

## AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, July 9, 2025 at 1:15 p.m.** in the 4<sup>th</sup> Floor Conference Room at City Hall, 1301 12<sup>th</sup> Street, Altoona, Pennsylvania.

### 901 Valley View Blvd/ 901 Valley View Boulevard LLC

Requesting an expansion of use for a parking lot located in a Suburban Residential zone, §800-22.

### 400 E Walton Ave / Samuel Quarello JR

Requesting a Special Exception for an accessory structure on an adjacent lot in a Single-Household Residential zone, §800-48(C)(6).

### 2309 1<sup>st</sup> St/ Jim & Allison Kimmel

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

### 2905 4<sup>th</sup> St/ Michael & Samantha Geishauser

Requesting a Special Exception for an accessory structure on an adjacent lot in a Single Household Residential zone, §800-47(C)(6).



## ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 901 Valley View Boulevard
PURPOSE OF APPEAL: Expansion of existing non-conforming use of land - Construction of a new parking lot behind existing oral surgeon office; existing health service use in the R-S zoning district. Applicant is obtaining land off the residential use behind the property for construction of a new parking lot.
DESCRIPTION OF PREMISES: existing building with paved parking; residential lawn area behind building
USE OF PREMISES: existing health services building with parking lot
OFF-STREET PARKING: yes

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

### PROPERTY OWNER INFORMATION

NAME: 901 Valley View Boulevard, LLC (Dr. Adam Goddard) dba Altoona Center for Oral and Maxillofacial Surgery	
ADDRESS: 901 Valley View Boulevard, Altoona, PA 16602	
PHONE: 814-946-5060	EMAIL: agoddard@altoonaoms.com

### APPLICANT INFORMATION

NAME: same as owner	
ADDRESS: same as owner	
PHONE: same as owner	EMAIL: same as owner

### DESIGN PROFESSIONAL INFORMATION

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

*Adam Goddard*

SIGNATURE OF APPLICANT

06/16/2025

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](http://www.keller-engineers.com)

**EXHIBIT "A" - ZONING NARRATIVE**  
**901 Valley View Blvd.**  
**Project# 4305-1**  
**June 2025**

**NARRATIVE:**

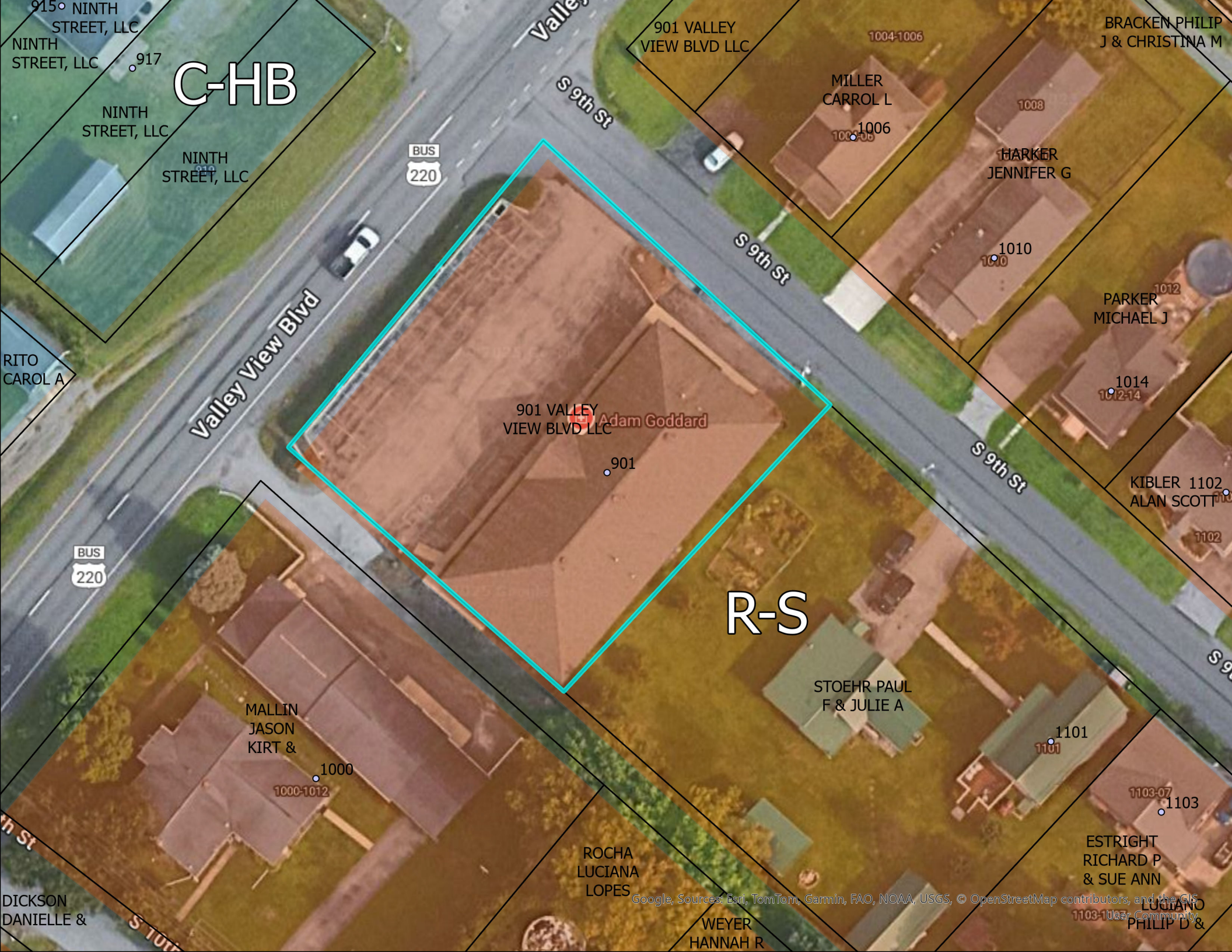
On behalf of the Altoona Center for Oral and Maxillofacial Surgery, Keller Engineers is submitting a Zoning Appeal Application for expansion of an existing non-conforming use of land. The current proposal is the construction of a small parking lot behind an existing medical office. The applicant is obtaining land from the residence to the east for the purpose of constructing the parking lot. The use is located in the R-S zoning district.

