

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, December 10, 2025 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

3714 Beale Avenue | PSN LLC

Requesting an expansion of nonconforming use for a 1500SF building addition in a Residential Neighborhood A zone, §800-85(E)(5).

300-310 E Walnut Ave | Paul Carnell & Dawn Conner

Requesting a Special Exception to utilize an existing nonconforming building for Commercial Adaptive Reuse in a Residential Neighborhood D zone, §800-29 & §800-35.

511-519 N 4th Ave | Clifford A Taylor IV

Requesting a Special Exception to utilize an existing nonconforming building for a Commercial Adaptive Reuse located in a Mixed Use Neighborhood zone, §800-29 & §800-35.

424-426 E Chestnut Ave | Altoona Land Development LLC

Requesting a variance to utilize two vacant lots for a solar farm in an Industrial Flex zone, §800-29.

3620 Beale Ave | J.S. Bradley Enterprises LLC

Requesting a Special Exception to utilize an existing nonconforming building for Commercial Adaptive Reuse in a Residential Neighborhood A zone, §800-29 & §800-35.

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 3714 Beale Avenue
PURPOSE OF APPEAL: Expansion of existing non-conforming use - proposed building addition and driveway to support the existing owner's space. Variance to allow driveway access to a primary street.
DESCRIPTION OF PREMISES: existing office building, paved parking, gravel parking, lawn
USE OF PREMISES: existing multi-tenant office building
OFF-STREET PARKING: yes

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

PROPERTY OWNER INFORMATION

NAME: PSN LLC. (contact: Pamela Nelson)	
ADDRESS: 3714 Beale Avenue, Altoona, PA 16601	
PHONE: 814-329-8600	EMAIL: pnelson@ambess.com

APPLICANT INFORMATION

NAME: same as owner	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME: Keller Engineers, Inc. (contact: Adam Long)	
ADDRESS: PO Box 61, 420 Allegheny Street, Hollidaysburg, PA 16648	
PHONE: 814-696-7430	EMAIL: along@keller-engineers.com


SIGNATURE OF APPLICANT11/17/2025
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:		



420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

EXHIBIT "A" - ZONING NARRATIVE
3714 Beale Avenue
Project# 5022-1
December 2025

NARRATIVE:

On behalf of PSN. LLC, Keller Engineers is submitting a Zoning Appeal Application for the expansion of an existing non-conforming use. The current proposal is the construction of a building addition and driveway for an existing office building within the RN-A zoning district. A variance is also being requested for the driveway to Beale Avenue.

EXPANSION OF NON-CONFORMING USE:

The Client is requesting to expand the use under **Section 800-85.D:**

Justification: The site is an existing commercial use located in a residential zoning district, and the site has been used in this manner for many years. The use is not detrimental to the neighborhood, since there are several commercial businesses located along this section of Beale Avenue, and the area across Beale Avenue is zoned industrial. It is also counter-intuitive that properties located along an arterial road be zoned residential, hindering existing business owners and potential businesses.

VARIANCE:

The Client is requesting a variance to allow driveway access from the lot to a "Primary Street" under **Section 800-14.B.2:**

Justification: The site is not a corner lot as depicted in the diagram for this section of the ordinance. Therefore, access is not possible to a "secondary street" as implied in the illustration. The use is an existing business, and access to Beale Avenue is important to the business function.

The variance request meets section 910.2 of the Pennsylvania Municipalities Planning Code as follows.

(1) That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of the zoning ordinance in the neighborhood or district in which the property is located.

Response: The lot is not a corner lot as depicted in the zoning ordinance diagram, and access to a secondary street is not possible from this lot.

(2) That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Response: The access to the primary street is needed because the lot cannot access a secondary street.

(3) That such unnecessary hardship has not been created by the appellant.

Response: This unnecessary hardship has not been created by the appellant.

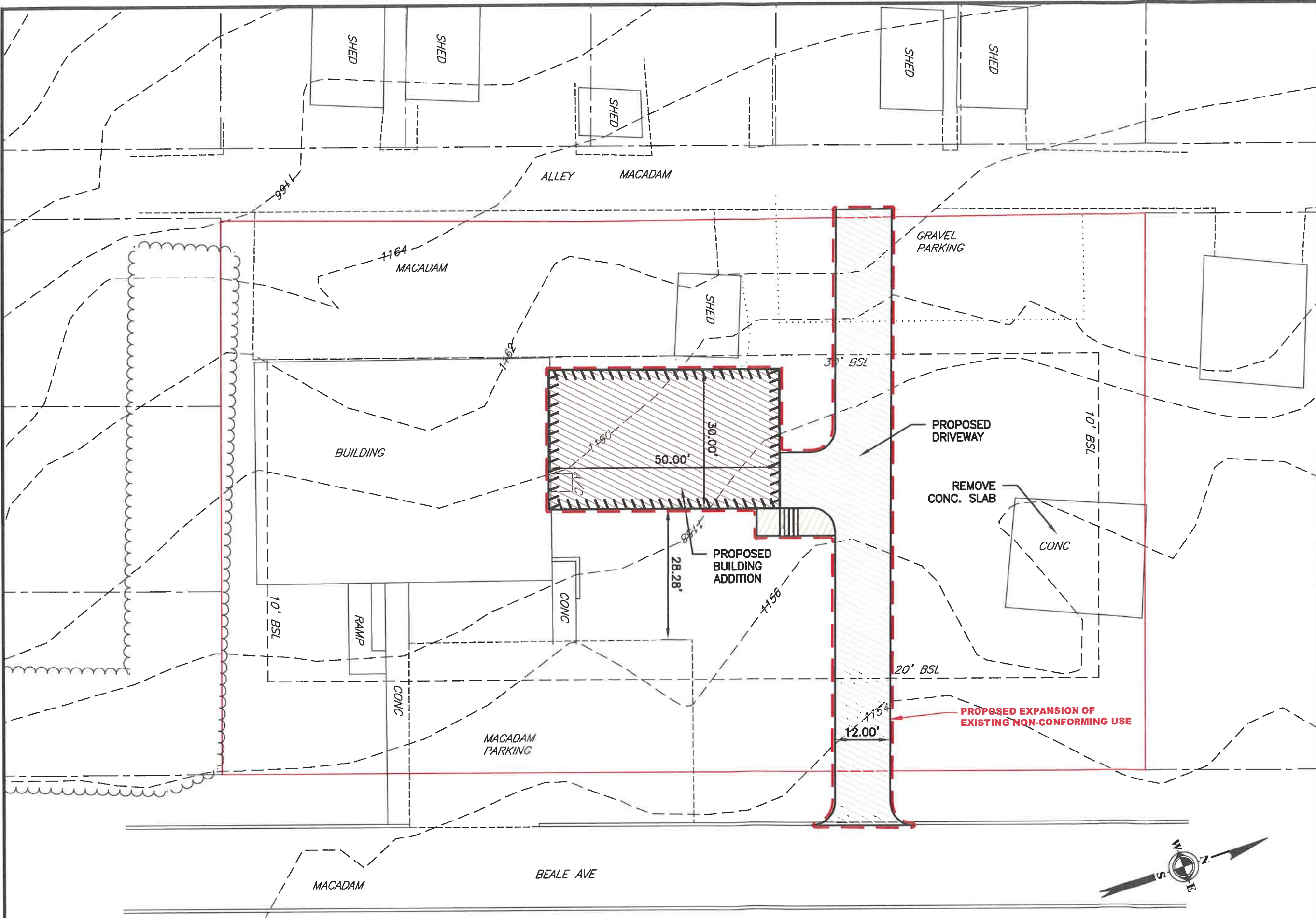
(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

Response: The variance, if authorized, will not alter the essential character of the neighborhood or district 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. The site has been a business for many years.

