AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, October 8th, 2025 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

1718 5th Avenue | James McConnell

Requesting a variance to utilize a vacant lot for off-site parking and placement of an accessory structure in a Mixed Use Neighborhood zone, §800-29.

1806 5th Avenue | James McConnell

Requesting a variance to utilize a vacant lot for off-site parking in a Residential Neighborhood C zone, §800-29.

600 4th Avenue | Nathaniel Germany

Requesting a variance to utilize an existing multi-family home for a Recovery House/Boarding Home located in a Residential Neighborhood C zone, §800-29.

2801 Beale Avenue | Frederick & Sandra Dodson

Requesting a Special Exception to utilize an existing nonconforming building for Commercial Adaptive Reuse in a Residential Neighborhood C zone, §800-29 & §800-35.



PLANNING & 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: 1718 5th Ave	1806 5th Ave
PURPOSE OF APPEAL: 10 ANOW 3-KAIRS	on 1 Los And Allow
4 sned a 2 Traites on other	ver lot. Plan on Putting
Fence up along Side of Pro	perty
,	· · · · · · · · · · · · · · · · · · ·
DESCRIPTION OF PREMISES: Both Considered	VACANT 10+5
USE OF PREMISES: TO Store trailers In	Winter 9 Sted
OFF-STREET PARKING:	
PLEASE FILL IN ALL PORTIONS BELOW, "SA	AME" AND "NON-APPLICABLE" IF NEEDED
PROPERTY OWNE	RINFORMATION
NAME: James mccomell	
ADDRESS: 1803 Sth Ave AHOOMG	PA 16602
PHONE: (814) 515 -4027	EMAIL: Myone 11 Towes 93 @ anoini com
APPLICANT IN	IFORMATION
NAME: Same	
ADDRESS: SAME	
PHONE: Sames	EMAIL:
DESIGN PROFESSIO	NAL INFORMATION
NAME:	
ADDRESS:	
PHONE:	EMAIL:
1	
In M (culled	8-21-25
SIGNATURE OF APPLICANT	DATE
OFFICE I	JSE ONLY
□ VARIANCE \$500.00 □ APPEAL VIOLATI	
☐ SPECIAL EXCEPTION \$500.00 ☐ APPEAL VIOLATI	
THE VIOUS 78 TEXT TO ESTAIN OF THE VIEW OF THE VIEW	□ NO □ UNKNOWN
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UP	YUIN;



