

**NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE CONDUCTED AT THE AVALON BOROUGH ADMINISTRATION BUILDING, 640 CALIFORNIA AVE, PITTSBURGH, PA 15202:**

**NOTICE OF ZONING HEARING BOARD** The Zoning Hearing Board of Avalon Borough, Allegheny County, Pennsylvania will hold a Hearing on **Monday, August 12, 2024, at 6:00 pm** at the Avalon Borough Administration Building to consider the following applications:

- An application from Frederick H. Bentzel III for property located at 616 Semple Ave., Lot and Block Number 214-M-168, in the R-M: Moderate Density Residential Zoning District. Applicant is seeking a special exception to operate a short-term rental pursuant to the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance and Avalon Borough Ordinance 1387.
- An application from Alex Sortino for property located at 712 Ridge Ave, Lot and Block Number 215-E-68, in the R-M: Moderate Density Residential District. Applicant is seeking a special exception to operate a short-term rental pursuant to the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance and Avalon Borough Ordinance 1387.
- An application from Story of PA CR, LLC and Avalon Commercial Properties, LLC for property located at 851 Ohio River Boulevard, Lot and Block Numbers 159-M-37, 38, 39, 40, 41, 43 and 46, in the C-HC: Highway Commercial District. Applicant is pursuing (1) an appeal of the June 26, 2024, Zoning Determination that the Pennsylvania Gunsmith School (“Trade School”) is a school within the meaning of Section 2000-423 of the Avalon-Bellevue-Ben Avon Joint Zoning Ordinance (“Zoning Ordinance”); (2) an alternative request for a dimensional variance from Section 2000-423 of the Zoning Ordinance to locate a Medical Marijuana Dispensary use within 1,000 feet of the Trade School; and (3) a Validity Challenge to Section 2000-423 of the Zoning Ordinance pursuant to Sections 909.1(a)(1), 53 P.S. §10909.1(a)(1), 53 P.S. §10916.1(a)(1), of the Pennsylvania Municipalities Planning Code, and Section 2000-1062(E)(1)(a) of the Zoning Ordinance.

Copies of the applications are on file at the Avalon Borough Administration Office. Please call (412) 761-5820 or visit the Administration Office, 640 California Ave, Pittsburgh, PA 15202 during normal business hours (Monday-Friday, 8:00 am – 4:00 pm) if you wish to review these materials.

Leanne McLaughlin  
Assistant Borough Manager