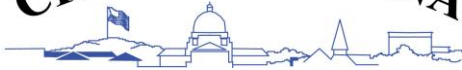


CITY OF ALTOONA

ZONING HEARING BOARD

PUBLIC HEARING NOTICE

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, May 13, 2026, at 1:15pm** in the 4th Floor Conference Room, located at City Hall, 1301 12th Street, Altoona, Pennsylvania. If assistance is needed to participate or to obtain a copy of the supporting documentation, please contact the City Clerk's Office.

Applicant: Jeff Long Construction

Address: 1115 12th Avenue and 1118 12th Street

Tax ID: 01.01-05, 104, 105, 107, 108 and 109

Requesting four (4) variances under the following sections to construct a 72-stall off-site parking lot to serve the proposed redevelopment of the Penn Central Building (30 residential units and 5,000 sq. ft. of commercial space) located in a Mixed-Use Center (MX-C) Zone.

§800-61(C): To provide no street trees, whereas street trees are required for all new developments.

§800-19(B)(2): To allow a parking lot along the primary street and a 3' setback along the secondary street, whereas 10' setback is required.

§800-60(E)(1): To allow an off-street parking facility to be located across 12th Street from the Penn Central Building (principal use), whereas parking facilities shall be provided on the same lot as the principal use they are intended to serve.

§800-61(F)(1)(a): To allow no landscaped islands at the ends of parking bays, whereas such islands are required.

Applicant: Chris Weidley / Keith Holding LP

Address: 1318 19th Avenue

Tax ID: 01.03-06..-021.00-000 & 01.03-06..-021.00-301, 302, 303

Requesting a variance under the following section to allow the expansion of a non-conforming use in a non-conforming building to convert a former cafeteria and classroom space into 8 additional residential apartment units in a Residential Neighborhood B Zone.

§800-85(E)(5): A nonconforming use of a part of a nonconforming building or structure or structure may be expanded or extended into any portion of such building or structure, provided that such expansion or extension shall not in any case be detrimental to or tend to alter the character of the neighborhood and that approval therefor be granted by the Zoning Hearing Board.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 1118 12th Street, 1115 12th Ave. and Tax Parcels 01.01-05-104,105,107 and 108
PURPOSE OF APPEAL: The variance will permit the construction of the maximum number of off-street parking stalls for the redevelopment of the Penn Central Building.
DESCRIPTION OF PREMISES: Two vacant buildings and a parking lot.
USE OF PREMISES: Two vacant buildings and a parking lot. Proposed use is an off-street parking lot for the Penn Central Building
OFF-STREET PARKING: Currently 44 parking stalls which are non conforming in regard to location, setback and landscaping.

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

PROPERTY OWNER INFORMATION

NAME: SIRI Real Estate LLC and 12th Avenue LLC	
ADDRESS: SIRI: P.O. Box 1564 Altoona, PA 16603 12th Ave LLC : 210 West Plant Road Altoona PA 16602	
PHONE:	EMAIL:

APPLICANT INFORMATION

NAME: Jeff Long Construction	
ADDRESS: 117 Sabbath Rest Road Altoona PA 16601	
PHONE: 814 201 2978	EMAIL: jeffslonggc@aol.com

DESIGN PROFESSIONAL INFORMATION

NAME: John C. Sepp	
ADDRESS: PennTerra Engineering, Inc. 3075 Enterprise Drive, State College, PA 16801	
PHONE: 814 231 8285	EMAIL: jsepp@pennterra.com


SIGNATURE OF APPLICANT

04/23/2026
DATE

OFFICE USE ONLY

<input checked="" 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:		



Corporate Office:
3075 Enterprise Drive
State College, PA 16801
814-231-8285
www.pennterra.com

April 23, 2026

Zoning Hearing Board of the City of Altoona
c/o Rebecca Brown, Director
Department of Codes and Inspections
City of Altoona
Suite 103, Altoona City Hall
1301 12th Street
Altoona, Pennsylvania 16601

Re: Variance Appeal from Sections 800-61 C, 800-19B.2, 800-60 E.1 and 800-60 E of the *Code of the City of Altoona*, for Properties located between 12th Avenue and 12th Street and Green Avenue, Including the former Thompson's Pharmacy, and M&T Bank Buildings and surrounding Parking Lots. PennTerra Project No. 25172

Dear Zoning Hearing Board Members,

Thank you for the opportunity to present this appeal for variances, which are necessary for the successful redevelopment of the Penn Central Building which lies in the (MX-C) Mixed-Use Neighborhood Center District in downtown Altoona located on the corner of 11th Avenue and 12th Street. Our client, Jeff Long, seeks to renovate the existing building which will include 30 apartments and 5,000 sf of commercial space. The proposed project is an important piece of Altoona's downtown revitalization.

A key component to the success of the project is the provision of adequate parking. Mr. Long's plan includes a significant investment to purchase the lots included in this variance request to construct a parking lot that will serve the residents of the Penn Central Building. The projects properties include the former Thompson's Pharmacy and M&T Bank buildings, both currently vacant and in need of substantial repair and a 44 car parking lot.

In order to create adequate parking for the project, Mr. Long is proposing to demolish the Thompson Building and renovate the former M&T banks buildings and construct a 72- stall parking lot. In addition, he is proposing 4 perpendicular parking stalls which will be located in front of the former bank building off of Green Ave. In order to achieve this design, variances from existing Zoning Ordinances will be required. The existing project is currently non-conforming to the ordinances of which we are requesting variances. The proposed plan will bring the site closer to conformance with the ordinances.

The authorization of these variances is necessary to enable the reasonable use of the property, and the hardship presented by the lack of adequate parking for the Penn Central Building long predates the applicant. The variance would not alter the neighborhood character. Likewise, the variance, if authorized, would represent the minimum variance needed to fit this project.

We look forward to presenting this variance appeal to you in person. To that end, please find enclosed nine copies of the application form and drawings, as well as the variance application fee of \$500. We request inclusion in your next Zoning Hearing Board agenda. In the meantime, please let us know of any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Sepp". The signature is written in a cursive, slightly slanted style.

John C. Sepp, P.E.
President



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

Variance Narrative for Penn Central Building Off-Site Parking

1115 12th Ave and 1118 12th Street Tax Parcels 01.01-05,104,105,107,108 and 109

April 23, 2026
Revised April 28, 2026

Jeff Long is proposing to redevelop the existing Penn Central Building located at the corner of 11th Ave and 12th Street in Downtown Altoona. The project will include 30 apartments and 5,000 sf of commercial space.

The proposed project is an important piece of Altoona's revitalization and will require a significant investment by Mr. Long. A key component to the success of the project is the provision of adequate parking. Mr. Long plans on purchasing the lots included in this variance request to construct a parking lot that will serve the residents of the Penn Central Building.

The project's properties currently house the Former Thompson's Pharmacy Building and M&T Bank and a 44-stall parking lot.

Mr. Long is proposing to demolish the Thompson's Pharmacy Building and construct a 72-stall parking lot. The M&T Bank building will be renovated and four parking stalls are proposed in front of the bank off of Green Ave.

The project currently consists of seven tax parcels. This configuration will remain and a shared parking agreement will allow access to the entire parking lot over the property lines.

