

**City of Wilkes-Barre Zoning Hearing Board**

**May 19, 2010 Agenda**

William Harvey, Chairperson  
Hayden White, Vice Chairperson  
John Bergold  
William Breslin  
John Yench

Leon S. Schuster  
Director of Zoning

Telephone (570) 208-4167  
Fax: (570) 208-4187  
Email: lschuster@wilkes-barre.pa.us



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 19, 2010, at 4:30 p.m., Eastern Daylight Savings Time, relative to the following zoning appeal applications:**

- a) **City of Wilkes-Barre** for the property located at **165 Darling Street (Courtright Neighborhood proposed major subdivision and redevelopment)** for the following variances relative to the proposed construction of 31 residential housing units described as twin, single, senior, and ADA type dwellings on 25 proposed lots in an area presently under consideration for re-zoning to R-2 (residential, two-family): 1) a variance to waive the lot depth from the minimum 100' down to varying depths between 56' and 89'9" for proposed lots 17 through 22 and lot 25; 2) a variance to waive the front yard setback from the minimum 20' down to varying setbacks between 10' and 14'4" for proposed lots 3 through 16 and proposed lots 19 through 23 and lot 25; 3) a variance to waive the lot width from the minimum 50' down to varying widths between 34'2" and 40'10" for lots 1, 2, 5, 6, 14, 15, 21 and 22; 4) a variance to waive the side yard setback from the required 8' down to zero for proposed lots 1, 2, 5, 6, 14, 15, 21, and 22; 5) a variance to waive the rear yard setback from the required 20' down to varying depths between 6' and 17'11" for proposed lots 18 and 24; 6) a variance to waive the lot area per dwelling unit from the required 5,000 square feet down to varying areas between 3,095 square feet and 4,936 square feet lot proposed lots 1, 2, 5, 6, 19, 20, 21 and 22; 7) a variance to waive the rear yard setback from the required 5' down to 1' for the construction of an unattached accessory structure on proposed lot 1.

**City of Wilkes-Barre Zoning Hearing Board**  
**May 19, 2010 Agenda**

- b) **BI, Inc., Mr. John Hogan** for the property located at **125 North Wilkes-Barre Boulevard** for a special approval to permit the establishment of a 3,400 square foot institutional treatment center for Luzerne County agency referrals in a C-4 zone.
  
- c) **Shawn Walker** for the property located at **74 Oak 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 10' triangle for the construction of a 6' high fence on a corner property 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*