

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, September 9, 2026, at 1:15pm** in the 4th Floor Common 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: David Roberts
Address: 801 N Logan Blvd
Tax ID: 01.14-05..-001.00-000

Requesting a variance from open storage requirements under the following section for off-site vehicular storage located in an Industrial Flex Zone.

§800-54.B: To provide no screening and allow less than 50-foot setback from street right-of-way, whereas required.

Applicant: Jeff Long Construction
Address: 1414-1508 11th St, 1011-1021 Highland Place
Tax ID: 01.01-04..-186, 187, 188, 189, 190, 191, 197, 198, 199, 200, and 202.

Requesting two (2) variances under the following sections for the construction of a 6 single family home with driveway access from the public right of way located in a Mixed Use Neighborhood Zone.

§800-18(B)(2)(E): To allow access to the primary street, whereas not allowed.

§800-60(F)(1): To allow vehicles to enter and exit a parking space without maneuvering into a public right-of-way, whereas not allowed.

Applicant: Mousion, LLC
Address: 900 Lexington Ave, 1004 Lexington Ave, 1319 10th St
Tax ID: 1.01-06..-001, 01.01-05..-026, 027, and 029.

Requesting three (3) variances under the following sections for the construction of a second building addition and construct an off-site parking area across 10th street located in a Mixed Use Neighborhood Zone.

§800-18(B)(2)(F): To allow less than 10-feet setback to secondary street.

§800-60(D): To allow fewer off-street parking spaces (39), whereas 50 are required.

§800-62(C): To waive the Composition and Massing requirements of this section.

Applicant: Sacred Heart Church, Altoona-Johnstown Diocese
Address: 2012 6th Ave
Tax ID: 01.06-08..-153, 154, 155, and 156.

Requesting nine (9) variances under the following sections for the expansion of an existing parking lot located in a Mixed Use Neighborhood Zone.

§800-18(B)(1)(D): To allow more 80% coverage, whereas 70% is required.

§800-18(B)(2)(E): To allow access to the primary street, whereas not allowed.

§800-18(B)(2)(F): To allow less than 10-feet setback to secondary street.

§800-60(C)(2): To allow 90 spaces which exceeds the maximum number of spaces allowed.

§800-60(I)(1)&(2): To not provide access from the alleyway and to allow access along 6th Avenue.

§800-61(D): To not provide the required buffer yard along adjoining residential property.

CITY OF ALTOONA

ZONING HEARING BOARD

§800-63(C)(3)&(4): To provide a sidewalk less than the required 5-feet and to not provide a landscaped strip between curb and sidewalk.



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

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	801 N LOGAN BLVD -
PURPOSE OF APPEAL:	To address zoning violation Per zoning officer James Duval 800-548 open storage, 50' from right of way - fully screened from view -
DESCRIPTION OF PREMISES:	Parking lots & undeveloped land -
USE OF PREMISES:	
OFF-STREET PARKING:	

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

PROPERTY OWNER INFORMATION

NAME: DAVID ROBERTS	
ADDRESS: 613 N LOGAN BLVD	
PHONE: 814 932 3595	EMAIL:

APPLICANT INFORMATION

NAME: DAVID ROBERTS	
ADDRESS: 613 N LOGAN BLVD	
PHONE: 814-932 3595	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:


SIGNATURE OF APPLICANT

8-20-26
DATE

OFFICE USE ONLY

☒ VARIANCE \$500.00	☐ APPEAL DETERMINATION \$500.00	☐ OTHER
☐ SPECIAL EXCEPTION \$500.00	☐ APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? ☐ YES ☐ NO ☐ UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

I would like to use this property for temporary parking, overflow parking and staging of materials.

A local car dealer needed extra space for new cars to be staged for customer viewing and overflow parking on existing paved parking lot. I use the undeveloped land for staging of materials until use is required.

I don't believe this meets a code violation, being it's a commercial site. There are not scrap cars or auto wrechage - but new automobiles. There are no houses within sight. It does not affect traffic flows, create a physical barrier to traffic or is unsightly.

(50 feet from right of way -)

The new cars will be parked on existing paved parking lots.

(Fully screen from view -)

We have a previous 50 year lease on this property for billboard signage, that requires us not to construct or block line of sight to billboards.

NOTES:

PROPERTY IS CURRENTLY OWNED BY
ROBERTS FOUR SEASON, INC., AS
RECORDED IN BLAIR COUNTY INSTRUMENT
NUMBER 202001437 AND INDEXED AS TAX
PARCEL NUMBER 1.14-5.1.

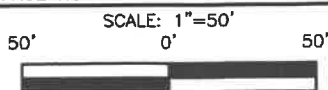
1.14-5.1
LANDS OF
ROBERTS FOUR SEASON, INC.
202001437

