

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
October 17, 2007 AGENDA



Leon S. Schuster
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, October 17, 2007, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Kevin Voelker** for the property located at **233-235 Railroad Street** for a special approval to permit the construction of a 12' by 16' picnic canopy in an R-1 zone.
- b) **James Lamb** for the property located at **93 Joseph Lane** for a variance to waive both side yard setbacks from the required 5' each down to 2.5' each for the construction of a 16' x 6' second story addition to the rear of a single family home in an R-2 zone.
- c) **Fabian Maskinas, Jr.**, for the property located at **27-31 Wyoming Street** for a variance to permit the establishment of a 4,700 square foot warehouse and parking garage for a masonry business within an existing building in an R-2 zone.
- d) **Edward Miller** for the property located at **13 West Linden Street** for a variance to waive the rear yard setback from the required 10' down to 32'' for the construction of a 10' x 8' deck attached to a single family dwelling in a C-N zone and also for a variance to waive the rear yard setback and one side yard setback from the required 10' each down to 1' each for the construction of a 14' x 28' accessory residential garage.

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- e) **Weberin Realty, LLC**, for the property located at **72 West River Street** for a special approval to change a nonconforming use (2 residential units and 867 square foot physician's office) to another nonconforming use (3 residential units and 867 square foot art framing gallery) in an S-1 zone and also for a waiver of one (1) additional off-street parking space required for the proposed residential conversion.
- f) **Pat Patte and Adam Ruderman & Catherine Callahan** for the property located at **64-66 Kulp Street** for the following variances as the result of a proposed subdivision of the subject property into two (2) lots and an application for the establishment of an unimproved general off-street parking area for six vehicles and general parking garage on new lot #2 of the proposed subdivision in an R-1 zone: New lot #1: a variance to waive minimum lot area per dwelling unit from 20,000 square feet total required to 5,124 square feet, minimum lot depth from 100' required to 80', rear yard setback from 25' required to 17', maximum building lot coverage from 40% up to 56%, and a variance from Section 304 for the elimination of required off-street parking spaces from 2 provided down to 0 spaces proposed. New lot #2: a variance to waive the minimum lot area per dwelling unit from 5,000 square feet required to 4,050 square feet, the minimum lot depth from 100' required to 62', the rear yard setback for the existing garage from 25' required down to 23.3' to the new property line, a variance to permit a general off-street parking area and general parking garage in an R-1 zone, a variance to waive Section 315 to provide a gravel parking surface in lieu of the required paved parking surface, a variance to waive the required 20' front and rear yard setbacks and 15' side yard setbacks for off-street parking areas down to 0', a waiver of Sections 316, 317 and 318 for a variance from the required 24' aisle width and maximum 20' driveway width.

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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