

**PUBLIC HEARING NOTICE -**

The Sewickley Borough Council will hold a Public Hearing on Tuesday, March 11, 2025, at 6:30 p.m. in the 2nd Floor Council Chambers of the Municipal Building at 601 Thorn Street, Sewickley, PA 15143 to accept testimony and public comment on the application submitted on behalf of the owner, Cabo Real Estate, LLC, seeking Conditional Use approval for a Mixed-Use Building on parcel 508-N-67, located at 328 Beaver Street and 327 Duquesne Way, Sewickley, PA 15143. The proposed development includes first-floor retail spaces, a second-floor professional office, and third-floor residential apartments, with conditional use approval required for the office and residential uses within the C-1 zoning district. The application is available for inspection at the Municipal Building during regular business hours or by contacting the Zoning/Building/Code Officer, Joe Motznik, at 412-741-4015.

**PUBLIC HEARING NOTICE -**

The Sewickley Borough Planning Commission will hold a Public Hearing on Wednesday, March 5, 2025, at 7:00 p.m. in the 2nd Floor Council Chambers at the Borough of Sewickley Municipal Building, 601 Thorn Street, Sewickley, PA 15143, to accept public comment on the Land Development Plan submitted on behalf of the owner, Cabo Real Estate, LLC, for a Mixed-Use Building on parcel 508-N-67 located at 328 Beaver Street and 327 Duquesne Way, Sewickley, PA 15143. The proposed development includes first-floor retail spaces, a second-floor professional office, and third-floor residential apartment, along with associated parking and stormwater management improvements. The application is available for inspection at the Municipal Building during regular business hours or by contacting the Zoning/Building/Code Officer, Joe Motznik, at 412-741-4015.