1.14-4.1
N/F
ROBERTS FOUR
SEASON, INC.
INST. NO. 201404804

LEGEND

	PROPERTY LINE
	RIGHT-OF-WAY LINE
	CENTERLINE
	EASEMENT LINE
	TELEPHONE, ELECTRIC, & CABLE LINE

PROJECT NO.:	818-128
FILE NAME:	818-128 SD.DWG
DATE:	3-9-22
DESIGNED BY:	X
DRAWN BY:	JSE
CHECKED BY:	AHE
PAGE NO.:	1



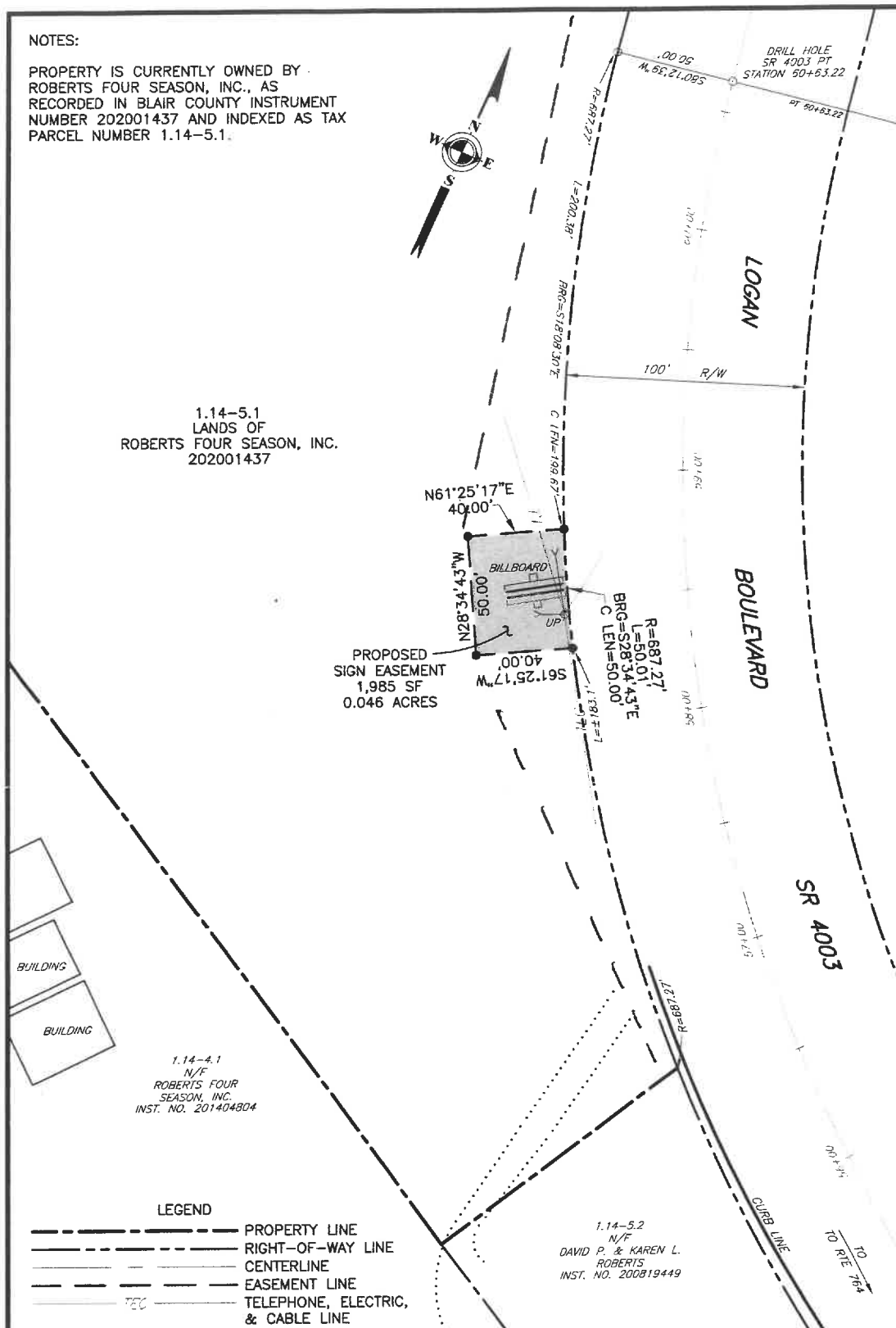
PLAN SHOWING

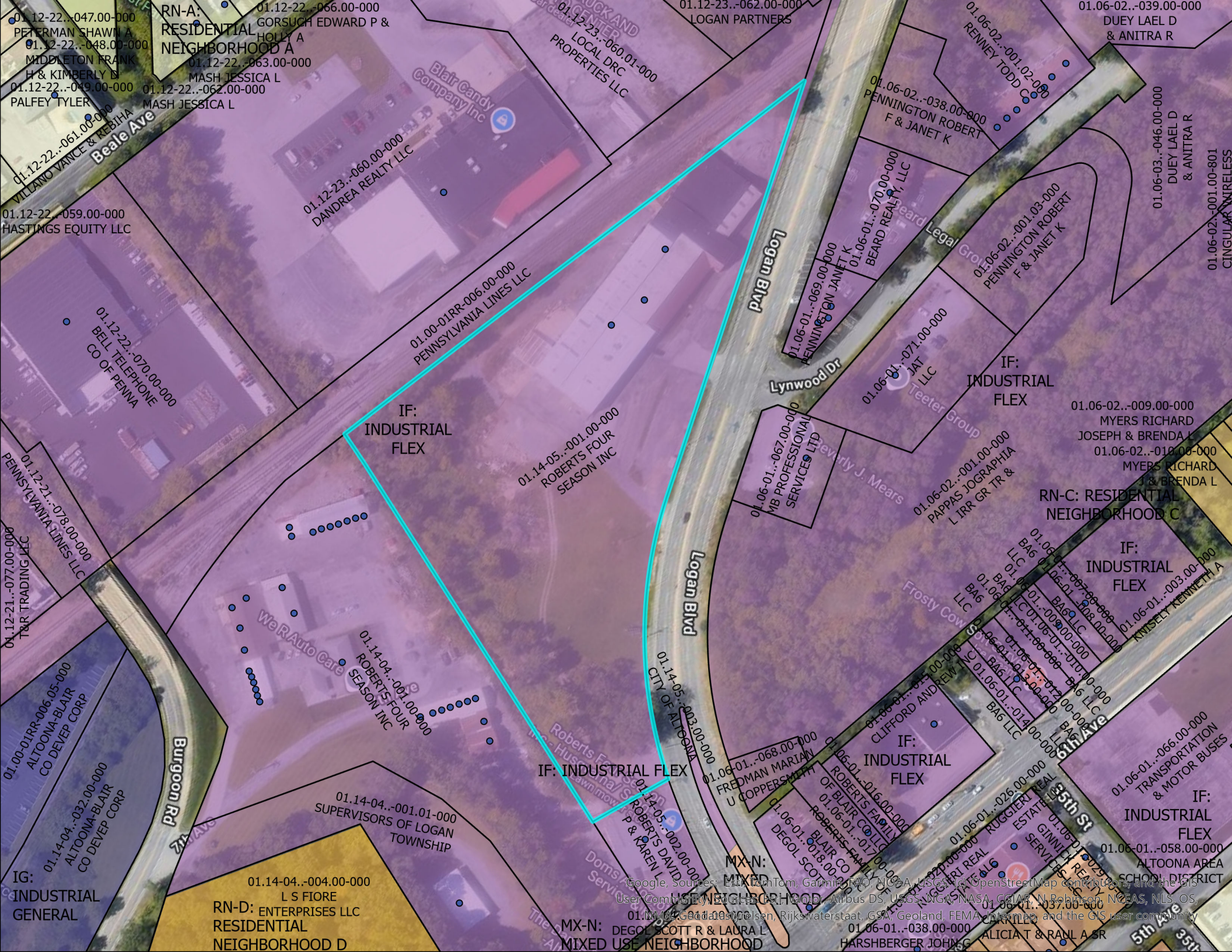
SIGN EASEMENT DESIRED BY
LAMAR ADVERTISING

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





RN-A: RESIDENTIAL NEIGHBORHOOD A

IF: INDUSTRIAL FLEX

RN-C: RESIDENTIAL NEIGHBORHOOD C

IF: INDUSTRIAL FLEX

IF: INDUSTRIAL FLEX

IF: INDUSTRIAL FLEX

IF: INDUSTRIAL FLEX

RN-D: ENTERPRISES LLC RESIDENTIAL NEIGHBORHOOD D

MX-N: MIXED USE NEIGHBORHOOD

Google, Sources: Esri, DeLorme, Garmin, IGN, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Data sources: Esri, DeLorme, Garmin, IGN, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community. Data sources: Esri, DeLorme, Garmin, IGN, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community.

Section 800-54

Storage of Materials

24. If upon inspection the City of Altoona determines that a fire code or building code violation exists, or that the system otherwise poses a safety hazard to persons or property, the City may order the owner to repair or remove the system within a reasonable time as determined by the Code Enforcement Officer. Such an order shall be in writing, shall offer the option to repair, shall specify the code violation or safety hazard found and shall notify the owner of his or her right to appeal such determination.
25. If an owner fails to repair or remove a solar PV system as ordered, and any appeal rights have been exhausted, the City of Altoona may enter the property, remove the system and charge the owner for all costs and expenses of removal, including reasonable attorney's fees or pursue other legal action to have the system removed at the owner's expense.
26. In addition to any other available remedies, any unpaid costs resulting from the removal of a vacated abandoned or de-commissioned solar PV system shall constitute a lien upon the real property against which the costs were charged. Legal counsel of the City of Altoona shall institute appropriate action for the recovery of such cost, plus attorney's fees, including, but not limited to filing of municipal claims pursuant to for the cost of such work, 6% interest per annum, plus a penalty of 5% of the amount due plus attorney's fees and costs incurred by the City of Altoona in connection with the removal work and the filing of the claim.

Storage of Materials

- A. Containerized storage. The use of containers to provide storage space is permitted on a temporary basis throughout the City if the following conditions are met:
 1. A permit shall be secured from the Zoning Officer which shall specifically state the following criteria:
 - a. The permit is temporary and shall expire six months after the date of issuance.
 - b. The nature of the storage facility.
 - c. Requirements on how the containers are to be secured.
 - d. Provisions for removal of the containers.
 - e. Signature of the applicant binding him to the conditions set forth in the permit.
 2. Storage containers under this section shall not require land development review; however, the applicant shall submit plans clearly showing the location of the container on the property and supply a listing of the types of materials to be stored in the container with the application.

Section 800-55

Student Home

3. A single six-month extension is available through an administrative hearing before the Zoning Hearing Board. If granted, such approval shall order the Zoning Officer to issue another permit in accordance with Subsection A (1) above. This approval shall not be construed to be a variance or special exception.
4. The Zoning Officer or Zoning Hearing Board may require the applicant to post financial security to ensure proper removal of the containers.
5. This section shall not apply to containers used in conjunction with work for which a valid building or demolition permit has been issued, unless such containers are in place for more than 30 days after work under the permit has been completed.
6. Containers remaining in place beyond the permitted temporary period shall be considered permanent and regulated as structures under this chapter.

- B. Open storage. All open storage (including scrap yards, junkyards, and automobile wrecking yards) shall be located within an area not closer than 50 feet from any street right-of-way line and shall be fully screened from view. The storage of combustible materials shall be a minimum of 20 feet from any lot line, and a driveway sufficient for free access of fire equipment shall be installed.

Student Home

- A. 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 dwelling use. However, student homes are permitted only when all of the following standards are met:
- B. The maximum number of occupants permitted in a student home shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code. A Building Inspector from the City's Inspections Department will determine this number at his or her initial inspection.
- C. No student home shall be located on a lot any portion of which is closer than 300 feet to another lot used for a student home.
- D. No more than one dwelling unit in a twin, semidetached, duplex and/or row house dwelling may be used as a student home.
- E. No more than one building on a lot may be used as a student home.
- F. 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.
- G. 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.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:
PURPOSE OF APPEAL:
DESCRIPTION OF PREMISES:
USE OF PREMISES:
OFF-STREET PARKING:

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

PROPERTY OWNER INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

APPLICANT INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

SIGNATURE OF APPLICANT

DATE

OFFICE USE ONLY

☒ VARIANCE \$500.00	☐ APPEAL DETERMINATION \$500.00	☐ OTHER
☐ SPECIAL EXCEPTION \$500.00	☐ APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? ☐ YES ☐ NO ☐ UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		



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

August 17, 2026

Zoning Hearing Board of the City of Altoona
c/o Sabrina Appel-McMillen
Planning and Development Manager
City of Altoona
Suite 103, Altoona City Hall
1301 12th Street
Altoona, Pennsylvania 16601

Re: Variance Appeal from Sections 800-60-F(1) of the *Code of the City of Altoona*, for Properties located between Howard Ave. and the unnamed alley adjacent to the existing Hope Community Church along the northeast side of 11th Street.

Dear Zoning Hearing Board Members,

Thank you for the opportunity to present this appeal for a variance which is necessary for the creation of 8 single family lots on 11th Street. PennTerra Engineering Inc. is preparing a subdivision plan which will replot 13 vacant lots and one lot with a home into 8 single family lots. Each proposed lot will include a driveway with a garage attached to the home. This design will provide adequate off-street parking for the subdivision.

As noted above, the proposed subdivision will reduce the number of lots from 14 existing lots to 8. In order to develop this land as proposed, a variance from Ordinance 800-60-F(1) will be required. This ordinance prohibits parked vehicles from accessing public rights of way. The proposed driveways from each lot will require direct access from 11th Street, Howard Alley and Howard Avenue.

The topography of this land slopes significantly away from 11th street. Given this feature and the geometry of the land, the options for developing this land are extremely limited. The granting of this variance will enable the optimal design for this land.

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".

John C. Sepp, P.E.

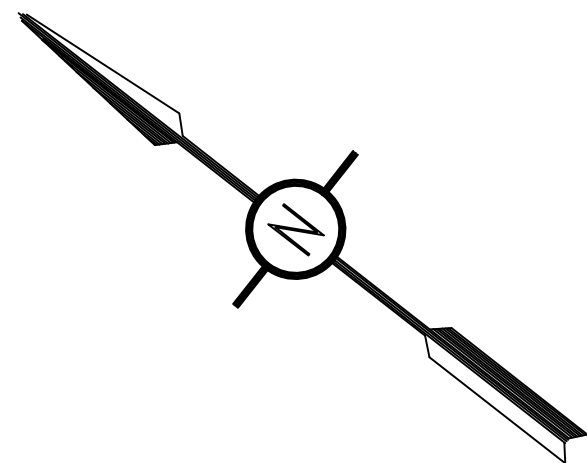
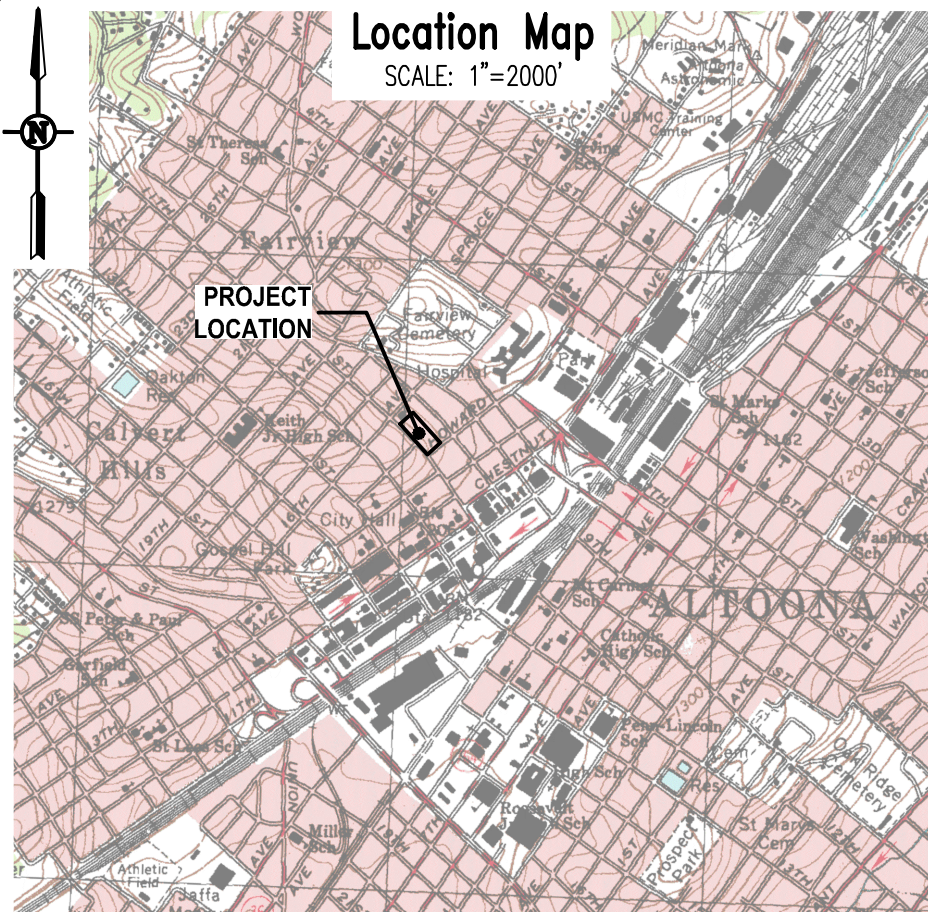
VARIANCE NARRATIVE

The Nehemiah Project, Inc. / 11th Street Single Family Home Subdivision
8/17/2026

On behalf of The Nehemiah Project, Inc. and Jeff Long, PennTerra Engineering Inc. is preparing a subdivision plan which will replot 13 vacant lots and one lot with a home into 8 single family lots. Each proposed lot will include a driveway with a garage attached to the home. This design will provide adequate off-street parking for the subdivision.

