

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on Wednesday, **May 8, 2024 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

1624 19th Ave/ Stephen & Meghan Ackerman

Requesting a Special Exception to operate a Student Home in a Single-Household Residential zone, §800-48(C)(7).

521-523 8th Ave & 712 6th St/ Ferdinand H. Pasquini, Jr.

Requesting to operate a tow yard for the business located at 709 6th Street in a General Industrial zone, §800-57 & §800-45(B).

2431 7th Ave/ Eric Wilds

Requesting to operate a rooming house for a sober living community in Neighborhood Business Commercial zone, §800-53(C)(4).

2320-2322 10th Ave/ William A Frank, Jr.

Requesting a Special Exception to construct a 30x40 Garage for personal use in a Single-Household Residential zone, §800-48(C)(6).



CODES & INSPECTIONS DEPARTMENT
 1301 12TH STREET, SUITE 103
 ALTOONA, PA 16601
 (814) 949-2456

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION:	1624 19 th Avenue Altoona, PA 16601
PURPOSE OF APPEAL:	Application for use of property as student housing with a max limit of 7 students
DESCRIPTION OF PREMISES:	7 Bedroom home / 4 Bathrooms
USE OF PREMISES:	Student housing
OFF-STREET PARKING:	res / # plan on installing off street parking

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

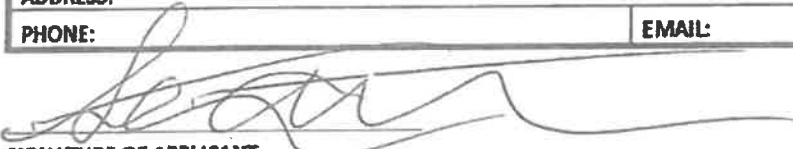
NAME:	Stephen Ackerman / meghan Ackerman	
ADDRESS:	2 Fabrizio drive Newburgh, NY, 12550	
PHONE:	518-258-7044	EMAIL: <input checked="" type="checkbox"/> SteveAckerman360@yahoo.com

APPLICANT INFORMATION

NAME:	Stephen Ackerman	
ADDRESS:	1624 19 th Avenue Altoona PA 16601	
PHONE:	518-258-7044	EMAIL: SteveAckerman360@yahoo.com

DESIGN PROFESSIONAL INFORMATION

NAME:		
ADDRESS:		
PHONE:		EMAIL:


 SIGNATURE OF APPLICANT

4-14-24
 DATE

OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

Greetings to the members of the Board,

April, 13, 2024

My wife and I come before you today with our utmost concern for the living conditions that are currently being offered to the students of Penn State, Altoona. This cause has become very important issue to us since our visit with our son last Fall, Who is a full time engineering student at the Penn State Altoona Campus.

During our recent visit, we witnessed our son and many of his friends were subjected to very poor living conditions which include broken floorboards, holes in walls, ceilings and floors, Multiple plumbing issues, limited bathroom access (1 bathroom per 5 students) along with very unsanitary living conditions. Witnessing such poor conditions has inspired my wife and I to purchase a home in the city of Altoona so that we could offer our son, as well as other students safer, cleaner and more affordable student housing.

Being granted permission by the board to turn our property into student housing would give us the opportunity to provide our son as well as other students much better living conditions. Our main objective is to be able to provide safer, cleaner and affordable housing to as many students as possible. Our ultimate goal for the future would be to acquire additional properties within the city of Altoona so that we could offer even more students better housing. Thank you for your time and or consideration in this matter.

Sincerely,

Mr. and Mrs. Stephen Ackerman

STANDARD AGREEMENT FOR THE SALE OF REAL ESTATE

ASR

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR)

PARTIES

BUYER(S): Stephen M Ackerman Jr
Stephen C Ackerman

SELLER(S): Anthony Beavers

BUYER'S MAILING ADDRESS:

SELLER'S MAILING ADDRESS:

PROPERTY

ADDRESS (including postal city) 1624 19th Avenue
Altoona , **ZIP** 16601
in the municipality of Altoona , **County of** Blair ,
in the School District of Altoona , in the Commonwealth of Pennsylvania.
Tax ID #(s): 01.05-04..071.00-000 and/or
Identification (e.g., Parcel #: Lot, Block; Decd Book, Page, Recording Date): 01.05-04..071.00-000

BUYER'S RELATIONSHIP WITH PA LICENSED BROKER

No Business Relationship (Buyer is not represented by a broker)

Broker (Company) RE/MAX Results Realty Group
Company License # RB051794C
Company Address 1001 Logan Blvd
Altoona PA 16602
Company Phone 814-946-9355
Company Fax 814-946-9396

Licensee(s) (Name) Joyce L Dalton
State License # RS150245A
Direct Phone(s) 8149469355x315
Cell Phone(s) 814-329-3509
Email joycedaltonremax@gmail.com

Broker is (check only one):
 Buyer Agent (Broker represents Buyer only)
 Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) is (check only one):
 Buyer Agent (all company licensees represent Buyer)
 Buyer Agent with Designated Agency (only Licensee(s) named above represent Buyer)
 Dual Agent (See Dual and/or Designated Agent box below)

Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Buyer)

SELLER'S RELATIONSHIP WITH PA LICENSED BROKER

No Business Relationship (Seller is not represented by a broker)

Broker (Company) Howard Hanna Bardell Realty Altoona
Company License # RO302244
Company Address 300 Orchard Ave
Altoona PA 16602
Company Phone (814) 313-4111
Company Fax (814) 313-4113