In order to achieve this design, variances from existing Zoning Ordinances will be required. The following is a summary of the ordinances from which relief will be required:

800-61 C. Landscaping, Buffering and Screening—Street Trees

Street trees are required for new developments. While there are currently street trees on 12th Street and 12th Ave, there are no trees on Green Ave. There is a planter along the 12th Avenue side of the existing parking lot. This planting strip will remain. In addition, there will be a planting strip placed along 12th Street and Green Ave. The

existing lot does not have planting strips along these streets. This proposal will also retain the existing trees, but not include trees on Green Ave. The width of the Green Ave. sidewalk is not suited for both street trees and pedestrian traffic

800-19 B.2 Mixed Use Center Lots and Parking Requirements

The current parking lot does not meet the setback requirements of this ordinance. The ordinance seems to require a principal structure in order to permit a parking lot as a use. The proposed parking lot will also not meet the setback requirements. Meeting the setback requirements will result in the elimination of a significant number of parking stalls. **A shared parking agreement will enable parking over the existing property lines.**

800-60 Off-Street Parking and Loading

800-60 E.1

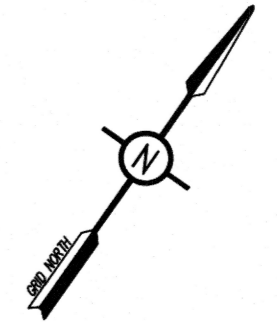
This ordinance requires the off-street parking facility to be located on the same lot or adjacent lot to the principal use. The Penn Central Building is across 12th Street from the proposed parking lot. **A shared parking agreement will enable parking over the existing property lines.**

800-60 E Parking Lot Landscaping.

This ordinance requires interior landscaped islands at the ends of parking bays. The inclusion of these islands would result in the loss of up to fourx parking stalls. The existing parking lot is non-conforming to these requirements. While the plan does not meet the landscaping requirements, it is significantly closer to meeting the requirements than the lot in its current configuration. Landscape strips will be added to the 12th Street and Green Ave. perimeters and interior trees will also be planted. These features do not exist on the current lot.

In conclusion, the variance is needed due to the following factors:

1. For the Penn Central Building project to move forward, a significant number of off-street parking stalls must be provided. Other than the proposed project area, there is no other location in the vicinity of the Penn Central Building that is viable for a parking lot.
2. The proposed site contains a parking lot that is in poor condition and is non-conforming to a number of zoning ordinances. The proposed parking lot does not increase the non-conformities, but in fact results in a plan that is much closer to meeting the ordinances than does the current lot.
3. The proposed parking lot will have over 400 square feet less impervious coverage than the existing lot.
4. The lot will be a private lot controlled by a gate access and will not be open to the public.
5. **A shared parking agreement will enable the parking to extend over the current property lines and will ensure property maintenance of the lot.**



SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- - - Adjoining Property Line
- Property Corner Found

EXISTING FEATURES LEGEND

- [---] Existing Building
- [---] Existing Curbing
- [---] Existing Concrete Areas
- [---] Existing Pavement Areas
- [---] Existing Gravel Areas
- [---] Existing Landscaped Areas

PROPOSED FEATURES LEGEND

- [---] PROPOSED CURBING & EDGE OF PAVEMENT
- [---] PROPOSED BITUMINOUS PAVEMENT AREAS
- [---] PROPOSED PAINTED SITE CROSSWALK (ACCESSIBLE ROUTE)
- [♿] PROPOSED PAINTED HANDICAPPED PARKING SYMBOLS
- [→] PROPOSED TRAFFIC FLOW ARROWS (NOT PAINTED)
- [P] PROPOSED PARKING STALL COUNT

PROPOSED PARKING COUNT:
74 Regular Parking Stalls
2 Handicap Parking Stalls
76 Total Parking Stalls

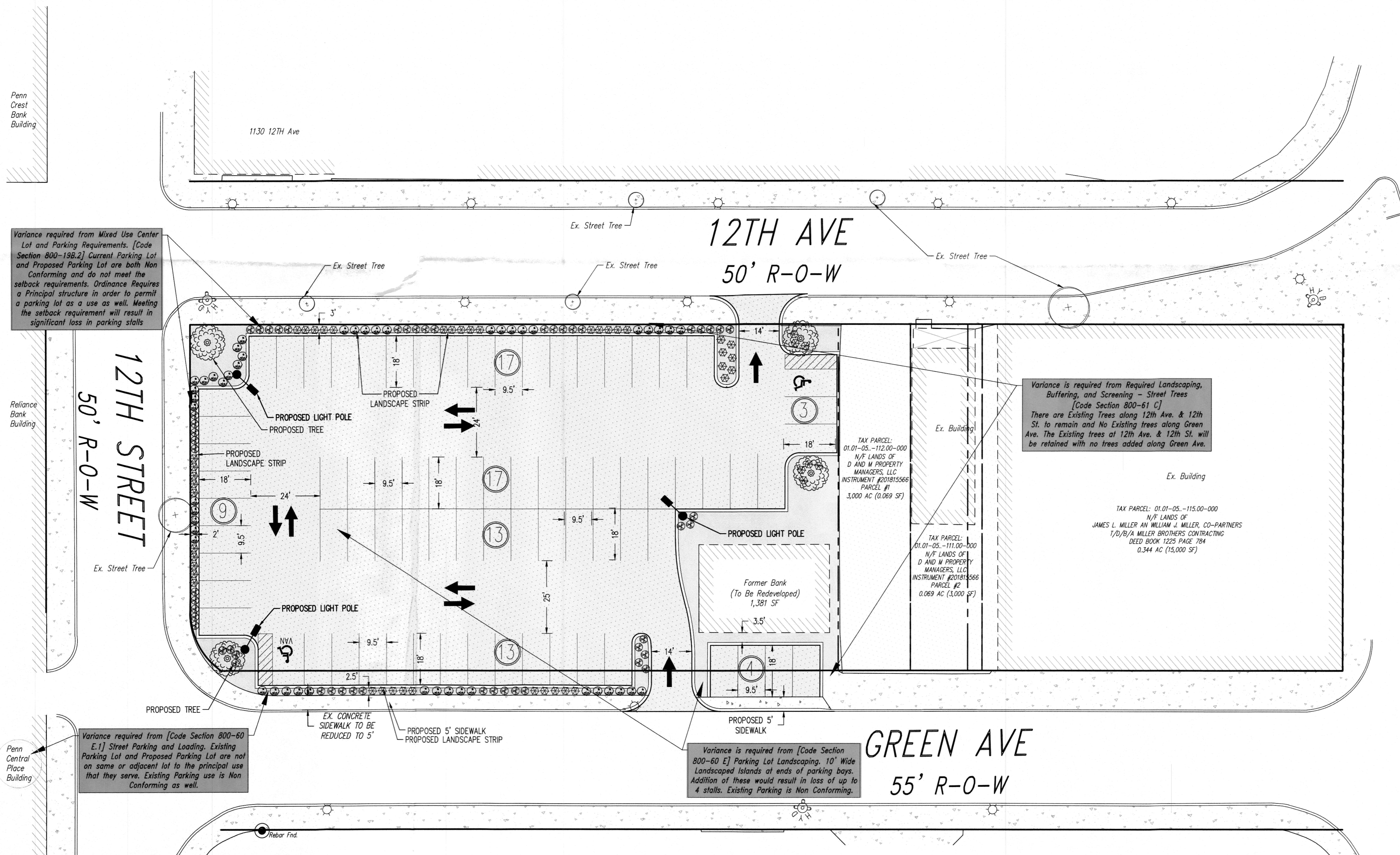
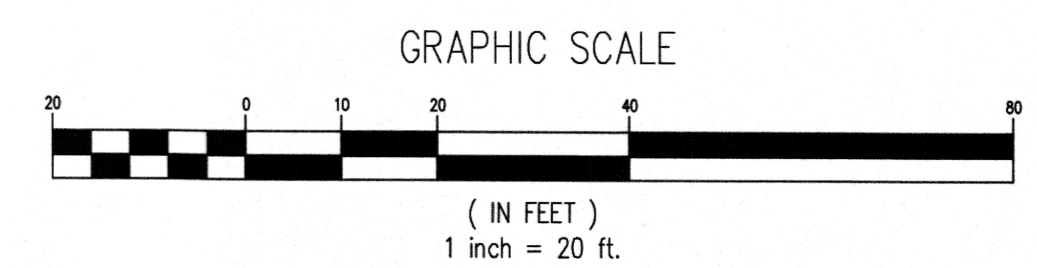
IMPERVIOUS:

