

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on Wednesday, **July 12, 2023 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

912-916 7th Ave/ Louis Grillo

Requesting to utilize a vacant lot for off-site parking and open storage located in a Residential-Commercial Mixed Use Zone, §800-52(B).

1909 Washington Ave/ Gary Hormanski

Requesting to place a storage container on a vacant lot located in a Multiple Household Residential Zone, §800-50(B).

500 E 25th Ave/ Anthony & Judy Gale

Requesting to operate a rooming house located in a Multiple Household Residential Zone, §800-50(B)

109-113 Beech Avenue/ Christopher Spangler

Requesting a Special Exception to place an accessory structure on an adjacent lot located in a Multiple Household Residential Zone, §800-50(C)(6).

608-616 Pleasant Valley Blvd/ Joe Crossman

Requesting a setback variance from the 10' minimum rear setback for a proposed commercial development located in a Highway Business Commercial Zone, §800-54(K).

2312 N Branch Ave/ 2300 North Branch Avenue, LLC

Requesting setback variances from the 10' minimum side setbacks on either side of the proposed commercial development located in a Light Industrial Zone, §800-56(L).

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



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 1909 Washington Ave Altoona Pa 16602

PURPOSE OF APPEAL: _____

DESCRIPTION OF PREMISES: 34' by 120' Lot

USE OF PREMISES: Permit storage of container

OFF-STREET PARKING: _____

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

PROPERTY OWNER INFORMATION

Name: Gary Horomanski

Address: 5409 Oak Ave Altoona Pa 16601

Phone: 814-937-7603 Email: _____

APPLICANT INFORMATION:

Name: Gary Horomanski

Address: 615 32nd Street Altoona Pa 16602

Phone: 814-932-3288 Email: _____

DESIGN PROFESSIONAL INFORMATION

Name: _____

Address: _____

Phone: _____ Email: _____

SIGNATURE OF APPLICANT: [Signature] DATE: 5-25-2023

OFFICE
USE
ONLY

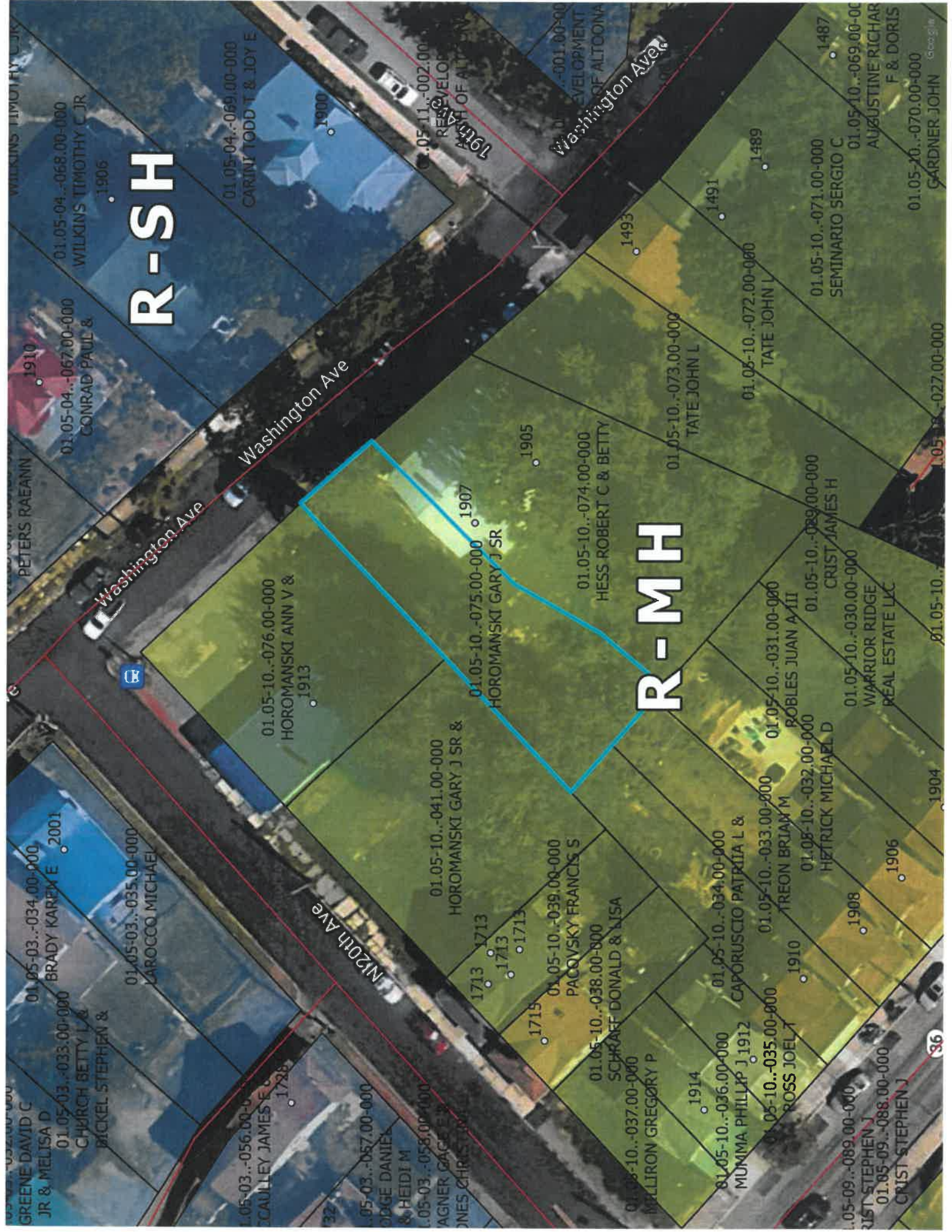
<input type="checkbox"/> VARIANCE	\$500.00	<input type="checkbox"/> APPEAL DETERMINATION	\$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION	\$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE	\$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/>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





R-SH

R-MH



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



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 916 - 7th A
PURPOSE OF APPEAL: change use of Property to
Parking + Storage
DESCRIPTION OF PREMISES: LOT
USE OF PREMISES: Parking & Storage
OFF-STREET PARKING: YES

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

PROPERTY OWNER INFORMATION

Name: PROPERTY EXPRESS LLC
Address: 2900 MAPLE AV ALTOONA PA 16601
Phone: 814 502 9838 Email: lougrillo@gmail.com

APPLICANT INFORMATION:

Name: Louis Guillo
Address: 3103 BROAD AV ALTOONA PA 16601
Phone: 814 502 9838 Email: lougrillo@gmail.com

DESIGN PROFESSIONAL INFORMATION

Name: _____
Address: _____
Phone: _____ Email: _____

SIGNATURE OF APPLICANT: Louis Guillo DATE: 5/3/08

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 checked="" 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: _____		

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

CITY OF ALTOONA



DEPARTMENT OF CODES AND INSPECTIONS

Rebecca M. Brown
Director

Code Enforcement
Inspections
Land Development
Zoning
GIS

December 14, 2022

SENT VIA CERTIFIED & REGULAR MAIL

Louis Grillo
3103 Broad Avenue
Altoona, PA 16601

ZONING VIOLATION NOTICE

916 7th Avenue

Dear Property Owner:

On November 14, 2022 this Department sent a letter notifying you of the zoning violation of your property identified by Tax Parcel 1.02-03.-071. As stated, the property has been reported to a vacant lot in a Residential-Commercial Mixed-Use Zone utilizing open storage and off-street parking. This is a direct zoning violation of City of Altoona Zoning Ordinance per §800-52 B & E, Permitted & Prohibited Uses. Please correct this zoning violation within ten (10) days of the date of this letter or this department will be required to file a Civil Complaint to the District Justice.

