

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

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



ZONING HEARING BOARD

Leon S. Schuster  
Director of Zoning

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

- a) **Continued Hearing:** 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 15 vehicles in a C-2 zone.
- b) **Lori M. Kukla** for the property located at **307 South Hancock Street** for a variance to waive Section 214 of the zoning ordinance (vision obstruction at corner lots) to permit the installation of a 6' high privacy fence within 0' of the required 20' vision obstruction triangle applicable to corner properties.
- c) **John Balut** for the property located at **675 North Washington Street** for a variance to waive one side yard setback from the required 10' down to 5' for the installation of a 15' diameter round above ground swimming pool in an R-1 zone.
- d) **Thomas Roche d/b/a Roche's Garage Auto Sales** for the property located at **721 South Franklin Street** for a variance to waive Section 545.4 of the zoning ordinance to allow for the continuation of a nonconforming automobile sales and repair business in an R-1 zone and/or a variance to waive Sections 1105 and 1106 of the zoning ordinance to permit the establishment of the proposed use.

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- e) **Marino Reyes** for the property located at **362 Scott Street** for a special approval to change one nonconforming use (2,000 square foot eating and drinking establishment and one apartment) to another nonconforming use (2,000 square foot grocery store/deli and one apartment) in a C-N zone.
- f) **Reverend William S. Marshall, Jr., Rector, St. Clement & St. Peter's Episcopal Church** for the property located at **70 Lockhart Street** for a variance pursuant to Sections 1112 and 1418 of the zoning ordinance to permit the establishment of a day care center (pre-post day school program and summer program) for up to thirty (30) children within an existing church facility in an R-2 zone.
- g) **Aida & Roger Philips** for the property located at **1276 North Washington Street** for a variance to permit the establishment of a 320 square foot grocery store within a portion of a single family dwelling in an R-1 zone and a variance to waive one additional off-street parking space required for the proposed use.
- h) **First Assembly of God** for the property located at **424 Stanton Street** for a variance to permit the establishment of a 8,448 square foot church with seating for 400 and a detached 1440 square foot modular accessory church office building in a C-2 zone.
- i) **Steven O'Malia** for the property located at **153 Spruce Street** for a variance to waive the front yard setbacks from the required 25' each down to 10' and 4' and a variance to waive the maximum building height for accessory structures from 15' up to 20' for the proposed construction of a 22' by 30' accessory residential garage in an R-1 zone.
- j) **Jerome W. Campbell** for the property located at **204 South Franklin Street** for a variance to waive the front yard setback from the required 20' down to 9'6" and the side yard setbacks from the required 15' each down to 10' and 0', respectively, for the proposed construction of a 8'8" by 17'4" second story deck and first story rear porch attached to the rear of a single family residence in an S-2 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*