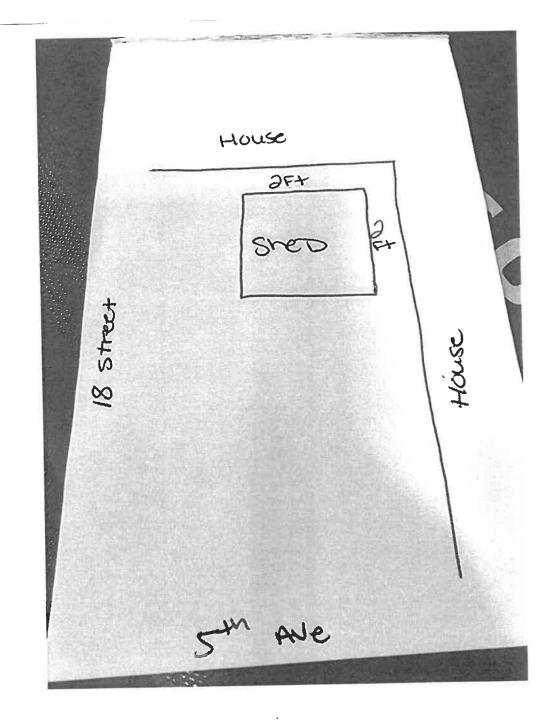
1718 5th ave

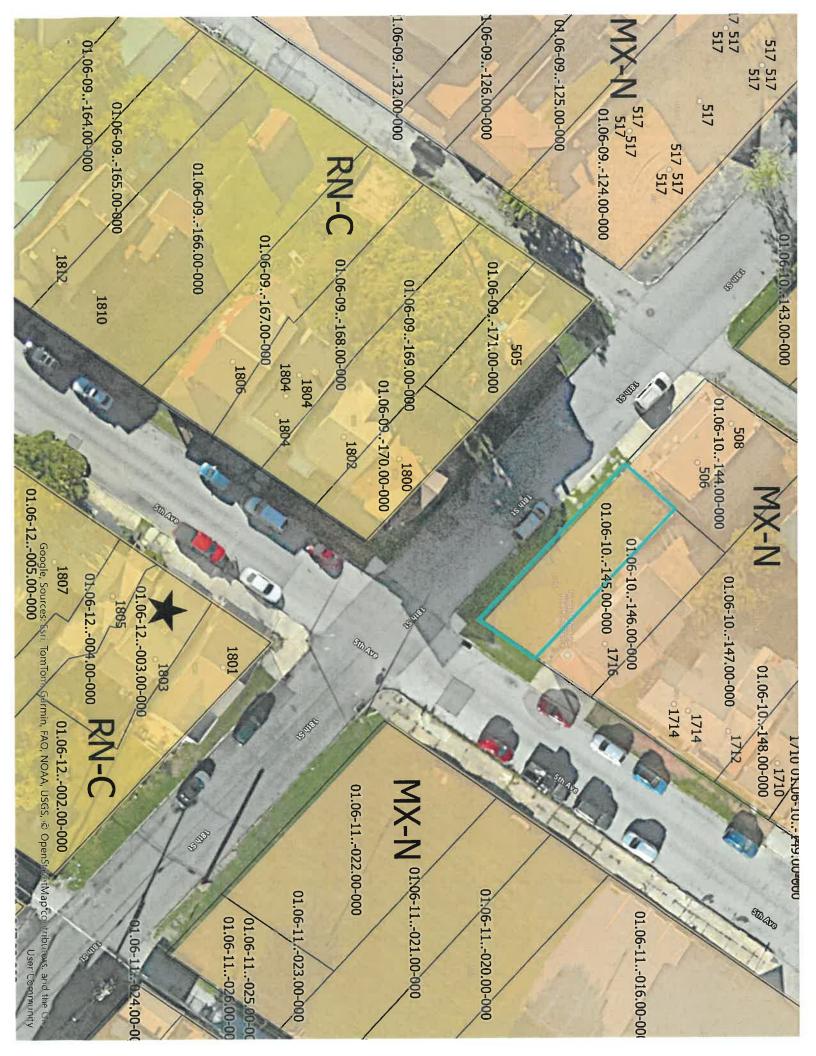
1 message

james mcconnell <mcconnelljames93@gmail.com>
To: "smcmillen@altoonapa.gov" <smcmillen@altoonapa.gov>

Mon, Sep 22, 2025 at 2:15 PM

Would like to put a 10x12 metal shed in back corner of property used to store riding mower and equipment used to maintain lots. Would like to have 2 trailers parked on lot also one utility trailer measures 5x12 and 1 dump trailer not sure of size did not purchase one yet will be used to remove grass clipping and move wood to camp lots in spring.