You have the right to appeal any zoning violation notice to the Zoning Hearing Board of the City of Altoona within the above timeframe, and you may do so by contacting our office and paying the required \$300 fee. Failure to comply with this notice within the above timeframe, unless extended by an appeal to the Zoning Hearing Board, will be prosecuted before the applicable District Magistrate. Section 617.2 of the *Pennsylvania Municipalities Planning Code* (Act of 1968, P.L. 805, No. 247, as reenacted and amended) states that any person, partnership or corporation who or which has violated or permitted the violation of a zoning ordinance shall, upon being found liable in a civil enforcement proceeding, pay a judgment of not more than \$500 per day for every day of the violation plus all court costs and municipal attorney fees.

Please correct this situation before prosecution becomes necessary.

Sincerely,

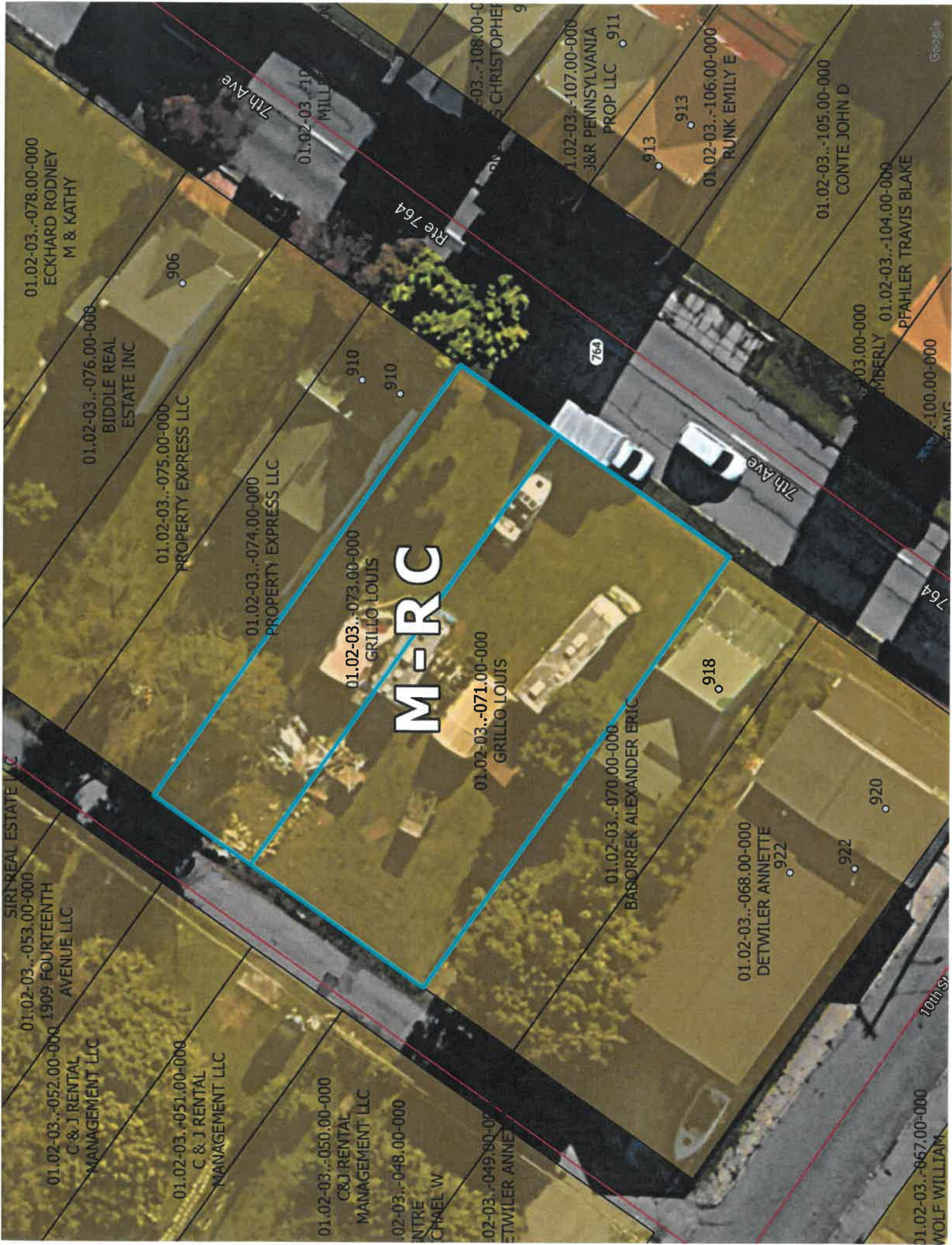


Sabrina Appel-McMillen, GIS/Land Use Coordinator

Cc: Rebecca M. Brown, Director of Codes and Inspections







M-R-C

01.02-03.-073.00-000
GRILLO LOUIS

01.02-03.-071.00-000
GRILLO LOUIS

01.02-03.-070.00-000
BASORREK ALEXANDER ERIC

01.02-03.-068.00-000
DETWILER ANNETTE

01.02-03.-078.00-000
ECKHARD RODNEY
M & KATHY

01.02-03.-076.00-000
BIDDLE REAL
ESTATE INC

01.02-03.-075.00-000
PROPERTY EXPRESS LLC

01.02-03.-074.00-000
PROPERTY EXPRESS LLC

01.02-03.-050.00-000
C&J RENTAL
MANAGEMENT LLC

02-03.-048.00-000
CENTRE
MICHAEL W

02-03.-049.00-000
DETWILER ANNETTE

01.02-03.-052.00-000
C & J RENTAL
MANAGEMENT LLC

01.02-03.-051.00-000
C & J RENTAL
MANAGEMENT LLC

01.02-03.-053.00-000
SIRI REAL ESTATE LLC
1909 FOURTEENTH
AVENUE LLC

Rte 764

764

7th Ave

10th St

01.02-03.-067.00-000
WOLF WILLIAM

01.02-03.-105.00-000
CONTE JOHN D

01.02-03.-106.00-000
RUNK EMILY E

01.02-03.-107.00-000
J&R PENNSYLVANIA
PROP LLC

01.02-03.-108.00-000
MILLER CHRISTOPHER

01.02-03.-104.00-000
PFAHLER TRAVIS BLAKE

01.02-03.-103.00-000
TIMBERLY

01.02-03.-100.00-000
FRANCIS

Google



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION: 109-113 Beech Ave. Altoona, PA 16601
PURPOSE OF APPEAL: A special exemption to the current ordinance that restricts from placing an accessory structure on an adjacent lot in common ownership.
DESCRIPTION OF PREMISES: Currently a mostly cleared wooded area.
USE OF PREMISES: Parking of vehicles/storage.
OFF-STREET PARKING: Yes

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

PROPERTY OWNER INFORMATION

NAME: Chris Spangler	
ADDRESS: 101 Beech Ave. Altoona, PA 16601	
PHONE: 814-327-5449	EMAIL: ColdsRemedy@gmail.com

APPLICANT INFORMATION

NAME: SAME	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME: NON-APPLICABLE	
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:		

NARRATIVE:

Upon approval of this appeal I would like to begin excavation work to 109-113 Beech Ave. Altoona, PA 16601 for the addition of a pole style 2 car garage. This lot is adjacent to where my house sits on 101-107 Beech Ave. and it is tied to the same deed.