As noted above, the proposed subdivision will reduce the number of lots from 14 existing lots to 8. In order to develop this land as proposed, a variance from Ordinance 800-60-F(1) will be required. This ordinance prohibits parked vehicles from accessing public rights of way. The proposed driveways from each lot will require direct access from 11th Street, Howard Alley and Howard Avenue.

The topography of this land slopes significantly away from 11th street. Given this feature and the geometry of the land, the options for developing this land are extremely limited. The granting of this variance will enable the optimal design for this land.

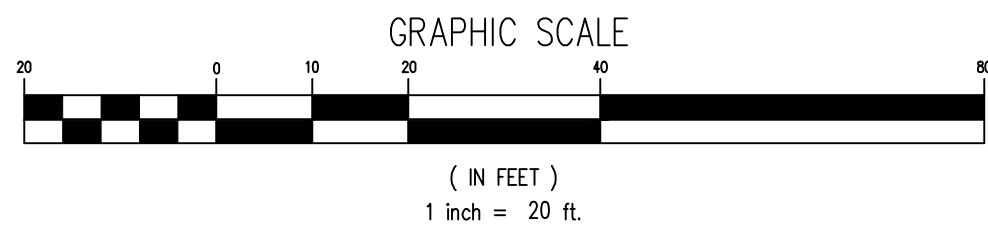
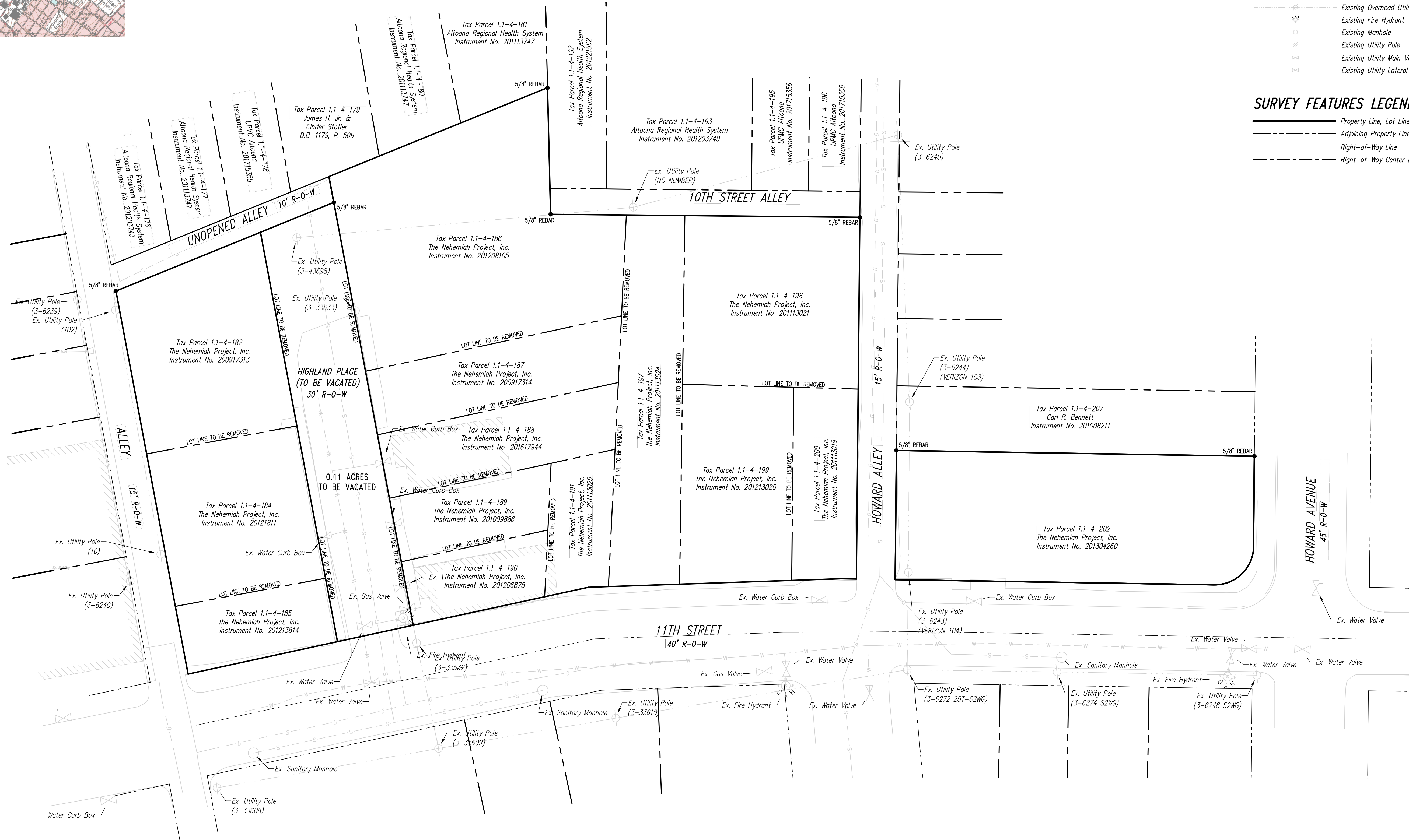


EXISTING FEATURES LEGEND

- EXISTING BUILDING
Existing Building
- Existing Curbing & Edge of Pavement
Existing Concrete Areas
Existing Bituminous Areas
Existing Sanitary Sewer w/ Manhole
Existing Water Line w/ Valve
Existing Storm Sewer Line w/ Inlet
Existing Gas Line
Existing Underground Electric
Existing Underground Telephone
Existing Underground TV Cable
Existing Overhead Utility Line w/ Pole
Existing Fire Hydrant
Existing Manhole
Existing Utility Pole
Existing Utility Main Valve
Existing Utility Lateral Valve

SURVEY FEATURES LEGEND

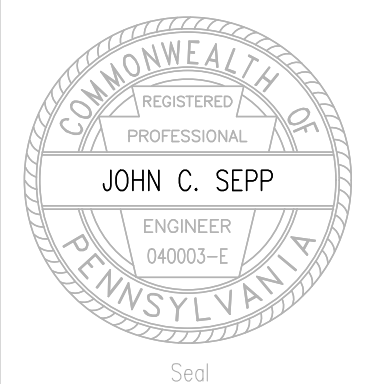
- Property Line, Lot Line or Right of Way Line
Adjoining Property Line
Right-of-Way Line
Right-of-Way Center Line



PennTerra
ENGINEERING INC.

3075 ENTERPRISE DRIVE
SUITE 100
STATE COLLEGE, PA 16801
PH: 814-231-8285
www.PENNTERRA.com

COPYRIGHT 2026 BY THE ENGINEER
THE INFORMATION CONTAINED HEREON MAY NOT
BE USED OR COPIED IN ANY MANNER WITHOUT
THE WRITTEN PERMISSION OF THE ENGINEER
EXCEPT AS OTHERWISE PROVIDED BY APPROPRIATE
LAWS OR STATUTES.
© PENNTERRA ENGINEERING 2026
ALL RIGHTS RESERVED



Designer _____
Draftsman _____
ProjManager _____
Surveyor _____
Perimeter Ok. _____
Book _____ Pg _____
Draw _____ Layout _____
Acad _____

Date _____ Description _____
REVISIONS

**THE NEHEMIAH
PROJECT, INC./
PROPERTIES ON
11TH STREET**

CITY OF ALTOONA
BLAIR COUNTY
PENNSYLVANIA

**PROPOSED SINGLE
FAMILY LOT PLAN**

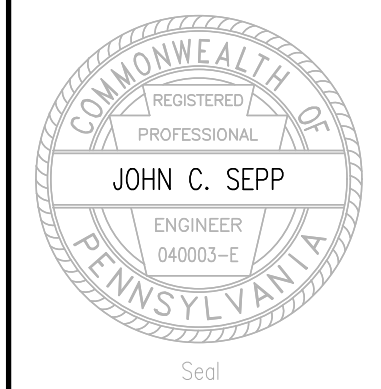
**VARIANCE EXHIBIT
EXISTING
CONDITIONS**

PROJECT NO.
26116

DATE
AUGUST 17, 2026

SCALE
1"=20'

SHEET NO.
1 OF 2



Designer _____
Draftsman _____
Proj Manager _____
Surveyor _____
Perimeter Ck. _____
Book _____ Pg _____
Draw _____ Layout _____
Acad _____