**EXPANSION OF NON-CONFORMING USE:**

The Client is requesting a variance to expand the use of land under **Section 800-22.A:**

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 many commercial businesses located along this section of Valley View Boulevard including a large health services office located diagonally across the Boulevard. Also, it is counter-intuitive that properties located along a major arterial road be zoned residential, hindering existing business owners and potential businesses.





C-HB

R-S

901 VALLEY  
VIEW BLVD LLC

901

ROCHA  
LUCIANA  
LOPES

WEYER  
HANNAH R

STOEHR PAUL  
F & JULIE A

ESTRIGHT  
RICHARD P  
& SUE ANN

1103-07  
1103

1101  
1101

KIBLER 1102  
ALAN SCOTT

1014  
1012-14

PARKER  
MICHAEL J

1010  
1010

HARKER  
JENNIFER G

MILLER  
CARROL L

1006  
1006-06

901 VALLEY  
VIEW BLVD LLC

1004-1006

BRACKEN PHILIP  
J & CHRISTINA M

1008

917

916

915

914

913

912

911

910

909

908

907

906

905

904

903

902

901

900

899

898

897

896

895

894

893

892

891

890

889

888

887

886

885

884

883

882

881

880

879

878

877

876

875

874

873

872

871

870

869

868

867

866

865

864

863

862

861

860

859

858

857

856

855

854

853

852

851

850

849

848

847

846

845

844

843

842

841

840

839

838

837

836

835

834

833

832

831

830

829

828

827

826

825

824

823

822

821

820

819

818

817

816

815

814

813

812

811

810

809

808

807

806

805

804

803

802

801

800

799

798

797

796

795

794

793

792

791

790

789

788

787

786

785

784

783

782

781

780

779

778

777

776

775

774

773

772

771

770

769

768

767

766

765

764

763

762

761

760

759

758

757

756

755

754

753

752

751

750

749

748

747

746

745

744

743

742

741

740

739

738

737

736

735

734

733

732

731

730

729

728

727

726

725

724

723

722

721

720

719

718

717

716

715

714

713

712

711

710

709

708

707

706

705

704

703

702

701

700

699

698

697

696

695

694

693

692

691

690

689

688

687

686

685

684

683

682

681

680

679

678

677

676

675

674

673

672

671

670

669

668

667

666

665

664

663

662

661

660

659

658

657

656

655

654

653

652

651

650

649

648

647

646

645

644

643

642

641

640

639

638

637

636

635

634

633

632

631

630

629

628

627

626

625

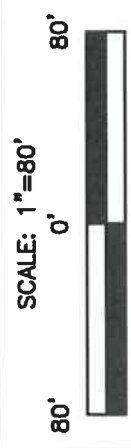
624

623





PROJECT NO.:	4305-1
FILE NAME:	ZHB EXHIBIT.DWG
DATE:	6/20/25
DESIGNED BY:	AJL
DRAWN BY:	AJL
CHECKED BY:	AJL
PAGE NO.:	1



**SITE PLAN**

PARKING IMPROVEMENTS  
ALTOONA CENTER FOR ORAL AND  
MAXILLOFACIAL SURGERY  
CITY OF ALTOONA, BLAIR COUNTY  
PENNSYLVANIA

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.

420 Allegheny Street  
Holidaysburg, PA 16648  
P: (814) 696-7430  
www.keller-engineers.com



**EXHIBIT 'B'**



**§ 800-22. Nonconforming use of land.**

The nonconforming use of land may be continued, subject to all of the following provisions:

- A. Expansion of use. A nonconforming use of land may be expanded, provided that such expansion not be detrimental to or tend to alter the character of the neighborhood and that approval therefor be granted by the Zoning Hearing Board.
- B. Discontinuance of use. A use not conforming to the regulations of the district in which it is located prior to the ordinance's date of enactment, which is discontinued and is not renewed during any continuous period of 12 months, shall not be renewed except by a use that conforms to the use regulations of the district in which the land is located.



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

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

400 E Walton Ave

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION:	404 e. Walton Avenue Altoona, PA 16602
PURPOSE OF APPEAL:	special exception request for deck on adjacent lot
DESCRIPTION OF PREMISES:	residential
USE OF PREMISES:	residential
OFF-STREET PARKING:	yes

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

PROPERTY OWNER INFORMATION

NAME:	Samuel Quarello JR		
ADDRESS:	404 e. Walton Avenue Altoona, PA 16602		
PHONE:	(814) 215-9586	EMAIL:	wildturkeyking101@att.net

APPLICANT INFORMATION

NAME:	Rachael Quarello / Samuel Quarello		
ADDRESS:	404 e. Walton Avenue Altoona, PA 16602		
PHONE:	(814) 932-7502	EMAIL:	rachael.davis228@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:			
ADDRESS:			
PHONE:		EMAIL:	

Rachael Quarello / Samuel Quarello  
SIGNATURE OF APPLICANT

6/19/2025  
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:		

**Narrative for hearing:**

We are asking for consideration to please be able to install/construct a deck from our back deck that leads up to our 21' pool. It is located in an area of our yard that will not affect anyone in or around our neighborhood, it will not obstruct any views. There are no public streets that run between the principal structure of the pool and the deck that we wish to build, that will lead up to the pool that is already installed. The structure (deck) that is being designed will not be considered a second dwelling due to the fact that it is being attached to the current deck that is on the house, which would be making it directly attached to the house unit itself, since the decks would be conjoining.