PROPOSED:	
BUILDING:	0 SF
CONCRETE:	0 SF
GRAVEL:	0 SF
PAVEMENT:	22,473 SF
TOTAL:	22,473 SF

EXISTING (TO REMAIN)

BUILDING:	1,381 SF
CONCRETE REDUCTION:	409 SF
TOTAL:	23,445 SF

*1,455 SF DECREASE IN IMPERVIOUS AREA



Variance required from Mixed Use Center Lot and Parking Requirements. [Code Section 800-19B.2] Current Parking Lot and Proposed Parking Lot are both Non-Conforming and do not meet the setback requirements. Ordinance Requires a Principal structure in order to permit a parking lot as a use as well. Meeting the setback requirement will result in significant loss in parking stalls

Variance is required from Required Landscaping, Buffering, and Screening - Street Trees [Code Section 800-61 C] There are Existing Trees along 12th Ave. & 12th St. to remain and No Existing trees along Green Ave. The Existing trees at 12th Ave. & 12th St. will be retained with no trees added along Green Ave.

Variance is required from [Code Section 800-60 E.1] Street Parking and Loading. Existing Parking Lot and Proposed Parking Lot are not on same or adjacent lot to the principal use that they serve. Existing Parking use is Non-Conforming as well.

Variance required from [Code Section 800-60 E.1] Street Parking and Loading. Existing Parking Lot and Proposed Parking Lot are not on same or adjacent lot to the principal use that they serve. Existing Parking use is Non-Conforming as well.

Designer(s)	BDD
Environmental	
Proj. Manager	JCS
Surveyor	MAK
Perimeter Ck.	
Book	XXX, Pg. XXX
File	25172 - VARIANCE EXHIBIT - PROPOSED
Layout	IMPERVIOUS

Date	Description
	REVISIONS

PENN CENTRAL BUILDING PARKING
CITY OF ALTOONA
BLAIR COUNTY
PENNSYLVANIA

VARIANCE EXHIBIT

PROPOSED PARKING LOT

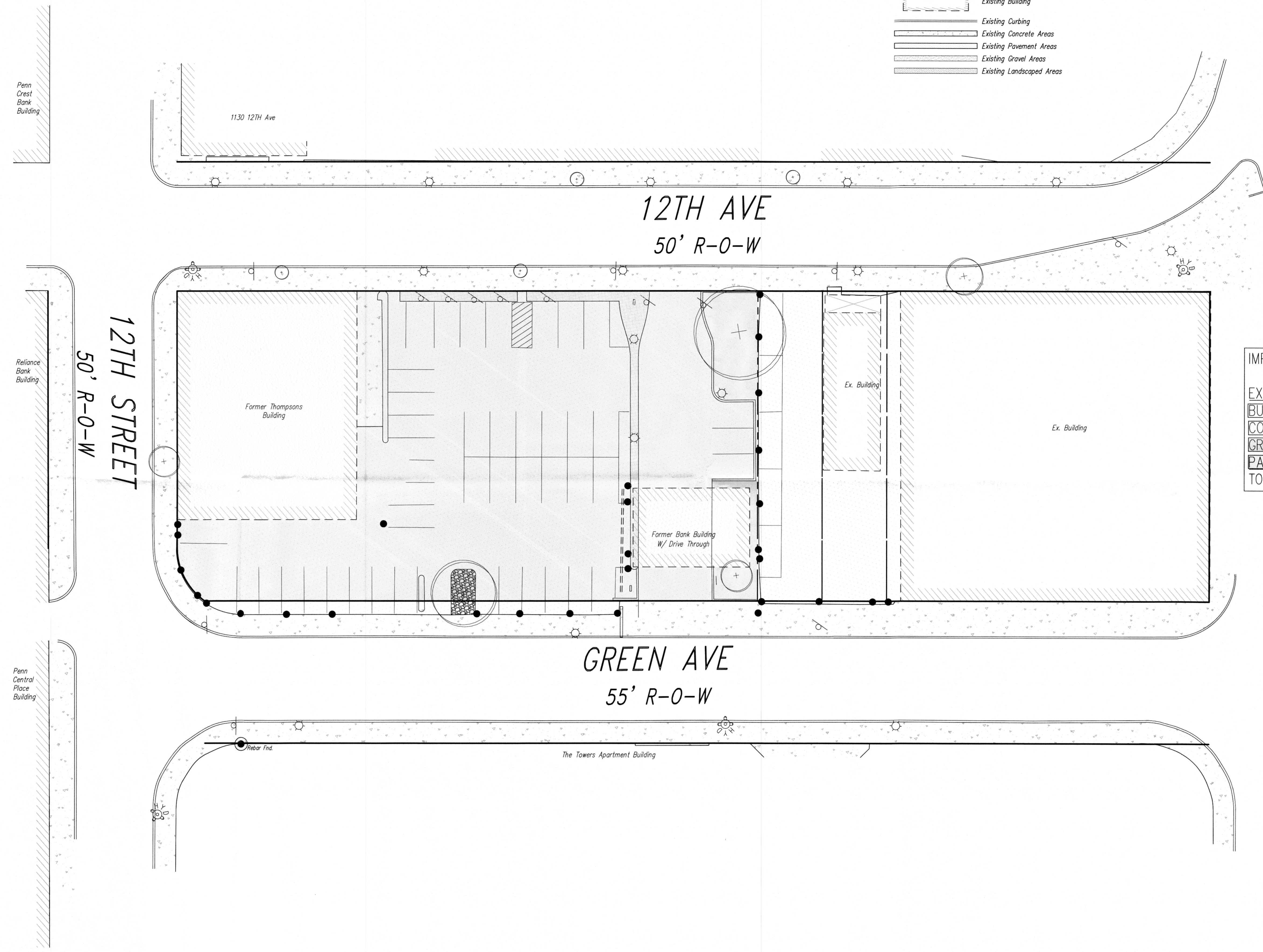
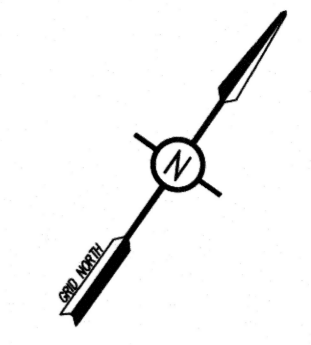
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SURVEY FEATURES LEGEND

- Property Line, Lot Line or Right of Way Line
- - - Adjoining Property Line
- Property Corner Found

EXISTING FEATURES LEGEND

- ▭ Existing Building
- Existing Curbing
- ▨ Existing Concrete Areas
- ▧ Existing Pavement Areas
- ▩ Existing Gravel Areas
- Existing Landscaped Areas



IMPERVIOUS:	
EXISTING:	
BUILDING:	7,557 SF
CONCRETE:	510 SF
GRAVEL:	114 SF
PAVEMENT:	16,719 SF
TOTAL:	24,900 SF

Designer(s)	XXX
Environmental	
Proj. Manager	JCS
Surveyor	MAK
Perimeter Ck.	
Book	XXX Pg. XXX
File	25172 - VARIANCE EXHIBIT - EXISTING
Layout	IMPERVIOUS