Date _____ Description _____
REVISIONS

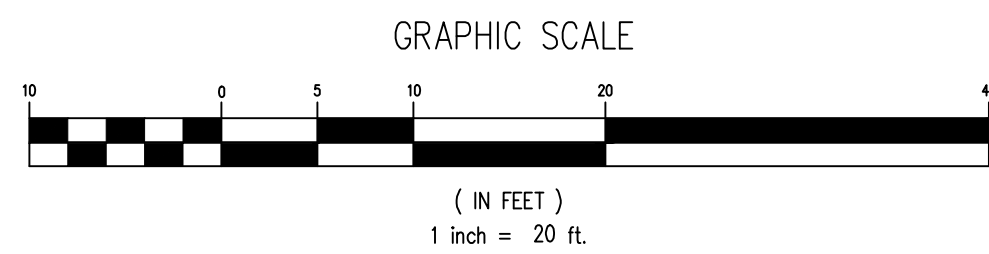
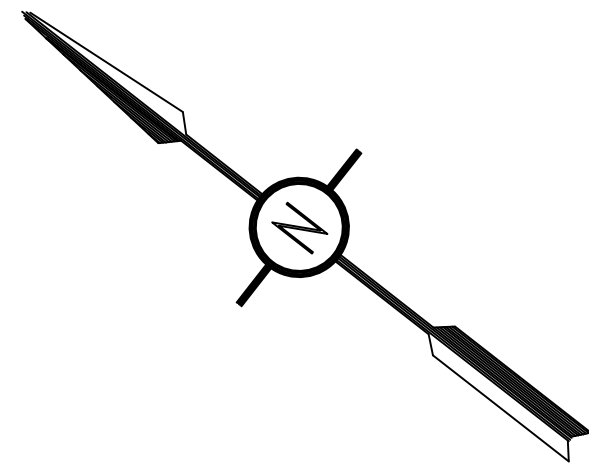
**THE NEHEMIAH
PROJECT, INC./
PROPERTIES ON
11TH STREET**

CITY OF ALTOONA
BLAIR COUNTY
PENNSYLVANIA

**PROPOSED SINGLE
FAMILY LOT PLAN**

VARIANCE EXHIBIT

PROJECT NO.
26116
DATE
AUGUST 17, 2026
SCALE SHEET NO.
1"=20' 2 OF 2



01.01-04.-179.00-000 STOTLER BERNARD & CHARLENE

01.01-04.-178.00-000 UPMC ALTOONA

01.01-04.-177.00-000 ALTOONA REGIONAL HEALTH SYSTEM

01.01-04.-176.00-000 ROBERT CHARLES O II & ARLENE A

01.01-04.-175.00-000 ALTOONA REGIONAL HEALTH SYS

01.01-04.-182.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-181.00-000 ALTOONA REGIONAL HEALTH SYSTEM

01.01-04.-180.00-000 ALTOONA REGIONAL HEALTH SYSTEM

01.01-04.-192.00-000 ALTOONA REGIONAL HEALTH SYSTEM

01.01-04.-193.00-000 ALTOONA REGIONAL HEALTH SYS

01.01-04.-195.00-000 UPMC ALTOONA

01.01-04.-196.00-000 UPMC ALTOONA

01.01-04.-211.00-000 BENNETT CARL R & ANN E

01.01-04.-210.00-000 TLM HOLDINGS LLC

01.01-04.-209.00-000 SMITH TIMOTHY L

01.01-04.-208.00-000 SMITH TIMOTHY L &

01.01-04.-207.00-000 BENNETT CARL R

01.01-04.-202.00-000 NEHEMIAH PROJECT, THE

01.01-04.-198.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-197.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-199.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-200.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-187.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-188.00-000 NEHEMIAH PROJECT INC

01.01-04.-189.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-190.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-191.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-186.00-000 NEHEMIAH PROJECT INC, THE

01.01-04.-171.00-000 GOLDIZEN REAL ESTATE LLC

01.01-04.-172.00-000 RL VAL ASSEMBLY OF GOD CHURCH

01.01-04.-184.00-000 NEHEMIAH PROJECT INC

01.01-04.-185.00-000 NEHEMIAH PROJECT INC

01.01-03.-056.00-000 THRIVE ACQUISITIONS INC

01.01-03.-051.00-000 THRIVE ACQUISITIONS INC

01.01-03.-050.00-000 THRIVE ACQUISITIONS INC

01.01-03.-048.00-000 NEHEMIAH PROJECT, THE

01.01-03.-067.00-000 REDEVELOPMENT AUTH OF ALTOONA

01.01-03.-066.00-000 BIANCONI SOCIAL & HOLLY

01.01-03.-065.00-000 WEDDA N M

01.01-03.-064.00-000 GRUBBS SCOTT A

01.01-03.-085.00-000 CANARY INCOME ONLY PROTECTOR TRUST

01.01-04.-174.01-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-173.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-172.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-171.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-170.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-169.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-168.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-167.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-166.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-165.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-164.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-163.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-162.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-161.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-160.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-159.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-158.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-157.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-156.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-155.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-154.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-153.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-152.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-151.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-150.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-149.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-148.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-147.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-146.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-145.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-144.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-143.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-142.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-141.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-140.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-139.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-138.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-137.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-136.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-135.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-134.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-133.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-132.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-131.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-130.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-129.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-128.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-127.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-126.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-125.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-124.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-123.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-122.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-121.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-120.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-119.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-118.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-117.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-116.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-115.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-114.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-113.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-112.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-111.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-110.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-109.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-108.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-107.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-106.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-105.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-104.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-103.00-000 PLEASANT VALLEY ASSEMBLY OF GOD

01.01-04.-102.00-

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:



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 900 Lexington Avenue, 1004 Lexington Avenue, and 1319 10th Street, Altoona, PA 16601
PURPOSE OF APPEAL:
Variances - see list
DESCRIPTION OF PREMISES: former YMCA/gym with paved parking lot; office building with paved parking lot
USE OF PREMISES: YMCA being converted to art museum; site improvements; removal of office building for parking lot
OFF-STREET PARKING: yes

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

PROPERTY OWNER INFORMATION

NAME: Mouseion, LLC	
ADDRESS: 350 Lakemont Park Boulevard, Suite 1, Altoona, PA 16602	
PHONE: 814-502-9527	EMAIL: Patrick Wilshire patrick@imaginativerealism.com

APPLICANT INFORMATION

NAME: same as owner	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

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


SIGNATURE OF APPLICANT

8/20/20
DATE

OFFICE USE ONLY

☐ VARIANCE \$500.00	☐ APPEAL DETERMINATION \$500.00	☐ OTHER
☐ SPECIAL EXCEPTION \$500.00	☐ APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? ☐ YES ☐ NO ☐ 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
900 & 1004 Lexington Avenue and 1319 10th Street
Project# 5053-1
August 2026 Revised/Supplemental

NARRATIVE:

On behalf of Mouseion. LLC, Keller Engineers is submitting a Zoning Appeal Application for additional variances to the City Zoning Ordinance. The proposal for the main project at 900 Lexington Avenue is the conversion of a former YMCA building into an art museum within the Mixed Use - Neighborhood zoning district (MX-N).

August 2026 Supplement: The owner wishes to construct a second building addition, which will contain three stories, to the museum. The proposed addition will include a café on floor 1, a classroom on floor 2, and a small theatre on floor 3, all of which are very common in modern museums. The Developer has obtained additional property across 10th Street for additional parking due to the increased square footage of the museum. Several variances need to be updated or obtained as additional relief from the zoning ordinance.

VARIANCES:

1. Section 800-18.B.2.(F): Request to allow the parking closer than 10' to the secondary street;
Request to allow this variance to apply to the supplemental parking lot across 10th Street also.
Justification: Not receiving relief from this requirement would eliminate more on-site parking, requiring a greater parking variance (see below).

2. Section 800-60.D: Request to allow fewer off-street parking spaces than required (39 vs. 50);
Request re-approval of this variance for increased building square footage and parking demand.

Justification: The Developer has obtained additional property across 10th Street for additional parking due to the increased square footage of the museum. With this new parking lot, the deficit on parking will actually be reduced from the previous variance request (now a deficit of 11 versus a deficit of 16 previously). The number of spaces can't fit on-site with all the other geometry requirements from the zoning ordinance, and the existing building consumes 46% of the site. On-street parking is available, and the owner is seeking to purchase other properties around the site for possible parking.

3. Section 800-62.C: Request to waive the Composition and Massing requirements section.
Justification: The building possesses visual interest in shapes and blocks, although they are larger blocks. A museum is typically more of an impressive structure with unique architecture than its surroundings, so it stands out. Portions of the additions cannot have windows due to their interior functions. The owner is also considering murals or large banners on the blank portions of walls, which is common on museums to announce special exhibitions.

AGREEMENT OF SALE

THIS AGREEMENT OF SALE made and executed this 17th day of July, 2026, by and between CARLSSON REAL ESTATE, LLC, a Pennsylvania limited liability company (hereinafter called "Seller") and MOUSEION, LLC, a Pennsylvania limited liability company, LLC (hereinafter called "Buyer").

WITNESSETH:

Seller hereby agree to sell and convey to Buyer, who agrees to purchase all that certain piece or parcel of ground, with the improvements erected thereon, situate in the City of Altoona, Blair County, Pennsylvania, being Blair County Tax Parcel Numbers 01.01-05.-029.00-000 and 01.01-05.-027.00-000, known and numbered 1319 Tenth Street and 1004 Lexington Avenue, Altoona, PA 16601 (the "Property") for the price and subject to the following terms and conditions:

1. The purchase price for the Property shall be the sum of [REDACTED] DOLLARS payable by Buyer to Seller as follows:

(a) The sum of [REDACTED] DOLLARS (the "Down Payment") shall be paid by Buyer to J. Benjamin Yeager, Esquire, as the Escrow Agent (herein the "Escrow Agent"). Said Down Payment shall be held by the Escrow Agent in trust in a fully insured non interest bearing escrow account and shall be applied towards the payment of the purchase price of the Property or otherwise distributed in accordance with the terms of this Agreement.

(b) After application of the Down Payment to the purchase price, Buyer shall pay to Seller at closing, by wire transfer or cashier's or certified check, an amount equal to the balance of the purchase price, subject to adjustments for pro ratable items as provided for herein.

2. Settlement shall be made on or before _____, 2026, at the office of Yeager & Seelye Attorneys at Law, 350 Lakemont Park Boulevard, Suite 1, Altoona, Pennsylvania. Should performance hereunder not be completed by date above provided for, either party shall thereupon have

Buyer shall be returned by Escrow Agent to Seller as liquidated damages and shall be the sole remedy at law or in equity of Seller.

10. Any notices or demands to be given by either party to the other as required by this Agreement, or otherwise, shall be delivered by the deposit thereof in the United States Mail, postage prepaid, registered or certified, with return receipt requested or hand delivered personally, to the parties at the addresses listed below, unless in the event of any change of address, the other party shall have been notified promptly in writing and said notice of change of address shall have been actually received by the other party prior to the time of mailing of any other notice.