We were unaware, prior to speaking with zoning, that our pool that was approved last year by permit, to be installed, was installed on a separate parcel (400), when it should have actually been on the 404 parcel that the house is on. That pool permit was approved and the pool was installed and we were not aware at all until trying to obtain this permit for the deck that pool is not on the correct parcel. We have called around for quotes for surveying and at the current time that is not in our budget at all. We recently had our garage broken into over the Memorial Day weekend, that is on record with Altoona Police Dept and tools of my father in law's adding up to roughly \$2,000 need to be replaced, that we have been currently trying to do. We are not able to afford that and all the additional fees and the survey itself, to make the property one parcel. Doing the \$500 alone for an appeal for this currently has been a burden itself, due to how expensive everything has been recently.

I have provided pictures as well to show the property of our house with the pool, we will not be affecting anyone in our neighborhood with this deck being attached to the pool, our neighbors have said nothing but how nice it is and makes the property look. We are just trying to do the right thing, that most people don't do and that is getting a permit to do this deck, there are multiple people in our area building that I can guarantee don't, but we are trying to do the right thing. We have a five-month-old and our father in law, that is present for the appeal hearing is doing this all for us and for him. We are not really asking for much other than adding a couple of more feet from the current deck to the pool. We go by the rules for everything that we need to when it comes to codes for our house. My husband does yard work constantly to make sure everything is upkeep and looks nice, we shovel literally as soon as snow falls and my husband has even done the neighbors beside us that rarely mows/shovels because it is a rental and every tenant that has lived there rarely and I mean rarely up keeps the property beside us. These are things that we do not make gripes about to anyone, but these are the things that then make us upset because we are just trying to do the right thing and build a deck with a permit and others don't and nothing seems to happen to them. If you could please reconsider and all guidelines regarding the additional deck that you require will 100% be upheld.

Thank you.



Side Street  
East Street

Side Sidewalk

20 FT

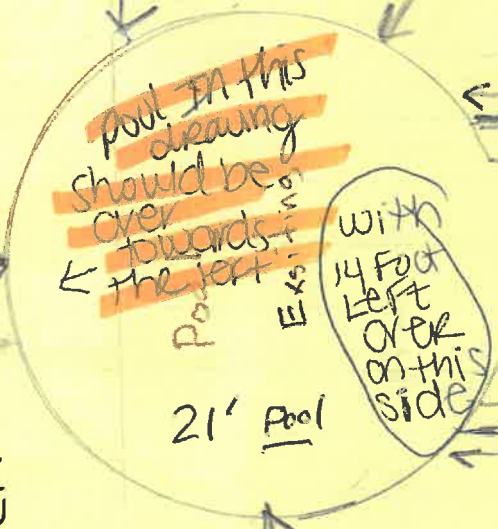
Permit IS for  
Pool Deck

Garage

Parkings

Sheds

Alley.