109-113 Beech Ave. has been a vacant wooded lot since I purchased it in August of 2008. I've begun clearing the lot of trees and brush in hopes to construct a roughly 26ft depth X 36ft wide garage which would sit behind a 1/2 circle driveway as entry points to the structure.

(See attached rough drawing and photos)

The garage would sit roughly 45 feet away from the house and roughly 50 feet from Beech Ave.

Fill dirt would be necessary to raise the elevation of the current lot.

- No public street runs between the principal structure and the proposed accessory structure.

- The structure will be 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.

- The involved parcels of land are legally tied together (**deed reference 2008-14396**) such that they cannot be individually conveyed into separate ownership until the accessory structure(s) approved under this subsection have been fully removed



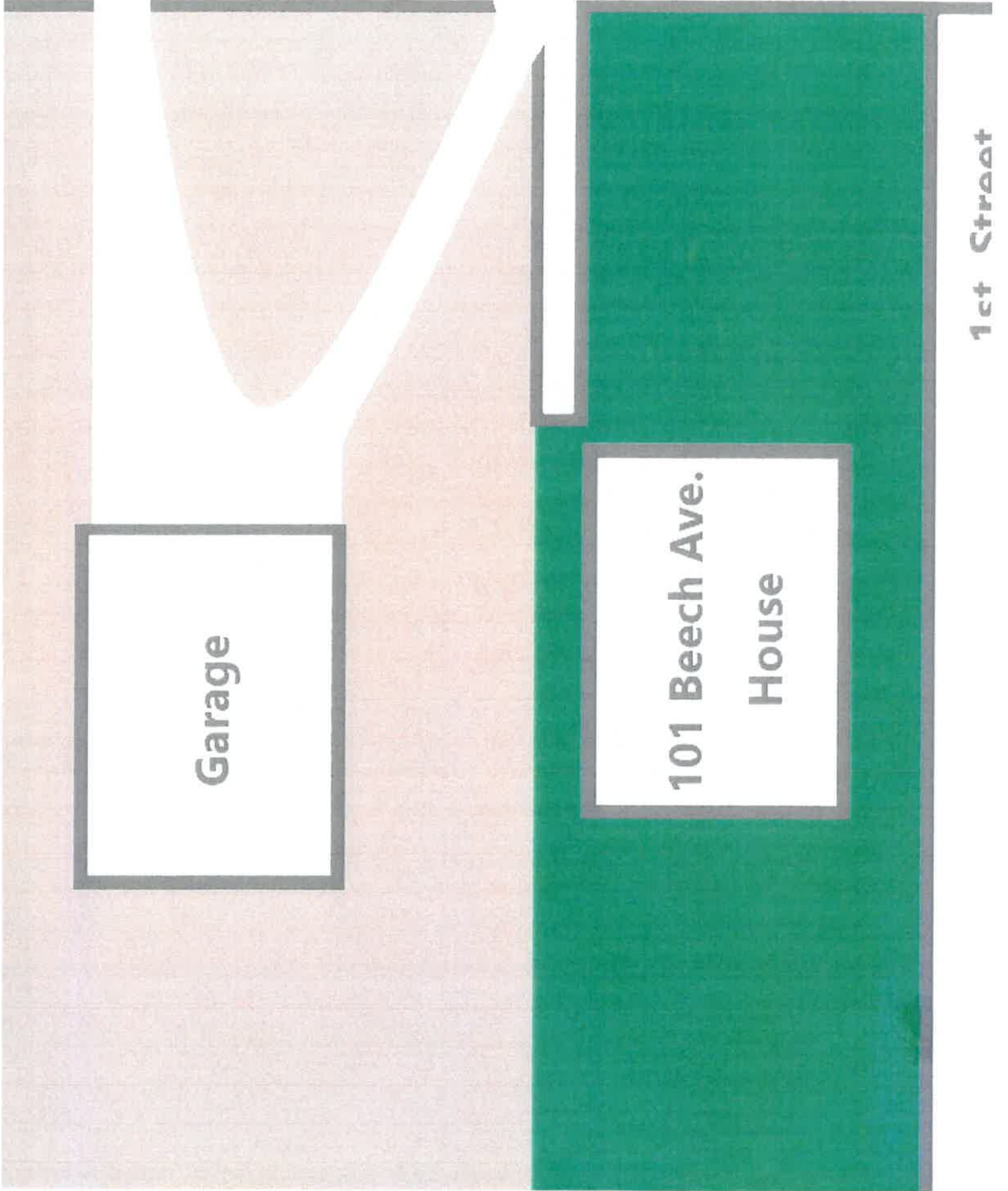


Beech Ave.

Garage

101 Beech Ave.
House

1st Street



R-U

R-MH

01.07-04.-001.00-000
ALTOONA HOUSING
AUTHORITY

101 103 105 107

01.07-03.-020.00-000
SPANGLER CHRISTOPHER
101

01.07-03.-022.00-000
SPANGLER CHRISTOPHER

01.07-03.-001.00-000
CARTER KENNETH
R & THERESA A 100

01.07-03.-002.00-000
GROVE CHARLES R &
104

01.07-03.-003.00-000
GROVE CHARLES R &
108

01.07-03.-004.00-000
GROVE CHARLES R &

01.07-03.-005.00-000
PHOENIX DOMUS LLC

01.07-07.-010.00-000
HOFFER CAROL
& FOSTER AMY J

01.07-07.-012.00-000
MCPHEE RICHARD A

01.07-07.-013.00-000
SNYDER DOUGLAS L

01.07-07.-014.00-000
MAROON & WHITE
RENTALS INC

01.07-07.-015.00-000
FHELMMEIER MATTHEW C

01.07-07.-016.00-000
WARD P BAKERMANS CORIEN

01.07-03.-024.00-000
LINGAFELT LINDA
D & GARY G

01.07-03.-025.00-000
LINGAFELT LINDA
D & GARY G

01.07-03.-027.00-000
ABLE ALTOONA

01.07-07.-029.00-000
ALTOONA SCHOOL DISTRICT

01.07-07.-031.00-000
ALTOONA SCHOOL DISTRICT

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ALTOONA SCHOOL DISTRICT

01.07-07.-031.00-000
ALTOONA SCHOOL DISTRICT





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: 608-616 Pleasant Valley Blvd, Altoona PA, 16602
PURPOSE OF APPEAL: request setback variance
DESCRIPTION OF PREMISES: vacant grass covered lot
USE OF PREMISES: proposed new single level medical building and parking lot
OFF-STREET PARKING: yes