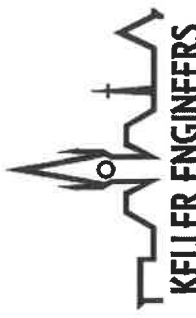
(5) That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Response: The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.





BASE MAPPING IS DIGITIZED FROM AERIAL PHOTOGRAPHY WITH LIDAR TOPOGRAPHY. SITE BOUNDARY IS TAKEN FROM A LOT MERGE PLAN PROVIDED BY OWNER.

PROJECT NO.: 5022-1		FILE NAME: ZONING EXHIBIT.DWG	
DATE: 11/21/25		DESIGNED BY: AJL	
DRAWN BY: AJL		CHECKED BY: AJL	
PAGE NO.: 1		SCALE: 1"=20'	
		<div><div></div><div>20' 0' 20'</div></div>	
SKETCH PLAN			
BUILDING ADDITION PSN, LLC CITY OF ALTOONA, BLAIR COUNTY PENNSYLVANIA			
<small>KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND DESIGNS. THEY ARE NOT TO BE REPRODUCED, CHANGED, ALTERED OR COPIED IN ANY FORM OR MANNER, NOR ARE THEY TO BE ASSIGNED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.</small>			
EXHIBIT 'B'		 KELLER ENGINEERS CIVIL • STRUCTURAL • SURVEY	
420 Allegheny Street Holidaysburg, PA 16648 P: (814) 696-7430 www.keller-engineers.com			



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
1301 12TH STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2465

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	300 E Walnut 301 Willow Aves.
PURPOSE OF APPEAL:	to make commercial
DESCRIPTION OF PREMISES:	1 Block building 2 fenced in Areas
USE OF PREMISES:	Auto sales repair fowing
OFF-STREET PARKING:	yes

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

PROPERTY OWNER INFORMATION

NAME:	Paul Cornell Dawn Conner
ADDRESS:	321 Arch st H-burg Pa 14648
PHONE:	814 4142555 814 799 4863
EMAIL:	Paul.Cornell101 at G-Mail.com

APPLICANT INFORMATION

NAME:	Same
ADDRESS:	
PHONE:	
EMAIL:	

DESIGN PROFESSIONAL INFORMATION

NAME:	Same
ADDRESS:	
PHONE:	
EMAIL:	

Paul Cornell Dawn Conner
SIGNATURE OF APPLICANT

11/4/25
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:		

The Business hours for 300 E Walnut Ave will be working

Monday thru Friday 9-5

Saturday 9-12

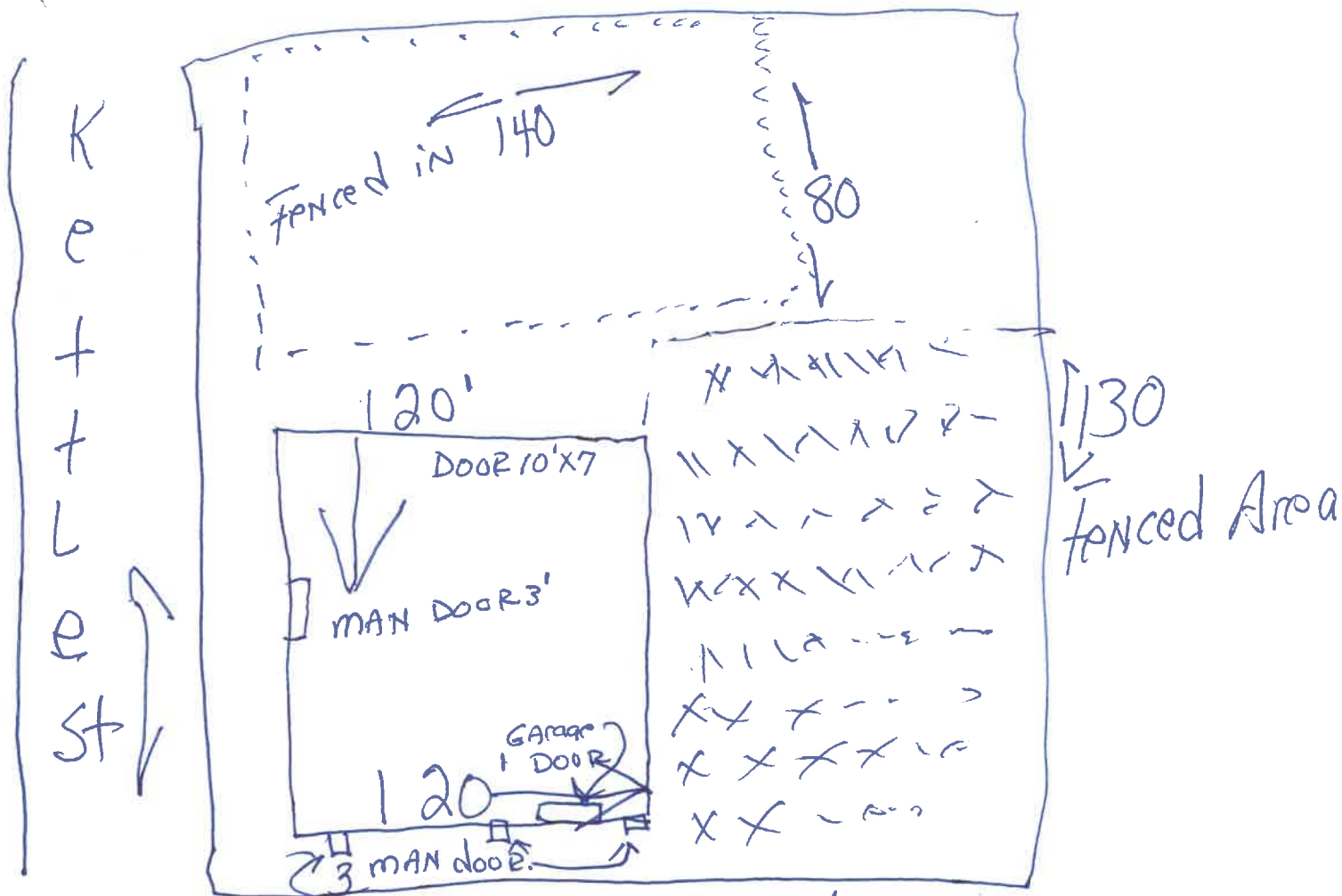
Going to repair vehicles sale and do towing.

Have enough parking so we won't be on street.

We will have 2 employees.

