

PUBLIC HEARING NOTICE

Notice is hereby given that the Zoning Hearing Board of the Borough of Youngwood shall hold a public hearing and meeting on **TUESDAY, May 12, 2026 at 6:00 p.m.** at the Borough Building located at 17 South 6th St., Youngwood, Pennsylvania, for General Business and to consider the following application: Aroma Joe's Coffee Shop for property located at 501 Burton Avenue, Youngwood, Pennsylvania, having Tax Map Number 41-02-03-0-068, being zoned Town Center (TC), seeking variances from the following sections of the Zoning Ordinance:

1. **Section 125-506 establishing the build-to line from the primary street to be 12 feet and 8 feet to allow for vehicular circulation and stacking space, clear entry & exit points, and separation between pedestrian and vehicle traffic;**
2. **Section 125-508 requiring that all new developments with frontage on primary streets have a sidewalk with a width of twelve (12) feet as measured from the curb face, to allow for consistency with neighboring properties; and**
3. **Section 125-509 regarding street tree placement requirements to permit development consistent with the surrounding area.**

The public may attend and be heard. A copy of the zoning ordinance of the Borough of Youngwood is available on the Borough's website. The application and plans are available at the Borough office, and may be obtained by any Borough resident, property owner, or business owner prior to the meeting between the hours of 9:00 AM and 4:00 PM.

Lisa M. Siefert, Esquire
Solicitor
Youngwood Zoning Hearing Board

Mark Cypher
Zoning Officer
Borough of Youngwood