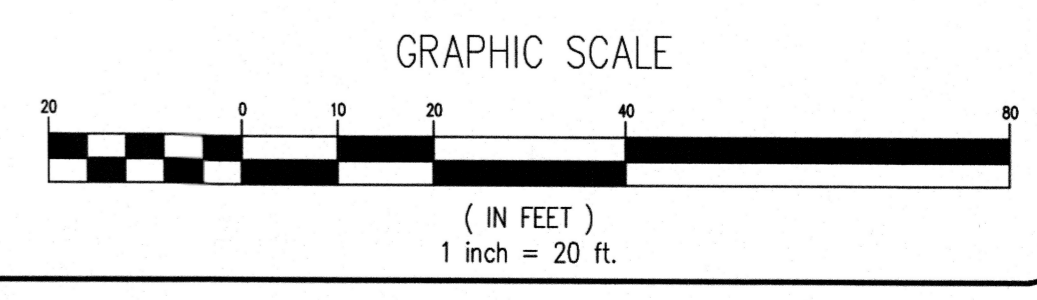
Date	Description
	REVISIONS

PENN CENTRAL BUILDING PARKING
 CITY OF ALTOONA
 BLAIR COUNTY
 PENNSYLVANIA

VARIANCE EXHIBIT

EXISTING CONDITIONS

PROJECT NO.	25172
DATE	APRIL 20, 2026
SCALE	1" = 20'
SHEET NO.	2 OF 2



Section 800-61

Landscaping, Buffering, and Screening

between uses in business districts. This requirement can be invoked even if there is no existing connection on the opposite side of the property line as a planned future connector. See Chapter 300 Driveways for further guidance.

Landscaping, Buffering, and Screening

A. Purpose.

To provide standards to enhance the visual quality of the city by creating aesthetically pleasing barriers between different land uses, minimizing visual impacts, protecting privacy, reducing noise pollution, and preserving natural features, thereby improving property values and promoting overall environmental health and compatibility within the city.

B. Applicability

1. Except for lots with a single- or two-unit residential principal structure, every building or land use established as new construction shall provide landscaping, buffering, and screening in accordance with the minimum requirements set forth in this section.
2. For additions and site modifications, the standards of this section apply when the size (i.e., total floor area) of an existing structure or use is expanded or enlarged by 30 percent or more. In the case of such expansions or enlargements, additional landscaping, buffering, and screening is required to serve only the enlarged or expanded area.

C. Street Trees

1. All land development proposals shall include street trees to be planted between the sidewalk and the curb. If there is no sidewalk, street trees may be planted within 10 feet of the curb.
2. Throughout the City, one tree shall be planted along the street for every 30 feet of street frontage, equidistantly if possible. Trees shall be installed in the Mixed-Use Center (MX-C) zoning district as directed in this section. All calculations shall be rounded up.
3. Trees to be planted shall have a minimum diameter of two inches at a point four feet above the ground. All stock shall be nursery-grown, balled, and burlapped as well as meet the standards of the American Standard for Nursery Stock (ANSIZ-60.1) at the time of planting.
4. The species of the street trees to be planted shall be selected with regard to the presence or absence of overhead utilities, underground utilities, or sidewalks. A list of approved street trees species can be provided by the Zoning Officer.
5. Tree grates or decorative fencing or rubber tree wells may be required to protect new trees in dense areas or other high-traffic areas.
6. Trees shall be planted in the following manner:
 - a. Each tree to be planted shall be placed in a hole dug one foot wider and one foot deeper than any part of the root ball.

- b. Soil to be replaced around the root ball is to be a good quality loam.
 - c. The root ball shall be placed two inches deeper than the surrounding undisturbed soil to create a depression that holds water.
 - d. Each tree shall be watered immediately after planting to settle the soil and moisten the roots.
 - e. Trees shall have temporary labels attached so inspectors can determine compliance with the approved plan.
 - f. The developer is responsible to guarantee all planted trees live through one complete growing season.
7. Existing trees may be used to meet the requirements of this section if each tree is healthy and if its dripline (the area underneath the branches' leaves) is protected from soil disturbance and compaction through the development process.

D. Buffer Yards

- 1. All proposals shall include a buffer area as defined herein. A buffer yard is intended to separate incompatible uses via a horizontal linear distance. Landscaping for these buffer yards is discussed in below.
- 2. Buffer yards shall be calculated based on the incompatibility of adjacent land uses. These uses are as follow:
 - a. Class 1. Open space, passive recreation, parks, detached single-household residences.
 - b. Class 2. All other residential, primary schools, active recreation, cultural facilities, and religious institutions.
 - c. Class 3. Offices, small retail and storefront businesses.
 - d. Class 4. Commercial recreation, conference centers, motels, hotels, retail, secondary schools, public safety providers, office parks.
 - e. Class 5. Wholesale, warehousing, light industry, shopping centers, public works (government), convenience stores, drive-throughs, gas stations.
 - f. Class 6. Heavy industrial, regional shopping centers, malls, stadiums, railroads, transportation terminals, limited access highways.
- 3. Buffer yards shall be provided by the applicant along the perimeter of the site or lot and shall extend to the edge of the property.
- 4. Different buffer yards may be required where the incompatibility differs.
- 5. No parking, structures, dumpsters, light standards shall be permitted in a buffer yard.
- 6. Buffer yards may be used for passive recreation and trails, provided the required distances and landscaping are maintained.

Section 800-19

Mixed Use Neighborhood Downtown - (MX-C)

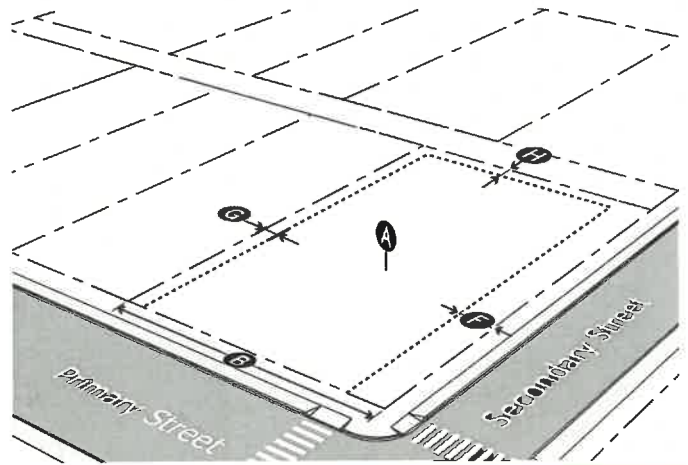
Mixed Use Center (MX-C)

A. Purpose

The purpose of the Mixed Use Center district (MX-C) is to create a vibrant, inclusive, and pedestrian-oriented city centers that foster economic growth and cultural enrichment alongside a diverse range of housing options to attract residents of all demographics.

MX-C

B. Lots & Parking



1. LOT AREA AND COVERAGE

A	Lot area [min]	2,500 sf
B	Lot width [min]	25 ft
C	Frontage	25 ft
D	Lot coverage [max]	75% ¹

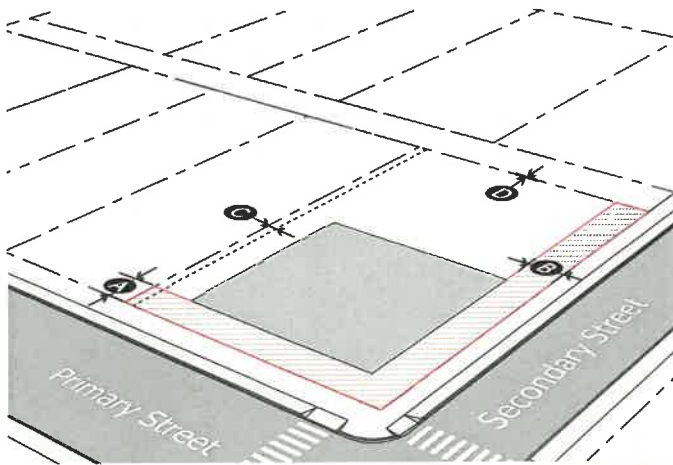
¹ Includes all impervious surfaces.

