

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

PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
June 20, 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, June 20, 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) **Old Business:** **Haddle Realty, LLC, Dan Haddle**, for the property located at **144 Wood Street** for a modification to the April 18, 2007 decision of the zoning hearing board pertaining to an agreement between Dan Haddle and Joseph Sakelaridos for an adjustment of the stipulation in this prior decision regarding variances for the location of a fence and screening of a proposed parking area in an M-1 zone.

- c) **John Ciavarella and Rachel Meyer** for the properties located at **282 Riverside Drive and 409-411 West Academy Street** for the following variances as the result of a proposed minor subdivision: 1) a variance to waive the lot depth for proposed lot #1 (282 Riverside Drive) from the minimum 100' down to 74.6' and 2) a variance to waive the lot area for lot #2 of the proposed subdivision (409-411 West Academy Street) from the minimum 10,000 square feet down to 3,998.42 square feet and variance to waive the lot depth from the minimum 100' down to 74.6'.

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- d) **Luz Rivera** for the property located at **262-264 Stanton Street** for a special approval to change one nonconforming use (2,000 square foot insurance office and 1 residential apartment) to another nonconforming use (two (2) residential apartments) in an R-1 zone and a variance to waive the lot area per dwelling unit from the required 5,000 square feet down to 1,225 square feet for the proposed conversion.
- e) **John Griffiths** for the property located at **425 New Market Street** for a variance to waive both side yard setbacks from the required 5' each down to 3' each for the proposed construction of a 14' x 28' accessory residential garage in an R-1 zone.
- f) **John Rey** for the property located at **321 New Hancock Street** for a variance to waive the rear yard setback from the required 5' down to 1'7" for the proposed installation of a 10' diameter round above ground swimming pool 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