

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
May 16, 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, May 16, 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 54 vehicles in a C-2 zone.
- b) John T. Gould for the property located at 76 Richard Street for a variance to waive one side yard setback from the required 8' down to 0' for the construction of a 12' by 24' carport attached to the side of a single family dwelling in an R-2 zone.
- c) Michael H. Lewis for the property located at 272 High Street for a variance to waive both side yard setbacks from the required 5' each down to 3.5' each for the construction of a 15' diameter above ground swimming pool in an R-1 zone.
- d) Joseph Gluchowski for the property located at 17 Smith Street for a variance to waive both side yard setbacks from the required 5' each down to 3' and 4', respectively, for the construction of an 18' diameter round above ground swimming pool in an R-1 zone.
- e) John P. Moshey for the property located at 199-201 South Empire Street for a variance to permit the construction of a 30' by 38' general garage for personal use in an R-1 zone.

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- f) **David W. Hutchinson** for the property located at **77 North Hancock Street including 79 and 81 Coal Street** for the following variances relative to the proposed construction of a 17' by 24' carport and 45' by 60' garage addition attached to a single family dwelling in an R-1 zone; 1) a variance to waive the front yard setbacks from the required 25' each down to 2' each, 2) a variance to waive one side yard setback from the required 8' down to 3', 3) a variance to waive the building lot coverage from the maximum 40% up to 56.4%, 4) a variance to waive Section 214 of the zoning ordinance to allow the proposed construction within the vision obstruction triangle at a corner lot, 5) a variance to waive Section 1106 for the use of the proposed garage as a general garage for a construction business.
- g) **David & Jayne Nargoski** for the property located at **71 Richmond Avenue** for a variance to waive one side yard setback from the required 8' down to 4' for the construction of a 10' by 10'/22' two (2) story addition to the rear of a single family dwelling in 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
Leon S. Schuster, Director of Zoning**

THE CITY OF WILKES-BARRE IS AN
EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER
THOMAS M. LEIGHTON, MAYOR