Section 800-29

Principal Use Table

Principal Use Table

			lential tricts		Mixed Us	Mixed Use Districts		Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2.5	DCC	*	<u>5</u>	Supplemental Regulations
RESIDENTIAL USES							TE TEN	-Turk	MIL.		
1 Unit	Р	Р	Р	Р	P)= L	÷		00		
2 Units		Р	Р	Р	Р	Р	- k.		×	-	
3 Unit			P	Р	Р	Р	-:			1000	
4 Unit			Р	Р	Р	p	P		P		
5+ Unit		(e.)	- 12	Р	Р	Р	Р		Р	-	
Accessory Dwelling Units (ADUs)	Р	Р		•	5	18				*	800-3
Conversions Apartments	-	1 1 1 1	SE	SE	SE	SE	=				800-3
Dormitory	4		- 2	•	-21	SE		P	E	385	800-3
Group Home - Protected Class	Р	P	Р	Р	Р	Р	P		Р	Р	
Group Home - Not Protected Class			SE	SE	*	-:			*	181	800-4
Halfway House - Protected Class	Р	Р	Р	Р	Р	Р	P		Р	Р	
Halfway House- Not Protected Class	•	-	SE	SE	8	E 8.	- M				800-4
Institutionalized Housing	*		7.	SE	-	ě			=		800-4
Live-Work Housing	-	-	=	* I	Р	P	•		P	~	
Major-impact Home-based Business	SE	SE	SE	SE	Р					*	800-4
No-impact Home- based Business	Р	Р	Р	P	P		*			-	
Manufactured Home Park		ŧ	- 2:	ŧ			*	2 1			
Rooming and Boarding Home	*	-		SE	SE				6		800-
Short-term Rental	Р	P	Р	Р	Р	Р	р		Р		
Student Home	SE	SE	SE	SE	SE	SE	¥		*	1000	800-
Townhome		Р	Р	Р	Р	6			P		

			lential cricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	J:J	nc.c	<u></u>	1-G	Supplemental Regulations
PUBLIC OR QUASI-P	UBLIC U	SES	A DE	100							
Bus Shelter	SE	SE	SE	SE	Р	P	Р		Р	Р	800-34
Cemetery	Р	Р	Р	Р	Р	Р	P		р	P	
Cultural Center or Facility	80	•	-		Р	P	р	P	Р	Р	
Emergency Shelters	¥.	-	Р	SE	Р		-	P	P	P	
Forestry Activities	Р	Р	Р	Р	Р	Р	Р		Р		
Government Facility	Р	Р	P	P	Р	Р	р		Р	P	
Public Libraries and Museums	SE	SE	SE	P	P	Р	- E	Р			800-4
Park or Recreation Facility	Р	Р	Р	Р	Р	Р	Р	р	Р	P	
Parking Structure	×		-=			P	P	Р	Р		
Places of Worship	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Public or Quasi- Public Community Facility	Р	Р	P	P	Р	P	P	Р	Р	Р	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	Р	P	ē	Р		•		800-3
INSTITUTIONAL ANI	D OFFICE	USES									9 40 To
Health Services	-	-		SE	Р	P	P	P	Р	P	800-4
Professional Office Less Than 5,000 SF		+	-		Р	P	Р	15	Р	Р	
Professional Office More Than 10,000 SF			•	2	2	P	Р		P	р	
Outpatient Medical Care	-		5	•	*	Р	P		Р		
Hospital	-	-	÷	2	2.	Р		ŧ	*		
Pharmacy	-		+:	•	P	Р	P	1 2	P		
COMMERCIAL AND	RETAIL U	SES						Areny.			
Adult Use	2	2	-	2	2	_ = _		1 2 2	SE	SE	800-52
Agricultural Operations	-			*					Р	Р	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	0-0	nc-c	<u></u>	9	Supplemental Regulations
Animal Hospital and Animal Boarding Facility		±	9	è	v	3	2		P	P	
Arts, Crafts, or Food Market		11 19	×	4		P	P		Р		
Art or Craft Studio, Studio for Teaching Performing Arts	9	4		÷	Р	P	P		P	P	
Automotive Assembly	-	-	3	2	¥	*			Р	Р	
Bar or Drinking Establishment	æ		±.	3	Р	Р	Р		Р		
Bed and Breakfast Facility	SE	SE	SE	SE	SE	Р	11 St				800-33
Brewery, Distillery or Cidery	.=:	×:	-	я	Р	Р	Р		Р	Р	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE				800-35
Community Garden	Р	P	Р	Р	P	P	Р	P	P	P	
Conference Center, Event Center, Commercial Event Venue	8	36	2.	8.	Р	P	4	P	P	P	
Convenience Store	-	:=:	31	191	P	P	P		P	Р	
Dance Club, Discotheque, Nightclub	(#)	(#);	*-	:		Р	p		9		
Eateries Less than 10,000 SF	#K	=	#:	31	P	P	P	P	Р	P	
Eateries More than 10,000 SF	120	-	140		14.	Р	P.		р	Р	
Market Garden	_		187	*	Р	P	P	De F	P	3	
Day-Care Center	-	-	4	÷	Р	180	14.				
Day-Care Center Less Than 5,000 SF	-	-	140	(4)	р	Р	P	P.	P		
Fast Food Restaurant	-		:#AV	3 .	Р	P	Р		The state of		
Funeral Home	-		~	Р	Р	P	(4)		-		
Overnight Lodging	_		180		Р	P	Р		P	p	
Mixed Use Building	_		-	(+)	Р	Р	91		2		

