

Richard Chukonis, Chairman  
John Yench, Vice Chairman  
William Harvey  
Hayden White  
William Breslin

**PUBLIC HEARING NOTICE**  
**CITY of WILKES-BARRE, PA**  
**June 18, 2008 AGENDA**



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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, June 18, 2008, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Continued Hearing: Dollar General** for the property located at **295 South Main Street** for a variance to waive the front yard setback from the required 10' down to 3'6" for the proposed installation of a 4' x 8' free standing business sign in a C-4 zone.
  
- b) **Continued Hearing: Second Welsh Congregational Church, Pastor Kevin Straka**, for the property located at **475 Hazle Street and 16 Wall Street** for: 1) a special approval to enlarge a nonconforming use (place of worship) relative to the proposed construction of a 24' x 90' (2160 sq. ft.) modular building with handicap ramp and vestibule for a multi-purpose social hall addition and variance to allow for a 48% expansion of a nonconforming use in a C-2 zone; 2) a variance to waive six (6) additional off-street parking spaces required for the proposed use; 3) a variance to waive the front yard setback from the required 10' down to 6' for the proposed building location; 4) a variance to waive the front yard and side yard setbacks from the required 20' and 15' down to 0' and the required aisle width for one way 30 degree parking from 11' down to 10.21' for the proposed establishment of a five (5) space off-street parking area expansion.

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- c) **St. Anthony's Maronite Church** for the property located at **311 Park Avenue** for a variance to waive one side yard setback from the required 10' down to 2.92' for the proposed construction of an 8' by 8' roof over an existing side stair landing attached to a church in an R-1 zone.
  
- d) **Roger Tredinnick, Jr.** for the property located at **47 Govier Street** for a variance to waive the rear yard setback from the required 10' down to 3' for the construction of an 12' by 8' accessory residential storage shed in an R-1 zone.
  
- e) **Kathleen M. McCormick** for the property located at **791 South Main Street** for a variance to waive the front yard setback from the required 25' down to 15' and one side yard setback from the required 8' down to 4' for the proposed construction of an 8' x 36' x 8' x 47' "L" shaped porch and roof addition attached to one side and the rear of a single family dwelling in an R-1 zone.
  
- f) **Kinship Square and RPG Kings Associates, L.P.**, for the property located at **155-175 North Main Street** for the following approvals relative to the proposed construction of a 252' by 158' four (4) story multi-use building consisting of a restaurant (74 seats), day care (30 employees), college offices (13) and classroom use (142 seats), and dormitory use (173 beds) in a C-2 zone: 1) a variance to waive the front yard setback from the required 10' each down to 5' each and a waiver of Section 214 (vision obstruction at corner lot) for a structural support column relative to the construction of the proposed building; 2) a special approval for the establishment of a day care center within the proposed building; 3) a variance to permit the establishment of proposed dormitory use within the proposed building; 4) a variance to permit the establishment of college/classroom use within the proposed building; 5) a special approval and variance to provide the required off-street parking at various shared locations in connection with King's College located greater than four hundred (400') feet from the subject property.

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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*