



**Borough of Avalon
Zoning Board Hearing
Monday, May 18, 2026
AGENDA**

6:00 PM CALL TO ORDER

ROLL CALL

ZONING HEARING BOARDS MEMBERS: *RACHEL CASPER
DEREK JACKSON
KENNETH KRUKOWSKI*

ZONING HEARING BOARD SOLICITOR: *CHARLES F. PEREGO, ESQUIRE*

SOLICITOR PEREGO WILL ADMINISTER THE OATH OF OFFICE TO RACHEL CASPER.

REORGANIZATION OF THE BOARD

NEW BUSINESS

- **AV-ZHB-2026-01** - Steckbeck Engineering and Surveying, Inc, on behalf of Who Brew PA III, LLC, filed a Variance and Special Exception Application concerning property located on Ohio River Boulevard, Pittsburgh, PA 15202 (Allegheny County Real Estate Parcels 159-M-37, 38, 39, 40, 41, 43, 46 and 51). These parcels are located in a C-HC: Highway Commercial Zoning District.

Applicants are seeking:

1. A variance to the requirement for a 20' landscaped buffer in the rear or side yard of any non-residential use in a C-HC District adjoining a residential lot set forth in Section 200-410(A)(5) of the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance ("Zoning Ordinance");
2. A variance to the off-street loading space requirement set forth in Section 2000-800(E) of the Zoning Ordinance; and
3. A request for a Special Exception to use Lot and Block 159-M-51 as a *Parking Surface Lot, Private*, pursuant to Sections 2000-405 and 2000-637 of the Zoning Ordinance.

ADJOURNMENT