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

PROPERTY OWNER INFORMATION

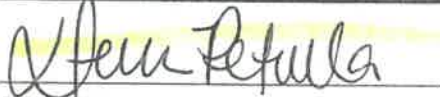
NAME: Anthony & Devin Petulla	
ADDRESS: 703 Brush Oaks Dr Altoona PA 16602	
PHONE: 814-577-9152	EMAIL: BurnsworthDevin@gmail.com

APPLICANT INFORMATION

NAME: Joe L. Crossman	
ADDRESS: 1403 Blair St. Hollidaysburg, PA 16648	
PHONE: 814-696-3759	EMAIL: Joe@jicgc.net

DESIGN PROFESSIONAL INFORMATION

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


 SIGNATURE OF APPLICANT

6/16/23
 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
608-616 Pleasant Valley Blvd
PROJECT # 3775-7
June 2023

NARRATIVE:

On behalf of Joe L. Crossman Inc., (CLIENT), Keller Engineers is submitting a Zoning Hearing Board Application for a zoning variance request. The proposed use is a 2,400 square foot Commercial Development project at the above address.

The site is zoned Highway Business, with the purpose of servicing "highway users or transients and not necessarily the residents of the city". The proposed use is permitted in the C-HB zoning district.

The developer proposes a reduction of the minimum rear building setback requirement along Caroline Avenue, which is an alley behind the site. Per the Zoning Ordinance, the minimum required rear building setback is 10'. The proposed rear building setback is 5' as illustrated on the attached site plan.

Below is justification for the requested variance to change the minimum required rear building setback from 10' to 5'.

VARIANCE:

The Client is requesting the following variance for building setback per **Section 800-54. K (1):**

Request to allow the rear building setback to be 5' along the alley instead of 10'.

(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 narrowness/lack of depth of the existing parcels creates a unique physical circumstance to the particular property. This unnecessary hardship due to existing conditions, and not the circumstances or conditions generally created by the provisions of this chapter in the neighborhood or district in which the property is located, makes the development unable to provide a 10' building setback from Caroline Ave. In order to develop the lot, the building will need a reduced rear building setback from 10' to 5' to accommodate the building, stormwater management, and parking areas on the parcel.

(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: Because of this physical circumstance, there is no possibility that the property can be developed in strict conformity with the provisions of the zoning ordinance, and the relief is necessary due to the narrowness/lack of depth of the existing parcels, to allow the applicant reasonable use and development of the property.

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

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

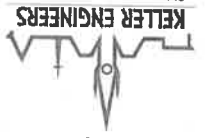
(4) That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property, nor be detrimental to the public welfare.

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 business to the west of the proposed building site has an apparent setback less than the required distance per the zoning ordinance.

(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. This reduced building setback is the least modification of the rear building setback the highway business district can accommodate.

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



CIVIL • STRUCTURAL • SURVEY

SKETCH PLAN

NEW PLEASANT VALLEY
 COMMERCIAL DEVELOPMENT
 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, ALIENED OR COPIED IN ANY MANNER, NOW OR
 HEREIN, WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER
 ENGINEERS, INC.

PROJECT NO.:	3775-7
FILE NAME:	SKETCH 3.DWG
DATE:	5/2/2023
DESIGNED BY:	JMC
DRAWN BY:	JMC
CHECKED BY:	BES
PAGE NO.:	1
SCALE:	1"=20'

