**OFFICIAL**

**BOROUGH OF AVALON**

**PUBLIC NOTICE**

NOTICE IS HEREBY GIVEN THAT A PUBLIC HEARING WILL BE CONDUCTED ON OCTOBER 14, 2024, 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, October 14, 2024 at 6:00 p.m.** in Council Chambers, Avalon Borough Administration Building, 640 California Avenue, Avalon, PA on Zoning Hearing Board Application 2024-05, filed by the O’Brien Art Project Foundation, for property located at 1014 California Avenue, Pittsburgh, PA 15202, Lot and Block No. 160-F-308. This property is in an MU: Mixed Use District. Applicant seeks a dimensional variance from the setback requirements set forth in Section 2000-406, Table V, of the Avalon-Bellevue-Ben Avon Tri-Boroughs Joint Zoning Ordinance. Section 2000-406, Table V imposes a 5-foot maximum setback for primary structures located in the MU: Mixed Use District. Members of the public are invited to attend. Attendance at the meeting is a prerequisite to the right to take any subsequent appeal of the Zoning Hearing Board Decision.

ALL DOCUMENTS RELATIVE TO THIS APPLICATION ARE AVALILBLE FOR REVIEW IN THE BOROUGH ADMINISTRATION OFFICE DURING NORMAL BUSINESS HOURS. SHOULD YOU HAVE QUESTIONS, PLEASE CALL (412) 761-5820.