To Seller:	Matthew Cacciotti, Sole Member Carlsson Real Estate, LLC 222 East 23 rd Avenue Altoona, PA 16601
------------	--

To Buyer:	Moucelon, LLC c/o J. Benjamin Yeager, Esquire Yeager & Seelye Attorneys at Law 350 Lakemont Park Boulevard, Suite 1 Altoona, PA 16602
-----------	---

Any notice given in the manner prescribed in this section 10 shall be effective (i) upon receipt, when personally delivered, (ii) three days after the date of mailing, the postmark being sufficient evidence of the date of such mailing, when sent by certified mail, and (iii) the day after mailing, when sent by FedEx or other nationally recognized overnight courier. Either Seller or Buyer may add additional addresses or change its address for purposes of receipt of any such communication by giving ten (10) days prior written notice of such change to the other party in the manner described in this section 10.

11. Seller shall maintain the said Property and any personal property listed herein in its present condition, normal wear and tear excepted. Seller shall bear risk of loss from fire and other casualties until the time of settlement. In the event of damage to any property included in this Agreement of Sale

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals the day and year first above written.

WITNESS:

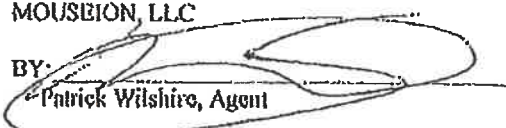
SELLER:

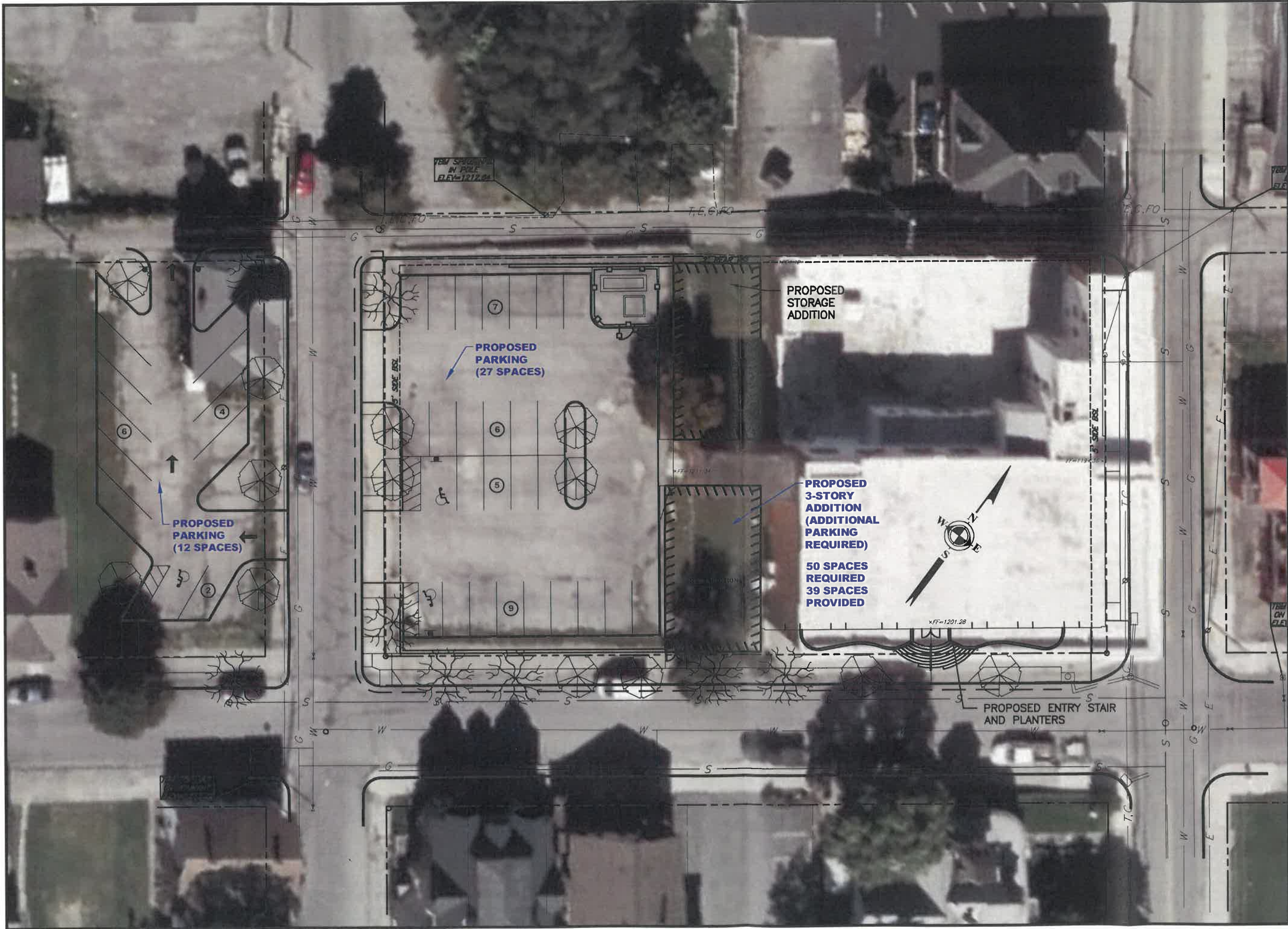
CARLSSON REAL ESTATE, LLC

By: 
Matthew Cacciotti, Sole Member

BUYER:

MOUSEION, LLC

BY: 
Patrick Wilshire, Agent



PROJECT NO.: 5053-1
FILE NAME: ZONING EXHIBIT2.DWG
DATE: 8/21/26
DESIGNED BY: AJL
DRAWN BY: AJL
CHECKED BY: AJL
PAGE NO.: 1

SCALE: 1"=30'

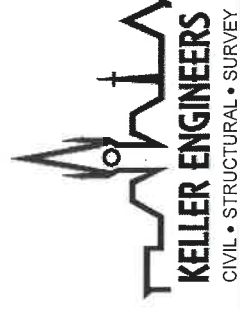


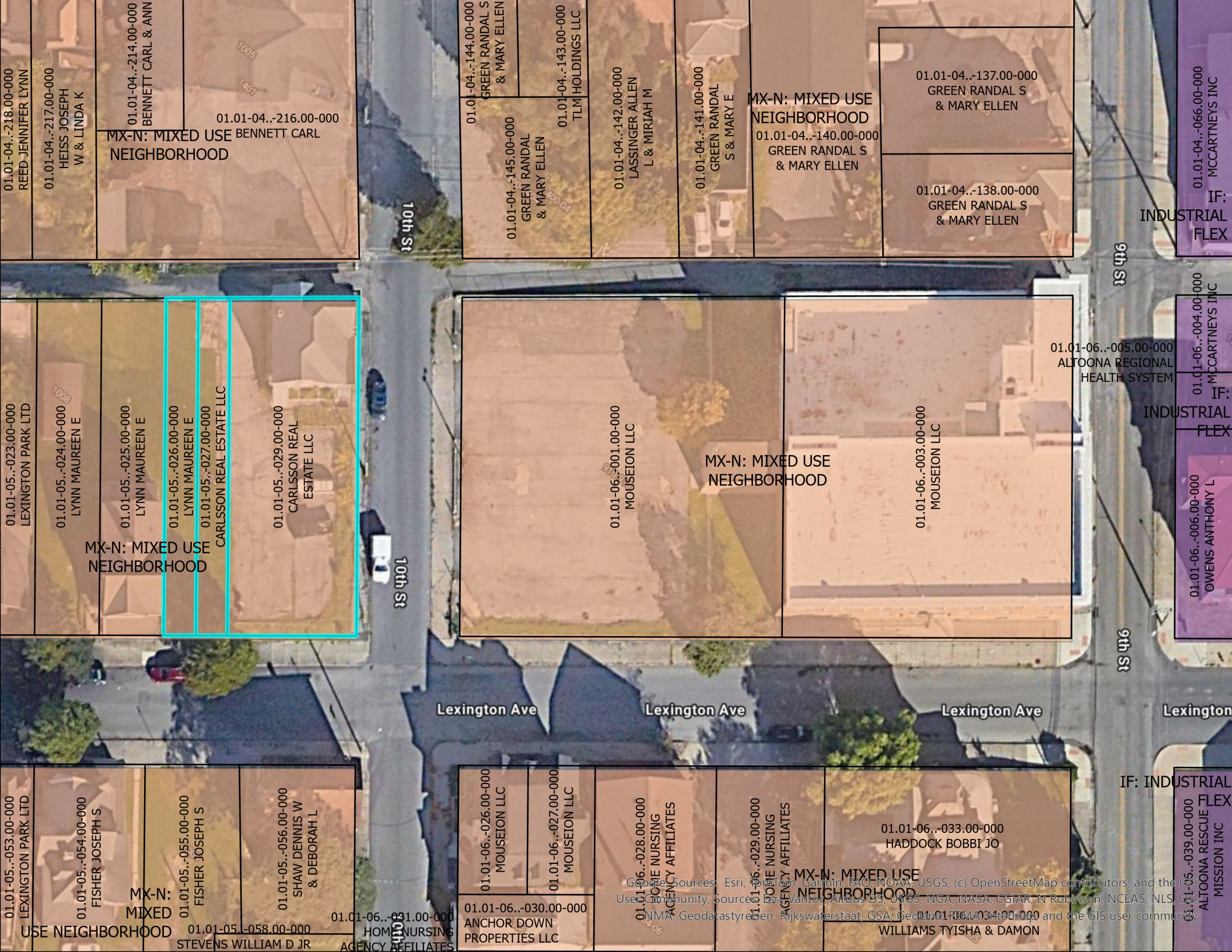
SKETCH PLAN
ADDITIONAL VARIANCES
EIDOLON FANTASY ART MUSEUM
MOUSEION, LLC
900 LEXINGTON AVENUE
CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS CONTAINED IN THESE PLANS AND ASSURES THAT WE DO NOT BE RESPONSIBLE FOR ANY ALLEGED OR COPIED IN ANY MANNER. ANY ARE THEY TO BE ASSIGNED WITHOUT WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

EXHIBIT 'B'