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	0.0	nc-c	4	9-1	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop				2	SE	-	SE		Р	Р	800-46
Motor Vehicle Fuel/ Gasoline Station	•		÷	-	P	÷	Р		Р	Р	800-47
Motor Vehicle Service and Repair Facility	-	•		-	÷	*	Р		P	Р	800-47
Motor Vehicle Sales	9	2		-	*		Р		P	Р	800-47
Museum, Art Gallery and Cultural Facility	-			-	P	P	P	Р	P	P	
Professional Services Less Than 8,000 SF			*	-	P	Р	Р		Р	Р	
Professional Services Greater Than 8,000 SF	-	-	-	•	-	P	P		Р	Р	
Recreational Facility, Commercial	-		*	*	P	Р	P		P	2	
Radio, Television, Broadcast, or Recording Studio	-			·	•	Р	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	•	2	-	Р	P	Р		Р	Р	
Retail Store or Shop Less than 10,000 SF	-	•	-	=	98	Р	P	P	2 -		
Smoke Shop			-	[F]	Р	Р	Р	4	P	Р	
Theater or Auditorium	-	-	-	¥	*	Р	Р	P	P		
INDUSTRIAL USES			2								
Artisan Food and Beverage	-		à	-	==	P	P	P	Р	р	
Artisan Manufacturing	-		+			a	3		P	Р	
Bakery, Industrial	-		3	2	0	e I		9	Р	Р	
Cold Storage Plant or Food Processing Plant	-	3	(0)	8			*		2	Р	
Communication Antenna	-	ē ;	3	=		=		2		P	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	D-0	O.C.C	<u></u>	<u>1</u> .6	Supplemental Regulations
Distribution Center				-		2	2	2		р	
Extraction and Mining of Raw Materials	-	5.	•	Ē.		**				P	
Light Manufacturing	-	*		=		ě	2		Р	P	
Medical Testing Laboratory	2			-	-	*	=	11		Р	
Newspaper Printing or Job Printing	5			-	ě	ě	2		P	Р	
Permanent Containerized Storage		*	•	÷.	2	36	21		SE	SE	800-48
Public Utility	Р	Р	Р	P	P	P	P	Р	P	Р	
Private Transportation Service	5	•	•	2	É	ě			P	P	
Research and Development	=	-	·	ŧ	i e	÷		P	Р	Р	
Self-Storage Facility	-		*			*	*		Р	Р	
Truck Terminal	•			*	ě		¥			Р	
Warehouse									P	Р	
Waste Processing Facilities	-	-	•	*			- e	2		SE	800-56
Small Cell Wireless Facilities	Р	Р	Р	Р	Р	Р	P	P	Р	Р	<u>595</u>
Wholesale Sales and Services	-		-	=		P	P		Р	Р	
Wind Turbines or Wind Energy Conversion Systems	-		-	-						SE	800-57



PLANNING & 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)

