

City of Wilkes-Barre Zoning Hearing Board

May 18, 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, May 18, 2011, at 4:30 p.m., Daylight Savings Time, relative to the following zoning appeal application:

- a) **Continued Hearing:** Jay Morales for the property located within an R-3 zone at **67-73 South Welles Street** for a special exception to change the existing accessory parking area to a limited parking area to be used exclusively for the parking of vehicles by the residents of the neighborhood in which it is located.

- b) **Edward L. Queen** for the property located at **217 Bowman Street** for a variance to waive section 214 of the Zoning Ordinance (vision obstruction at corner lots) from the required 20' triangle down to a 1' triangle for the construction of a 4' high fence on a corner property in an R-1 zone.

- c) **Nadiya Meshko** for the property located at **37 Chilwick Street** for a variance to waive one side yard setback from the required 5' down to 2' 6" in order to construct a two story addition on to the rear of a home within an R-1 zone.

Kings College (Part 1) for the properties within an S-1 zone located at **171, 181, 185, 187, and 191 North Franklin Street** for variances pertaining to a plan depicting several minor subdivisions and a reverse subdivision to precede a land development proposal. A variance to section 515 (Nonconforming- Area and Bulk Requirements Compliance) to permit an area and dimension reduction of the abovementioned properties containing existing lot dimension nonconformities and area nonconformities. Variances to waive the minimum lot depth from the required 200' down to a minimum of 86.14' through 85.34' for the above mentioned properties. Variances to waive the rear yard setback from the required 20' down to 13.74' through 6.26' for the abovemention properties. Variances to

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waive the maximum allowable lot coverage from 50% increased to 54% through 88% for the abovementioned properties.

Kings College (Part 2) for the property located in an S-1 zone at **150 North Main Street** for a special exception to construct a 49,700 square foot addition containing two classrooms and 3795 square feet of office space on to the existing Scandlon Gym building. A special exception to construct a two story 14,210 square foot academic building containing six (6) classrooms and 870 square feet of office space. A variance to waive 80 parking spaces relevant to the additional classroom seating and office space to be created by the proposed project. A variance to waive the front yard setback from the required 20' down to 8.25' pertaining to the proposed academic building. A variance to waive the side yard setback from the required 15' down to 9.99' and a variance to waive the rear yard setback from the required 20' down to 12' pertaining to the proposed addition to the Scandlon Gym. A variance to waive the maximum allowable lot coverage from 50% increased to 75% in order to develop the 3.73 acre site.

The Kings College zoning plan is available for public review at the Wilkes-Barre City Planning & Zoning Office, City Hall, 40 East Market Street, Wilkes-Barre, PA.

- d) **Michael Richards** for the property located at **474 North Main Street** for a special exception under section 218 of the Zoning Ordinance to establish a pet grooming business within a C-N zone.

- e) **Kenneth S. Pahler** for the property located at **101 Gilligan Street** for a variance to waive the front yard setback from the required 25' down to 24' and one side yard setback from the required 8' down to 5' in order to construct a 22' x 40' one story garage addition attached to the side of a home 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 M. Jensen, SPHR 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) 208-4112 or by FAX at (570) 208-4124 or by e-mail at cjensen@wilkes-barre.pa.us

By Order of the Zoning Hearing Board of the City of Wilkes-Barre
William C. Harris, Director of Planning & Zoning/Zoning Officer

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

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