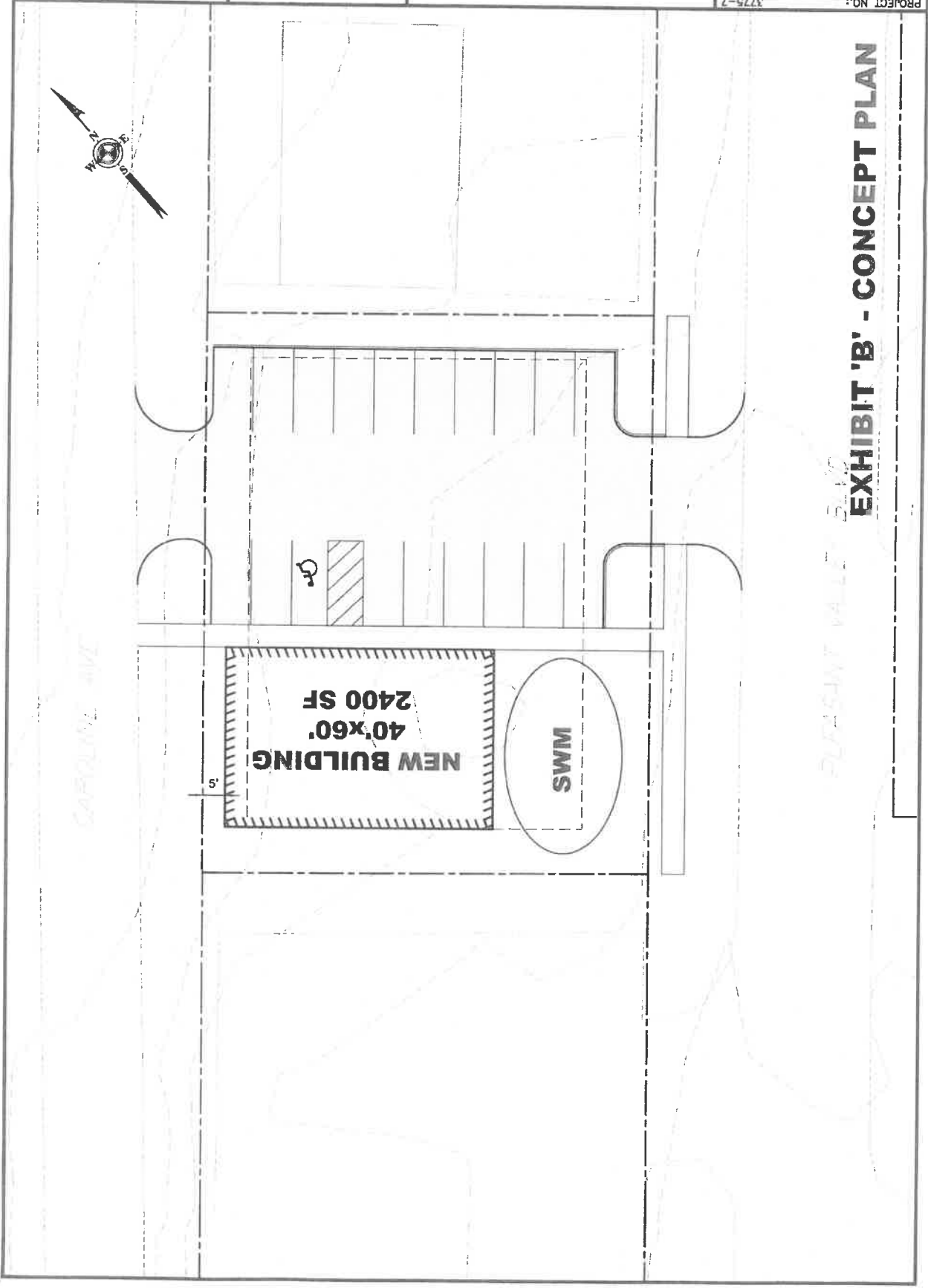
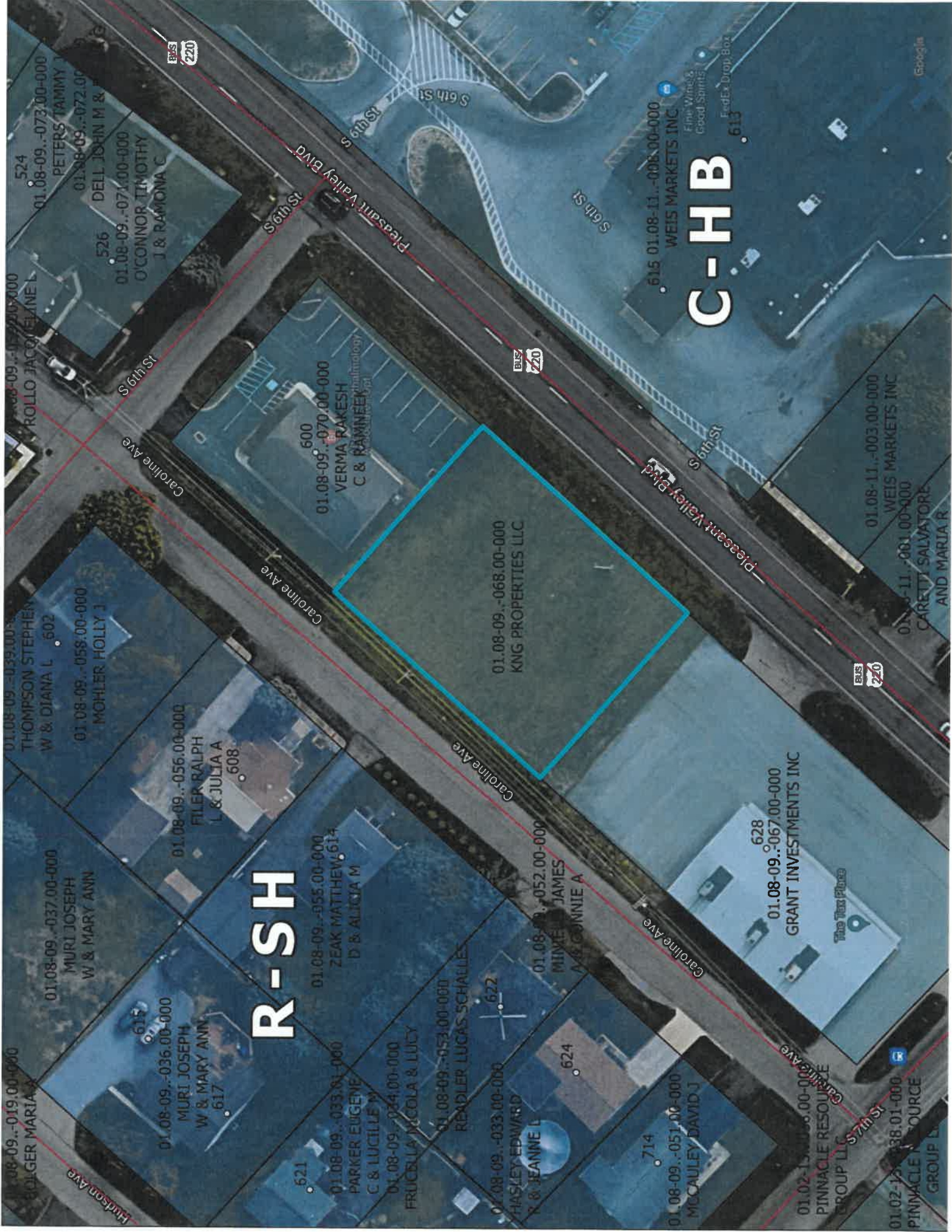


EXHIBIT 'B' - CONCEPT PLAN

R-SH

C-HB



524
01.08-09.-073.00-000
PETERS TAMMY J
01.08-09.-072.00-000
DELL JOHN M &
526
01.08-09.-071.00-000
O'CONNOR TIMOTHY
J & RAMONA C

600
01.08-09.-070.00-000
VERMA RAKESH
C & RANNEE
602
01.08-09.-058.00-000
MOHLER HOLLY J

608
01.08-09.-056.00-000
FILER RALPH
L & JULIA A
614
01.08-09.-055.00-000
ZEAK MATTHEW
D & ALICIA M

615
01.08-09.-036.00-000
MURI JOSEPH
W & MARY ANN
617
01.08-09.-033.00-000
PARKER EUGENE
C & LUCILLE M
621
01.08-09.-053.00-000
READLER LUCAS SCHALLER
622
01.08-09.-033.00-000
HASLEY EDWARD
R & JEANNE L
624
01.08-09.-051.00-000
MCCAULEY DAVID J
714
01.02-13-036.00-000
PINNACLE RESOURCE
GROUP LLC
01.02-13-038.01-000
PINNACLE RESOURCE
GROUP LLC

615
01.08-11.-008.00-000
WEIS MARKETS INC
613
01.08-11.-003.00-000
WEIS MARKETS INC
01.08-11.-081.00-000
CARETTY SALVATORE
AND MARIA R

628
01.08-09.-067.00-000
GRANT INVESTMENTS INC
The Tax Place

628
01.08-09.-052.00-000
MINNIE JAMES
A & CONNIE A

621
01.08-09.-033.00-000
PARKER EUGENE
C & LUCILLE M
624
01.08-09.-051.00-000
MCCAULEY DAVID J
714
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PINNACLE RESOURCE
GROUP LLC
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PINNACLE RESOURCE
GROUP LLC

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WEIS MARKETS INC
613
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WEIS MARKETS INC
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CARETTY SALVATORE
AND MARIA R

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GRANT INVESTMENTS INC
The Tax Place

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MCCAULEY DAVID J
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PINNACLE RESOURCE
GROUP LLC
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CARETTY SALVATORE
AND MARIA R

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GRANT INVESTMENTS INC
The Tax Place

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A & CONNIE A

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PARKER EUGENE
C & LUCILLE M
624
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MCCAULEY DAVID J
714
01.02-13-036.00-000
PINNACLE RESOURCE
GROUP LLC
01.02-13-038.01-000
PINNACLE RESOURCE
GROUP LLC

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



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 500 E 25th Ave, Altoona PA 16601

PURPOSE OF APPEAL: Boarding house zoning or Variance
Rooming

DESCRIPTION OF PREMISES: Single family residential, split level Rancher

USE OF PREMISES: Boarding house

OFF-STREET PARKING: 3 spaces

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

PROPERTY OWNER INFORMATION

Name: Anthony & Judy Gale

Address: 2708 10th St, Altoona PA 16601

Phone: 814-650-7777 Email: juku3u@aim.com

APPLICANT INFORMATION:

Name: Anthony & Judy Gale

Address: 2708 10th St, Altoona PA 16601

Phone: 814-650-7777 Email: juku3u@aim.com

DESIGN PROFESSIONAL INFORMATION

Name: N/A

Address: _____

Phone: _____ Email: _____

SIGNATURE OF APPLICANT:  DATE: 6/11/2023

OFFICE USE ONLY	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> APPEAL DETERMINATION	<input type="checkbox"/> OTHER
	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> APPEAL VIOLATION NOTICE	
	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: _____			

Rooming
Zoning for Boarding House – 500 E 25th Ave.

