

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, May 14, 2025 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

801-813 N 4th Ave/ Dwayne P Poorman

Requesting to utilize a vacant lot for off-site parking, open storage, and placement of an accessory structure located in a Central Business Commercial Zone, §800-55(B & E) & §800-45(B).



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: 801-813 N. 4th Avenue
PURPOSE OF APPEAL:
See attachment.
DESCRIPTION OF PREMISES: Vacant ground
USE OF PREMISES: Off-site parking/off site storage/accessory structure
OFF-STREET PARKING: Off-site parking/off site storage/accessory structure

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

PROPERTY OWNER INFORMATION

NAME: Dwayne B. Poorman	
ADDRESS: 151 Gill Lane, Altoona, PA 16601	
PHONE: 814-935-1089	EMAIL: propelledmotion@gmail.com

APPLICANT INFORMATION

NAME: Dwayne B. Poorman	
ADDRESS: 151 Gill Lane, Altoona, PA 16601	
PHONE: 814-935-1089	EMAIL: propelledmotion@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME: N/A	
ADDRESS: N/A	
PHONE: N/A	EMAIL: N/A


SIGNATURE OF APPLICANT

04/24/2025

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:		

801-813 North 4th Avenue
Dwayne B. Poorman

The property was purchased and merged with the intent of building. However, the property has unique conditions which prohibit the property from being developed or building upon the site. It is impossible to have ingress/egress to the property off of North 4th Avenue or North 8th Street. The only access to the property is by means of North 4th Avenue Alley owing to the taking by PennDOT which prevents access along North 8th Street. There is no stormwater access for the property. The closest stormwater access is on North 10th Street on the other side of North 4th Avenue which would require crossing North 4th Avenue requiring PennDOT approval to cross North 4th Avenue. The stormwater inlet on North 8th Street is not a viable option due to the grading. It is not possible to place a retention pond on the property and comply with the setback, fencing, etc. requirements, the property is not large enough to accommodate the requirements for such development. PennDOT will not approve access along North 4th Avenue owing to the lack of adequate distance from the stoplight.

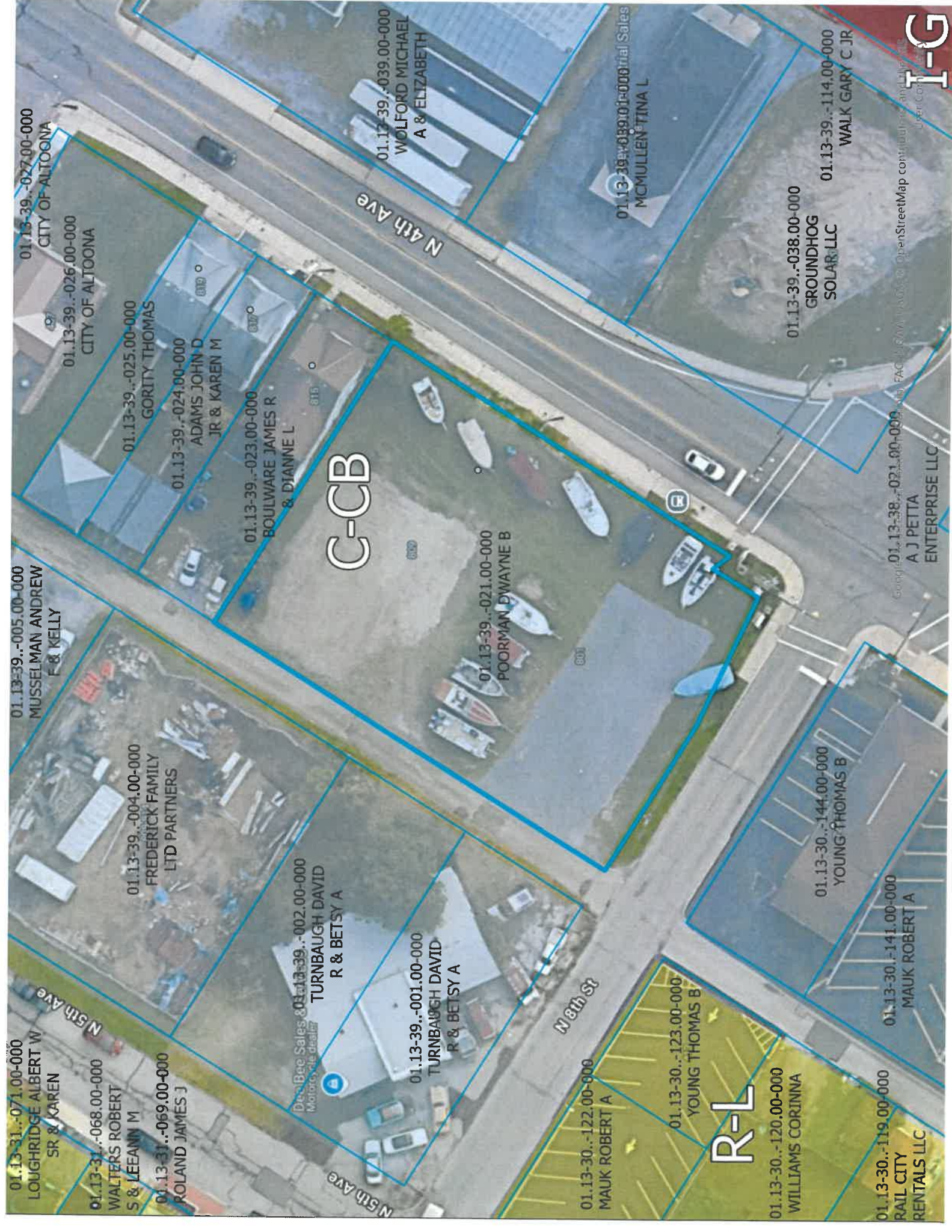
Because of the forgoing physical conditions, there is no possibility the property can be developed in strict conformity with the provisions of the Zoning Ordinance. The authorization of a variance is therefore necessary to enable reasonable use of the property.

