

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
December 17, 2008 AGENDA



Leon S. Schuster
Director of Zoning

Telephone (570) 208-4163
Fax: (570) 208-4187
Email: lschuster@Wilkes-Barre.pa.us

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, December 17, 2008, at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) **Wyoming Valley Rescue Ministries c/o Rev. Phil Schultz** for the property located at **290 Parkview Circle** for a rehearing and reconsideration before the Zoning Hearing Board due to a tie vote at the November 19, 2008 Zoning Hearing for a variance for approval of a rescue mission for up to 15 homeless men and a community church in a C-4 zone.
- b) **Ioan David** for the property located at **282 Bowman Street** for a variance to waive the front yard setback from the required 25' down to 3'6" and one side yard setback from the required 8' down to 18" for the proposed construction of a 5' by 22'8" second story balcony attached to the front of a single family dwelling in an R-1 zone.
- c) **Peter Atie** for the property located at **348-350 Hazle Street** for a variance to waive fourteen (14) off-street parking spaces required for the establishment of a proposed restaurant with 40 seats on the first floor and one residential dwelling unit on the second floor of a building in a C-2 zone.

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- d) **Richard Lavelle** for the property located at **Rear 62 East North Street** for a variance to waive the minimum lot area per dwelling unit from the required 5,000 square feet down to 2,452 square feet and a variance to waive the minimum lot depth from the required 100 feet down to 55.4 feet and 67.2 feet, respectively, as the result of a minor subdivision.

- e) **Colin & Karen Keefer, DBA Dromana Realty** for the property located at **53 Gravel Street** for a variance to permit the establishment of an institutional use (Pediatria Child Health Care) within a 6,000 square feet portion of a building in an M-1 zone and also for a variance to waive screening requirements for expansion of paved off-street parking areas to provide 27 additional off-street parking spaces at the subject property.

- f) **Ruth's Place: House of Hope, Inc.** for the property located at **33 South Wilkes-Barre Boulevard** for a special approval pursuant to Section 1112 of the zoning ordinance to permit the establishment of a homeless shelter and service facility (Ruth's Place House of Hope, Inc.) within a 5,000 square foot portion of an existing building located in a C-4 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