

**PUBLIC HEARING NOTICE
CITY of WILKES-BARRE, PA
November 19, 2008 AGENDA**

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

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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, November 19, 2008, at 4:30 p.m., Eastern Standard Time, relative to the following zoning appeal applications:

- a) **Johnson Van Nguyen** for the property located at **82 South Hancock Street** for a variance to waive both side yard setbacks from the required 5' each down to 4' each for the construction of a 40' by 24' carport in an R-2 zone.
- b) **Peter J. Kohl** for the property located at **81 Seneca Street** for a variance to permit the conversion of a vacant warehouse to storage of equipment and vehicles and an 285 square foot office for CK Alarm Systems in an R-1 zone.
- c) **Marta Castro** for the property located at **98-100 Regent Street** for a variance to waive both side yard setbacks from the required 5' each down to 6" on each side and a variance to waive the rear yard setback from the required 10' down to 1' for the construction of an 18' x 36' carport in an R-2 zone.

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- d) **Wyoming Valley Rescue Ministries, Inc.**, for the property located at **290 Parkview Circle** for a special approval to permit the establishment of a homeless shelter for a maximum of 15 persons in an R-A zone, a variance to permit the establishment of a 1634 square foot community church in the basement of the subject property, and a variance to waive the number of off-street parking spaces from 54 required spaces down to 39 spaces provided for the proposed use.

- e) **John Katorkas** for the property located at **777 South Franklin Street** for a special approval to change one nonconforming use (Posten Taxi yard, fleet repair and vehicle storage) to another nonconforming use (Posten Taxi yard, fleet repair and vehicle storage with the addition of an auto repair center for public use) in an R-2 zone and a variance to waive the front yard setback from the required 10' down to 0' for the proposed construction of a 6' by 10' free standing business sign for the proposed auto repair business.

- f) **Carmen Capitano and City of Wilkes-Barre** for the property located at **336 East Northampton Street** for a variance to permit the establishment of a 2,300 square foot automobile repair business with 2,300 square second story storage in an R-2 zone and also for a variance to waive Article 3 of the zoning ordinance (Off-Street Parking Requirements) relative to required setbacks, screening and paving for the establishment of a 12 space accessory off-street parking area for the proposed use.

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