The applicant did not create the unnecessary hardship.

The applicant is requesting a variance to use the property for (a) off-site parking, (b) open storage use, and (c) an accessory structure.

The variance, if authorized, (i) will not alter the essential character of the district or neighborhood in which the property is located, (ii) will not substantially or permanently impair the appropriate use or development of adjacent property, and (iii) will not be detrimental to the public welfare.

The variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulations at issue.



01.13-31.-071.00-000
LOUGHRIDGE ALBERT W
SR & KAREN

01.13-31.-068.00-000
WALTERS ROBERT
S & LEEANN M

01.13-31.-069.00-000
ROLAND JAMES J

01.13-39.-004.00-000
FREDERICK FAMILY
LTD PARTNERS

01.13-39.-005.00-000
MUSSELMAN ANDREW
F & KELLY

01.13-39.-027.00-000
CITY OF ALTOONA

01.13-39.-026.00-000
CITY OF ALTOONA

01.13-39.-025.00-000
GORITY THOMAS

01.13-39.-024.00-000
ADAMS JOHN D
JR & KAREN M

01.13-39.-023.00-000
BOULWARE JAMES R
& DIANNE L

01.13-39.-039.00-000
WOLFORD MICHAEL
A & ELIZABETH

01.13-39.-039.00-000
MCMULLEN TINA L

01.13-39.-114.00-000
WALK GARY C JR

01.13-39.-038.00-000
GROUNDHOG
SOLAR LLC

01.13-38.-021.00-000
A J PETTA
ENTERPRISE LLC

C-CB

01.13-39.-021.00-000
POORMAN DWAYNE B

01.13-39.-002.00-000
TURNBAUGH DAVID
R & BETSY A

01.13-39.-001.00-000
TURNBAUGH DAVID
R & BETSY A

N 8th St

01.13-30.-122.00-000
MAUK ROBERT A

01.13-30.-123.00-000
YOUNG THOMAS B

R-L

01.13-30.-120.00-000
WILLIAMS CORINNA

01.13-30.-144.00-000
YOUNG THOMAS B

01.13-30.-141.00-000
MAUK ROBERT A

01.13-30.-119.00-000
RAIL CITY
RENTALS LLC