Licensee(s) (Name) Marcy Clapper
State License # RS357031
Direct Phone(s) (814) 241-9788
Cell Phone(s) (814) 241-9788
Email maryclapper@howardhanna.com

Broker is (check only one):
 Seller Agent (Broker represents Seller only)
 Dual Agent (See Dual and/or Designated Agent box below)

Licensee(s) is (check only one):
 Seller Agent (all company licensees represent Seller)
 Seller Agent with Designated Agency (only Licensee(s) named above represent Seller)
 Dual Agent (See Dual and/or Designated Agent box below)

Transaction Licensee (Broker and Licensee(s) provide real estate services but do not represent Seller)

DUAL AND/OR DESIGNATED AGENCY

A Broker is a Dual Agent when a Broker represents both Buyer and Seller in the same transaction. A Licensee is a Dual Agent when a Licensee represents Buyer and Seller in the same transaction. All of Broker's licensees are also Dual Agents UNLESS there are separate Designated Agents for Buyer and Seller. If the same Licensee is designated for Buyer and Seller, the Licensee is a Dual Agent.

By signing this Agreement, Buyer and Seller each acknowledge having been previously informed of, and consented to, dual agency, if applicable.

Buyer Initials: SM SC

ASR Page 1 of 14

Seller Initials: AB



20th AVE



Parking Area

WAREHOUSE EDNA M C
71
88A

71
17A

70
26A

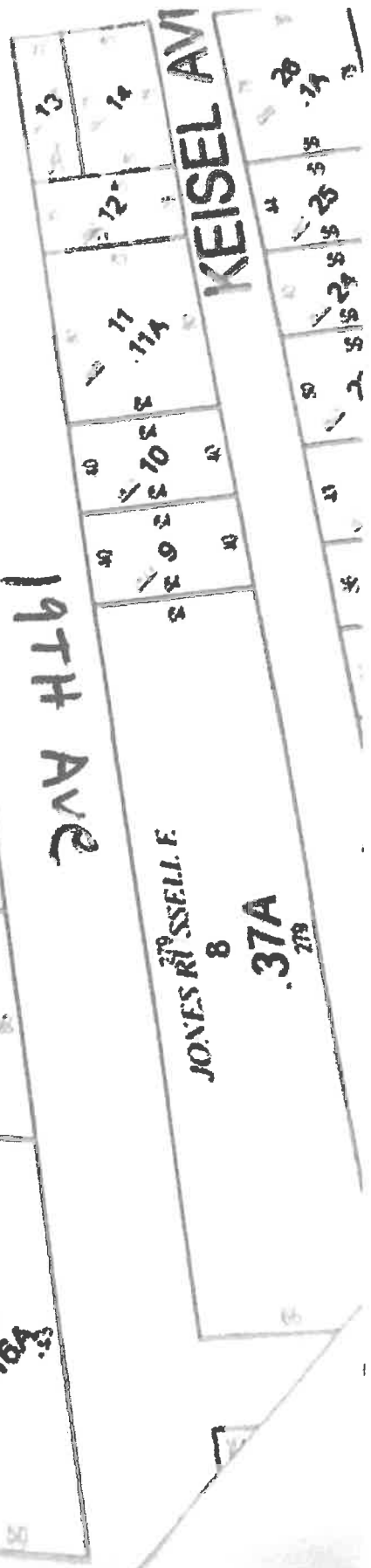
69
27A

67
16A

68
16A

69
16A

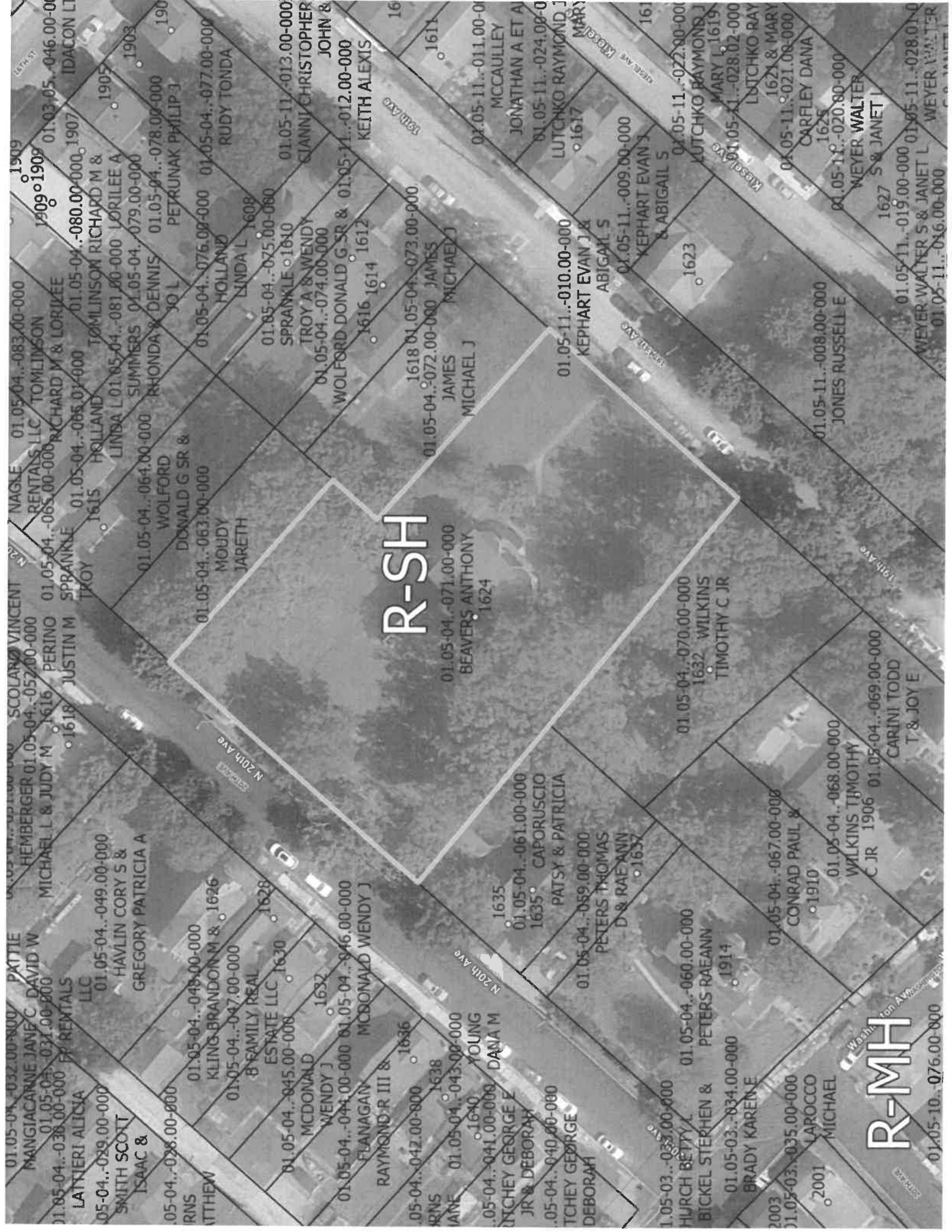
19th AVE



JONES RUSSELL E

8
37A
27B

KEISEL AV



R-SH

R-MH

01.05-04.-071.00-000
BEAVERS ANTHONY
1624

01.05-04.-070.00-000
1632 WILKINS
TIMOTHY C JR

01.05-04.-061.00-000
1635 CAPORUSCIO
PATSY & PATRICIA

01.05-04.-059.00-000