Deck Support 4x4 Served + Bolted 36 Inches apart In ground

Framing 2x8

Joists 2x8 Every 16" with hangers

5/4 Decking Boards

pool Railing 36" High

From Pool to deck @ back of house 14 foot remains on 400 lot

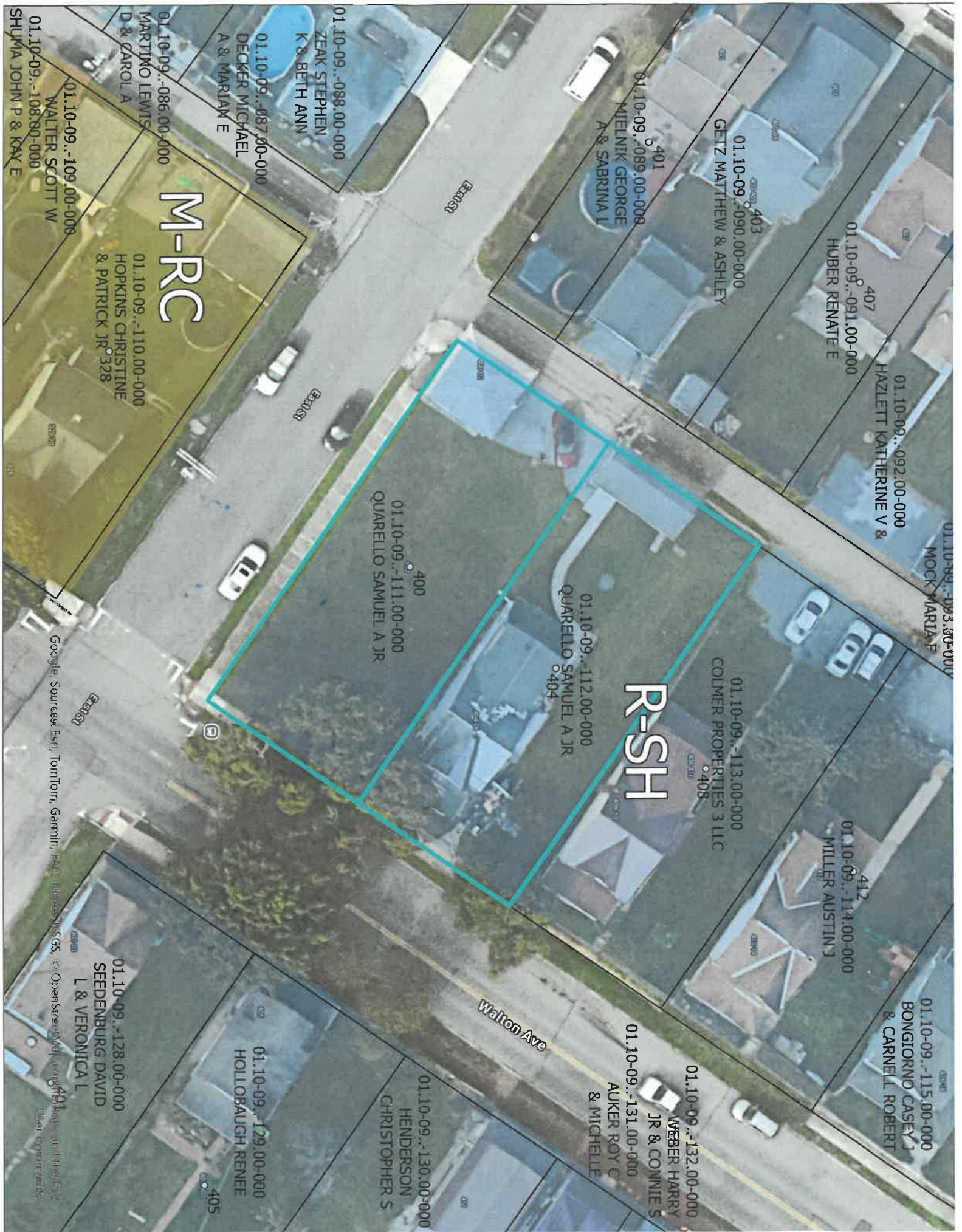
Front of property





Back of property





M-RC

R-SH

01.10-09.-111.00-000  
QUARELLO SAMUEL A JR

01.10-09.-112.00-000  
QUARELLO SAMUEL A JR  
0404

01.10-09.-110.00-000  
HOPKINS CHRISTINE  
& PATRICK JR 328

01.10-09.-109.00-000  
WALTER SCOTT W

01.10-09.-108.00-000  
SHUMIA JOHN P & KAY E

01.10-09.-087.00-000  
DECKER MICHAEL  
A & MARIAN E

01.10-09.-088.00-000  
ZEAK STEPHEN  
K & BETH ANN

01.10-09.-086.00-000  
MARTINO LEWIS  
D & CAROL A

01.10-09.-091.00-000  
HUBER RENATE E

01.10-09.-092.00-000  
HAZLETT KATHERINE V &

01.10-09.-093.00-000  
MOCK MARIA F

01.10-09.-113.00-000  
COLMER PROPERTIES 3 LLC  
0408

01.10-09.-114.00-000  
MILLER AUSTIN J

01.10-09.-115.00-000  
BONGIORNO CASEY J  
& CARNELL ROBERT

01.10-09.-132.00-000  
WEBER HARRY  
JR & CONNIE S

01.10-09.-131.00-000  
AUKER ROY C  
& MICHELLE

01.10-09.-130.00-000  
HENDERSON  
CHRISTOPHER S

01.10-09.-129.00-000  
HOLLOBAUGH RENEE

01.10-09.-128.00-000  
SEEDENBURG DAVID  
L & VERONICA L

Google Sources Esri, TomTom, Garmin, FAO, Microsoft, USGS, © OpenStreetMap contributors, and the GIS User community



**THIS INDENTURE**

MADE the 24th day of June in the year two thousand sixteen (2016).

BETWEEN **DORSEY W. LONSINGER**, Administrator of the ESTATE OF **BARBARA A. LONSINGER**, widow, deceased, late of Altoona, Blair County, Pennsylvania, Grantor, party of the first part,

**AND**

**SAMUEL A. QUARELLO, JR.**, single, of Altoona, Blair County, Pennsylvania, Grantee, party of the second part,

**WHEREAS, DORSEY B. LONSINGER and BARBARA A. LONSINGER, husband and wife**, were seized of the hereinafter described property;

**AND, WHEREAS, DORSEY B. LONSINGER** died July 23, 2012;

**AND, WHEREAS, BARBARA A. LONSINGER** died June 27, 2015, intestate and a widow;

**AND, WHEREAS, Letters of Administration**

were granted on July 10, 2015, to **DORSEY W. LONSINGER**, by the Register of Wills of Blair County, Pennsylvania. See Blair County File No. 0715-0404.

**NOW THIS INDENTURE WITNESSETH:** That the said **DORSEY W. LONSINGER, Administrator** as aforesaid, for and in consideration of the sum of

**SIXTY-NINE THOUSAND NINE HUNDRED (\$69,900.00) DOLLARS**

lawful money of the United States of America, well and truly paid by the said party of the second part to the said party of the first part, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, enfeoffed, released, conveyed and confirmed, and by these presents does grant, bargain,

sell, alien, enfeoff, release, convey and confirm unto the said party of the second part, his heirs and assigns:

**ALL THAT CERTAIN** lot or piece of land lying and being situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows: **BEGINNING** at the North corner of East Street and Walton Avenue; thence along said Walton Avenue, at an inside angle of ninety (90) degrees, Northeast a distance of fifty (50) feet to Lot No. thirteen (13); thence along Lot No. Thirteen (13) at an angle of ninety (90) degrees, Northwest one hundred twenty (120) feet to Walton Alley; thence along said alley, at an angle of ninety (90) degrees Southwest fifty (50) feet to East Street; thence along said street, at an inside angle of ninety (90) degrees, one hundred twenty (120) feet to place of beginning. Being known as Lot Number Fourteen (14) in Block Thirty-eight (38), in the general plan of East End Extension to the City of Altoona, known as Baltzell's Section No. Two (2). Being premises known and numbered as 400-402 East Walton Avenue, Altoona, Pennsylvania.