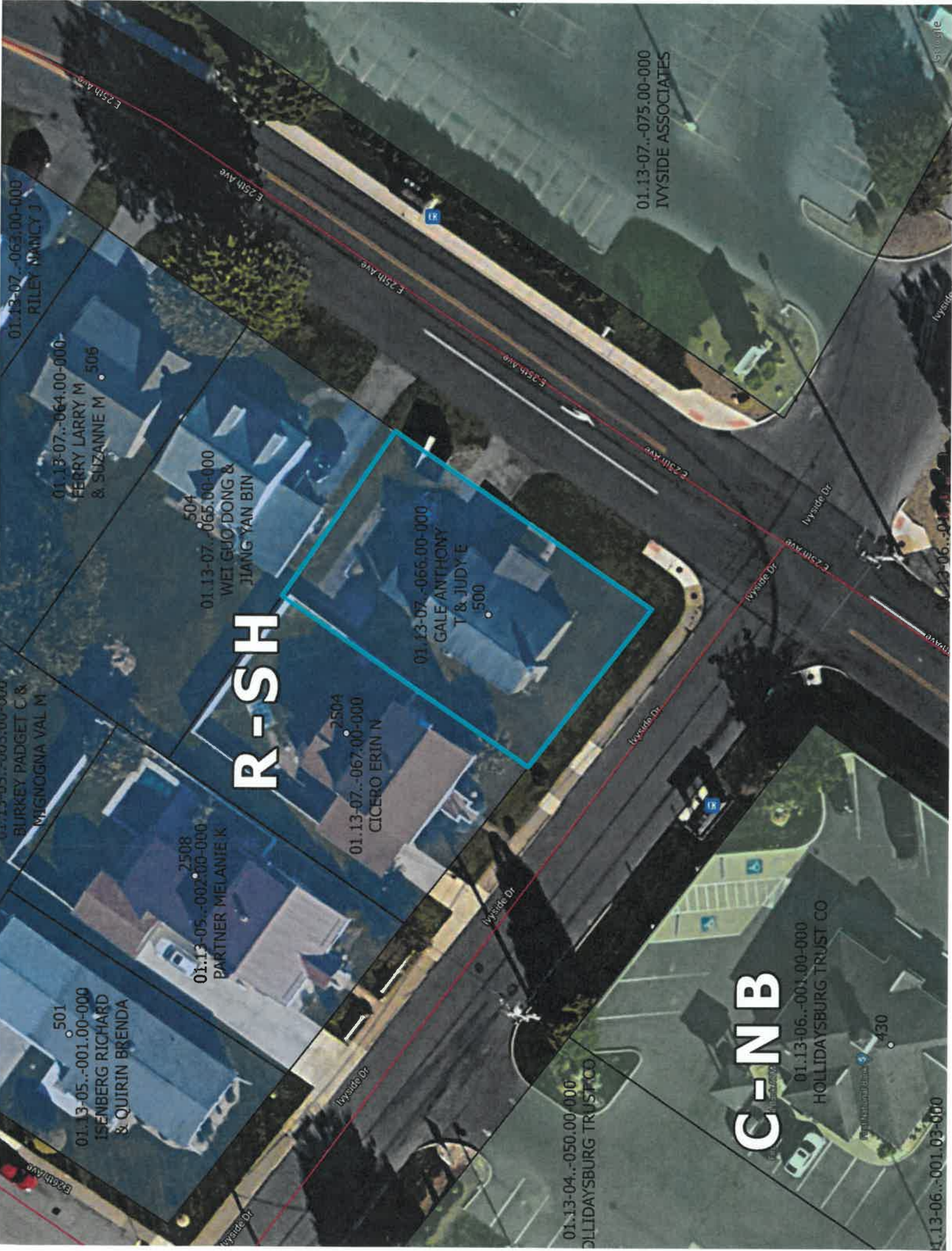
This property is now a 3-bedroom/3-bathroom house with common living room, kitchen, and laundry area. Each bedroom has an en suite bathroom and bedroom doors will have locks. Each bedroom/bath can be rented separately. Two bedrooms/bathrooms will be available initially with the third bedroom rented when ready. It will also be available as an entire house rental with access to one bedroom/bathroom and all common areas.

Parking for up to three vehicles is available off street - under the car port, in the driveway, and on the gravel area next to the driveway.

Extensive renovations have taken place such as new HVAC with zones, new roof, new windows, new kitchen, upgrades to electric, remodeled bathrooms with addition of third bathroom, and more.

This property will be marketed to traveling professionals, including health care workers, business people, visiting professors, etc. This property will not be rented to students.

The changes to the property have increased its value and enhanced the neighborhood. Multiple nearby residents have expressed their approval of our efforts and plan. Our own residence is approximately one mile away and we will be maintaining the residence and ensuring compliance with all applicable codes.



01.13-07.-063.00-000
RILEY MAWCY J

01.13-07.-064.00-000
FERRY LARRY M 505
& SUZANNE M

504
01.13-07.-065.00-000
WEI GUO DONG &
JIANG YAN BIN

01.13-07.-066.00-000
GALE ANTHONY
T & JUDY E
500

2504
01.13-07.-067.00-000
CICERO ERIN N

2508
01.13-05.-002.00-000
PARTNER MELANIE K

501
01.13-05.-001.00-000
ISENBERG RICHARD
& QUIRIN BRENDA

01.13-04.-050.00-000
HOLLIDAYSBURG TRUST CO

01.13-06.-001.00-000
HOLLIDAYSBURG TRUST CO

01.13-06.-001.03-000

01.13-07.-075.00-000
IVYSIDE ASSOCIATES

R-SH

C-NB

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



DEPARTMENT OF CODES AND INSPECTIONS

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(instructions located on reverse side)

PROPERTY LOCATION: 2312 North Branch Ave. Between 2300 and 2423

PURPOSE OF APPEAL: To seek variances from the 10' minimum side yard setback. k imposed by Sections 800-57L of the Code of the City of Altoona.