Dawn Conner

Paul Carnell



No Need For Street Parking 80' EAST WALNUT

Originally Built industrial LINEN Cleaning
Since then numerous garage BUSINESS

Now owned by [unclear] [unclear] [unclear]



01.07-08.-068.00-000
MARKS EDWARD G
III & JODY J

01.07-08.-064.00-000
MURPHY JESSICA & MURPHY
BRIAN

01.07-08.-065.00-000
GARHART CHRISTOPHER &

01.07-08.-061.00-000
CITY OF ALTOONA

E Willow Ave

E Willow Ave

Kettle St

RN-C: RESIDENTIAL
NEIGHBORHOOD C

01.07-08.-082.00-000
HIMES BRAD M

01.07-08.-084.00-000
LONG ROBERT
& KIMBERLY

01.07-08.-085.00-000
CENTRAL FOODS LLC

01.07-08.-081.00-000
HIMES BRAD M

RN-C: RESIDENTIAL
NEIGHBORHOOD C

01.07-08.-093.00-000
CARLHEIM GENE & JANEITH

01.07-08.-092.00-000
IK MCNALLY
ENTERPRISES LLC

01.07-08.-090.00-000
CENTRAL FOODS LLC

RN-D: RESIDENTIAL
NEIGHBORHOOD D

01.13-26.-001.01-000
WALNUT PRESERVATION LLC

Cherry Grove Apartments

E Walnut Ave

01.07-08.-095.00-000
SHEPPARD SHONNA D

01.07-08.-094.00-000
RICE WILLIAM
D & LINDA LEE

228 230

E Walnut Ave

E Walnut Ave

Kettle St

01.07-08.-118.00-000
DELOZIER DAVID L
& KATHERINE A

01.07-08.-117.00-000
DAVERSA PAMELA
S & JAMES R

RN-C: RESIDENTIAL
NEIGHBORHOOD C

01.07-08.-120.00-000
WAYCOOL PROPERTIES LLC

01.07-08.-121.00-000
LIGHTNER BUCKY & SANDRA

01.07-08.-122.00-000
LIGHTNER BUCKY & SANDRA

01.07-08.-124.00-000
LIGHTNER BUCKY & SANDRA

01.07-08.-125.00-000
COX THOMAS F & MEGAN M

01.07-08.-115.00-000
RICE ROBERT G
II & JUDY L

01.07-08.-116.00-000
LEASOCK REAL
ESTATE LLC

01.07-08.-119.00-000
WAYCOOL PROPERTIES LLC

Anderson Auto Service

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Google

INDUSTRIAL
FLEX



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	511-519 N 4th Ave Altoona, PA 16601
PURPOSE OF APPEAL:	The building is currently zoned mixed commercial which doesn't allow me to run my motorcycle repair shop out of it, that is what I'm wanting to buy this property for.
DESCRIPTION OF PREMISES:	.38 acre that has a pole building on.
USE OF PREMISES:	It currently is being used as a storage garage
OFF-STREET PARKING:	over half of the property is a paved parking lot.

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

PROPERTY OWNER INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

APPLICANT INFORMATION

NAME: Clifford A. Taylor III	
ADDRESS: 580 Chimney Rocks Rd Hollidaysburg, PA 16648	
PHONE: 814-312-8520	EMAIL: ctaylor313@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:



SIGNATURE OF APPLICANT


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:		

Hello,

My name is Clifford Taylor and I am in process of trying to buy the property with the attached sales agreement located at 511-519 North 4th ave Altoona, PA 16601. The property is currently zoned as "mixed commercial" which does not have listed under it any of the descriptions of what I would like to do with this location. I am asking that I get permission to run a full time motorcycle repair facility out of the garage on this property as it would serve a excellent location and building for me to do so. Being a garage already, I do not feel as if becoming a motorcycle repair shop is a far change and is equiped to already serve the purpose. It has a large parking lot and wouldn't have to disrupt any traffic, parking near by, or anyone at all beyond the property in which I would own. I feel as if my bussiness would fit great in the area, being it's not very loud or disruptive. I also feel as if I'll be bringing more people to the area which is being brought back to life with other surrounding businesses doing the same thing. Also making the property look more professional will help everyone in the area and continue making this part of town look better and better. Lastly the business I would like to bring into this location might be mistaken for being something it's not. I plan to repair and build motorcycles, most of which will not be running upon arrival. In the summer the doors will be shut to keep the cool air from the ac in, and also shut in the winter to keep the heat in.

Altogether I feel as if my business would be a great addition to this area and am greatly looking forward to building bonds and connections with the surrounding area to make our town an even better place to live.

Thank you,

Clifford Taylor





MX-N: MIXED USE
NEIGHBORHOOD

01.13-29-.115.00-000
BOSLET KEVIN & CYNTHIA

511 513

IG:
INDUSTRIAL
GENERAL

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Google

01.13-37-.008.00-000
MALLERY PROPERTIES LLC

01.13-37-.007.00-000
HARRIS DAVID E JR

01.13-37-.004.00-000
SRS PA PROPERTY
MANAGEMENT LLC

N 6th St

309

N 6th St

600

01.13-38-.001.00-000
GREY FOX VENTURES LLC &

01.13-38-.003.00-000
HAMMEL ANDREA & JASON

N 4th Ave

603

01.13-30-.124.00-000
ALTOONA DEVELOPMENT LLC

01.13-30-.125.00-000
TRINITY EVANGELICAL
LUTHERAN C

01.13-30-.126.00-000
TRINITY EVANGELICAL
LUTH CH

RN-B: RESIDENTIAL
NEIGHBORHOOD B

408

01.13-30-.098.00-000
TRINITY LUTHERAN CHURCH

610

01.13-30-.099.00-000
BRANNOCK & SHAW
PROPERTIES LLC

01.13-30-.100.00-000
RADEL ROSEMARY

000-00-101-.06-41-10
JTL ASSYS LT

N 5th Ave

01.13-29-.095.00-000
CAIN WILLIAM C
& LORA MARIE

01.13-29-.093.00-000
STEINBUGL JESSICA L

01.13-29-.091.00-000
RODRIGUEZ ISREAL JR &

N 5th Ave

01.13-29-.092.00-000
DOMMARTIN LLC

01.13-29-.090.00-000
BECK ROBERT B

01.13-29-.089.00-000
JOHNSTONE AMBER M

01.13-29-.088.00-000
E & PALETTE L

01.13-29-.087.00-000
SAUSMAN JAMES

01.13-29-.086.00-000
RHODES DUSTIN
K & STACIE A

01.13-29-.085.00-000
RALSTON BRUCE ALAN

01.13-29-.084.00-000
RALSTON BRUCE A

01.13-29-.082.00-000
LANG-PENSYL
CHRISTINA P

01.13-29-.081.00-000
GANEY JAMES
S & ROBIN A

RN-B: RESIDENTIAL
NEIGHBORHOOD B

427

N 5th Ave

N 5th St

MX-N: MIXED USE
NEIGHBORHOOD

01.13-28-.165.00-000
PENNSYLVANIA LINES LLC

433

01.13-28-.165.00-000
PENNSYLVANIA LINES LLC

N 4th Ave

N 4th Ave

N 4th Ave

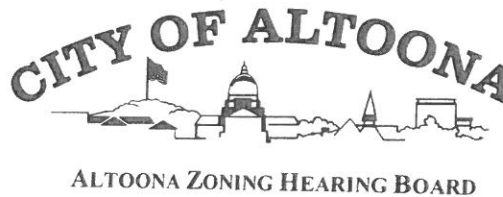
N 6th St

N 6th St

1301 Twelfth Street, Suite 400
Altoona, Pennsylvania 16601

Voice - 814/949-2470
Fax - 814/949-0372
TDD - 711

planning@altoonapa.gov



Michael Halloran
Horace McAnuff
Richard Andrews
Eric Wible
Donna Royer
Julie Hirschak, Alternate
Sherry Peck, Alternate
Anthony Rhine, Alternate

Patricia Watt
1012 LaSalle Lane
Altoona, PA 16602

RE: 511-519 N. 4th Avenue, request for a variance or an appeal to the zoning officer's determination, to create storage units in a Commercial-Central Business zone, Code 535-75 B(2), permitted uses.

Your Petitioner appeared on her own behalf.

From the uncontradicted testimony presented at the hearing of September 14, 2016 and the Board's view of the subject premises, the Board makes the following:

FINDINGS OF FACT

1.

Your petitioner has an ownership interest in the subject property.

