

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT THE LUZERNE COUNTY ZONING HEARING BOARD HAS RECEIVED APPLICATION FOR THE FOLLOWING VARIANCES AND SPECIAL EXCEPTIONS FROM THE LUZERNE COUNTY ZONING ORDINANCE.

1. Evelyn M. Groff, 28 Sylvan Lake Road, Hunlock Creek, PA request the following variances: Lot #1: Lot Width – required 100 ft., requested 25 ft., Lot Size – required 20,000 sq. ft., requested 4,356 sq. ft.; Lot #2: Lot Width – required 100 ft., requested 25 ft., Lot Size – required 20,000 sq. ft., requested 4,356 sq. ft. to subdivide and reconfigure an existing lot, creating two (2) lots at 28 Sylvan Lake Road, Ross Township, located in an (R-1) Single Family Residence District.
2. Salustiano Ramirez Frias, 34 Marjorie Avenue, Wilkes-Barre, PA, request a Special Exception to convert a single family residence into two apartments at 1009 W. Main Ave, Newport Township, located in a (CB) Community Business District.
3. Patrick Corcoran, 419 Old Newport St., Nanticoke, PA, request a Use Variance to place an accessory use structure (25 ft. x 35 ft. residential garage) and the following variances: Front Yard - required 40 ft., requested 26 ft., Rear Yard – required 50 ft., requested 36 ft., Right Side Yard – required 25 ft., requested 10 ft. Percentage of Lot Coverage - required 10%, requested 30%, at 321 Old Newport St., Newport Township, located in a (MI) Mining District.
4. Eric Bella, 100 Coal St., Jeddo, PA request a Use Variance to place an accessory use structure (32 ft. x 64 ft. residential garage) and a Rear Yard Variance – required 50 ft., requested 30 ft. at that address, Jeddo Borough, located in a (R-2/MI) Two-Family Residence District and Mining District.
5. Charles Smith, 299 E. Main St., Glen Lyon, PA, request a Use Variance to add a 12 ft. x 12 ft. sunroom to an existing residential structure at that address, Newport Township, located in a (MI) Mining District.

The County of Luzerne does not discriminate on the basis of race, color, national origin, sex, religion, age, disability or familial status in employment or the provision of services.

A public meeting will be held by the Board on Tuesday, April 4, 2023 at 7:00 P. M. in the 2nd Floor Jury Meeting Room of the County Courthouse, Wilkes-Barre, PA, to hear these appeals.

The Luzerne County Courthouse is a facility accessible to persons with disabilities. If special accommodations are required, please contact the County Manager's Office at (570) 825-1635.

Entrance to the Courthouse will be limited to the handicapped entrance at the rear of the Courthouse.

Participants should park at the rear of the building or in the parkade on Water Street.

The files on these cases may be examined at the Luzerne County Planning Commission, Room 208, Penn Place Building, East Market Street and Pennsylvania Avenue, Wilkes-Barre, PA, between the hours of 9:00 A. M. AND 4:00 P. M. PHONE: 570-825-1560.

To be published twice in the Citizens Voice, Tuesday, March 21, 2023 and Tuesday March 28, 2023. Proof of Publication and Invoice can be sent to the Luzerne County Planning Commission, 200 N. River Street, Wilkes-Barre, PA 18711. Please charge Luzerne County Planning Commission (Account No. 190295)