

City of Wilkes-Barre Zoning Hearing Board

March 16, 2011 Agenda

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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, March 16, 2011 at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal applications:

- a) **Darryl Schwartz** for the property located at **362 Blackman Street** for a variance to waive the maximum height permitted for a garage from 15' up to 23' and a variance to waive the maximum allowable building coverage percentage on a lot from 40% increased to 44% in order to construct a 40' x 36' garage within an R-1 zone.
- b) **TEDJK, LP** for the property located at **293 South Main Street** for a variance to section 1202-A to permit a decrease in the minimum lot area per dwelling unit from 3,500 square feet down to 1,390 square feet per unit and a variance to waive one required parking space in order to permit the conversion of a building containing 1 apartment and vacant office space into a building containing two (2) apartments within an R-2 zone.
- c) **Maria V. Hernandez** for a property within an R-1 zone located at **433 East Northampton Street** special exception to change a nonconforming use from a building containing 1,988 square feet of office and storage space with a second floor apartment to a building containing a second floor apartment, 1,071 square feet of storage space and 917 square feet for a business selling "botanica" religious items and providing financial and insurance services for customers.
- d) **Vito Aiello** for the property located at **389 Andover Street** for variances to waive the minimum required side yard setback from 5' down to 1.6' and waive the minimum required rear yard setback from 5' down to 2.0' to maintain the existing placement of three (3) accessory structures (sheds) at

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various locations in the rear yard of a single family home within an R-1 zone.

- e) **Paul Jones** for the property located at **183-185 South Grant Street** for a variance to section 1202-A of the zoning ordinance to permit an increase in the number of dwelling units from 2 units to 4 units without any structural change that increases the gross floor area of the structure. Also, a variance to section 1202-A to decrease the lot area per dwelling unit requirement from 3,500 square feet per unit down to 1,220 square feet per unit within an R-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
William C. Harris, Director of Planning

THE CITY OF WILKES-BARRE IS AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

THOMAS M. LEIGHTON, MAYOR