

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

**PUBLIC HEARING NOTICE**  
**CITY of WILKES-BARRE, PA**  
**August 15, 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, August 15, 2007, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Donna and James Kowalczyk** for the property located at **419 South River Street** for a variance to permit the establishment of a 2,600 square foot salon and day spa within an existing building in an R-3 zone, a variance to waive the side yard setback from the required 15' down to 0' for a proposed four (4) space off-street parking area expansion, and a variance to waive the aisle width for access to parking stalls from the required 24' down to 15' for the proposed parking area.
- b) **Diane Brink** for the property located at **515-517 Carey Avenue** for a variance to waive one side yard setback from the required 8' down to 1.5' for the construction of a 13'10" by 17' "L" shaped deck with a roof attached to the side of a dwelling in an R-1 zone.
- c) **Volunteers of America** for the property located at **130 East Division Street** for a special approval to permit the establishment of a group residence for eight (8) residents in an R-1 zone.

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- d) **Paul Jacobs and Mercedes Rodriguez** for the property located at **198 Old River Road** for a special approval for a change of nonconforming use and/or variance for the proposed establishment of a 700 square foot barber shop in an R-1 zone.
- e) **Moosic Land Investments, LLC**, for the property located at **21 West Ross Street** for the following variances for the establishment of an 11 space general off-street parking area: 1) variance front yard setback 10' required, 4.2' and 0' provided; 2) variance side yard setback 5' required, 3' provided; 3) variance minimum aisle width 13' required, 12' provided; 4) variance Section 319 screening required, provided except interior side yard 5) variance Section 315 City Engineer review required, provide report and Director of Operations approval; 6) variance Section 318, required 30' distance driveway to corner, 25' provided.

**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*