DESCRIPTION OF PREMISES: Vacant lot

USE OF PREMISES: Self Storage facility

OFF-STREET PARKING: N/A

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

PROPERTY OWNER INFORMATION

Name: 2300 North Branch Ave. LLC

Address: 413 Grandview Road, Altoona PA 16602

Phone: (814) 935-9818 Email: bdurbin@durbincompanies.com

APPLICANT INFORMATION:

Name: 2300 North Branch Ave. LLC

Address: 413 Grandview Road, Altoona PA 16602

Phone: (814) 944-8354 Email: bdurbin@durbincompanies.com

DESIGN PROFESSIONAL INFORMATION

Name: PennTerra Engineering, Inc.

Address: 3075 Enterprise Drive, State College, PA 16801

Phone: (814) 231-8285 Email: lslusser@pennterra.com

SIGNATURE OF APPLICANT: _____ DATE: _____

OFFICE
USE
ONLY

- | | | |
|---|--|--------------------------------|
| <input checked="" type="checkbox"/> VARIANCE | <input type="checkbox"/> APPEAL DETERMINATION | <input type="checkbox"/> OTHER |
| <input type="checkbox"/> SPECIAL EXCEPTION | <input type="checkbox"/> APPEAL VIOLATION NOTICE | |
| PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> UNKNOWN | | |
| SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON: _____ | | |
| <u>Sections 800-57L of the Code of the City of Altoona</u> | | |
| _____ | | |



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

June 22, 2023

City of Altoona, Codes & Inspections Dept.
Attn: Rebecca Brown, Director
1301 12th Street, Suite 103
Altoona, PA 16601

Re: Project Narrative for a Variance request for North Branch Storage Final Land Development Plan (PTE #22206)

Dear Rebecca,

On behalf of our client, Durbin & Associates (2300 North Branch Avenue, LLC), PennTerra Engineering is requesting a side yard variance for the proposed 4,470 square foot storage facility complex at 2312 North Branch Avenue in Altoona, Pennsylvania.

The variance request is to reduce the side yard setbacks from 10 feet to 5 feet for the proposed buildings. The developers of this project own both adjacent buildings, and both of these buildings are less than 10 feet from the property line. The adjacent building to the north is less than 3 feet from the property line.

The proposed use will not create any significant traffic or noise. Self storage units typically do not affect adjacent properties either from an aesthetic or functional aspect.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "John C. Sepp".

John C. Sepp, P.E.
President



3075 VICTOR DRIVE
STATE COLLEGE, PA 16801
WWW.PENNTERRA.COM

PROPOSED BUILDING
PROPOSED DRIVEWAY & EDGE OF PAVEMENT
PROPOSED CONCRETE AREAS
PROPOSED EXISTING PAVEMENT AREAS
PROPOSED DRIVEWAY / TRAIL

DATE: 06/21/2023
PROJECT: NORTH BRANCH AVENUE
DRAWN BY: [Name]
CHECKED BY: [Name]

SCALE: 1" = 10'

PROJECT NO: 22205
DATE: JUNE 21, 2023

PROJECT NAME: NORTH BRANCH AVENUE
PROJECT TYPE: FINAL LAND DEVELOPMENT PLAN

PROJECT LOCATION: NORTH BRANCH AVENUE, PENNSYLVANIA

PROJECT TITLE: SETBACK VARIANCE EXHIBIT

SOILS LEGEND
Sd - Urban, Urban-Low Density, Single-Family
U - Urban, Medium-Density Residential
U2 - Urban, Medium-Density Residential, Single-Family

SURVEY FEATURES LEGEND
Property Line (1/4" Line or Right of Way Line)
Building Footprint Line
Property Corner Point
Property Corner (1/4" or 3/4")

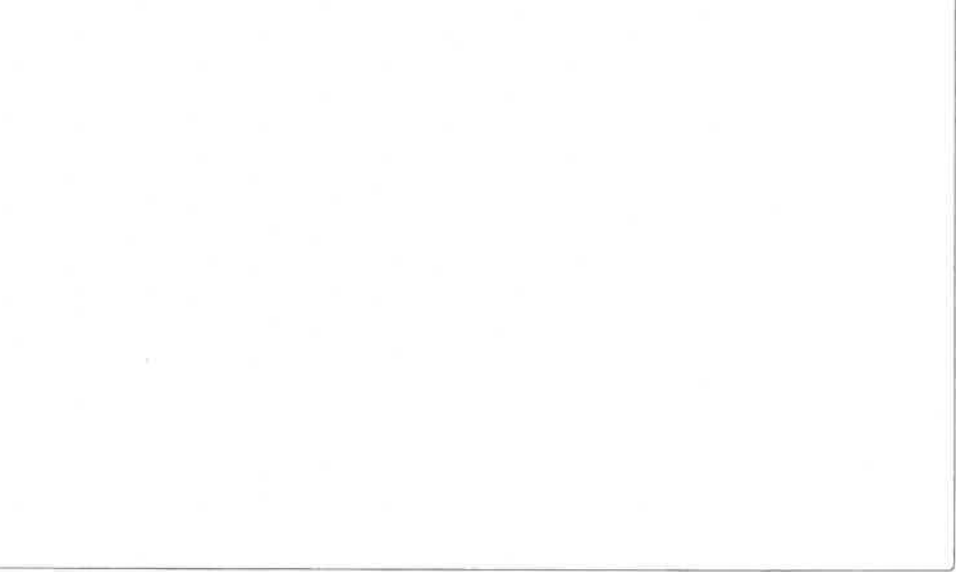
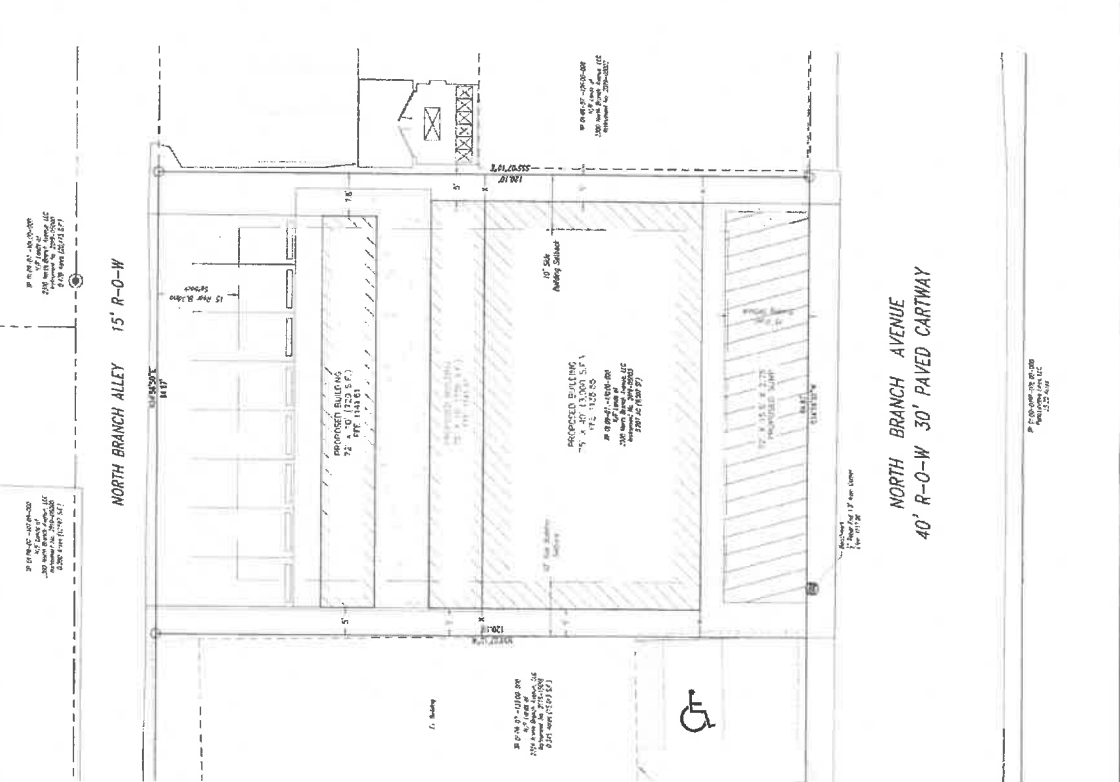
EXISTING FEATURES LEGEND
Existing Driveway / Alleyway
Existing Concrete Area
Existing Pavement Area
Existing Driveway / Trail