Said Parcel is identified as Blair County Tax Parcel ID No. 1.10-09.-111.00-000.

**ALSO, ALL THAT CERTAIN** lot or piece of land lying and being on the Northwest side of Walton Avenue, being the second lot East of East Street in the East End Extension to Altoona City, formerly Logan Township, now the City of Altoona, County of Blair and State of Pennsylvania, and being known as Lot No. 13 in Block 38 in the Plan of Lots laid out by Charles Baltzell which plan is recorded in Deed Book Volume 84, page 292, and being bounded on the Southwest by Lot No. 14 in Block Thirty-eight (38) and on the Northwest by an alley, on the Northeast by Lot No. 12 Block 38 and on the Southeast by said Walton Avenue. Containing in front of said Walton Avenue, fifty (50) feet and running back in length or depth, in equal width, one hundred twenty (120) feet to an alley.

**HAVING THEREON ERECTED** a two and one-half (2-1/2) story frame dwelling known and numbered as 404 East Walton Avenue according to the present plan of numbering in said City.

Said Parcel is identified as Blair County Tax Parcel ID No. 1.10-09-112.-112.00-000.

**THE ABOVE TWO PARCELS OF LAND BEING THE SAME PREMISES**, the title to which became vested in Dorsey B. Lonsinger and Barbara A. Lonsinger, husband and wife, by Deed from Dossie L. Lawrence, widow, and Kenneth E. and Nancy J. Zitsch, husband and wife, dated March 10, 1988, and recored March 21, 1988, in Blair County Deed Book volume 1152 at page 171. The said Dorsey B. Lonsinger died on July 23, 2012, thereby vesting title in Barbara A. Lonsinger, his surviving spouse, by operation of Law. The said Barbara A. Lonsinger did not re-marry after the date of death of Dorsey B. Lonsinger and remained a widow until her death on June 27, 2015.



**THIS CONVEYANCE** is authorized by Order of Court dated June 6, 2016, and filed to No. 2015 O.C. 283 in the Court of Common Pleas of Blair County, Pennsylvania.

To the best knowledge, information and belief of the Grantor, no hazardous waste is presently being disposed or has ever been disposed on the premises.

Gibboney and Gibboney are the scriveners of this deed and have not examined the title to the within described premises.

**TOGETHER** with all and singular the tenements, hereditaments and appurtenances to the same belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; **AND ALSO** all the estate, right, title, interest, property, claim and demand whatsoever, both in law and equity, of the said **BARBARA A. LONSINGER**, widow, deceased, of, in, to or out of the said premises, and every part and parcel thereof.

**TO HAVE AND TO HOLD** the said premises, with all and singular the appurtenances, unto the said party of the second part, his successors and assigns, to and for the only proper use and behoof of said party of the second part, his successors and assigns forever.

**AND** the said **DORSEY W. LONSINGER, Administrator** as aforesaid, for himself and his heirs, executors and administrators, does covenant, promise and agree to and with the said **SAMUEL A. QUARELLO, JR., single**, his heirs and assigns, that he, the said **DORSEY W. LONSINGER, Administrator** as aforesaid, has not heretofore done or committed any act, matter or thing whatsoever whereby the premises hereby granted or any part thereof, is, are or shall or may be impeached, charged, or encumbered in title, charge, estate or otherwise howsoever.

IN WITNESS WHEREOF, the said **DORSEY W. LONSINGER**, Administrator as aforesaid, has set his hand and seal the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF

Nancy A. Muir

Dorsey W. Lonsinger Adm. (SEAL)  
Dorsey W. Lonsinger, Administrator of the  
Estate of Barbara A. Lonsinger

#### CERTIFICATE OF RESIDENCE

I hereby certify that the precise residence of the Grantee herein is as follows:

404 E. Walton Avenue, Altoona, PA 16602

Benny Mear  
Attorney for Grantee


COMMONWEALTH OF PENNSYLVANIA

: SS.

COUNTY OF BLAIR

On this, the 24th day of June, 2016, before me, the undersigned officer, personally appeared **DORSEY W. LONSINGER, Administrator of the ESTATE OF BARBARA A. LONSINGER**, widow, deceased, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purpose therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and notarial seal.

  
\_\_\_\_\_  
**COMMONWEALTH OF PENNSYLVANIA**  
**NOTARIAL SEAL**  
**ALLEN E. GIBONEY, NOTARY PUBLIC**  
**CITY OF ALTOONA, BLAIR COUNTY**  
**MY COMMISSION EXPIRES OCTOBER 7, 2019**



# COUNTY of BLAIR

## REGISTER OF WILLS AND RECORDER OF DEEDS

MARY ANN BENNIS  
Register and Recorder

SUE E. MILLER  
1<sup>st</sup> Deputy Register & Recorder

ROSEMARIE BODENSKI  
2<sup>nd</sup> Deputy Register & Recorder

BARBARA J. FAGAN  
1<sup>st</sup> Deputy Register

COURT HOUSE  
423 ALLEGHENY ST STE 145  
HOLLIDAYSBURG PA 16648-2202

TELEPHONE (814) 693-3095

JEFFERY MURICEAK  
Solicitor

### **\*RETURN DOCUMENT TO:**

MEARS & ADAMS  
800 N LOGAN BOULEVARD  
ALTOONA, PA 16602

Instrument Number - 201610366

Recorded On 6/30/2016 At 1:27:14 PM

\* Instrument Type - DEED

\* Total Pages - 6

Invoice Number - 210740

User - LLM

\* Grantor - LONSINGER, BARBARA A

\* Grantee - QUARELLO, SAMUEL A (JR)