2.

Requisite notices were made and property posted.

3.

The subject premises, 511-519 N. 4th Avenue (Juniata), Altoona, consists of a total of five (5) lots. Presently, three (3) lots consist of a black-topped parking area; and the remaining two (2) lots consist of a concrete pad and an existing storage building.

4.

The existing storage structure is utilized by Patricia Watt for storage of appliances and other items. Previously, the structure was attached to a main building which was demolished. The main building had previously been operated as a pool hall, and then the West End Market.

5.

Patricia Watt stated that consistent with the subject premises being within the Central Business Commercial zone, there had been a proposal for a convenience retail store which fell through. The only other potential use was for a garage or parking lot, which she indicated had



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an offer for purchase which was far too low.

6.

Patricia Watt confirmed that there was nothing unique or unusual about the subject premises, like a spring or a right-of-way, that would compromise the viability of the property to be utilized within the zoning requirements.

7.

Patricia Watts' proposal was to utilize the subject premises by placement of pre-fabricated metal storage sheds. She stated that she believes these storage units would improve the appearance of the property.

8.

Patricia Watts acknowledged that she had not sought any additional businesses which would have conformed to the Central Business Commercial zone.

9.

Patricia Watts acknowledged that otherwise there is no reason why the subject premises could not be utilized consistent with one of the conforming uses set forth in the zoning requirements.

From the foregoing findings, the Board makes the following:

CONCLUSIONS OF LAW

1.

Your petitioner has failed to adequately prove that there exists such unique circumstances or conditions peculiar to the property/properties that there is little or no possibility that the property/properties could be used or developed in conformity with the provisions of the Zoning Ordinance.

2.

To the contrary from a physical and topographical approach the property/properties can obviously be used for permitted uses allowed in such a zone.

3.

Reasonable use of the property/properties can obviously be made and had, which would otherwise conform with the requirements of the Commercial-Central Business Zone.

4.

The variance if granted may well impair use and development of the properties in

said zone and/or adjacent thereto.

5.

The variance, if granted, would represent both a modification of the regulations and plan(s) at issue.

6.

The Board concludes that the petitioner has failed to satisfy the requirements for a grant of variance for the subject premises.

DECISION

WHEREFORE, THIS 26th DAY OF September, A.D., 2016, THE BOARD DENIES THE REQUEST OF THE PETITIONER FOR A VARIANCE FOR THE SUBJECT PREMISES, HAVING DETERMINED THAT THE SUBJECT PREMISES CAN BE UTILIZED FOR ONE OF THE PERMITTED OR CONFORMING USES, IN THE COMMERCIAL CENTRAL BUSINESS ZONE;

ANY PERSON AGGRIEVED BY A 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,

Michael Halloran 9/26/16
Michael Halloran, Chairman

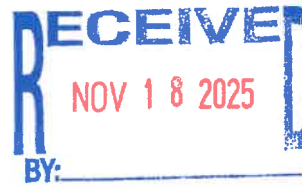
Horace McAnuff 9-22-2016
Horace McAnuff

Donna Royer 9-22-2016
Donna Royer

Julie Hirschak 09-21-2016
Julie Hirschak

MAILED TO YOUR PETITIONERS: September 26, 2016
Date

cc: William J. Stokan, Zoning Board Solicitor
Lee Slusser, Director of Planning
Marilyn Morgan, Planner II, Zoning Office



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
1301 12TH STREET, SUITE 400
ALTOONA, PA 16601
(814) 949-2465

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 424-426 E Chestnut Ave, Altoona PA
PURPOSE OF APPEAL: To establish a solar farm on the property. Currently a solar farm does not exist in the zoning codes.
DESCRIPTION OF PREMISES: Vacant industrial land
USE OF PREMISES: none
OFF-STREET PARKING: none currently and none desired

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

PROPERTY OWNER INFORMATION

NAME: Altoona Land Development LLC	
ADDRESS: 181 Orchard Ln, Cresco PA 18326	
PHONE: 240-350-5851	EMAIL: brian102665@yahoo.com

APPLICANT INFORMATION

NAME: Brian Welsh	
ADDRESS: 700 Alhambra Ave, Altamonte Springs FL 32714	
PHONE: 240-350-5851	EMAIL: brian102665@yahoo.com

DESIGN PROFESSIONAL INFORMATION

NAME: One Worldwide Enterprises, LLC	
ADDRESS: 243 York St NE, Aiken SC 29801	
PHONE: 803-383-1346	EMAIL: Adam@owesolar.energy


SIGNATURE OF APPLICANT

11/14/25
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:		

Solar Farm Proposal for 420 E Chestnut Avenue

The Altoona Land Development LLC (ALD) has owned this property since April 2001. Over the years we have tried to get it more productive. We have had several contracts on the property and several other interested people to create a business here. We have learned of a couple of issues with the property.

There are two main issues with the property. The first is the property is basically the side of a hill. People need to be able to have a vision of what the possibilities are when looking at a property. They mainly see a hill. To use it to build a building for commercial or industrial would be too cost prohibited to remove enough dirt to flatten an area for the building and parking. We have contacted several excavation companies and offered the fill dirt for free. If they do not have someone very close that can use it, they do not want it. It costs too much to truck it long distances. There are other vacant lots in the area that would not require as much work. In addition it has only one access point.

The second issue is the property is blighted by a ten-foot chain link fence with barbed wire on top of it along the southern property line. As you probably know our neighbor is the City of Altoona who previously was renting their property to the Department of Homeland Security. It is not a good look for example a child care, or other type of use that is more sensitive to aesthetics.

Otherwise the property is in a great location. It has a good traffic count and normally would be a good location for a commercial business or industrial warehouse.

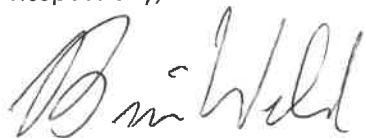
In the last several years we have been approached by three different companies to use the property for a solar farm. The last one has been more serious and has helped us submit an application to Penelec for interconnection to the grid. The application is for selling the electricity produced directly to the power company. However we are hoping to provide the electricity to one or two businesses that are close to our property at a discount. We have already contacted several one has accepted. We also could potentially provide electricity to The City of Altoona's facility next to us.

We believe that the best and highest use for this property would be to use it for a solar farm.

It is my understanding that a solar farm was allowed on a property with a Commercial Zoning code. Since this property is zoned Light Industrial and less restrictive, we believe it is even better suited for a solar farm. For public input, there are no neighbors except for the city.

Please accept this property for a zoning variance to allow a solar farm.

Respectfully,

A handwritten signature in dark ink, appearing to read "Brian Welsh". The signature is fluid and cursive, with the first name "Brian" and last name "Welsh" clearly distinguishable.