PETERS THOMAS
D & RAEVAN
1637

01.05-04.-067.00-000
CONRAD PAUL &
1910

01.05-04.-068.00-000
WILKINS TIMOTHY
C JR 1906

01.05-04.-069.00-000
CARINI TODD
T & JOY E

01.05-04.-083.00-000
NAGLE

01.05-04.-080.00-000
TOMLINSON RICHARD M &
LORILEE A

01.05-04.-076.00-000
WOLFORD DONALD G SR &
DONALD G SR &
MOUDY JARETH

01.05-04.-075.00-000
SPRANKLE 1610
TROY A & WENDY

01.05-04.-074.00-000
WOLFORD DONALD G SR &
1616 1614 1612

01.05-11.-013.00-000
CIANNI CHRISTOPHER
JOHN &
KEITH ALEXIS

01.05-04.-072.00-000
JAMES MICHAEL J
MICHAEL J

01.05-11.-011.00-000
MCCAULLEY
JONATHAN A ET AL

01.05-11.-024.00-000
LUTCHKO RAYMOND J
MARY

01.05-11.-009.00-000
KEPHART EVAN J &
ABIGAIL S

01.05-11.-022.00-000
LUTCHKO RAYMOND J
MARY L 1619

01.05-11.-028.00-000
LUTCHKO RAY
1621 & MARY

01.05-11.-021.00-000
CARFLEY DANA
1625

01.05-11.-020.00-000
WEYER WALTER
S & JANET L

01.05-11.-019.00-000
WEYER WALTER S & JANET L

01.05-11.-016.00-000
WEYER WALTER

01.05-04.-031.00-000
RENTALS

01.05-04.-038.00-000
RENTALS

01.05-04.-049.00-000
HAWLIN CORY S &
GREGORY PATRICIA A

01.05-04.-048.00-000
KLING BRANDON M &
1626

01.05-04.-047.00-000
B FAMILY REAL
ESTATE LLC 1630

01.05-04.-045.00-000
MCDONALD
WENDY J 1632

01.05-04.-044.00-000
FLANAGAN MCDONALD WENDY J

01.05-04.-043.00-000
YOUNG DANA M
1640

01.05-04.-041.00-000
LUTCHY GEORGE F
JR & DEBORAH

01.05-04.-040.00-000
LUTCHY GEORGE
DEBORAH

01.05-03.-035.00-000
MURCH BETTY L
BICKEL STERHEN &

01.05-03.-034.00-000
BRADY KARENE

01.05-03.-035.00-000
LAROCCO
MICHAEL

01.05-03.-035.00-000
LAROCCO
MICHAEL

01.05-10.-076.00-000

Chapter 800. Zoning

Article V. District Provisions

§ 800-48. R-SH Single-Household Residential Zone.