\* Customer - MEARS & ADAMS

### **\* FEES**

STATE TRANSFER TAX	\$699.00
STATE WRIT TAX	\$0.50
STATE JCS/ACCESS TO JUSTICE	\$35.50
RECORDING FEES - RECORDER OF DEEDS	\$15.00
AFFORDABLE HOUSING	\$13.00
COUNTY ARCHIVES FEE	\$2.00
ROD ARCHIVES FEE	\$3.00
ALTOONA AREA SCHOOL DISTRICT REALTY TAX	\$349.50
ALTOONA - CITY OF	\$349.50
TOTAL PAID	\$1,467.00



I hereby CERTIFY that this document is  
recorded in the Recorder of Deeds Office  
of BLAIR COUNTY, PENNSYLVANIA

*Mary Ann Bennis*  
Mary Ann Bennis  
Recorder of Deeds

***THIS IS A CERTIFICATE PAGE***  
***PLEASE DO NOT DETACH***

***THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT***

\* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

02B4F6



## Chapter 800. Zoning

### Article V. District Provisions

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

- (6) Accessory structures on adjacent lots in common ownership.
  - (a) The size, scale and type of structure is normally associated with a single-family home in the affected neighborhood.
  - (b) No public street runs between the principal structure and the proposed accessory structure. An alley shall not be considered a street for this finding.
  - (c) The structure is designed so that it cannot be converted into a second dwelling unit or other principal use unless it is to be directly attached and fully integrated into the principal structure for use by a member of the immediate family of the occupant of the principal structure.
  - (d) The involved parcels of land are legally tied together such that they cannot be individually conveyed into separate ownership until the accessory structure(s) approved under this subsection have been fully removed.



## ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	2309 18 <sup>th</sup> Street, Altoona, 16601
PURPOSE OF APPEAL:	To obtain approval to be a student housing location. Our son will be living in the home almost full-time (August-May)
DESCRIPTION OF PREMISES:	2 story family home, single residence
USE OF PREMISES:	Residential
OFF-STREET PARKING:	one car garage, one car driveway, 2 spaces off street

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

### PROPERTY OWNER INFORMATION

NAME:	Jim + Allison Kimmel
ADDRESS:	362 Vernon Dr West Newton PA 15089
PHONE:	412 498-1296
EMAIL:	allisonkmm1@gmail.com

### APPLICANT INFORMATION

NAME:	SAME
ADDRESS:	
PHONE:	
EMAIL:	

### DESIGN PROFESSIONAL INFORMATION

NAME:	NOT Applicable
ADDRESS:	
PHONE:	
EMAIL:	

Allison Kimmel

SIGNATURE OF APPLICANT

5.27.25

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:		



May 27, 2025

Jim and Allison Kimmel  
2309 1<sup>st</sup> Street, Altoona, PA 16601  
412-498-1296

RE: Zoning appeal for student housing

To The Zoning Hearing Board,

We are asking for your approval to zone our home on 2309 1<sup>st</sup> Street as a student housing location. We purchased this home so that our son could have a safe and affordable place to live while attending Penn State Altoona for engineering. We chose this home because of its location, space, parking, and surrounding amenities. We specifically love how it is in a stable, residential family neighborhood and want to maintain that environment for our son and his potential roommates. Luke will spend all 4/5 years it will take to earn his degree, in this home.

We have 4 parking spots within our property lines and still additional space for visitors nearby without causing congestion. The home has an integral garage and ample street parking (50 ft. of property frontage). Beside our home is a large lot where a person could park and not be in front of a home. Additionally, we have space for two cars on-street, in front of our home, and a one car driveway which we are in the processing of adding in accordance with the Public Works Dept.

The home has three bedrooms upstairs with a full bath and lots of closet storage. On the main floor it has a full kitchen, dining room, living room and family room. The basement is a dry, fully finished space with study spaces, laundry, storage, a half bath, and garage. We had a full inspection at the time of purchase and all heating, cooling, electrical and water are in good working order. All stairwells meet safety regulations and smoke detectors are present throughout the home. Windows are operational, basement has an egress window. The property is pest free and is in great condition.

To off-set the cost of home-ownership, we would like to have 3 residents (one student per bedroom) with contracts to ensure their understanding of being good neighbors and community members. Our son, Luke, can help find responsible young men who have a focus on their education first and foremost. Luke was in the workforce fulltime for 2 years post high school graduation and is a responsible 20-year-old college student who we trust with our investment.

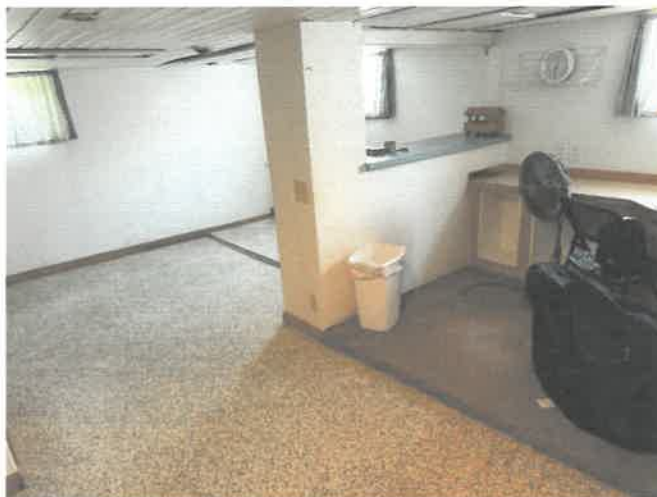
As for care of the property, a neighbor is helping to ensure the lawn is well maintained during the two months the home is not be occupied (June and July). Next door neighbors will have our phone numbers and Luke's, so we can be aware of any issues or emergencies. We are committed to maintaining and enhancing the integrity of the property by addressing any issues as they arise. All our billing is handled through automatic payments and taxes will be paid promptly and are paid in full to date.

