variance to waive the lot coverage in an M-1 zone from the maximum 50% up to 94.8%; 9) a variance from Section 322 to reduce the required number of parking spaces by 73; 10) a variance from Section 321 to permit the establishment of an 11' x 46' loading area within the public right-of-way; 11) a variance for exceeding the floor area ration from the maximum 2.0 to 2.1.
- d) **Childrens Service Center of Wyoming Valley** for the property located at **351 South Franklin Street** for a variance to expand a general parking area in an R-3 zone for an additional 16 off-street parking spaces, a variance to waive the required yard screening for the side yards and rear yard for the proposed parking area, a variance to waive the side yard setbacks from the required 15' down to 0' each and the rear yard setback from the required 20' down to 0', and a special approval to allow five (5) parking spaces to be partially located on the adjacent lots.

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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