- (7) Student home. Student homes are permitted in all zoning districts that allow residential uses, pursuant to district provisions applicable for one (single) family and twin, semidetached, duplex and/or row house family dwelling use. However, student homes are permitted only when all of the following standards are met:
- (a) The maximum number of occupants permitted in a student home shall be determined, as it is for all dwellings, by Chapter Four, Section 404 ("Occupancy Limitations") of the applicable version of the International Property Maintenance Code. A Building Inspector from the City's Inspections Department will determine this number at his or her initial inspection.
 - (b) No student home shall be located on a lot any portion of which is closer than 250 feet to another lot used for a student home.
 - (c) No more than one dwelling unit in a twin, semidetached, duplex and/or row house dwelling may be used as a student home.
 - (d) No more than one building on a lot may be used as a student home.
 - (e) A minimum of two paved parking spaces shall be provided per dwelling unit in driveways or off-street parking areas, plus one space for every student over four students. All off-street parking must be provided on the same parcel as the student home.
 - (f) No student home shall be occupied or used as such until a zoning permit and residential rental unit license have been issued. Plans showing the lot layout, parking area, landscaping, interior rooms, and floor area dimensions are required.



CODES & INSPECTIONS DEPARTMENT
 1301 12TH STREET, SUITE 103
 ALTOONA, PA 16601
 (814) 949-2456

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION:	521 8 th Ave, 523 8 th Ave, 712 6 th Street
PURPOSE OF APPEAL:	Use variance to operate as tow yard Setback variance for open storage of materials
DESCRIPTION OF PREMISES:	Vacant lots
USE OF PREMISES:	Vacant lots
OFF-STREET PARKING:	Yes

PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED

PROPERTY OWNER INFORMATION

NAME:	610 7 th Street LLC		
ADDRESS:	610 7 th Street, Altoona, PA 16602		
PHONE:	(814) 329-0788	EMAIL:	mark@ravineusa.com

APPLICANT INFORMATION

NAME:	Ferdinand H. Pasquini, Jr.		
ADDRESS:	3502 Juniata Gap Road, Altoona, PA 16601		
PHONE:	(814) 329-6253	EMAIL:	

DESIGN PROFESSIONAL INFORMATION

NAME:	N/A		
ADDRESS:			
PHONE:		EMAIL:	

Ferdinand Pasquini
 SIGNATURE OF APPLICANT

4-18-24
 DATE

OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

USE AND SETBACK VARIANCE NARRATIVE

521 8TH AVE., 523 8TH AVE., 712 6TH STREET, ALTOONA, PA 16602

The applicant, Ferdinand H. Pasquini, Jr. (hereinafter "Applicant"), is currently under contract to purchase the subject properties, 521 8th Ave., 523 8th Ave., 712 6th Street, Altoona, PA 16602, further identified as Blair County Tax ID No.'s 01.08-01..-025.00-000, 01.08-01..-025.01-000, and 01.08-01..-026.00-000, respectively. The three (3) subject parcels are adjoining and currently vacant and not being used for a particular purpose. The area where the properties are located is zoned General Industrial. Applicant is applying for a use variance to operate the properties as a tow yard in conjunction with Applicant's tenant's business, Iceman's Automotive Paint & Towing located across the street at 709 6th Street, Altoona, PA 16602. Applicant is also applying for a setback variance for open storage facilities under § 800-45 (Storage of materials) which requires that such facilities be no closer than fifty (50) feet from any street right-of-way line.

Applicant's basis for applying for a use variance is out of precaution given that storage facilities themselves are a permitted use in the General Industrial Zone, but Applicant is not sure if a tow yard would be classified as a storage facility under the ordinance. Applicant's basis for a setback variance is that the dimensions of the subject properties would make it impossible to operate a tow yard and comply with the fifty (50) foot setback from the public streets that front the properties.

The zoning ordinance will place an unnecessary hardship on the Applicant specifically regarding the setback requirement as Applicant believes the same setback requirement has not been uniformly enforced for other properties that are used for a similar purpose, notably storage facilities. Also, as noted above, the setback requirement would make it impossible for Applicant to use the properties for its intended purpose given the properties' total dimensions.

A variance, if authorized, will not alter the essential character of the neighborhood in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare as Applicant's tenant, Iceman's Automotive Paint & Towing, operates its business a half a block away from the subject properties and has been using Applicant's other property, 522-522 ½ 7th Avenue, which is located directly across the street, for the storage of vehicles.

Finally, if authorized, the variance being sought by Applicants will represent the minimum variance that will afford them relief. Applicant understands that, as part of any variance granted by the Board, he will need to prepare and present a site view plan and may need to install a fence around the perimeter of the properties so that the same is fully screened from view. Applicant intends on using the properties only as a tow yard and believes the same will be a low impact development of the properties. The properties will not be used for any type of permanent parking which would require paving and land development.

- 8th Street -

47.5'

(* The Rest)

existing fence

Storage Lot

6th Street

100'

ICeman's Automotive Paint Shop

55'

JC. ORR

Chapter 800. Zoning

Article IV. Designation of Zones

§ 800-45. Storage of materials.