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





01.01-04.-218.00-000
REED JENNIFER LYNN

01.01-04.-217.00-000
HEISS JOSEPH W & LINDA K

01.01-04.-214.00-000
BENNETT CARL & ANN

01.01-04.-216.00-000
BENNETT CARL

MX-N: MIXED USE NEIGHBORHOOD

01.01-05.-023.00-000
LEXINGTON PARK LTD

01.01-05.-024.00-000
LYNN MAUREEN E

01.01-05.-025.00-000
LYNN MAUREEN E

01.01-05.-026.00-000
LYNN MAUREEN E

01.01-05.-027.00-000
CARLSSON REAL ESTATE LLC

01.01-05.-029.00-000
CARLSSON REAL ESTATE LLC

MX-N: MIXED USE NEIGHBORHOOD

01.01-05.-053.00-000
LEXINGTON PARK LTD

01.01-05.-054.00-000
FISHER JOSEPH S

MX-N: MIXED USE NEIGHBORHOOD

01.01-05.-055.00-000
FISHER JOSEPH S

01.01-05.-056.00-000
SHAW DENNIS W & DEBORAH L

01.01-05.-058.00-000
STEVENS WILLIAM D JR

01.01-06.-031.00-000
ANCHOR DOWN PROPERTIES LLC

01.01-04.-144.00-000
GREEN RANDAL S & MARY ELLEN

01.01-04.-145.00-000
GREEN RANDAL S & MARY ELLEN

01.01-04.-143.00-000
TLM HOLDINGS LLC

01.01-04.-142.00-000
LASSINGER ALLEN L & MIRIAH M

01.01-04.-141.00-000
GREEN RANDAL S & MARY E

MX-N: MIXED USE NEIGHBORHOOD

01.01-04.-140.00-000
GREEN RANDAL S & MARY ELLEN

01.01-04.-137.00-000
GREEN RANDAL S & MARY ELLEN

01.01-04.-138.00-000
GREEN RANDAL S & MARY ELLEN

01.01-06.-001.00-000
MOUSEION LLC

MX-N: MIXED USE NEIGHBORHOOD

01.01-06.-003.00-000
MOUSEION LLC

01.01-06.-026.00-000
MOUSEION LLC

01.01-06.-027.00-000
MOUSEION LLC

01.01-06.-028.00-000
JOE NURSING AGENCY AFFILIATES

01.01-06.-029.00-000
JOE NURSING AGENCY AFFILIATES

MX-N: MIXED USE NEIGHBORHOOD

01.01-06.-033.00-000
HADDOCK BOBBI JO

01.01-06.-034.00-000
WILLIAMS TYISHA & DAMON

01.01-04.-066.00-000
MCCARTNEYS INC

IF: INDUSTRIAL FLEX

01.01-06.-005.00-000
ALTOONA REGIONAL HEALTH SYSTEM

01.01-06.-004.00-000
MCCARTNEYS INC

IF: INDUSTRIAL FLEX

01.01-06.-006.00-000
OWENS ANTHONY L

01.01-05.-039.00-000
ALTOONA RESCUE MISSION INC

IF: INDUSTRIAL FLEX

Section 800-18

Mixed Use Neighborhood - (MX-N)

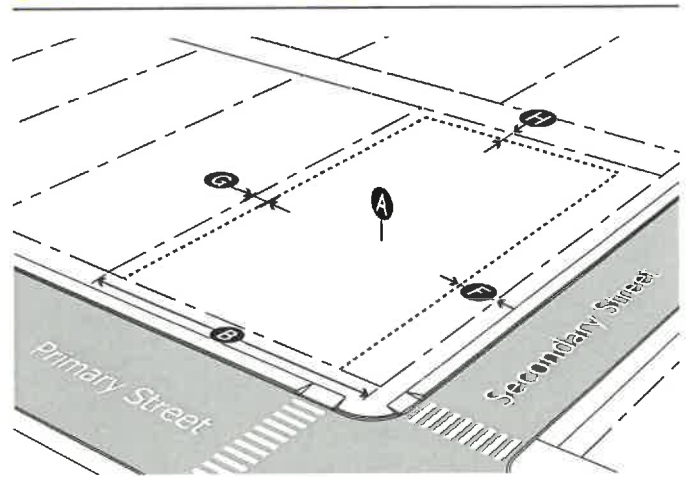
Mixed Use Neighborhood (MX-N)

A. Purpose

The Mixed Use Neighborhood district (MX-N) is intended to enhance the vitality of key corridors and neighborhood centers outside of downtown. This shall be accomplished through development that engages the public realm, creates pedestrian-friendly street frontages, and includes a combination of vertical and horizontal mixing of uses.

MX-N

B. Lots & Parking



1. LOT AREA AND COVERAGE

A	Lot area [min]	3,000 sf
B	Lot width [min]	25 ft
C	Frontage	25 ft
D	Lot coverage [max]	70% 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
I	Driveway width [max]	See Chap 300

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

**Section
800-60****Off-street Parking
and Loading****Off-street Parking and Loading****A. Purpose**

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

B. Applicability

1. All allowed uses in Article 3: Use Regulations
2. Minimum spaces required do not apply to lots that meet one of the following conditions:
 - a. A lot in Mixed Use Center (MX-C)
 - b. Additions and change of use, if the change in the total number of new required parking spaces is 35% or less.
 1. *For example, if the existing parking lot includes 10 spaces and the addition or change of use requires 13 spaces, no changes to the parking lot is required.*
3. New buildings or uses proposed within the University-College Campus (UC-C) district may be exempt from standard parking requirements, provided a parking plan is submitted that details existing and proposed parking spaces, their locations, and anticipated usage. The Planning Commission shall review and approve this plan.

C. General Requirements

1. The Zoning Officer (for a Minor Site Plan) and the Planning Commission (for a Major Site Plan) shall consider the entire site layout and its overall effect on traffic circulation and vehicular interaction with other users of the property. In doing so, the Zoning Officer and/or the Planning Commission shall take into consideration internal intersections, sight distances, crosswalks, loading areas, pickup and dropoff areas, exterior doors, and landscaping. The Commission shall have the responsibility to condition approvals on changes to the proposal it feels are necessary to achieve a safe overall design for all interested parties and users.
2. No parking space or accessway within a parking facility shall be used for any purpose other than those for which they were designed. No space or accessway shall be used for display of merchandise, storage of stock, servicing of vehicles, whether temporary or permanent, unless the intent to use such areas for such activity is clearly marked on the plans and mitigation measures are designed to separate moving traffic from those areas.

5. Loading and unloading activities cannot encroach on or interfere with sidewalks, multi-modal lanes, driveways, drive aisles, stacking spaces, or parking lots.

I. Vehicle Access and Materials

1. Vehicular access shall be gained from an alleyway wherever physically practical. Where not physically practical, access may be gained from a street. In most business areas, on-street parking is strongly encouraged.
2. No access driveway shall be located within 30 feet of an intersection and 15-feet from intersection of an alley or as otherwise directed by the Zoning Officer. Access driveways shall access side streets instead of main arterials (including, but not limited to, Logan Boulevard, North Logan Boulevard, Chestnut Avenue, Juniata Gap Road, the 300 to 600 blocks of East 25th Avenue, Union Avenue, 58th Street, 6th Avenue, 7th Avenue, Broad Avenue, Beale Avenue, Plank Road, Pleasant Valley Boulevard, Valley View Boulevard, and North 4th Avenue) where practicable, and where it is not practicable, the City Engineering Supervisor may waive this requirement.
3. The following table shall apply to vehicular access driveways along a property frontage.

Frontage	Bi-directional Access	One-way Access
0' to 99'	1 permitted	1 permitted
100'+	2 permitted	1 permitted

4. No bi-directional access driveway shall be wider than 26' for residential / 35' for commercial or narrower than 10 feet at the point where such a driveway crosses the street or alley right-of-way line. The width may be increased to 35 feet if the access driveway is to be utilized heavily by truck traffic.
5. The minimum curb radius on an access driveway at the street or alley shall be 5 feet.
6. All access driveways shall be paved with a durable material suitable to bear the load of vehicular traffic.
7. Parking shall not be permitted on an access driveway.
8. Access through a residential zoning district to a nonresidential district shall be prohibited unless no other option exists.
9. State highway occupancy permits are required for access to a state highway, and separate City permits are required to access a City street. Possession of such permits does not relieve an applicant's responsibility to comply with these standards.
10. The Zoning Officer or Planning Commission, upon proper review of the application, may require the applicant to install an access driveway to the abutting property line to facilitate better movement

- 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.

c. Use of Funds

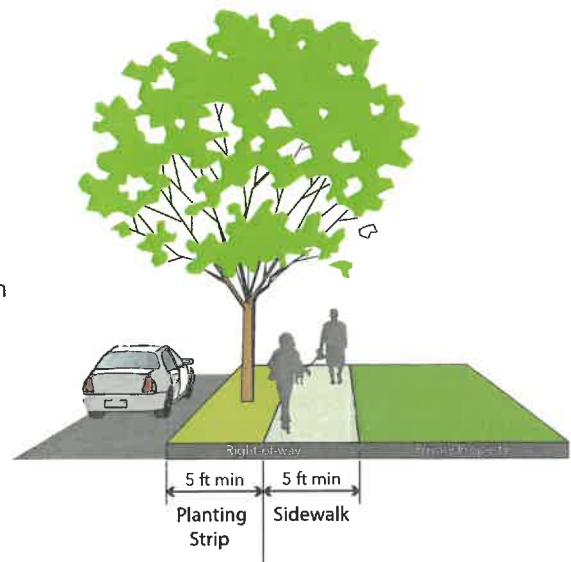
1. Monies in the Sidewalk Fund shall be used exclusively for the planning, design, construction, and maintenance of sidewalks, trails, and pedestrian improvements within the city, with priority given to areas lacking safe pedestrian infrastructure.

C. Sidewalks.

1. Sidewalks shall be provided along the entire length of the property. On a corner lot, the sidewalk shall be extended along the second street as well.
2. All sidewalks shall be constructed to provide adequate access to the physically disabled.
3. Sidewalks shall be a minimum five feet wide, with the edge running along the right-of-way line and the sidewalk width extending into the right-of-way.
4. Except in the Mixed Use Center District (MX-C), there shall be a landscaped strip left between the curb and sidewalk. The strip shall be a minimum of 5 feet wide and include street trees as required in § 800-63.C. Decorative pavers or concrete or other plantings can be approved by the Zoning Officer in cases where the would be planting strip is less than 5 feet.
5. In the Mixed Use Center District (MX-C), the sidewalk width shall extend from the street right-of-way line to the curb. In such areas, the following treatments shall also apply:
 - a. Street tree wells shall be installed so that a tree may be planted 18 inches inside the curb. There shall be one street tree for every 50 feet of street on the block (i.e., a block 400 feet long would require eight trees). The number of trees required shall be placed equidistantly along the block but no closer than 15 feet to an intersecting curbline. An applicant shall be responsible only to install such well(s) and tree(s) required along the frontage of the proposal in the proper location(s).