2. PARKING LOCATION, SETBACKS, AND ACCESS

E	Primary street yard [min]	Not Allowed
F	Secondary street yard setback [min]	10 ft
G	Side yard setback [min]	5 ft ¹
H	Rear yard setback [min]	5 ft
H	Driveway width [max]	See Chap 300

¹ Side yard parking shall be located 5 feet or more behind the facade of the principal structure.

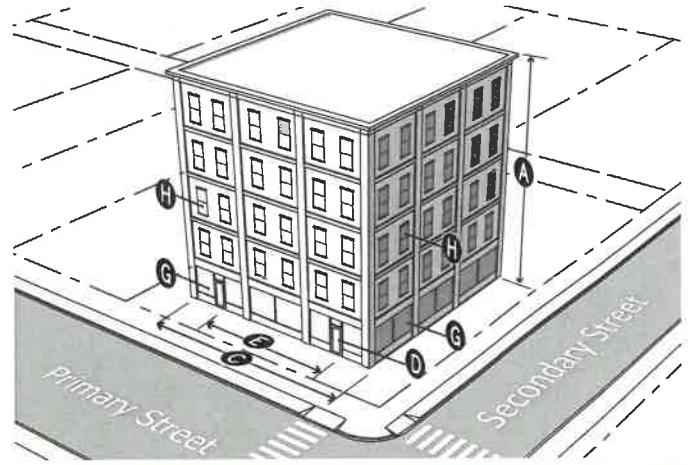
C. Building Placement



1. PRIMARY BUILDING SETBACKS

A Primary street build-to-zone [min/max]	0 ft / 10 ft
Build-to Frontage	60%
B Secondary street build-to-zone [min/max]	0 ft / 10 ft
Build-to Frontage	50%
C Side setback [min]	2 ft
Abutting a residential lot line	15 ft
D Rear setback [min]	0 ft
Abutting a residential lot line	15 ft

D. Building Composition



1. HEIGHT

A Building height [max stories / feet]	11 / 150 ft
B Minimum	22 ft

2. WIDTH

C Primary street facing building width [max]	225 ft
---	--------

3. ENTRANCE

D Primary street facing entrance	Required
E Distance between street-facing entrances [max]	50 ft
F Sidewalk from entrance to public sidewalk	Required

4. TRANSPARENCY

G Ground story [min]	50%
H Upper story [min]	25%

INDUSTRIAL USES

Land Use	Minimum	Maximum
Waste processing facility	1 space per employee on shift	2 spaces per employee on shift
Woodworking and xylography activity	1 space per employee on shift	2 spaces per employee on shift

E. Location of Parking Facilities

1. Off-street parking facilities shall be provided on the same lot as the principal use they are intended to serve or on an immediately adjacent lot under the same ownership or legal control. Parking on adjacent lots must remain available to the principal use it was constructed to serve for as long as that use remains.
2. Common parking areas may be provided for two or more uses, so long as all required parking regulations are met and the common parking area meets the requirements of the subsections above.
3. Off-street parking facilities shall be located in the same zone as the use they are intended to serve.
4. Parking structures shall be set back from lot lines in accordance with the setback requirements of the zoning district in which they are located.

F. Design of Parking Facilities and Structures

1. Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle.
2. Driveways and parking areas shall be designed to integrate pedestrian and bicycle activity as well as provide safe and efficient access to the street system, interior circulation, and landscaping areas. Interior pedestrian and bicycle circulation for parking areas shall comply with all relevant provisions in this chapter.
3. All parking structures shall be designed so that drivers negotiating corners and turns within the structure have the best sight distance possible.
4. The ground level of the structure along any street should be devoted to retail or office space to provide continuity to the business frontage.
5. The structure shall be well-lit and provide for emergency communications on every level.
6. The structure shall be ADA-accessible.
7. The parking stalls and drive aisles shall have minimum dimensions in accordance with the table below:

Angle	Standard Space		Compact Space		One-Way Drive	Two-Way Drive
	Width	Length	Width	Length	Drive Aisle	Drive Aisle
0°	8'	21'	7'	16'	12'	24'
30°	9'	18'	7'	16'	12'	-
45°	9'	18'	7'	16'	14'	-
60°	9'	18'	7'	16'	18'	-
90°	9'	18'	7'	16'	-	24'

NOTE: If design space allows wider and longer spaces are encouraged.

G. Bicycle Parking

1. For every 20 spaces provided by the applicant for motor vehicles, one bicycle parking space shall be provided, with a minimum of two bicycle spaces for all proposals.
2. Bicycle parking facilities shall be located near the building and in such an area so they are not a hazard to motor vehicles, bicyclists or pedestrians.
3. Bicycle parking facilities shall not be located or designed so that they block or hinder the availability of building entrances and exits or any facilities provided for the physically disabled.
4. All bicycle spaces shall provide the cyclist with a permanent fixture to which the bicycle can be secured while the cyclist is on the property.
5. Bicycle parking spaces shall be kept clear of debris, snow, ice, and standing water just as with spaces for motor vehicles and pedestrians.

H. Loading Areas

1. Loading spaces, wherever proposed, shall be a minimum of 12 feet wide and 25 feet long. These calculations shall not include any access drives or maneuvering space.
2. Loading and storage facilities shall not be visible from the street or any residential use and must be located to the rear or side of buildings to the maximum extent practicable.
3. Access drives to loading areas shall be of sufficient dimensions to handle the traffic using the loading area.
4. A loading area is not required. If loading area is proposed, adequate space must be made available on-site for the unloading and loading of goods, materials, items, or stock for delivery and shipping.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	1318 19 TH AVE
PURPOSE OF APPEAL:	CHANGE OF USE FOR CONDO "A" FROM EDUCATIONAL TO R2. EXPANSION OF NON-CONFORMING USE IN A NON-CONFORMING BUILDING.
DESCRIPTION OF PREMISES:	KEITH HILLTOP TERRACE
USE OF PREMISES:	APARTMENTS RESIDENTIAL
OFF-STREET PARKING:	64 SPACES

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

PROPERTY OWNER INFORMATION

NAME:	KEITH HOLDING LP
ADDRESS:	1002 LOGAN BLVD SUITE 114 #336 ALTOONA PA
PHONE:	814-600-1618
EMAIL:	CW@60REWOOD.COM

APPLICANT INFORMATION

NAME:	CHRIS WEIDLAY
ADDRESS:	107 STEWART CIR DUNKERSVILLE PA 16635
PHONE:	814-600-1618
EMAIL:	CW@60REWOOD.COM

DESIGN PROFESSIONAL INFORMATION

NAME:	FRANSLER & HUTCHINSON
ADDRESS:	521 E BRANNA AVE STATE COLLEGE PA 16801
PHONE:	814-234-6806
EMAIL:	ADAME.FRANSLER@HUTCHINSON.COM


SIGNATURE OF APPLICANT

4/16/26
DATE

OFFICE USE ONLY

<input checked="" 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:		

Altoona Zoning Board,

We are requesting a variance of a expansion of a non-conforming use in a non-conforming building, Section 800-85.D(2) for the former Keith Jr High School building.

When the original development in 2008 was proposed, the developer split the building into three Condo's titled: A, B, C. The middle section Condo "B" was turned into 53 apartment units. The two wings of the building Condo "A" and Condo "C" were mothballed for later development.

We are proposing an additional 8 units in Condo "B". The previous usage of this building was a cafeteria and classrooms. We are proposing to change these spaces into apartments.