- A. **Containerized storage.** The use of containers to provide storage space is permitted on a temporary basis throughout the City if the following conditions are met:
- (1) A permit shall be secured from the Zoning Officer which shall specifically state the following criteria:
 - (a) The permit is temporary and shall expire six months after the date of issuance.
 - (b) The nature of the storage facility.
 - (c) Requirements on how the containers are to be secured.
 - (d) Provisions for removal of the containers.
 - (e) Signature of the applicant binding him to the conditions set forth in the permit.
 - (2) Storage containers under this section shall not require land development review; however, the applicant shall submit plans clearly showing the location of the container on the property and supply a listing of the types of materials to be stored in the container with the application.
 - (3) A single six-month extension is available through an administrative hearing before the Zoning Hearing Board. If granted, such approval shall order the Zoning Officer to issue another permit in accordance with Subsection A (1) above. This approval shall not be construed to be a variance or special exception.
 - (4) The Zoning Officer or Zoning Hearing Board may require the applicant to post financial security to ensure proper removal of the containers.
 - (5) This section shall not apply to containers used in conjunction with work for which a valid building or demolition permit has been issued, unless such containers are in place for more than 30 days after work under the permit has been completed.
 - (6) Containers remaining in place beyond the permitted temporary period shall be considered permanent and regulated as structures under this chapter.
- B. **Open storage.** All open storage (including scrap yards, junkyards, and automobile wrecking yards) shall be located within an area not closer than 50 feet from any street right-of-way line and shall be fully screened from view. The storage of combustible materials shall be a minimum of 20 feet from any lot line, and a driveway sufficient for free access of fire equipment shall be installed.

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203

CITY OF ALTOONA



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 2431 7th Avenue Altoona Pa 16602

PURPOSE OF APPEAL: To allow people in the sober community to live together to hold each other accountable and learn a new way to live

DESCRIPTION OF PREMISES: Corner big brick Building (6 bedrooms) with attached storefront