We are happy to answer any additional questions you might have.

Jim and Allison Kimmel

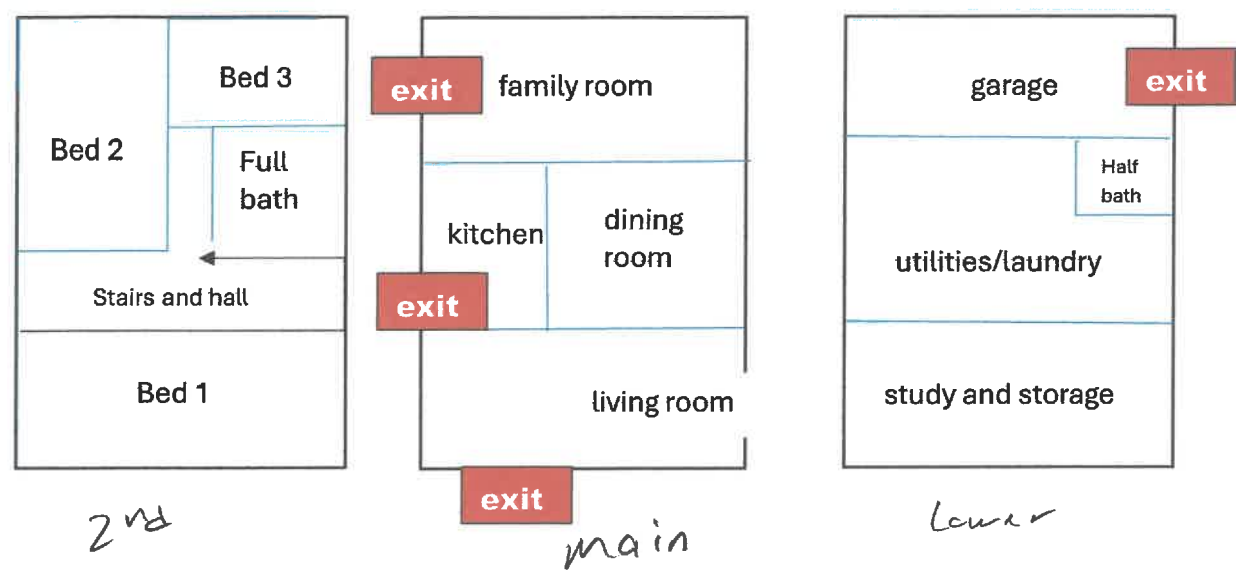
### Home images





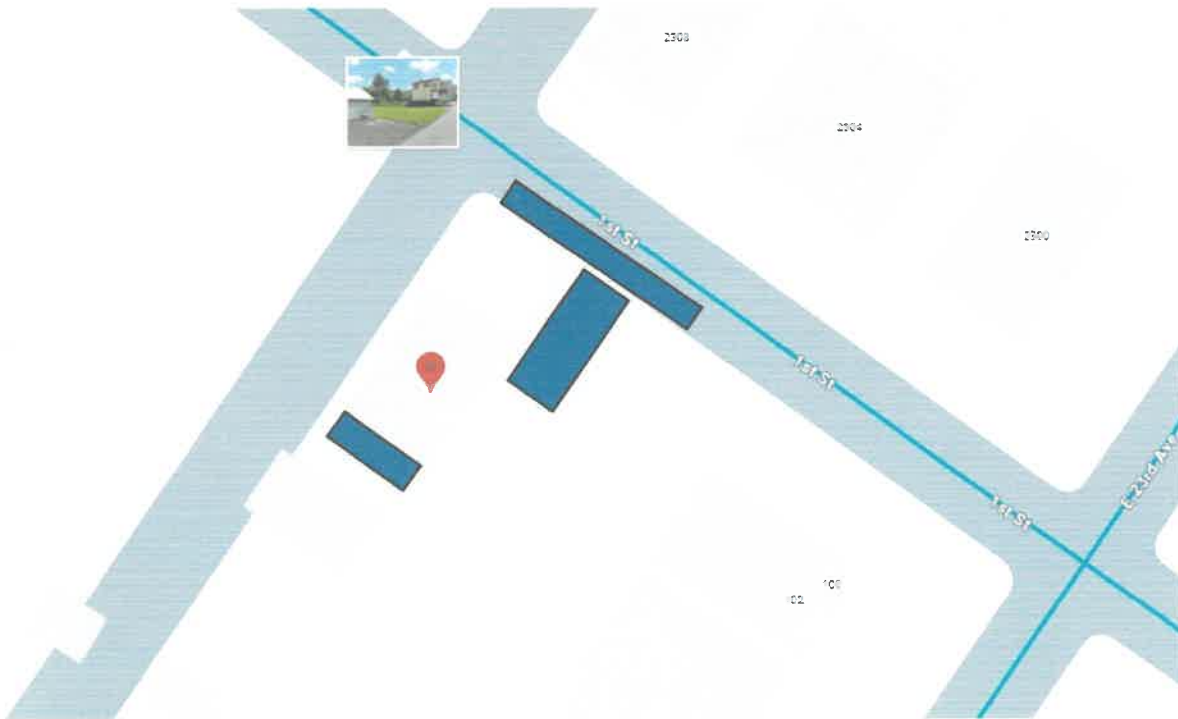


Floor plans (not to scale)



- Bed 1- 10'x16'
- Bed 2- 9'x20'
- Bed 3- 11'x8.5'
- Full bath- 6'x8'
- Kitchen- 9'x9'
- Dining room- 9'x12'
- Family room- 10.5'x22'
- Living room- 10'x16'
- Study/storage- 18.5'x15'
- Garage- 9.5'x22'
- Utility/laundry/half bath- 10'x22'