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)
PROPERTY LOCATION: 1718 5th Ave, 1806 5th Ave
PURPOSE OF APPEAL: 10 ANOW 3-KAIRS ON 1 LOT AND ANOW
4 shed a 2 Traites on other lot. Plan on Putting
Fence up along Side of Property
ı ,
DESCRIPTION OF PREMISES: BOTH CONSIDERED VACANT 10+5
USE OF PREMISES: TO Store Trailers In Winter 9 Street
OFF-STREET PARKING:
PLEASE FILL IN ALL PORTIONS BELOW, "SAME" AND "NON-APPLICABLE" IF NEEDED
PROPERTY OWNER INFORMATION
NAME: James mecomen
ADDRESS: 1803 5th ANC AHOOMA PA 16602
PHONE: (814) 515 - 4027 EMAIL: MYONE II James 930 amailis com
APPLICANT INFORMATION
NAME: Same
ADDRESS: SAME
PHONE: SAMES EMAIL:
DESIGN PROFESSIONAL INFORMATION
NAME:
ADDRESS:
PHONE: EMAIL:
Inu(well 8-71-25
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:



1806 5th ave

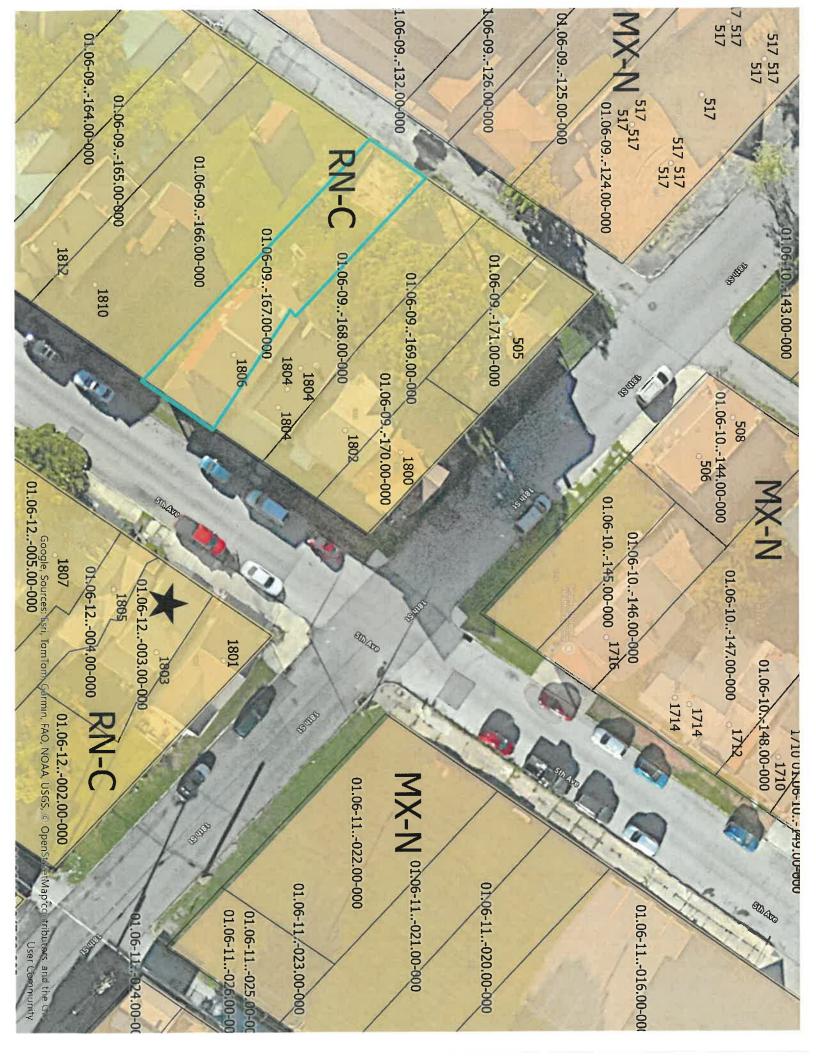
1 message

james mcconnell <mcconnelljames93@gmail.com>
To: "smcmillen@altoonapa.gov" <smcmillen@altoonapa.gov>

Mon, Sep 22, 2025 at 2:17 PM

Would like to park 3 5th wheel campers on lot usually from October to March while not used for camping campers are moved all summer and used till end of season only need for storage in winter paying to store units now bought property for winter storage