USE OF PREMISES: housing

OFF-STREET PARKING: none

Please fill in all portions below, "same" and "non-applicable" if needed

PROPERTY OWNER INFORMATION

Name: Guo Chun Yi, Jenny Yu Cheng, Guo Chun Xiang, Ligin Cai

Address: 2431 7th Avenue Altoona Pa. 16602

Phone: 814 946 4343 Email: _____

APPLICANT INFORMATION

Name: Eric Wilds

Address: 445 Spruce St. Claysburg PA 16625

Phone: 814-979-2944 Email: ericsemail@myyahoo.com

DESIGN PROFESSIONAL INFORMATION

Name: N/A

Address: N/A

Phone: _____ Email: _____

SIGNATURE OF APPLICANT: Eric Wilds

DATE: 4-16-24

OFFICE
USE
ONLY

VARIANCE

SPECIAL EXCEPTION

APPEAL DETERMINATION

APPEAL VIOLATION NOTICE

OTHER

PREVIOUS APPEAL TO ZONING HEARING BOARD? YES NO UNKNOWN

SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON: _____

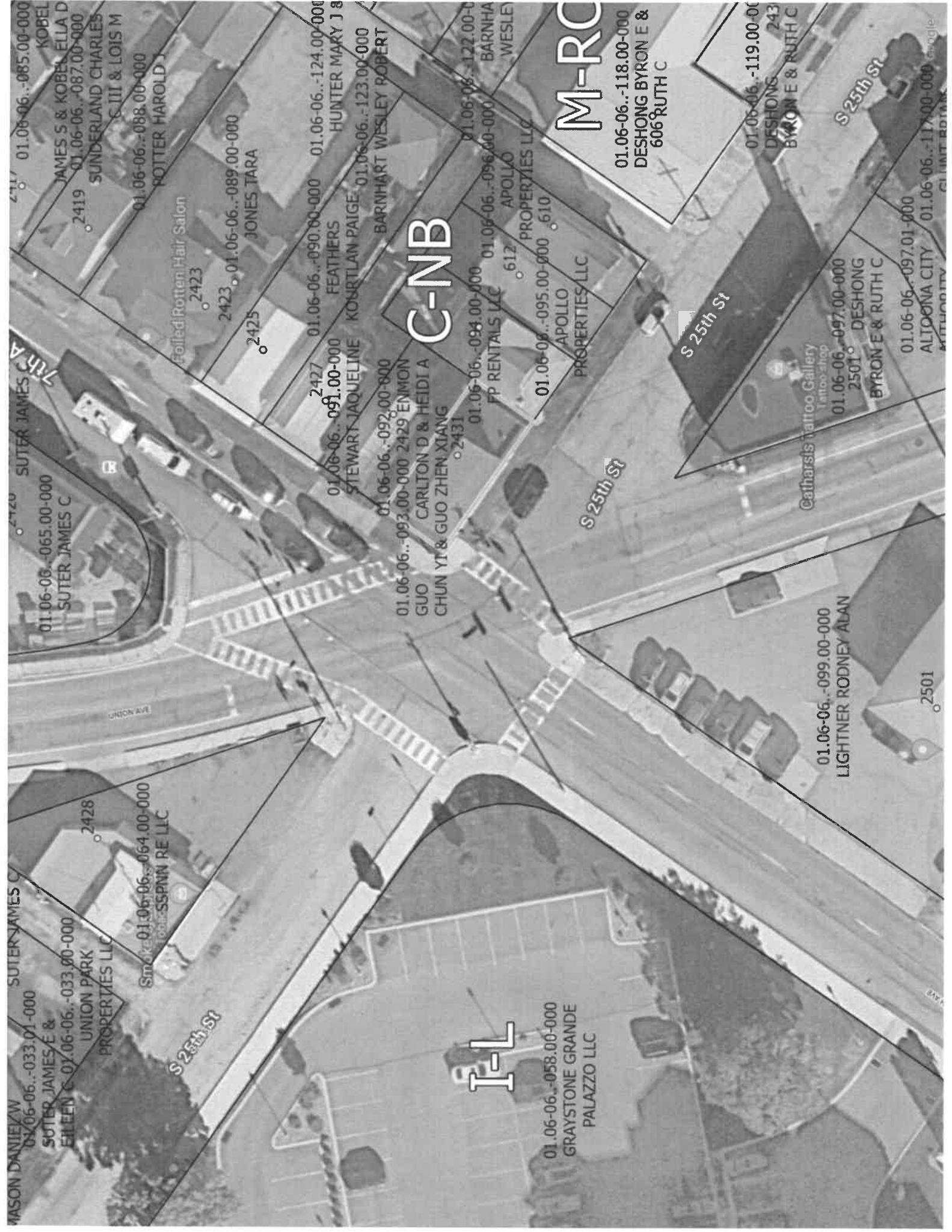
To Whom it may concern,

I am writing in regards to 2431 7th Avenue, Altoona, PA 16602. We have recently gone under purchasing contract, contingent on zoning approval. We intend on using this location to provide a Sober Living opportunity for those men new to addiction recovery. The tenants will have completed an approved rehabilitation program, followed by a 90-Day half way house, much like Pyramid's Gratitude House or the Phoenix House, both of which are also located in Altoona. As a prerequisite of residency, the men must be employed so they may pay rent (which includes utilities). They will be utilizing public transportation so, off-street parking is not required.

The house is centrally located in downtown Altoona, which easily enables the tenants to attend any Behavioral Health requirements as well as any recovery-based meetings. A House Manager will also reside here, providing administrative support and accountability for the tenants. This will basically be a group of guys who are actively working on their recovery and all live under the same roof. There are 6 bedrooms here, which allows for more income, resulting in a lower overhead cost. We ask you to kindly approve our request for updated zoning so that we may do our part in helping the community recover from the opioid epidemic.

Thank you for your time and consideration,

Eric Wilds
(814) 979-2944



MASON DANIEL W
01.06-06.-033.01-000
SUTER JAMES E &
EILEEN C 01.06-06.-033.00-000
UNION PARK
PROPERTIES LLC

SUTER JAMES C
01.06-06.-064.00-000
SMOKE
SSPNN RE LLC

01.06-06.-065.00-000
SUTER JAMES C

01.06-06.-085.00-000
KOBEL
JAMES S & KOBEL ELLA D
2419 01.06-06.-087.00-000
SUNDERLAND CHARLES
S III & LOIS M
01.06-06.-088.00-000
POTTER HAROLD J

2428
01.06-06.-064.00-000
SMOKE
SSPNN RE LLC

2423 01.06-06.-089.00-000
JONES TARA

2427 01.06-06.-090.00-000
FEATHERS
HUNTER MARY J B
01.06-06.-124.00-000

01.06-06.-091.00-000
STEWART JAQUELINE
KORTLAN PAIGE 01.06-06.-123.00-000
BARNHART WESLEY ROBERT
01.06-06.-092.00-800
GUO
CARLTON D & HEIDI A
CHUN YT & GUO ZHEN XIANG
2431

01.06-06.-093.00-000
2429 ENMON
FP RENTALS LLC 01.06-06.-096.00-000
BARNHART WESLEY
APOLLO
PROPERTIES LLC
01.06-06.-095.00-000
610
APOLLO
PROPERTIES LLC

C-NB

01.06-06.-094.00-000
01.06-06.-122.00-000
BARNHART WESLEY
APOLLO
PROPERTIES LLC
01.06-06.-118.00-000
DESHONG BYRON E &
606 RUTH C

01.06-06.-058.00-000
GRAYSTONE GRANDE
PALAZZO LLC

I-L

01.06-06.-119.00-000
DESHONG
BYRON E & RUTH C

01.06-06.-097.00-000
2501
DESHONG
BYRON E & RUTH C

01.06-06.-099.00-000
LIGHTNER RODNEY ALAN

01.06-06.-117.00-000
ALTOONA CITY
01.06-06.-117.00-000
ALTOONA CITY

01.06-06.-097.01-000
ALTOONA CITY

2501

M-RC

Catharsis Tattoo Gallery
Tattoo shop

01.06-06.-119.00-000
DESHONG
BYRON E & RUTH C

01.06-06.-097.00-000
2501
DESHONG
BYRON E & RUTH C

2501

01.06-06.-117.00-000
ALTOONA CITY

01.06-06.-097.01-000
ALTOONA CITY

2501

Eric Wilds
2431 7th Avenue

City of Altoona, PA
Thursday, April 11, 2024

Chapter 800. Zoning

Article V. District Provisions

§ 800-53. C-NB Neighborhood Business Commercial Zone.

(4) Rooming house or boardinghouse.

[Added 8-14-2019 by Ord. No. 5748]

- (a) Off-street paved parking spaces must be provided on the same lot as the rooming house or boardinghouse. One space, as described at § 640-63C(3)(a),^[1] must be provided for every two beds or each room, whichever is greater.

[1] *Editor's Note: See Ch. 640, Subdivision of Land and Land Developments.*

- (b) The maximum number of occupants permitted in a rooming house or boardinghouse shall be determined, as it is for all dwellings, by Chapter Four, Section 404, Occupancy Limitations, of the applicable version of the International Property Maintenance Code. However, this number shall not exceed the number of bedrooms with closets in the involved structure.
- (c) A rooming house or boardinghouse cannot be established on a lot smaller than 6,000 square feet.
- (d) An effective and acceptable plan for internal and external security and oversight must be provided to the Zoning Hearing Board for consideration and approval at the hearing.
- (e) For each rooming house or boardinghouse, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.
- (f) The City Fire Department must inspect and approve each rooming house or boardinghouse according to their requirements before the hearing, and annually thereafter.
- (g) For each rooming house or boardinghouse, updated lists of tenant names, as well as the responsible party or property manager, must be provided to the Zoning Officer. Any change in residents or management must be so reported within 24 hours of the change. The property owner bears the onus for reporting this information as required.
- (h) All interior and exterior repairs to smoke/carbon dioxide detectors or other life/safety violations required by any City code must be made within 10 days of notice. All other required repairs must be made within 45 days of notice.

