

OFFICIAL
BOROUGH OF AVALON

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE CONDUCTED ON MAY 18, 2026, AT THE AVALON BOROUGH ADMINISTRATION BUILDING

NOTICE OF ZONING HEARING BOARD - The Zoning Hearing Board of Avalon Borough, Allegheny County, Pennsylvania will hold a Hearing on **Monday, May 18, 2026, at 6:00 pm** at the Avalon Borough Administration Building, 640 California Avenue, Avalon, PA on the application for a Seven Brew Drive-Thru Coffee filed by Who Brew PA III LLC and Avalon Commercial Properties, LLC for property located along Ohio River Boulevard, Lot and Block Numbers 159-M-37, 38, 39, 40, 41, 43, 46, and 51 in the C-HC: Highway Commercial District. Applicant is pursuing (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.

ALL DOCUMENTS RELATIVE TO THIS APPLICATION ARE AVAILILBLE FOR REVIEW IN THE BOROUGH ADMINISTRATION OFFICE DURING NORMAL BUSINESS HOURS.