Brian Welsh, Managing Member ALD



01.13-26.-001.01-000
WALNUT PRESERVATION LLC

01.13-26.-001.00-000
REDEVELOPMENT
AUTH OF ALT

01.13-26.-005.00-000
REDEVELOPMENT
AUTH OF ALTOONA

01.13-26.-005.01-000
ALTOONA LAND
DEVELOPMENT LLC

IF: Industrial Flex

01.13-26.-008.00-000
ALTOONA LAND
DEVELOPMENT LLC

320

01.07-12.-003.00-000
CITY OF ALTOONA

01.13-26.-008.01-000
LAMAR ADVERTISING
OF PENN LLC

01.13-26.-001.02-000
WOOLSEY BRITTANY M

01.13-26.-006.01-000
HOME NURSING
AGENCY AFFILIATES

01.13-26.-003.00-000
HOME NURSING
AGENCY AFFILIATES

MX-N: Mixed Use Neighborhood

01.13-26.-006.00-000
REDEVELOPMENT
AUTH OF ALTOONA

E Chestnut Ave

E Chestnut Ave

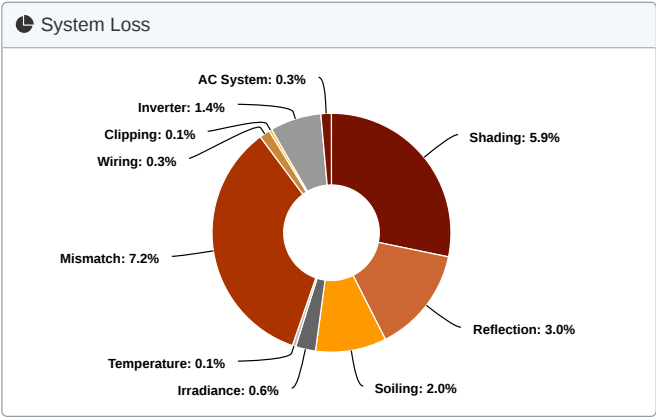
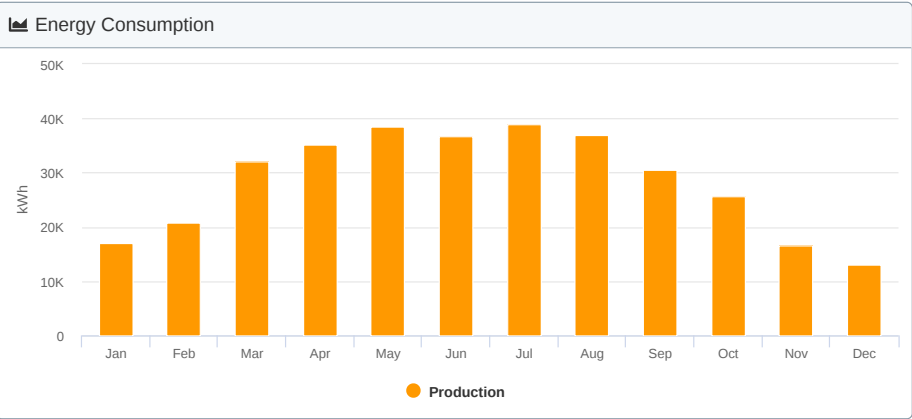
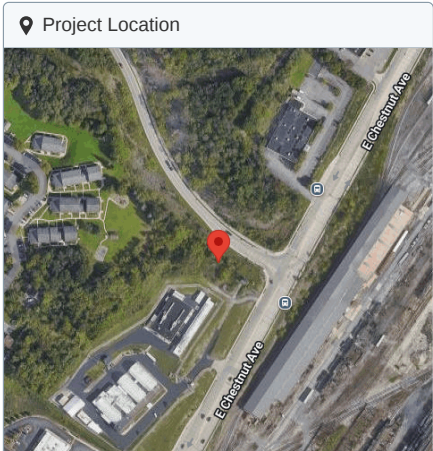
E Chestnut Ave

E Chestnut Ave

Design 1 Altoona Solar Project 420 E Chestnut Ave, Altoona, PA 16601

Project Details	
Address	420 E Chestnut Ave, Altoona, PA 16601
Owner	Sierra Brunson
Last Modified	Sierra Brunson a minute ago
Location	(40.52955140485065, -78.38956471971282) (GMT -5)
AC Interconnect	Medium Voltage (12.47kV)
Profile	Default Commercial

System Metrics	
Design	Design 1
Module DC Nameplate	268.40 kW
Inverter AC Nameplate	250.00 kW Load Ratio: 1.07
Annual Production	342.5 MWh
Performance Ratio	80.7%
kWh/kWp	1,275.9
Weather Dataset	TMY, 10km Grid (40.55,-78.35), NREL (prospector)
Simulator Version	ee137a28ed-871e3ea018-73e4602552-1050a44778



Annual Production			
	Description	Output	% Delta
Irradiance (kWh/m²)	Annual Global Horizontal Irradiance	1,376.3	-
	POA Irradiance	1,580.1	14.8%
	Shaded Irradiance	1,487.1	-5.9%
	Irradiance After Reflection	1,442.8	-3.0%
	Irradiance After Soiling	1,413.9	-2.0%
	Total Collector Irradiance	1,413.7	-0.0%
Energy (kWh)	Nameplate	379,426.0	-
	Output at Irradiance Levels	377,290.9	-0.6%
	Output at Cell Temperature Derate	376,931.9	-0.1%
	Output after Electrical Mismatch	349,820.6	-7.2%
	Optimal DC Output	348,774.2	-0.3%
	Constrained DC Output	348,493.4	-0.1%
	Inverter Output	343,470.0	-1.4%
	Energy to Grid	342,450.3	-0.3%
Temperature Metrics			
Avg. Operating Ambient Temp		10.7°C	
Avg. Operating Cell Temp		17.5°C	
Simulation Metrics			
Operating Hours		4,671	
Solved Hours		4,671	
Pending Hours		-	
Error Hours		-	

Condition Set													
Description	Condition Set 1												
Weather Dataset	TMY, 10km Grid (40.55,-78.35), NREL(prospector) (download)												
Solar Angle Location	Meteo Lat/Lng												
Transposition Model	Perez Model												
Temperature Model	Sandia Model												
Temperature Model Parameters	Rack Type		a		b		Temperature Delta						
	Fixed Tilt		-3.56		-0.08		3.0°C						
	Flush Mount		-2.81		-0.05		0.0°C						
	East-West		-3.56		-0.08		3.0°C						
	Carport		-3.56		-0.08		3.0°C						
Soiling (%)	J	F	M	A	M	J	J	A	S	O	N	D	
	2	2	2	2	2	2	2	2	2	2	2	2	
Albedo	J	F	M	A	M	J	J	A	S	O	N	D	
	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	
Rear Mismatch Loss	10%				Rear Shading Factor				5%				
Module Transparency	0%												
Irradiation Variance	5.0%												
Cell Temperature Spread	4.0°C												
Module Binning Range	-2.5% to 2.5%												
AC System Derate	0.50%												
Component Characterizations	Type	Component					Characterization					Bifacial	
	Module	DNA-144-BF10-550W (Aptos Solar)					Spec Sheet Characterization, PAN					False	
	Inverter	SG125HV (2021) (Sungrow)					Default Characterization					N/A	

Design BOM

Component	Type	Quantity
3/0 AWG (Aluminum)	AC Home Runs	2
600 MCM (Aluminum)	AC Home Runs	1
2 input AC Panels	AC Panels	1
SG125HV (2021)	Inverters	2
DNA-144-BF10-550W	Modules	488
10 AWG (Copper)	Strings	22