The hardship is simple, the building is no longer a school and its best and highest use is to transform the rest of the abandoned space into the same conformity as the 2007 renovation. By adapting it's use we create much needed market rate housing and put back into use a vacant space in one of the city's most prestigious buildings.

We have attached the plans for the proposed units.

We have also attached the current parking configuration. We do not need a variance for parking since our off street parking spaces meets the current zoning demand of 1 space per unit. We currently have 64 off street parking spaces for the 53 units currently inhabited. Of these 64 spaces we only have 28 registered cars. In addition to the off-street parking spaces, there is an additional 900 linear feet of accessible on street parking. Using a distance of 22 feet per parallel parking spaces that would provide an additional 40 spaces for the building and neighborhood.

Our plans line up perfectly with the new City Planning initiative to provide quality housing for the community while preserving one of its finest buildings. Without the ability to adapt this building's use I see few options for any other type of usage in the future. Without addressing these vast unrenovated spaces the capital needs of the building will eventually make the square footage financially compromised.

Sincerely,
Chris Weidley

Managing Partner Keith Holding LP

64 63 62 61 60 59 58 57 56 55 54

13th Street Lot 20 Spaces

45 46 47 48 49 50 51 52 53

64 SPACES
28 USED

13th Street

37 36 35 34 33 32 31

Auditorium Lot 12 Spaces

26 27 28 29 30

Northwest door

25 24 23 22 21 20 19

Northwest lot

16 HANDICAP

15 17 18

14

13

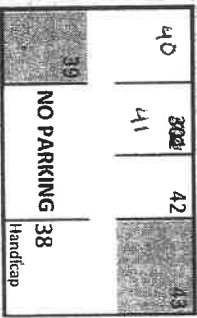
12

11

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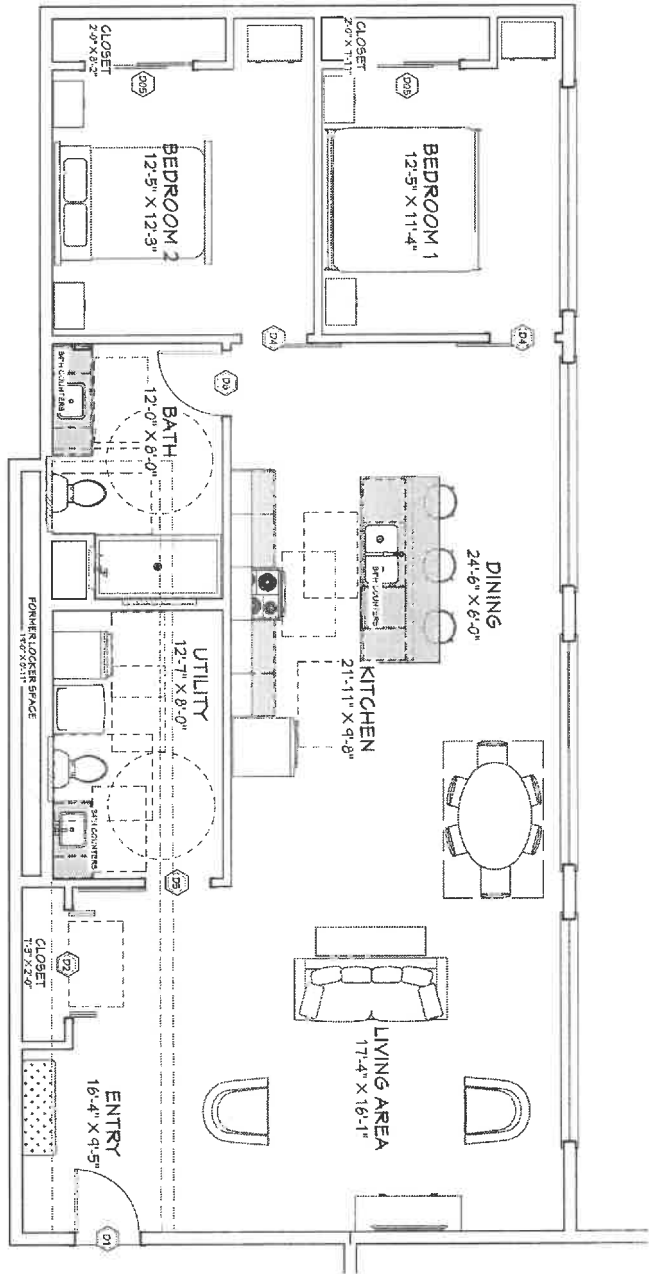
West lot

9 8 7 6 5 4 3 2 1



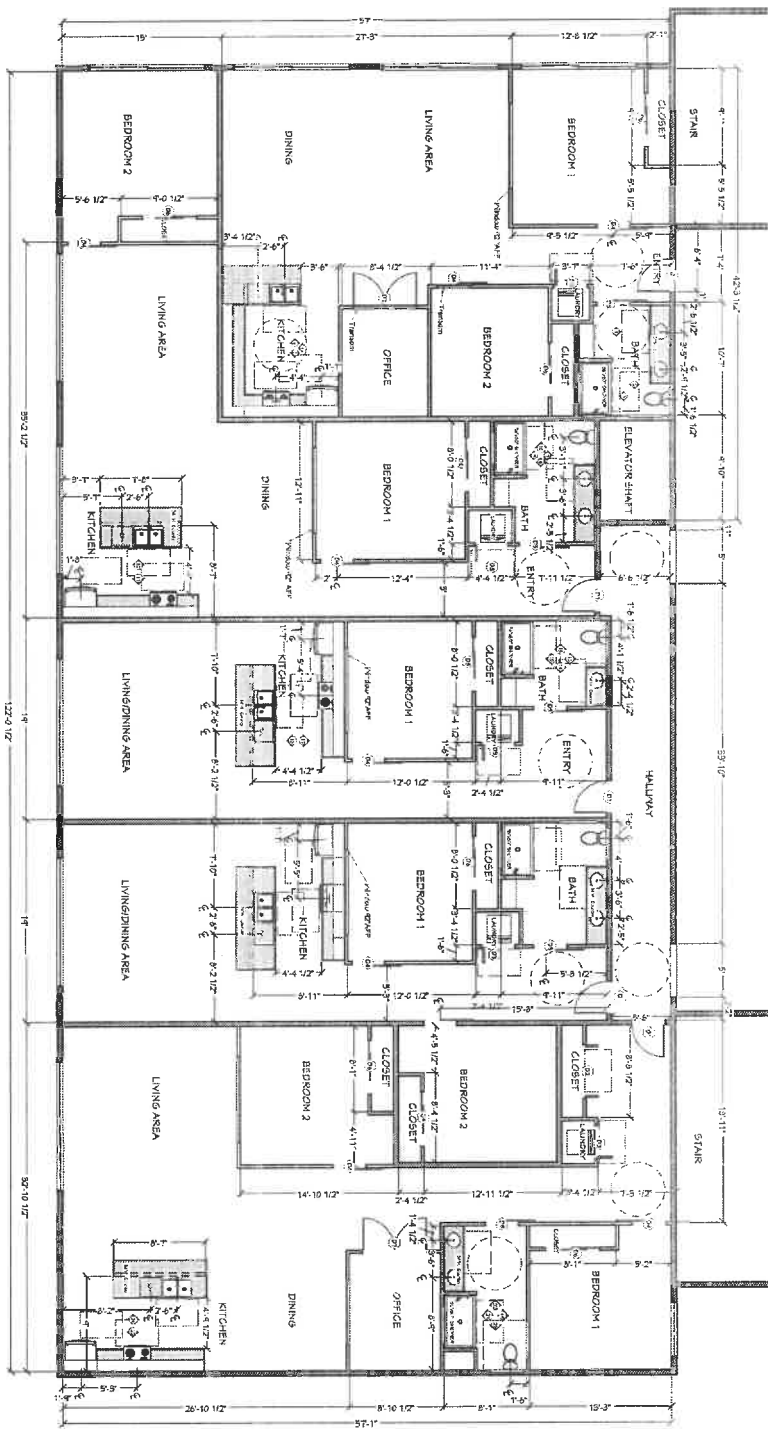
Main Entrance door

20th Avenue



Classroom Apartment-Furniture Layout:
 Scale: 1/4"=1'-0"

NO.	DATE	REVISION	BY	DESCRIPTION



Cafeteria Apartments Floor Plan
 Scale: 1/8"=1'-0"

#	DATE	REVISION	BY

have not been approved in the specified time period, a permit extension may be requested through the Zoning Hearing Board. In such cases, the zoning permit shall remain valid until the Board renders its decision.

