

**PUBLIC HEARING NOTICE  
CITY of WILKES-BARRE, PA  
April 18, 2007 AGENDA**

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

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, April 18, 2007, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **Joseph & Marijo Blain** for the property located at **171 Stanton Street** for a special approval to change a nonconforming use (doctor's office) to another nonconforming use (day care center for 20 children) in an R-1 zone.
- b) **Commonwealth Realty** for the property located at **208-214 South Main Street** for a variance to waive the applicable requirements of Article 3 of the zoning ordinance relative to required setbacks, screening, and paving for the proposed establishment of an unimproved off-street parking area for 54 vehicles in a C-2 zone.
- c) **Katrina Sorick** for the property located at **125 Waller Street** for a special approval to permit the establishment of a home occupation (family day care for up to six (6) children) within a single family dwelling in an R-1 zone.
- d) **The Franklin South Co. t/a Franklin South Mortgage** for the property located at **318 South Franklin Street** for a variance to permit the construction of a 36" by 54" free standing business sign and waiver of the front yard setback from the required 10' down to 2.5' for the proposed sign in an R-3 zone.
- e) **Melvin Shaw** for the property located at **397 West Academy Street** for a special approval relative to the proposed construction of a 56'2" by 38' "L" shaped addition to an existing garage for use as a limited parking garage in an R-1 zone and also for a variance to waive the rear yard setback from the required 5' down to 11" and a variance to waive the maximum building lot coverage from 40% up to 46.2% for the proposed construction.

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- f) Haddle Realty, LLC, Mr. Dan Haddle** for the property located at **144 Wood Street** for a variance to waive the front yard setbacks and one side yard setback from the required 5' each down to 0' each, a variance to waive the required yard screening and/or fence, and a variance to waive the maximum width for access driveways from 30' up to 110' for the establishment of a nine (9) space parking area for used cars in an M-1 zone.

**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*