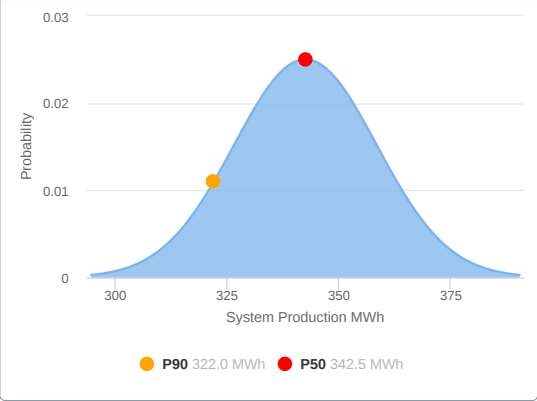
Monthly Shading

Month	GHI (kWh/m ²)	POA (kWh/m ²)	Shaded (kWh/m ²)	Nameplate (kWh)	Grid (kWh)
January	61.0	92.5	78.5	19,990.2	16,928.5
February	72.4	97.9	89.4	22,782.0	20,883.9
March	113.1	135.3	131.0	33,421.6	32,128.7
April	140.0	151.5	147.1	37,621.7	35,229.3
May	167.8	170.4	164.6	42,027.8	38,602.9
June	168.1	165.4	159.5	40,671.9	36,785.1
July	176.9	176.4	170.0	43,279.2	38,929.2
August	158.2	167.5	161.7	41,277.2	36,919.7
September	117.5	136.0	131.8	33,702.6	30,589.0
October	90.8	119.1	111.6	28,527.8	25,757.7
November	61.2	89.1	77.5	19,762.6	16,550.6
December	49.3	78.9	64.4	16,361.6	13,145.6

Design Wiring Zone

Description	Combiner Poles	String Size	Stringing Strategy
Wiring Zone	-	22 - 24	Along Racking

Production Probability



Condition Set (Production Probability)

Weather Variability	
Datasource	10km Grid (40.55,-78.35), NREL (prospector) - estimated
Annual Variability	4.7%
System Variability	
PV Module Modeling Parameters	0.0%
Inverter Efficiency	0.0%
Soiling Mismatch	0.0%
Degradation Estimation	0.0%
Custom Variability	0.0%
Resulting Weather & System Variability	4.7%

Design Render

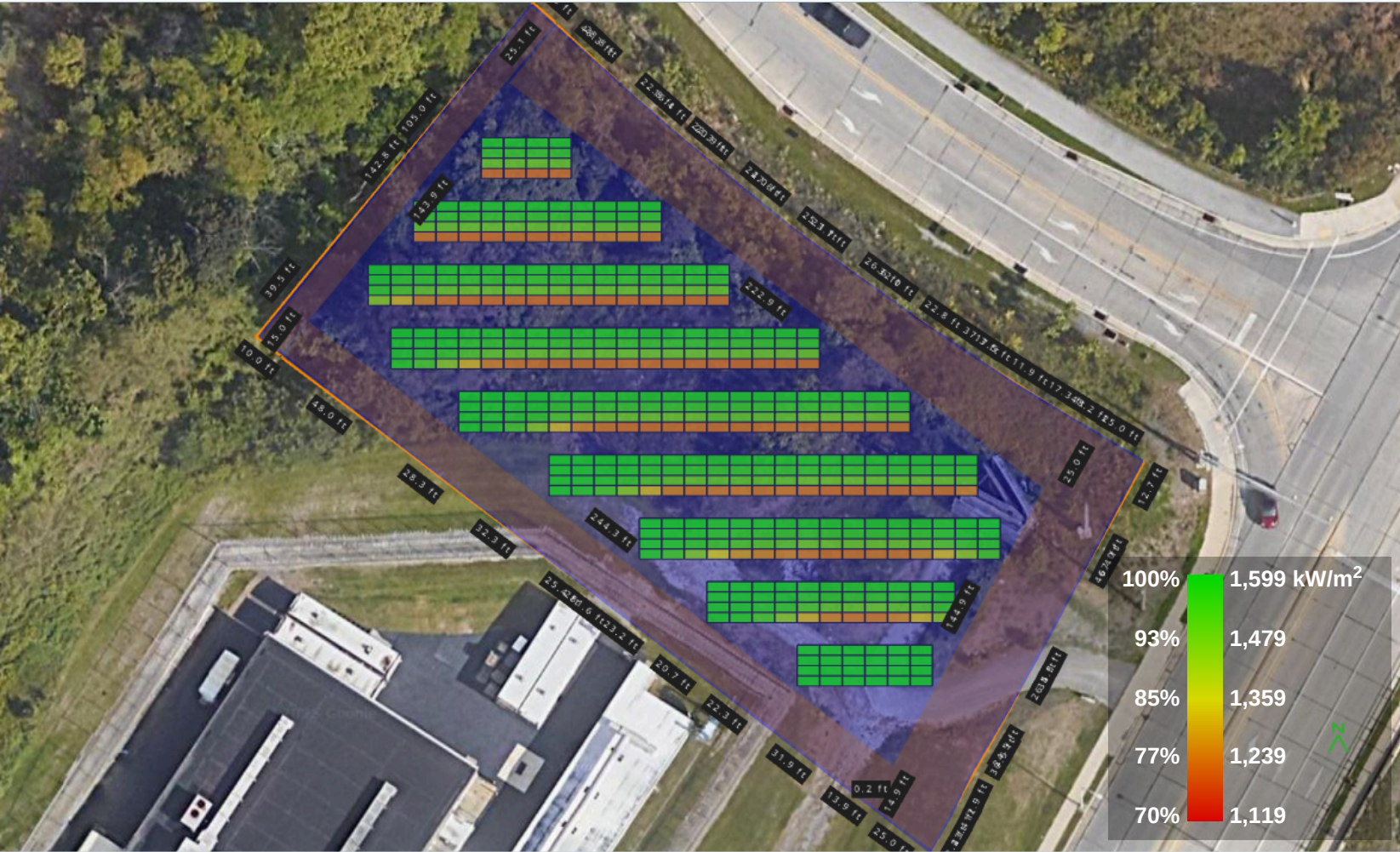


Field Segments

Description	Racking	Orientation	Tilt	Azimuth	Intrarow Spacing	Frame Size	Frames	Modules	Power
Field Segment 1	Fixed Tilt	Landscape (Horizontal)	Module: 25°	Module: 180°	7.5 ft	4x1	122	488	268.40 kW

Design 1 Altoona Solar Project, 420 E Chestnut Ave, Altoona, PA 16601

Shading Heatmap



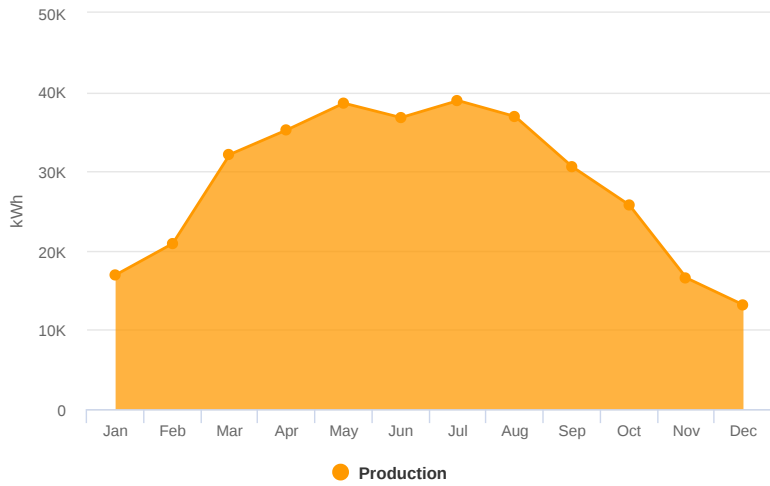
Shading by Field Segment

Description	Tilt	Azimuth	Modules	Nameplate	Shaded Irradiance	AC Energy	TOF ²	Solar Access	Min TSRF ²	Avg TSRF ²
Field Segment 1	Module: 25°	Module: 180°	488	268.40 kWp	1,487.1 kWh/m²	342.45 MWh ¹	98.8%	94.1%	78.1%	93.0%
Totals, weighted By kWp			488	268.40 kWp	1,487.1 kWh/m²	342.45 MWh	98.8%	94.1%	78.1%	93.0%