## Parking Images



 Parking



Property line

Driveway 12x22





CRISWELL DAVID  
W & WILSON  
DORINDA M

2304 2304  
MCCURDY KAREN  
M & MCCURDY  
ALI D &

ARDREY JAMIE  
M & RENEE M

SNYDER  
TANYA N

101-107

1st St

1st St

2309 2309

KIMMEL JAMES  
D & ALLISON

100  
BUENDIA  
LOUISE

102

100

HOSTLER  
BRIAN L

102

R-SH

ELLIS KARI L

HAYES  
DANIEL J

104

104

ALTOONA  
LASER LLC

WILT WYONA J

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

2nd Ave

MOODOW  
INVESTMENTS  
LLC

- (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 12<sup>TH</sup> STREET, SUITE 103  
ALTOONA, PA 16601  
(814) 949-2456

## ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

2905 4th St (INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION:	2909 4th St, Altoona, PA 16601 (TM 1.11-3-(3&4&5))
PURPOSE OF APPEAL:	Zoning variance for construction of garage across adjacent property lines
DESCRIPTION OF PREMISES:	Primary house
USE OF PREMISES:	Private residence
OFF-STREET PARKING:	Asphalt driveway

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

### PROPERTY OWNER INFORMATION

NAME: Michael & Samantha Geishauser	
ADDRESS: 2909 4th St, Altoona, PA 16601	
PHONE: 814-931-0987	EMAIL: michael.geishauser@gmail.com

### APPLICANT INFORMATION

NAME: Michael & Samantha Geishauser	
ADDRESS: 2909 4th St, Altoona, PA 16601	
PHONE: 814-931-0987	EMAIL: michael.geishauser@gmail.com

### DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

Michael Geishauser Samantha Geishauser 6-23-2025  
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:		





June 23, 2025

To Whom it may concern,

I am submitting this request for variance due to time. I request to place a garage on my property as the current property has a small one car garage. This garage meets the following:

- (1) size, scale, and type is normally associated with a single family home as we currently have three cars and are building a three car garage.
- (2) No public streets run between principle structure and garage
- (3) The structure is not designed to be converted into a second dwelling unit.
- (4) The involved parcels of land are legally tied together such that they cannot be individually conveyed into separate ownership. The three land parcels are listed together on the deed.

Please consider the above request and thank you for your time in this matter

Samantha Gerhäuser  
(maiden name  
Holliday)

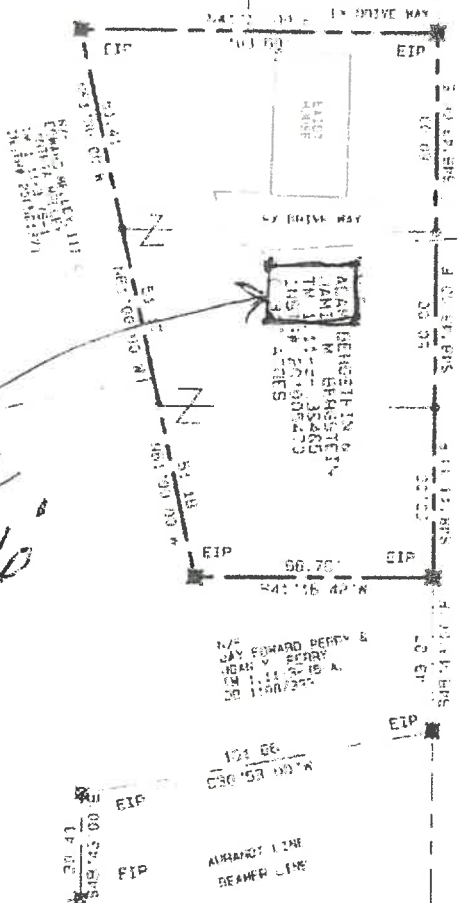
Michael Gerhäuser



# CITY OF ALTOONA



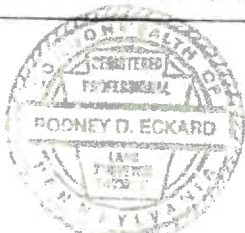
NO. 1000  
 1000.00  
 1000.00  
 1000.00



29TH AVE. 50' R/W NOT OPEN

**NOTES**

1. PROPERTY SURVEY IN REF. TO PROPERTY MARKERS EXISTING AND RECORD INFORMATION.
2. REF. SURVEY BY RONALD STAMPER DLS ON 10/10/2014.
3. EXISTING 100' R/W NOT OPEN.



*Rodney D. Eckard 11-30-15*

LAND DESIGN MANAGEMENT LLC  
 RODNEY D. ECKARD DLS  
 1553 VETERANS MEM. HWY  
 ALTOONA, PA 16601  
 (814) 941-1700

PROPERTY TO BE CONVEYED TO:  
 MICHAEL B. HANCOCK TR. & F. L. S.

Drawn: J. Wal	Check: J. Wal
Date: 11/30/2015	By: J. Wal
Revised:	Drawn by: J. Wal
Appr:	Reviewed: RODNEY D. ECKARD DLS



Printed on Recycled Paper

*Plot Plan*





- (6) Accessory structures on adjacent lots in common ownership.
  - (a) The size, scale and type of structure is normally associated with a single-family home in the affected neighborhood.
  - (b) No public street runs between the principal structure and the proposed accessory structure. An alley shall not be considered a street for this finding.
  - (c) The structure is designed so that it cannot be converted into a second dwelling unit or other principal use unless it is to be directly attached and fully integrated into the principal structure for use by a member of the immediate family of the occupant of the principal structure.
  - (d) The involved parcels of land are legally tied together such that they cannot be individually conveyed into separate ownership until the accessory structure(s) approved under this subsection have been fully removed.