

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
September 19, 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, September 19, 2007, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:

- a) **CONTINUED HEARING:** Diane Brink for the property located at **515-517 Carey Avenue** for a variance to waive one side yard setback from the required 8' down to 1.5' for the construction of a 13'10" by 17' "L" shaped deck with a roof attached to the side of a dwelling in an R-1 zone.

- b) **CONTINUED HEARING:** Paul Jacobs and Mercedes Rodriguez for the property located at **198 Old River Road** for a special approval for a change of nonconforming use and/or variance for the proposed establishment of a 700 square foot barber shop in an R-1 zone.

- c) **Elizabeth Boyer and Walta Shaffer** for the property located at **38 Butler Street** for a variance to waive the rear yard setback from the required 25' down to 0', both side yard setbacks from the required 5' down to 0' and a variance to waive the building lot coverage from the maximum 40% up to 86% for the construction of an 18' by 28' rear deck and roof attached to a dwelling in an R-1 zone.

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- d) **David J. Smith** for the property located at **60-70 West Union Street** for the following variances as the result of a proposed minor subdivision in an S-2 zone: 1) a variance to waive the lot width from the minimum 100' down to 44.77', the lot area from the minimum 10,000 square feet down to 7,758.64 square feet, and one side yard setback from the required 15' down to 0.10' for lot #1 (*68-70 W Union St*) and 2) a variance to waive the lot width from the minimum 100' down to 69.23' and one side yard setback from the required 15' down to 0' for lot #2 (*60-64 W Union St*).
- e) **Margaret Skrypski** for the property located at **30 Brazil Street** for a variance to waive both side yard setbacks from the required 5' each down to 4.5' each for the construction of a 26' by 70' single family dwelling (including proposed rear deck) in an R-1 zone.
- f) **Evaristo Tlatenchi** for the property located at **245 Dana Street** for a variance to waive the front yard setback from the required 25' down to 0' and one side yard setback from the required 5' down to 2' for the construction of a 4'4" by 14' front porch balcony and a variance to waive one side yard setback from the required 5' down to 2' for the construction of a 9' by 7'6" second story deck attached to the rear of a single family dwelling in an R-1 zone.
- g) **Martha Troyan** for the property located at **207-209 Almond Lane** for a variance to waive one side yard setback from the required 2' down to 2" and the rear yard setback from the required 2' down to 6" for the construction of a 20' by 26' "L" shaped swimming pool deck in an R-2 zone.

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- h) **Dave Raynes** for the property located at **37 Essex Lane** for a variance to waive one side yard setback from the required 8' down to 0' and front yard setback from the required 25' down to 4' for the construction of a 10' by 14' front porch and steps attached to a single family home in an R-1 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 40' accessory residential garage in an R-1 zone.
- j) **Michele Lepore** for the property located at **185-187 St. Clair Street** for a variance to waive one side yard setback from the required 8' down to 4' for the construction of a 23' by 22' two story addition attached to the rear of a single family dwelling in an R-1 zone.
- k) **Empire Street Realty, LLC**, for the property located at **92 South Empire Street** for: 1) a special approval to change one nonconforming use (swimming pool business and vacant industrial building) to another nonconforming use (restaurant 10,000 square feet/health club 8,000 square feet/retail businesses 11,452 square feet/32 residential units) in an R-1 zone; 2) a variance to waive the front yard setback for a proposed 197 space accessory off-street parking area from the required 20' down to 10', the side yard setback from the required 15' down to 10', and the rear yard setback from the required 20' down to 5'; 3) a variance from Section 315 of the zoning ordinance relative to required review by the City Engineer, whereas, applicant will provide report and secure Director of Operations approval.

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- 1) **Marino Reyes** for the property located at **362 Scott Street** for a variance to waive the maximum size for a proposed wall sign from 39 square feet up to 60 square feet for a proposed 3' by 20' business sign in a C-N 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**