CITY OF ALTOONA



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 2320-2322 10th Ave

PURPOSE OF APPEAL: Variance - allow garage to be built

DESCRIPTION OF PREMISES: 30x40 Garage on 50x120 Vacant lot

USE OF PREMISES: Storage of my cars

OFF-STREET PARKING: N/A

Please fill in all portions below, "same" and "non-applicable" if needed

PROPERTY OWNER INFORMATION

Name: William A. Frank, Jr

Address: 2319 11th Ave Altoona, Pa 16601

Phone: 814-650-1606 Email: _____

APPLICANT INFORMATION

Name: same as above

Address: _____

Phone: _____ Email: _____

DESIGN PROFESSIONAL INFORMATION

Name: Pole building haven't picked a builder yet

Address: _____

Phone: _____ Email: _____

SIGNATURE OF APPLICANT: [Signature] DATE: 4-16-24

OFFICE
USE
ONLY

- VARIANCE APPEAL DETERMINATION OTHER
 SPECIAL EXCEPTION APPEAL VIOLATION NOTICE

PREVIOUS APPEAL TO ZONING HEARING BOARD? YES NO UNKNOWN

SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON: _____

I would like to build a 30x40 garage. It will be on a 50x120 lot, known as 2320-22 10th Ave

I own the property on both sides of this lot. I own 2304 - 2330 10th Ave.

I'm going to use the garage for storage of my classic cars. I have a 1975 Thunderbird, 1978 Thunderbird, 1979 Corvette, and a 1986 Corvette.

As of now, my cars sit out in the weather. So by granting me permission to build this garage, you'll be helping to preserve history. We'll never see cars like these roll off an assembly line again. America doesn't make enough steel anymore to build a '75 or '78 Thunderbird. Ha, ha.

Thank you for taking this matter under your consideration.

William A. Frank, Jr
William A. Frank, Jr

I would like to build a 30 x 40 garage. It will be on a 50x120 lot, known as 2320-22 10th Avenue. I own the property on both sides of this lot. I own 2304-2330 10th Avenue. I'm going to use the garage for the storage of my classic cars. I have a 1975 Thunderbird, 1978 Thunderbird, 1979 Corvette, and a 1986 Corvette. As of now, my cars sit out in the weather. So by granting me permission to build this garage, you'll be helping to preserve history. We'll never see cars like these roll off an assembly line again. America doesn't make enough steel anymore to build a 75 or 78 Thunderbird, haha.

Thank you for taking this matter under your consideration.

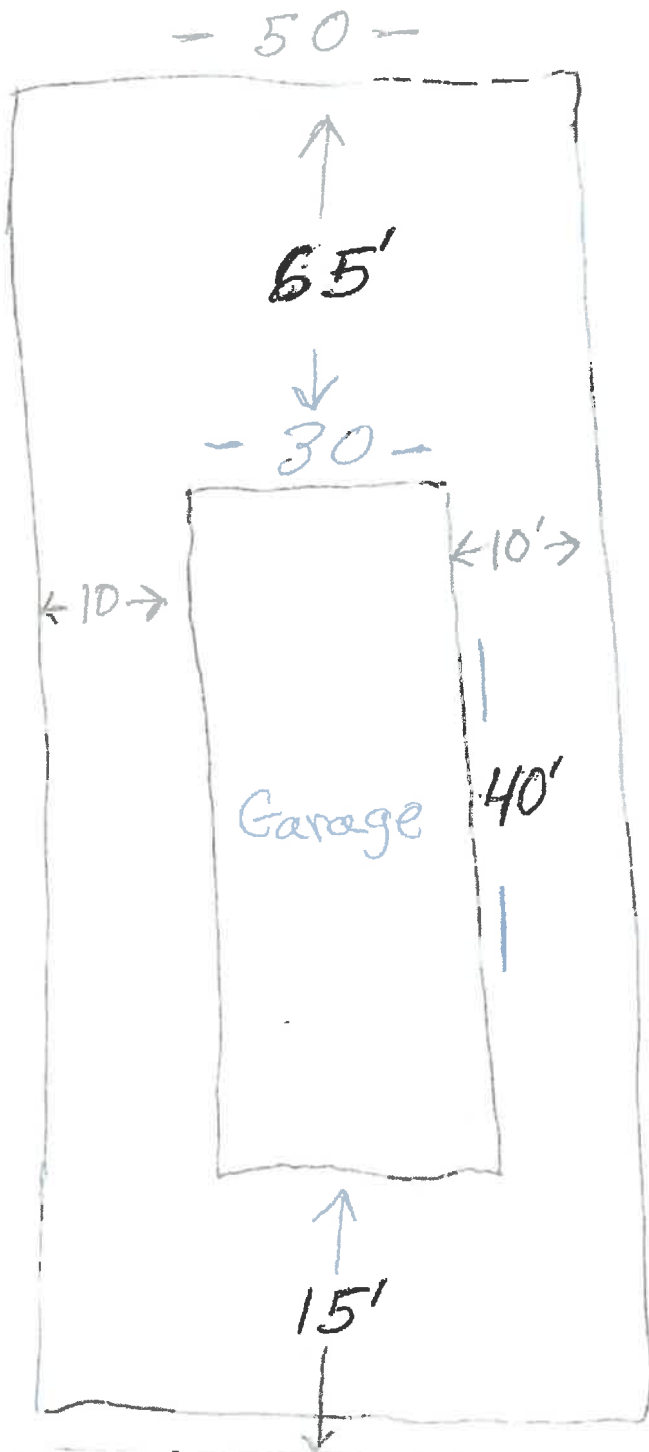
A handwritten signature in black ink, appearing to read "William A. Frank Jr.", written in a cursive style.