- F. Inspections. In order to determine if the information submitted on or with an application is true and is being adhered to, the Zoning Officer shall have the authority to enter any building, structure, premises, property, or development in the City at any reasonable hour upon presentation of proper credentials. If the party seeking a zoning permit believes that the denial of a zoning permit was made in error, he or she may appeal.
- G. Revocation of permits. If the Zoning Officer discovers that the development does not comply with the approved application or any applicable laws or ordinances, or if the permit fee required by this chapter has not been paid, or if the Zoning Officer determines that an applicant has made any false statements or misrepresentations regarding the development, the Zoning Officer shall revoke the zoning permit and proceed with whatever legal action is necessary to correct the violation.
- H. Permits issued in error. Any zoning permits issued in error shall be null and void.
- I. Appeals. The applicant may appeal the denial of a zoning permit, and aggrieved persons may appeal the issuance of a zoning permit.

**Section
800-84**

Vested Rights and
Development
Changes

Vested Rights and Development Changes

- A. Nothing in this chapter shall require any change in the development or use of a lot or structure for which a zoning permit was officially filed prior to September 8, 2025, or the effective date of an amendment to this chapter; however, no properties or buildings shall deviate from the plans and other information submitted and approved under prior ordinances. Conditional uses, special exceptions, and variances issued under prior ordinances shall become nonconforming uses or structures on September 8, 2025, and all changes from the original plans shall be treated as changes to nonconforming uses under Article III of this chapter, unless such changes comply with this chapter.
- B. If a zoning permit is issued, the involved development shall not deviate from the plans and other information submitted to the Zoning Officer without the written approval of the Zoning Officer, or the City Council in the case of a conditional or temporary use, and the Zoning Hearing Board in the case of a special exception or variance. Requests for all such approvals shall be submitted in writing to the Zoning Officer.

**Section
800-85**

Nonconforming
Buildings and Uses

Nonconforming Buildings and Uses

- A. Purpose.
 - 1. The districts established by this chapter constitute the proper location for the specific enumerated uses, buildings, and other structures permitted therein. Within such districts, however, there exist nonconformities that were lawfully in existence before September 8, 2025 (or the effective dates of subsequent amendments), but are prohibited under the terms of this chapter. Future amendments to this chapter may be expected to create additional nonconformities.

2. The legitimate interests of those who established these nonconformities are recognized in this chapter by permitting such nonconformities to continue, subject to regulations for and limitations upon their completion, restoration, reconstruction, extension, and substitution. It is recognized, however, that nonconformities substantially and adversely affect the orderly development, maintenance, use, and taxable value of other property in the district – property that is itself subject to the regulations of this chapter. In order to secure eventual compliance with the standards of this chapter, it is, therefore, necessary to strictly regulate nonconformities and to prevent the reestablishment of nonconformities that have been discontinued.
 3. Accordingly, the following sections divide nonconformities into five classes and provide appropriate regulations for each class. These classes are:
 - a. Vacant lots smaller than the minimum size, width, depth, or any combination thereof, required by this chapter.
 - b. Nonconforming buildings and structures used for a permitted use.
 - c. Nonconforming uses of conforming buildings and structures.
 - d. Nonconforming buildings and structures used for a nonconforming use.
 - e. Nonconforming use of land.
 4. In the case of existing residential uses and structures in any nonresidential zone, regulations for the geographically closest residential district for setbacks, height, areas and coverage shall apply.
- B. Nonconforming vacant lots.
1. A “prerecorded nonconforming lot” is a lot consisting entirely of a tract of land that:
 - a. Has less than the prescribed minimum lot size, width, depth, or any combination thereof, for the district in which it is located.
 - b. Is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size, width, depth, or any combination thereof, at such location would not have been prohibited by any zoning ordinance.
 - c. Has remained in separate and individual ownership from adjoining tracts or land continuously during the entire time that the creation of such lot has been prohibited by the applicable zoning ordinance.
 2. If the development on such a lot cannot conform to the side yard requirements of the district in which it is located, then the development must conform to a requirement of three feet for each side yard. On a corner lot, the side yard abutting the street shall not be less than 10 feet.

- C. Nonconforming buildings and structures used for permitted uses.
 - 1. A lawfully existing building or other structure which contains a conforming use, but which does not comply with the applicable lot size requirements, building bulk limitations, or off-street parking requirements, may be continued so long as it remains otherwise lawful. Such buildings or other structures are referred to in this article as "nonconforming buildings" and are subject to all of the following regulations:
 - 2. Ordinary repair and maintenance.
 - a. Ordinary maintenance and repair work, or repair and replacement of nonbearing walls, fixtures, wiring, or plumbing may be accomplished; provided, however, that this paragraph shall not be deemed to authorize any violation of this section.
 - b. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of a nonconforming building, subject to the provisions of this section, in accordance with the order of a public official who is charged with protecting the public safety and who declares such building to be unsafe and orders its restoration to a safe condition.
 - 3. Repairs and alterations. Repairs, maintenance, and alterations may be made to a nonconforming building or structure, except that no structural alteration shall be made in or to such building or structure except those required by law and except those making the building or structure and use thereof conform, or more closely conform, to the regulations of the district in which it is located.
 - 4. Enlargements. No nonconforming building shall be enlarged or added to in any manner unless such building and the use thereof shall thereafter conform to, or more closely conform to, the regulations of the district in which it is located.
 - 5. Reconstruction. In the event that a nonconforming building or structure used for a permitted use is damaged or destroyed by any means to such an extent that the cost of restoring it to its condition prior to damage or destruction exceeds 50% of the current replacement cost of the entire building, exclusive of foundations, such building and use shall not be restored unless it shall thereafter conform to the regulations for the district in which it is located.
 - 6. Moving. No nonconforming building or other structure shall be moved in whole or in part, for any distance whatever, to any other relocation on the same lot or any other lot, unless the entire building and the use thereof shall thereafter conform to the regulations of the district in which it is located after being moved.
 - 7. Multiple buildings on a lot. In the event that a lot is occupied by two or more buildings, and the use of the buildings is a permitted use under this chapter, and the owner desires to sell one or more of said structures, thus requiring a lot split or subdivision plan to be prepared and approved by the Planning Commission, effectively making the remaining lots not comply with the yard area and

lot coverage requirements as set forth in this chapter, then said requirements shall not apply.

