

**City of Wilkes-Barre Zoning Hearing Board**

**January 19, 2011 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, January 19, 2011, at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:**

- a) **Continued Hearing: Jim Casey and Terry L. Davis**, for the property located at **199-203 and 205-207 South Main Street** for a variance to permit an institutional use (transitional detention living facility for a maximum 130 persons) which provides the inhabitants the opportunity to receive off-site education and training for a corrections release program within a commercial office (C-1) zoning district.
- b) **Lino Cardoso and Hipolita Peralta** for the property located at **245 Coal Street** for a variance to establish a small grocery store with a delicatessen within a single family R-1 zone and also for a variance to waive two (2) parking spaces required for the proposed use.
- c) **Henry Mendoza** for the property located at **282-286 Carey Avenue and 292-300 Carey Avenue** for a special approval to change a nonconforming use for the property located at 282-286 Carey Avenue from a former plumbing, heating and A/C business with a work shop, storage and parking area to a proposed Auto Center to display and sell pre-owned motor vehicles and establish an auto maintenance/repair business including minor auto body work within a commercial neighborhood C-N zoning district. Also referring to the Zoning Ordinance of the City of Wilkes-Barre for a variance to waive the

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required screening requirements pertaining to section 319, a variance to section 312 to waive the required side yard setbacks from 10' down to 0' relevant to the vehicle display area and parking area of the proposed use and a special exception (section 309) to permit the use of the existing parking area on the adjoining lot located at rear 292-300 Carey Avenue. Special approval for a change in nonconforming use for the property located in a C-N zone at the rear of 292-300 Carey Avenue from a former storage building containing plumbing, heating and A/C equipment, tools, parts, supplies, private household items (appliances/furniture), building materials and a parking area to the proposed use of the storage building to contain auto parts for the auto maintenance/repair business along with use of the existing parking area.

- d) Scor Big, LLC** for the property located at **513-517 Hazle Street** for a variance to establish a retail floor covering store in a vacant commercial building within a single family (R-1) zoning district. Also referring to the Zoning Ordinance of the City of Wilkes-Barre for a special exception pursuant to section 312 to permit the use of the adjoining lot located at 513 Hazle Street within a community commercial (C-2) zone for additional off-street parking for the proposed store. Requesting variances to waive the required side yard setback from 5' down to 3.8'; to waive the required rear yard setback from 15' down to 8' and to waive the screening requirements pertaining to section 312 for the entire parking lot design plan.

**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

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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**

**William C. Harris, Director of Planning**

THE CITY OF WILKES-BARRE IS AN EQUAL OPPORTUNITY/AFFIRMATIVE  
ACTION EMPLOYER

*THOMAS M. LEIGHTON, MAYOR*