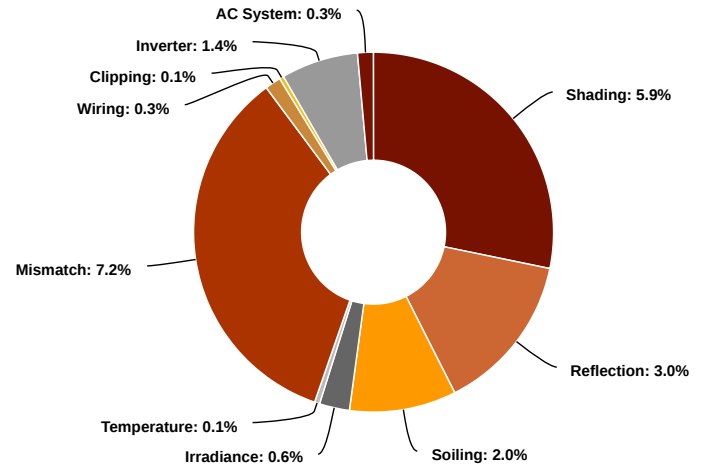
¹approximate, varies based on inverter performance
²based on location Optimal POA Irradiance of 1,598.8 kWh/m² at 36.1° tilt and 182.8° azimuth

Design 1 Altoona Solar Project, 420 E Chestnut Ave, Altoona, PA 16601

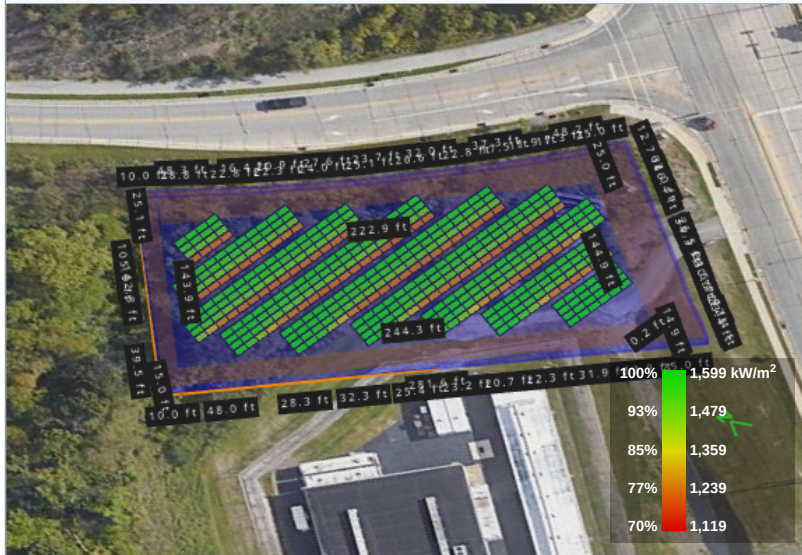
Energy Consumption



System Loss



Southwestern Angle



Southeastern Angle



Solar Access by Month

Description	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Field Segment 1	85%	91%	97%	97%	97%	96%	96%	97%	97%	94%	87%	82%
Solar Access, weighted by kWp	84.9%	91.3%	96.8%	97.1%	96.6%	96.4%	96.3%	96.5%	97.0%	93.7%	86.9%	81.6%
AC Power (kWh)	16,928.5	20,883.9	32,128.7	35,229.3	38,602.9	36,785.1	38,929.2	36,919.7	30,589.0	25,757.7	16,550.6	13,145.6



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 3620 Beale Ave
PURPOSE OF APPEAL: Special Exception request
DESCRIPTION OF PREMISES: Commercial, Mixed Use, Warehouse, Garage
USE OF PREMISES: Detailing and Automotive repair, storage
OFF-STREET PARKING: 20+

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

PROPERTY OWNER INFORMATION

NAME: JS Bradley Enterprises	
ADDRESS: 3620 Beale Ave	
PHONE: 814-502-9687	EMAIL: AltoonaHCA@gmail.com

APPLICANT INFORMATION

NAME: Really Awesome Warehouse Rentals xD	
ADDRESS: 2213 14 th St	
PHONE: 814-650-9885	EMAIL: ReallyAwesomeWarehouseRentals@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:


SIGNATURE OF APPLICANT

11/25/25
DATE

OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input checked="" 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:		

Hello, I am reaching out regarding my property at 3620 Beale Avenue in Altoona, which is currently zoned RN-A. The building is a warehouse structure, and adapting it to any use permitted under RN-A would require extensive and impractical capital investment due to its layout and construction. I am respectfully requesting a variance to allow for a detailing business and mixed-use operation. The property has historically supported commercial and light-industrial uses, including a potato chip production facility, a mechanic shop, and storage. In addition, the immediate area includes several existing businesses located next door, across the street, and along Beale Ave. My goal is to see this warehouse serve as a space where small businesses can grow, while also using the parking lot for community-oriented events that would benefit the surrounding neighborhood. Please let me know what documentation or information I can provide to help move this process forward smoothly. Thank you for your time and consideration.

Sincerely,

Khristian Delozier



3700
RN-A: RESIDENTIAL
NEIGHBORHOOD A

RN-A: RESIDENTIAL
NEIGHBORHOOD A

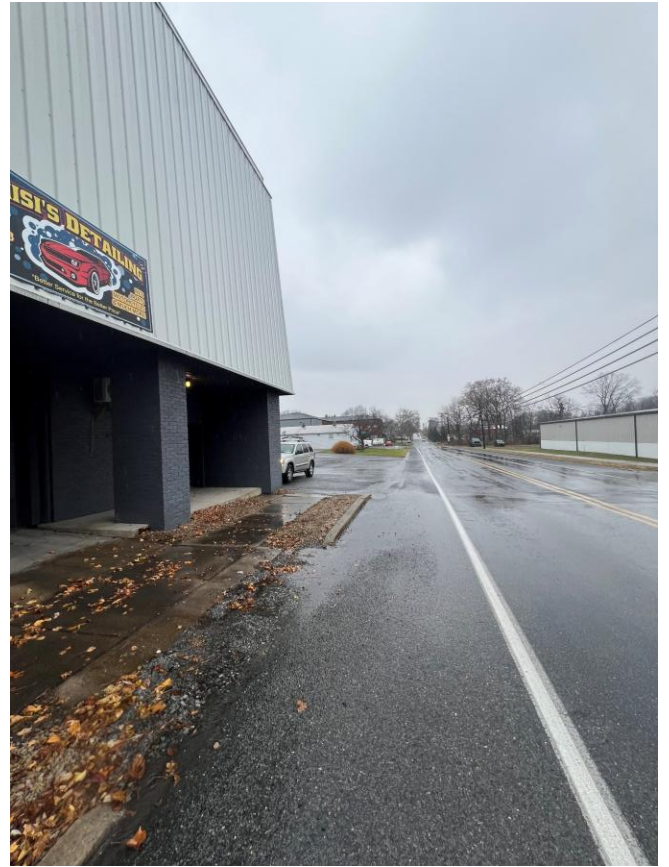
RN-A: RESIDENTIAL
NEIGHBORHOOD A

RN-A: RESIDENTIAL
NEIGHBORHOOD A

RN-A: RESIDENTIAL
NEIGHBORHOOD A

IF:
INDUSTRIAL
FLEX





1301 12th Street, Suite 103
Altoona, PA 16601

Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

Cory Gehret
Ted Beam

Matthew Gindlesperger
Horace McAnuff

Mariska Eash
William J. Stokan, Solicitor

Jason Bradley
J.S. Bradley Enterprises, LLC
230 East Lee Avenue
Altoona, PA 16601

In Re: 3620 Beale Avenue, Altoona

**REQUEST TO OPERATE AN AUTO REPAIR BUSINESS IN A NON-
CONFORMING BUILDING IN A SUBURBAN RESIDENTIAL ZONE,
CODE 800-47(E) AND 800-21(F).**

Your Petitioner appeared on his own behalf.