D. Conforming buildings and structures used for nonconforming uses.

1. A lawfully existing nonconforming use of part or all of a building or structure may be continued, subject to all of the following provisions:
2. Expansion of nonconforming use. A nonconforming use of a part of a building or structure may be expanded or extended into any other portion of such building or structure, provided that such expansion or extension shall not in any case be detrimental to or tend to alter the character of the neighborhood and that approval therefor be granted by the Zoning Hearing Board.
3. Change of nonconforming use. A nonconforming use all or partially conducted in a structure or structures may be changed to another nonconforming use only upon determination by the Zoning Hearing Board, after public hearing, that the proposed new use will be more conforming to its neighborhood and surroundings than the use it is to replace. With the application, the applicant shall submit a brief report. This report shall take into consideration such factors, among others, as traffic generated; nuisance characteristics, such as emission of noise, dust, odors and smoke, creation of vibrations and fire hazards; the hours and manner of operation. [Amended 7-12-2017 by Ord. No. 5706]
4. Discontinuance of nonconforming use. A use occupying a building or structure, not conforming to the regulations of the district in which it is located, that is discontinued during any continuous period of 12 months shall not be continued, and said building or structure shall only be occupied by a use which conforms to the district in which it is located.
5. Reconstruction. In the event that a conforming building or structure containing a nonconforming use is damaged or destroyed by any means, voluntary or involuntarily, said building may be restored. If the owner chooses to reconstruct the conforming building or structure, the nonconforming use must be reinstated within 12 months.
6. Moving. No building or other structure that is devoted in whole or in part to a nonconforming use shall be moved in whole or in part, for any distance whatsoever, to any other lot, unless the entire building or other structure and the use thereof shall thereafter conform to the regulations of the district in which it is located after being so moved. Moreover, no nonconforming use of land shall be moved in whole or in part, for any distance whatsoever, to any other location on the same or any other lot, unless such use shall thereafter conform to the regulations of the district in which it is located after being moved.

E. Nonconforming buildings and structures used for nonconforming uses.

1. A lawfully existing nonconforming building or other structure which contains a lawfully existing nonconforming use of part or all of said building or structure may be continued, subject to all the following provisions:

2. Ordinary repair and maintenance of nonconforming building or structure.
 - a. Ordinary maintenance and repair work or repair and replacement of nonbearing walls, fixtures, wiring, or plumbing may be accomplished; provided, however, that this paragraph shall not be deemed to authorize any violation of this section.
 - b. Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of a nonconforming building subject to the provisions of this section in accordance with the order of a public official who declares such building to be unsafe and orders its restoration to a safe condition.
3. Repairs and alterations to a nonconforming building or structure. Repairs, maintenance, alterations, and modernization may be made to a nonconforming building or structure, except that no structural alteration shall be made in or to such building or structure except those required by law and except those making the building or structure and use thereof conform, or more closely conform, to the regulations of the district in which it is located.
4. Enlargements of nonconforming building or structure. No nonconforming building or structure shall be enlarged or added to in any manner unless such building or structure shall thereafter conform to, or more closely conform to, the regulations of the district in which it is located.
5. Expansion of nonconforming use. A nonconforming use of a part of a nonconforming building or structure may be expanded or extended into any portion of such building or structure, provided that such expansion or extension shall not in any case be detrimental to or tend to alter the character of the neighborhood and that approval therefor be granted by the Zoning Hearing Board.
6. Change of nonconforming use. A nonconforming use all or partially conducted in a nonconforming structure or structures may be changed to another nonconforming use only upon determination by the Zoning Hearing Board, after public hearing, that the proposed new use will be more conforming to its neighborhood and surroundings than the use it is to replace. With the application, the applicant shall submit a brief report. This report shall take into consideration such factors, among others, as traffic generated; nuisance characteristics, such as emission of noise, dust, odors, and smoke, creation of vibrations and fire hazards; the hours and manner of operation. [Amended 7-12-2017 by Ord. No. 5706]
7. Discontinuance of nonconforming use. A use occupying a nonconforming building or structure not conforming to the regulations of the district in which it is located that is discontinued during any continuous period of 12 months shall not be continued, and said building or structure shall only be occupied by a use which conforms to the district in which it is located.

8. Reconstruction. In the event that a nonconforming use within a nonconforming building or structure damaged or destroyed by any involuntary means to such an extent that the cost of restoring it to its condition prior to damage or destruction exceeds 50% of the current replacement cost of the entire building, exclusive of foundations, such building and use shall not be restored unless it shall thereafter conform to the regulations for the district in which it is located.
 9. Moving. No nonconforming building or other structure that is devoted in whole or in part to a nonconforming use shall be moved in whole or in part, for any distance whatsoever, to any other lot, unless the entire building or other structure and the use thereof shall thereafter conform to the regulations of the district in which it is located after being so moved. Moreover, no nonconforming use of land shall be moved in whole or in part, for any distance whatever, to any other location on the same or any other lot, unless such use shall thereafter conform to the regulations of the district in which it is located after being moved.
 10. Multiple buildings on a lot. In the event that a lot is occupied by two or more buildings, and the use of the buildings is a permitted use under this chapter, and the owner desires to sell one or more of said structures, thus requiring a lot split or subdivision plan to be prepared and approved by the Planning Commission, effectively making the remaining lots not comply with the yard area and lot coverage requirements as set forth in this chapter, then said requirements shall not apply.
- F. Nonconforming use of land.
1. 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.
- G. Other legal nonconformities.
1. All variances, special exceptions, conditional uses, and uses by special permission issued under previous zoning ordinances are hereby extinguished and are converted to legal nonconformities so long as such nonconformities continue as they were under the previous ordinance(s).
 2. Uses, land, and buildings which were illegal under previous ordinances shall remain illegal under this chapter. It shall be incumbent on the owner to prove the legality of such uses if the legality is in question.

- H. Registration of nonconforming uses.
 - 1. All nonconforming uses, structures and lots may be continued, subject to the provisions set forth in this Article III. The Zoning Officer shall identify properties and maintain a file for the registration of nonconforming uses, structures and lots. The owner of any nonconforming structure or lot, or the owner who maintains or allows any nonconforming use, may apply for a certificate of nonconformity on forms prepared by the Zoning Officer. The Zoning Officer shall investigate each request for a certificate of nonconformity to determine the existence and extent of the nonconformity. Upon determining that such nonconformity exists, the Zoning Officer shall prepare a report describing the nature and extent of the nonconformity. If no valid nonconformity is determined to exist, the Zoning Officer shall make a report of the results of the Zoning Officer’s investigation. Such report shall constitute a certificate of nonconformity to the extent such a valid nonconformity is reported to exist and is described. A copy of such report and determination shall be sent to the applying owner and to any other interested party. A copy of such report shall be placed in the registration file, regardless of the determination. Any person aggrieved by the report shall have a right to appeal to the Zoning Hearing Board as from the decision of the Zoning Officer.
 - 2. The lawful use of any building, structure or land existing at the time of enactment of the ordinance causing such use to be nonconforming may be continued as provided by law although such use does not conform with the provisions of such ordinance.

**Section
800-86**

Enforcement of
Provisions

Enforcement of Provisions

- A. Where relevant and not specified elsewhere in this chapter, enforcement for any provision and/or regulation in this chapter shall be conducted as specified in the Pennsylvania Municipalities Planning Code, Act of 1968, P.L. 805, No. 247, as reenacted and amended. See 53 P.S. § 10101 et seq.
- B. The Zoning Administrator, or their authorized designee, shall be responsible for administering and enforcing the provisions of this Zoning Ordinance. This authority includes investigating potential violations, conducting site inspections, issuing written notices of violation, and initiating enforcement actions in accordance with this Ordinance and applicable state law.
- C. Notice of Violation
 - 1. When the Zoning Administrator determines that a violation of the Zoning Ordinance has occurred or is occurring, they shall issue a written Notice of Violation to the property owner, tenant, or other responsible party. The notice shall include:
 - a. A description of the violation and the specific code section(s) violated;
 - b. The corrective action required to remedy the violation;
 - c. A deadline for compliance; and
 - d. A statement of potential penalties and appeal procedures.