William A Frank Jr.



Principle Structure
Setbacks

Front	15'
Rear	30'
Side	2'

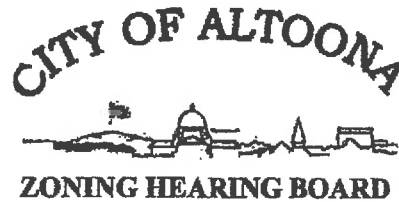


120

- no electric right now may be down the road
- no water

10th Ave

1301 12th Street, Suite 103
Altoona PA 16601
Phone (814) 949-2456
Fax (814) 949-2203
inspections@altoonapa.gov



Richard Andrews
Cory Gehret
Matthew Gindlesperger
Horace McAnuff
William J. Stokan, Solicitor

William A. Frank, Jr.
2319 11th Avenue
Altoona, PA 16601

In Re: 2320-2322 Tenth Avenue

**REQUEST FOR SPECIAL EXCEPTION TO BUILD A 30x30 GARAGE
FOR PERSONAL USE IN A SINGLE HOUSEHOLD RESIDENTIAL
ZONE, Code 800-48 (C)(6) ACCESSORY STRUCTURES ON ADJACENT
LOTS IN COMMON OWNERSHIP**

Your Petitioner was represented by his paramour, Karen Ebersole.

Based on the testimony presented at the hearing on September 8, 2021, the Board makes the following:

FINDINGS OF FACT

1.

Your Petitioner has an ownership interest in the subject property

2.

The requisite notices were made, and the property posted.

3.

The Petitioner would like to construct a 30x30 foot garage for personal use in a single household residential zone located at 2320-2322 Tenth Avenue.

4.

The garage will need to be located across the alley from your Petitioner's primary residence of 2319 11th Avenue, and thereby adjacent by definition along Tenth Avenue thereto.

5.

As such, a Special Exception Application and Request is necessary.

6.

The vehicles your Petitioner plans to place in the proposed garage are currently sitting exposed on the vacant lot.

7.

There is no space on the principal lot for construction of the garage.

8.

The garage doors on the proposed garage will face Tenth Avenue.

9.

There is sufficient space on the lot for the proposed garage and setbacks as required by the subject ordinances.

10.

The garage will not have a deleterious effect on the neighborhood, especially due to the fact that the vehicles are currently sitting "out in the open." The vehicles would actually be sheltered by the proposed garage.

11.

No structures will need to be demolished in order to create the garage.

12.

From the foregoing testimony the Board makes the following:

CONCLUSIONS OF LAW

1.

Your Petitioner has adequately demonstrated compliance in and with the requirements for such a special exception under and by virtue of that required by Code 800-48 Section C, Subsection 6.

DECISION

WHEREFORE, THIS 30 DAY OF SEPTEMBER, A.D., 2021, THE BOARD GRANTS THE REQUEST OF YOUR PETITIONER;

PROVIDED, HOWEVER, THAT YOUR PETITIONER, OF COURSE, COMPLY WITH ANY AND ALL LAND USE RULES AND/OR REGULATIONS APPLICABLE AND PERTINENT THERETO, INCLUDING BUT NOT LIMITED TO, THE COMPLETION OF A SURVEY TO ENSURE THAT THE PROPOSED GARAGE SITS ON ONLY ONE LOT.


PETITIONER MUST, OF COURSE, MEET ANY AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR REQUIREMENTS PERTAINING TO THE SUBJECT PREMISES, WHICH MAY BE OTHERWISE OUTSIDE OF THE JURISDICTION OF THE ALTOONA ZONING HEARING BOARD;

ANY AND ALL OTHER NECESSARY PERMITS INVOLVED MUST BE SECURED WITHIN SIX (6) MONTHS FROM THE DATE OF THIS NOTICE, OR THIS AUTHORIZATION SHALL BECOME NULL AND VOID WITHOUT FURTHER ACTION OF THE BOARD;


ANY PERSON AGGRIEVED BY THE DECISION OF THE ZONING HEARING BOARD MAY APPEAL THEREFROM TO THE COURT OF COMMON PLEAS WITHIN


THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE, IN THE MANNER SO PROVIDED BY LAW.

THE ZONING HEARING BOARD
OF THE CITY OF ALTOONA,

 9-21-21
Horace McAnuff, Acting Chair

 9/23/21
Cory Gehret

 9/29/21
Matthew Gindlesperger


Ted Beam

MAILED TO YOUR PETITIONER: Sept 20, 2021
Date

cc: William J. Stokan, Zoning Board Solicitor
Rebecca M. Brown, Director of Codes and Inspections