D. Walkways and crosswalks.

1. Walkways shall provide adequate pedestrian circulation within the lot as well as between the lot, street and abutting properties
2. All proposals shall include pedestrian access via a built walkway from





ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 2012 6th Avenue
PURPOSE OF APPEAL:
Variances - see attached list.
DESCRIPTION OF PREMISES: Parking lot areas and recently demolished house.
USE OF PREMISES: Parking Lot
OFF-STREET PARKING: Yes

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

PROPERTY OWNER INFORMATION

NAME: Sacred Heart Church, Altoona-Johnstown Diocese	
ADDRESS: 975 S. Logan Blvd, Hollidaysburg, PA 16648	
PHONE: 814-944-3922	EMAIL:

APPLICANT INFORMATION

NAME: Same as owner	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME: Keller Engineers, Inc.	
ADDRESS: 420 Allegheny Street, Hollidaysburg, PA 16648	
PHONE: 814-696-7430	EMAIL: rferko@keller-engineers.com


SIGNATURE OF APPLICANT

AUGUST 17, 2026
DATE

OFFICE USE ONLY

☐ VARIANCE \$500.00	☐ APPEAL DETERMINATION \$500.00	☐ OTHER
☐ SPECIAL EXCEPTION \$500.00	☐ APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? ☐ YES ☐ NO ☐ UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150

www.keller-engineers.com

**EXHIBIT "A" - ZONING NARRATIVE
SACRED HEART CHURCH PARKING
Project #2971-2
August 2026**

NARRATIVE:

On behalf of Sacred Heart Church - Altoona-Johnstown Diocese, Keller Engineers is submitting a Zoning Appeal Application for several variances to the City Zoning Ordinance. The site is located in the Mixed Use Neighborhood zoning district (MX-N). The current proposal is the expansion of an existing parking lot. This parking lot in its existing condition does not adequately serve the congregation of Sacred Heart Church, and extra spaces (both standard and ADA) are needed. The church needs additional parking to accommodate the parking demand for funerals, special masses, and regular Sunday masses. The church currently serves roughly 350 parishioners over 3 Sunday services. When the current parking lot is full, parishioners must park along the street, which results in long walking distances and safety concerns especially for elderly parishioners. Therefore, Sacred Heart Church would like to maximize the parking capacity of their property, resulting in the request for nine variances.

VARIANCES:

1. **Section 800-18.B.1.(D):** Request to allow more than 70% impervious coverage.
Justification: The existing site is 84% impervious, and the proposed site is 80% impervious. The developer wishes to increase the number of parking spaces as part of the project, which necessitates exceeding the 70% maximum coverage limit. The 70% threshold seems low for a city comprised of mostly small lots. Attempting to meet the requirement would likely result in less onsite parking for the Diocese, creating additional hardship for attendees.
2. **Section 800-18.B.2.(E):** Request to allow a driveway on a primary street.
Justification: It is an existing condition that has existed for a long time. Two driveways to this site exist now on 6th Avenue (primary street). The design closes one driveway, and the request is to allow one to remain.
3. **Section 800-18.B.2.(F):** Request to waive secondary street yard setback for a parking lot.
Justification: The driveway and two landscaped areas are being proposed within the setback. There is no parking within the setback. Implementing the setback would result in the loss of several parking spaces, creating additional hardship for attendees.
4. **Section 800-60.C.2:** Request to exceed the maximum number of spaces allowed.
Justification: Under this section, a House of Worship is allowed to have a minimum of 1 space per 1000 SF and a maximum of 2 spaces per 1000 SF. We request to allow more than 2 parking spaces per 1000 sf, as this would only allow for approximately 20 spaces in its current condition. There are currently 52 spaces in the project area parking lot, and 23 additional spaces in a secondary parking

lot across 20th Street (75 spaces total), which is not sufficient for the diocese. The diocese proposes 15 new parking spaces including the additional ADA spaces, which comes to 67 spaces in the project area parking lot and a total of 90 spaces across both lots. When zoning regulations were written for a use like this, it was likely assumed that families or multiple people are in a vehicle, but it is common in today's churches that only one person arrives in a vehicle, thus requiring a need for more parking.

5. Section 800-60.I.1: Request not to gain vehicular access off an alleyway.

Justification: The alleyway is only 15' wide, which is not sufficient to accommodate the traffic entering and exiting the parking lot. Most attendees will be leaving the parking lot at the same time, such as following the end of mass, which could cause traffic congestion in the narrow alley.

6. Section 800-60.I.2: Request to allow driveway access along 6th avenue.

Justification: The existing condition has 2 driveways accessing 6th avenue. The proposed parking lot reduces this by removing one of the driveways, improving the condition. The applicant is asking for this one driveway to remain.

7. Section 800-61.D: Request to waive buffer yard landscaping requirement along adjoining residential property.

Justification: In the existing condition, the adjoining residential property has fencing and a walkway crossing onto the Sacred Heart Church property. In order to plant the required trees in the buffer, the neighbor's fencing and walkway would have to be removed. The neighbor's fence is a solid wooden fence that already provides privacy. The 5' setback is still upheld, and there will be no parking or pavement within that setback area.

8. Section 800-63.C.3: Request to install public sidewalk with a width less than 5' in places.

Justification: In order to meet the street tree requirement of the ordinance, sections of sidewalk along 6th Avenue will need to be removed to install the street trees. It is advisable that the street tree wells be 5'x5' to assist with tree survival. Since the existing sidewalk width is only approximately 9' wide, there will be only 4' of sidewalk width remaining. This 4' width meets PROWAG standards but does not meet the zoning ordinance requirement of 5' width.

9. Section 800-63.C.4: Request to waive landscaped strip between curb and sidewalk.

Justification: The existing sidewalk along 6th Avenue is in good condition and was installed recently during a streetscape project. Street trees are still being proposed (to meet the new street tree spacing requirements) by cutting out squares of existing walk; however, we hope to avoid the unnecessary cost of removing a whole linear strip of walk to meet this ordinance requirement.

The variance requests meet section 910.2 of the Pennsylvania Municipalities Planning Code as follows.

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

Response: The lot is an existing condition with significant existing impervious cover that is no longer utilized to its maximum efficiency due to a recent building demolition on the property. The project is attempting to improve traffic flow through the parking lot, as well as maximize parking available to church parishioners and visitors. Additionally, the neighboring residential property has fencing and walkways that fall within the Sacred Heart property, making it infeasible to provide buffer plantings along that side of the property.

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

Response: The current impervious cover, and the number parking spaces on the site already exceed the maximum. The developer has obtained another property and demolished a house to make room for this parking. The developer would need to obtain more properties, which is very difficult, to meet the coverage requirement of the new ordinance.

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

Response: This unnecessary hardship has not been created by the appellant. It is an existing condition that is attempting to be improved by reducing the overall impervious coverage ratio and number of driveways connecting to 6th Avenue.

(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 essential character of the neighborhood will continue to be the same. This parking lot expansion will allow the facility to better serve its parishioners and community.

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

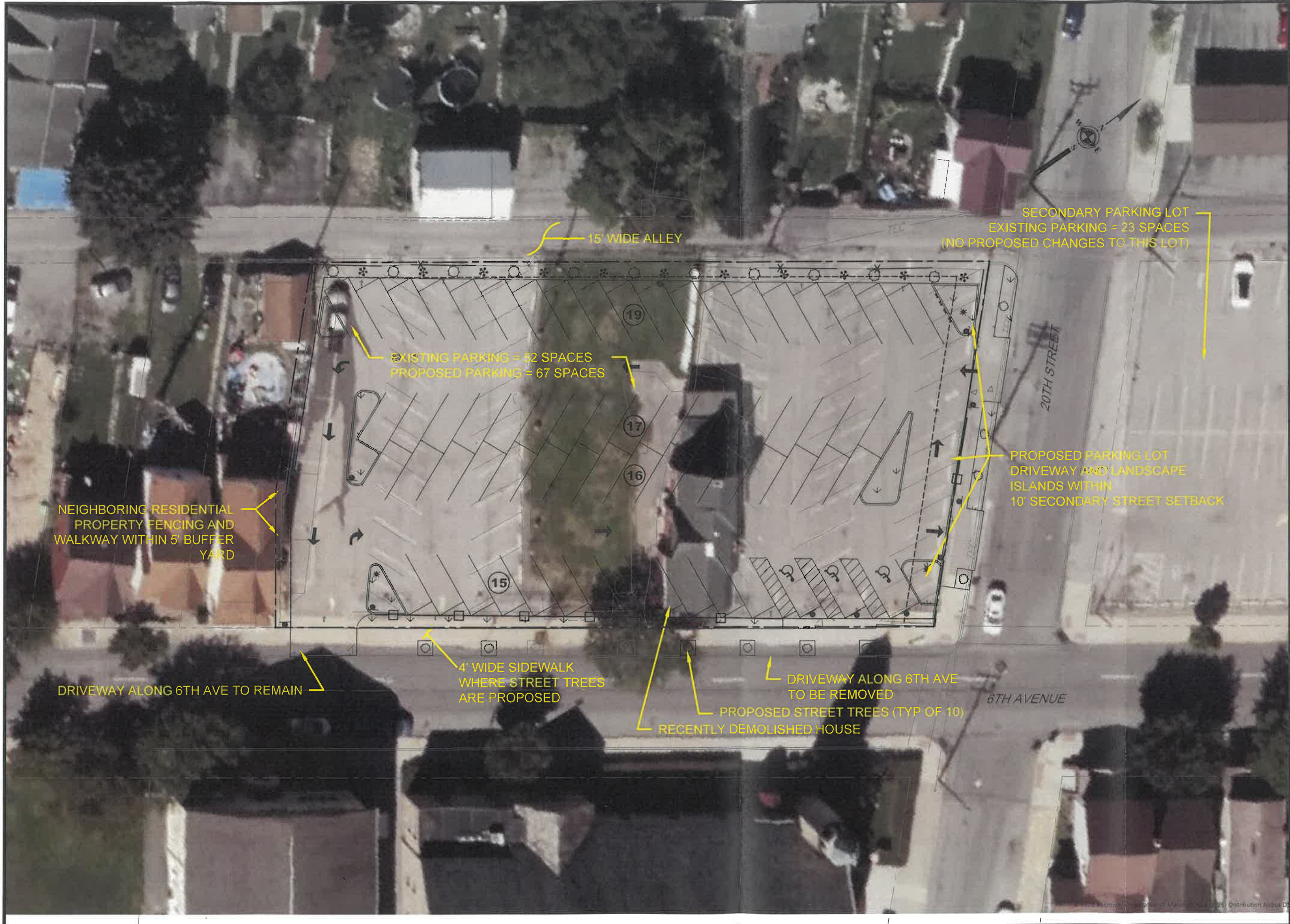


EXHIBIT 'B'

**SKETCH PLAN
VARIANCES**

SACRED HEART CHURCH PARKING
6TH AVENUE & 20TH STREET

CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

KELLER ENGINEERS, INC. EXPRESSLY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, COPIED, CHANGED, ALTERED, OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION AND CONSENT OF KELLER ENGINEERS, INC.