From the testimony presented at the hearing of October 11, 2023, the Board makes the following:

FINDINGS OF FACT

1.

Your Petitioner has an ownership interest in the subject property.

2.

Requisite notices were made, and the property posted.

3.

The property is one which had previously indeed been a storage facility as it has continued to be through the present, as well as an auto care/repair business.

4.

The auto repair business has not been in existence for over a year; and thus, the reason why your Petitioner, the new owner, is presently before the Board.

5.

The same exact circumstances exist today as existed in and at the time of the October 14, 2020 hearing.

6.

At that point in time, the Petitioners were granted the very same request as is being made today, in and by virtue of a Decision dated October 28, 2020, the Findings, Conclusions of Law, and Decision being herein and hereby incorporated by reference.

7.

Your Petitioner proposes the days and hours of operation to be Monday through Friday, 9:00 a.m. to 5:00 p.m.

8.

There is no need for any additional signage, only to replace and in the same size that which had previously existed thereon.

9.

There is more than adequate space for both customer parking and the parking of vehicles being repaired and awaiting to be picked up.

10.

There shall be no outside storage of vehicles that have nothing to do with repair, other than those of your Petitioner himself.

11.

There will be no junk vehicles nor junk stored in and upon the very large properties from which these structures are situated.

12.

There are two car garage doors for which the vehicles being repaired can be entered and exited.

13.

The parking is indeed already paved.

14.

Your Petitioner shall be required to comply with land use rules and regulations pertinent thereto.

15.

Other than the mechanic and your Petitioner, there will be no other employees at the present time. There basically will be no further changes therefore to the structure than already existed for the previous similar use.

16.

This time, however, being licensed to inspect vehicles in addition repairs Pennsylvania inspections can and will be performed thereat.

17.

The subject building itself has never been designed nor ever utilized as a residence.

18.

The subject use is indeed in the nature, style, and character of the building itself, as it was indeed commercial in nature style and construction.

19.

Any and all prior uses have indeed therefore been commercial having previously been a casket company, a food distribution center, and a supply company.

20.

The change in and to the use as proposed will allow reasonable use of the property to be made as it has been in the past.

21.

There was no objection voiced whatsoever or howsoever by any adjacent owners nor did any appear at the subject hearing despite notices made and property posted.

22.

In and along the subject avenue, there are indeed many other similar nonresidential/commercial uses.

23.

This change in use will be as conforming as the use it is to replace.

From the foregoing testimony, the Board makes the following:

CONCLUSIONS OF LAW

1.

The subject property is and has been a preexisting nonconforming use.

2.

The subject structure is indeed obviously commercial in nature, design, and construction, and is obviously nonresidential.

3.

The proposed use will be conforming to the neighborhood, surroundings and the uses that had previously existed, and will be the same for which permission was granted in, by, and subject to the Decision of October 28, 2020.

DECISION

WHEREFORE, THIS 24th DAY OF OCTOBER, A.D., 2023, THE BOARD GRANTS THE REQUEST OF YOUR PETITIONER:

PROVIDED, HOWEVER, THAT YOUR PETITIONER SHALL AND MUST COMPLY WITH ANY AND ALL APPLICABLE LAND USE RULES AND REGULATIONS.

AND PROVIDED, FURTHER, THE 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 ANY 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.

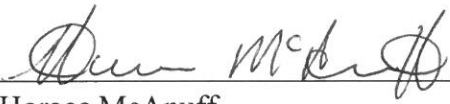
THE ZONING HEARING BOARD
OF THE CITY OF ALTOONA,


Cory Gehret


Ted Beam

 10/23/23

Matthew Gindlesperger

 10-17-23

Horace McAnuff

MAILED TO YOUR PETITIONER: 10/24/23
Date

cc: William J. Stokan, Zoning Board Solicitor
Rebecca M. Brown, Director of Code, Inspections, Land Development, Zoning GIS

1301 Twelfth Street, Suite 400
Altoona, Pennsylvania 16601

Voice - 814/949-2470
Fax - 814/949-0372
TDD - 711



Richard Andrews
Cory Gehret
Matthew Gindlesperger
Horace McAnuff
Donna Royer

planning@altoonapa.gov

ALTOONA ZONING HEARING BOARD

Shane Burns
1914 Washington Avenue
Altoona, PA 16601

Tye Dively
135 Maddox Drive
Hollidaysburg, PA 16648

**In Re: 3620 Beale Avenue, Altoona, PA
Request for Change of Nonconforming Use in a Nonconforming
Structure Warehouse to Auto Care in a Suburban Residential Zone,
Code 800-21E**

Your Petitioners appeared on their own behalf, and the uncontradicted testimony presented at the hearing of October 14, 2020, the Board makes the following:

FINDINGS OF FACT

1.

Your Petitioners have an ownership interest in the subject property.

2.

The requisite notices were made, and the property posted.

3.

The subject use is that as and for an Auto Care Center in the nature, style, and character of the building and was in and is indeed commercial in nature, style and construction.



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4.

The building itself has never been designed nor ever used as a residence.

5.

All prior uses have been therefore commercial, and the last said uses were a casket company, a food distributor, and currently, Dively Supply Company.

6.

The change in use to and for the proposal will allow reasonable use of the property to be made.

7.

In and along the subject Avenue there are indeed other similar non-residential and commercial uses.

8.

There is little or no real possibility that the property could otherwise be utilized in and for uses allowed in the subject zone.

9.

The change in use will be as conforming and/or less deleterious in the use that it is to replace.

10.

From the foregoing findings, the Board makes the following:

CONCLUSIONS OF LAW

1.

The subject property is and has been a continuous pre-existing non-conforming use.

2.

The structure is obviously commercial in nature and non-residential.

3.

The proposed new use will be more conforming to the neighborhood and surroundings than the use it is to be replaced, considering the fact such as, but not limited to, traffic, nuisance characteristics, noise, dust, odors, and/or smoke, as well as hours and manner of operation.

DECISION

WHEREFORE, THIS 28th DAY OF OCTOBER, A.D., 2020, THE BOARD GRANTS THE REQUEST OF YOUR PETITIONERS,

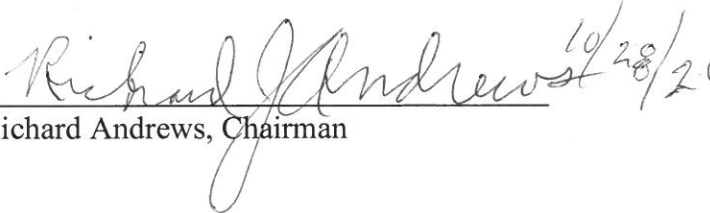
PROVIDED, HOWEVER, THAT THE PETITIONERS OF COURSE COMPLY WITH ANY AND ALL APPLICABLE LAND USE RULES AND REGULATIONS.

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 ANY 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,


Richard Andrews, Chairman

 10-23-20
Horace McAnuff


Corey Gehret

MAILED TO YOUR PETITIONERS: October 28, 2020
Date

cc: William J. Stokan, Zoning Board Solicitor
Marilyn Morgan, Planner II, Zoning Office