PROPOSED FEATURES LEGEND
Proposed Building
Proposed Driveway & Edge of Pavement
Proposed Concrete Area
Proposed Existing Pavement Area
Proposed Driveway / Trail

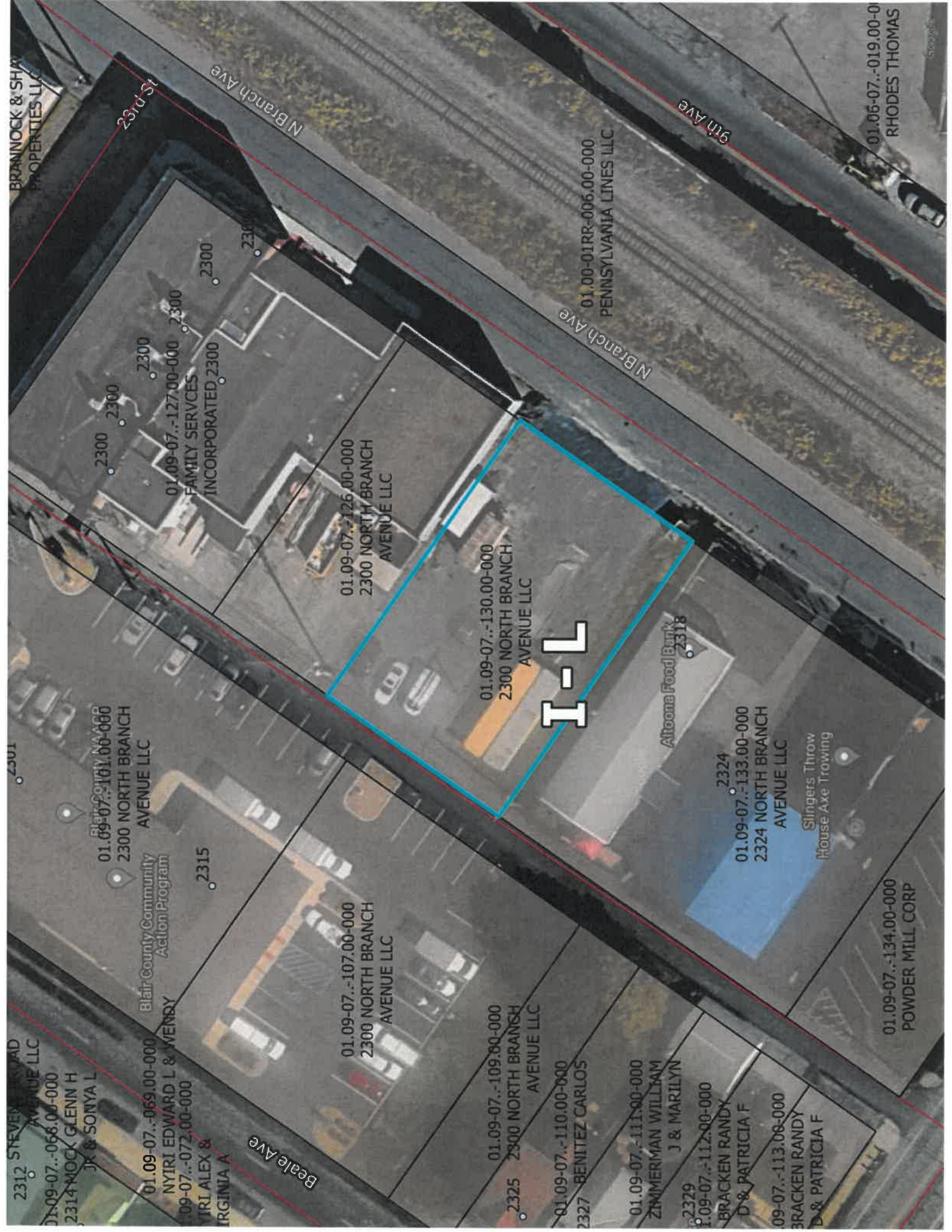
GRAPHIC SCALE
1" = 10'
0 10 20 30 40 50 60 70 80 90 100

Location Map
Scale: 1" = 100'

Site Map
Scale: 1" = 100'



1" = 10'



2312 STEVENSON ROAD
2301 AVENUE LLC
01.09-07.-068.00-000
2314 MOCK GLENN H
JK & SONYA L
01.09-07.-069.00-000
NYTRI EDWARD L & WENDY
09-07.-072.00-000
NYTRI ALEX &
IRGINIA A

Blair County
01.09-07.-101.00-000
2300 NORTH BRANCH
AVENUE LLC
Blair County Community
Action Program
2315

2300
2300
2300
01.09-07.-127.00-000
FAMILY SERVICES
INCORPORATED 2300
2300

01.09-07.-107.00-000
2300 NORTH BRANCH
AVENUE LLC

01.09-07.-126.00-000
2300 NORTH BRANCH
AVENUE LLC

01.09-07.-109.00-000
2300 NORTH BRANCH
AVENUE LLC
2325

01.09-07.-130.00-000
2300 NORTH BRANCH
AVENUE LLC

01.09-07.-110.00-000
2327 BENITEZ CARLOS

01.09-07.-111.00-000
ZIMMERMAN WILLIAM
J & MARILYN

2329
01.09-07.-112.00-000
BRACKEN RANDY
D & PATRICIA F

09-07.-113.06-000
BRACKEN RANDY
D & PATRICIA F

Altoona Food Bank
2318

2324
01.09-07.-133.00-000
2324 NORTH BRANCH
AVENUE LLC

Slingers Throw
Mouse Axe Trowing

N Branch Ave
01.00-01RR-006.00-000
PENNSYLVANIA LINES LLC

01.06-07.-019.00-000
RHODES THOMAS

01.09-07.-134.00-000
POWDER MILL CORP