PROJECT NO.:	2971-2
FILE NAME:	ZONING EXHIBIT.DWG
DATE:	8/21/26
DESIGNED BY:	RAF
DRAWN BY:	RAF
CHECKED BY:	AJL
PAGE NO.:	1

SCALE: 1"=30'

30'

0'

30'



01.06-08.-112.00-000
GOOD CARLTON P

01.06-08.-114.00-000
GOOD MATTHEW D &

01.06-08.-115.00-000
DAVIS PAUL W SR

01.06-08.-111.00-000
WERTZ STEVEN
L & VEDA S

01.06-08.-110.00-000
WOLFE MUNSON R
SR & DEBORAH K

MX-N: MIXED USE
NEIGHBORHOOD

01.06-08.-109.00-000
WOLFE MUNSON R
SR & DEBORAH K

01.06-08.-108.00-000
C & J RENTAL
MANAGEMENT LLC

01.06-08.-107.00-000
C&J RENTAL
MANAGEMENT LLC

01.06-08.-106.00-000
HAMER MATTHEW

01.06-08.-105.00-000
C&J RENTAL
MANAGEMENT LLC

01.06-08.-104.00-000
MORRISSEY SHELLY L

01.06-08.-103.00-000
GINNICK WESLEY

01.06-08.-102.00-000
CUPPLES AMBER M

01.06-08.-101.00-000
CUPPLES JAMES
H & VEDA M

01.06-08.-099.00-000
MCCOY PROPERTIES LLC

MX-N: MIXED USE
NEIGHBORHOOD

MX-N: MIXED USE
NEIGHBORHOOD

01.06-09.-100.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

01.06-09.-102.00-000
WEIMERT ANTHONY &
WEIMERT BROOKE

01.06-09.-103.00-000
FAWKES PATRICK A &
BIRKL BRITTANY

01.06-08.-154.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

01.06-08.-155.00-000
SACRED HEART PARISH
CHARITABLE TRUS

01.06-08.-156.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

MX-N: MIXED USE
NEIGHBORHOOD

01.06-08.-153.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

01.06-08.-151.00-000
CROMMILLER
WILLIAM J SR

01.06-08.-150.00-000
MORT COREY JAMES

01.06-08.-149.00-000
BURNS BRIAN A

01.06-08.-148.00-000
JOHNSTON BRIAN

01.06-08.-147.00-000
JOHNSTON BRIAN

6th Ave

Sacred Heart
Formation Center

MX-N: MIXED USE
NEIGHBORHOOD

01.06-08.-161.00-000
CARROLL HOWARD J TR

01.06-08.-160.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

RN-C: RESIDENTIAL
NEIGHBORHOOD C

RN-C: RESIDENTIAL
NEIGHBORHOOD C

MX-N: MIXED
USE NEIGHBORHOOD

01.06-09.-149.01-000
HOEY ANTHONY L
& SABRINA M &

01.06-09.-149.00-000
BLACKIE JUDITH A &

01.06-09.-150.00-000
BISHOP OF ROMAN
CATHOLIC DIOCE

01.06-09.-148.00-000
PIANPUTRA INC

01.06-09.-146.00-000
MCCOY ALEX J

01.06-09.-145.00-000
J-TAH HOMES LIMITED
LIABILITY CO

01.06-09.-144.00-000
WOOLRIDGE JORY L &

01.06-09.-143.00-000
DIXER KRISTAL D

01.06-09.-142.00-000
DIXER KRISTAL D

01.06-09.-141.00-000
DIXER KRISTAL D

01.06-09.-140.00-000
DIXER KRISTAL D

01.06-09.-139.00-000
DIXER KRISTAL D

01.06-09.-138.00-000
DIXER KRISTAL D

01.06-09.-137.00-000
DIXER KRISTAL D

01.06-09.-136.00-000
DIXER KRISTAL D

01.06-09.-135.00-000
DIXER KRISTAL D

01.06-09.-134.00-000
DIXER KRISTAL D

01.06-09.-133.00-000
DIXER KRISTAL D

01.06-09.-132.00-000
DIXER KRISTAL D

01.06-09.-131.00-000
DIXER KRISTAL D

01.06-09.-130.00-000
DIXER KRISTAL D

01.06-09.-129.00-000
DIXER KRISTAL D

01.06-08.-166.00-000
CONRAD REAL
ESTATE LLC

01.06-08.-162.00-000
DIOCESE OF
ALTOONA-JOHNSTOWN

MX-N: MIXED USE
NEIGHBORHOOD

Google, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the
User Community, Sources: Esri, Vantor, Airbus, USGS, NOAA, NASA, CGIAR, N Robinson, NCEAS, BLS, OS,
NMA, Geodatastyrelsen, Rijkswaterstaat, USA, Geoland, FEMA, Intermap, and the user community

Section 800-18

Mixed Use Neighborhood - (MX-N)

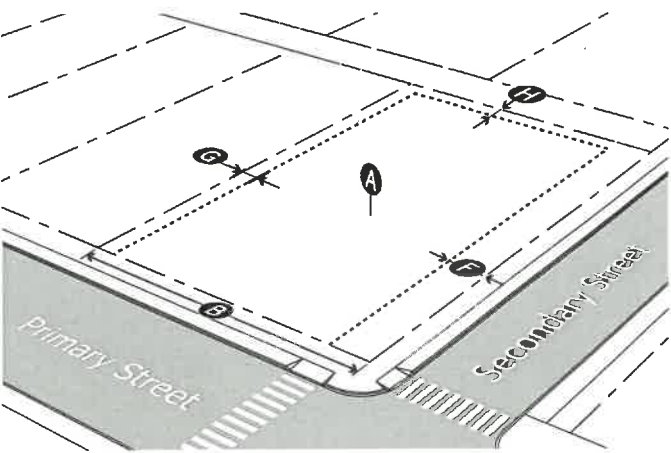
Mixed Use Neighborhood (MX-N)

A. Purpose

The Mixed Use Neighborhood district (MX-N) is intended to enhance the vitality of key corridors and neighborhood centers outside of downtown. This shall be accomplished through development that engages the public realm, creates pedestrian-friendly street frontages, and includes a combination of vertical and horizontal mixing of uses.

MX-N

B. Lots & Parking



1. LOT AREA AND COVERAGE

A	Lot area [min]	3,000 sf
B	Lot width [min]	25 ft
C	Frontage	25 ft
D	Lot coverage [max]	70% 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
I	Driveway width [max]	See Chap 300

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



3. No parked vehicle shall impede the flow of traffic or the ability of pedestrians to utilize the sidewalk area, whether or not a physical sidewalk has been installed.

D. Parking Spaces Required

1. The table below conveys required vehicle parking spaces for land uses organized by land use category.

RESIDENTIAL USES		
Land Use	Minimum	Maximum
Single-unit residential	1 per dwelling unit	3 per dwelling unit
Two-unit residential	1 per dwelling unit	2 per dwelling unit
Multi-unit residential	1 per dwelling unit	2 per dwelling unit
Conversion apartment	1 per dwelling unit	3 per dwelling unit
Low-rise apartment	1 per dwelling unit	2 per dwelling unit
Boarding house or Lodging house	1.5 per bedroom	-
Group home	1.5 per dwelling unit	-
Halfway house	1.5 per dwelling unit	-
Institutionalized home	1.5 for every 6 beds	-
Home-based business	1 space in addition to what is otherwise required	3 spaces in addition to what is otherwise required
Shelter	1 space per 1,000 SF	2 spaces per every 1,000 SF

RESIDENTIAL USES

Land Use	Minimum	Maximum
Townhouse and attached single-unit home	1.5 spaces per dwelling unit	2 spaces per dwelling unit

CIVIC AND INSTITUTIONAL USES

Land Use	Minimum	Maximum
Athletic field	1 space for every 8 spectator seats	1 space for every 4 spectator seats
Cemetery	1 space for every 2 employees	1 space for every 1 employee
Cultural facility	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Government facility	-	-
Health service or hospital	3 spaces per every 1,000 SF	-
House of worship	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Utility	1 space for every 2 employees	1 space for every 1 employee

COMMERCIAL AND MIXED USES

Land Use	Minimum	Maximum
Animal grooming salon	1 spaces per every 1,000 SF	2 spaces per every 1,000 SF
Art gallery	1 spaces per every 1,000 SF	2 spaces per every 1,000 SF
Automotive sales	1 space per every 1,000 SF	2 spaces per every 1,000 SF
Automotive services	3 spaces per every 1,000 SF	10 spaces per every 1,000 SF
Bank or financial establishment	2 spaces per every 1,000 SF	3 spaces per every 1,000 SF
Bar or drinking establishment	2 spaces per every 1,000 SF	6 spaces per every 1,000 SF

determine that the development activity meets one of the following:

- a. Meeting the standards would be incompatible with the principle building design.
- b. A combination of conditions exists which make it impractical or not feasible to meet the standards.

C. Composition and Massing

1. The design of a structure shall be of a compatible architectural style and treatment with surrounding buildings and sites.
2. Buildings shall exhibit a clearly defined base, mid-section, and crown. This can be accomplished using a combination of architectural details, materials, and colors.
3. The overall massing of buildings shall have areas of noticeable 3-D relief or be broken down into smaller shapes to reduce the scale and avoid the appearance of a "large box."
4. Architectural features and windows shall be continued on all sides of the building to avoid blank exterior walls, unless the wall is not visible from a public street, parkland, or parking area.
5. Any changes in exterior building material shall occur at interior corners.

D. Facades

1. Building designs shall be varied and shall avoid long, flat facades.
2. The vertical plane of a building facade shall be broken up with a high level of articulation especially at ground level.
3. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals, or projecting ribs, which have a relief of at least eight inches, is encouraged.
4. No façade shall exceed 40 feet in horizontal length without a change in façade plane. Any changes to a façade plane shall be at least 1.5 feet in depth and at least eight feet in length.

E. Façade Material Standards for Primary Buildings

1. Permitted Primary Façade Materials

The following durable, high-quality materials are allowed for primary façades visible from public streets or public spaces, such as:

- a. Brick - full depth, not faux brick or applied veneers
- b. Natural stone or high-quality cast stone
- c. Fiber-cement siding - lap, panel, or board-and-batten
- d. Stucco - synthetic or traditional (except for the first/lowest 4 feet of a building's facade)
- e. Architectural metal panels - not corrugated panels

2. Prohibited or Limited Façade Materials

Discourage or prohibit the use of lower-quality or visually incompati-