Section 800-29

Principal Use Table

Principal Use Table

			lential tricts		Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	DC-C	#	9-1	Supplemental Regulations
RESIDENTIAL USES											PIN
1 Unit	Р	Р	Р	Р	Р	146	-		- (*:	-	
2 Units		Р	Р	Р	Р	Р	140	~ -	-	-	
3 Unit	17am	785	Р	Р	Р	P	:		-12	11 190	
4 Unit		3+2	Р	P	P	Р	Р		Р	100	
5+ Unit	Light.	11	(/52	P	P	Р	Р	141	P	75	
Accessory Dwelling Units (ADUs)	Р	Р	(e)	250	<u>.</u>	:	12				800-3
Conversions Apartments	18:	(ee	SE	SE	SE	SE				4	800-3
Dormitory		22	243	960	-	SE		P	180	1	800-3
Group Home - Protected Class	Р	Р	Р	Р	Р	Р	P		Р	Р	
Group Home - Not Protected Class	141	141	SE	SE	-		:+:				800-4
Halfway House - Protected Class	Р	Р	Р	Р	Р	Р	P	191	Р	Р	
Halfway House- Not Protected Class	-		SE	SE	-	2	E.				800-4
Institutionalized Housing	-	U.	15.	SE	2	18	16			16.	800-4
Live-Work Housing	-		185	=	P	Р	18		P		
Major-impact Home-based Business	SE	SE	SE	SE	Р		-			*	800-4
No-impact Home- based Business	Р	Р	Р	Р	Р	2					
Manufactured Home Park	-			ŧ	•				¥		
Rooming and Boarding Home	-			SE	SE		*		ė	Tie I	800-5
Short-term Rental	Р	Р	Р	Р	Р	P	Р		P	- 1	
Student Home	SE	SE	SE	SE	SE	SE	Ť.		1 + 1		800-5
Townhome	_	Р	Р	Р	Р	27			Р		

			ential ricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	o o o o o o o o o o o o o o o o o o o	±	9-1	Supplemental Regulations	
PUBLIC OR QUASI-P	UBLIC US	ES									
Bus Shelter	SE	SE	SE	SE	Р	P	Р		Р	Р	800-34
Cemetery	Р	Р	Р	Р	P	Р	P		Р	P	
Cultural Center or Facility		¥	ž	¥	Р	Р	Р	р	Р	p	
Emergency Shelters	*	-	P	SE	Р	-5	-	_Р	P	Р	
Forestry Activities	P	Р	Р	P	Р	Р	P		Р		
Government Facility	P	Р	P	P	Р	P	p	13	P	Р	
Public Libraries and Museums	SE	SE	SE	Р	Р	P	- 8	P		1=	800-49
Park or Recreation Facility	Р	Р	P	P	Р	\P	Р	P	Р	Р	
Parking Structure	Ē	-	-	¥	-	Р	P	P	P		
Places of Worship	Р	P	Р	Р	Р	P	P	P	P	Р	
Public or Quasi- Public Community Facility	Р	Р	Р	Р	P	Ρ	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	Р	Р	2	P				800-39
INSTITUTIONAL ANI	D OFFICE	USES									
Health Services				SE	P	P	P	P	Р	Р	800-43
Professional Office Less Than 5,000 SF	-	2		¥	P	Р	P		Р	P	
Professional Office More Than 10,000 SF	-	-	÷	-	-	P	Р.		Р	P	
Outpatient Medical Care	-	-	*	-	-	P	P		Р		
Hospital	-	-			5	Р					
Pharmacy		9	\$	-	P	Р	Р	*	P		
COMMERCIAL AND	RETAIL U	SES									int.
Adult Use	-					š			SE	SE	800-52
Agricultural Operations	-	-	-	4		-			Р	P	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2-C	DC-C	<u>u.</u>	P.G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-			*		ŧ	٠		P	P	
Arts, Crafts, or Food Market	-	5		÷		P	P		P		
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	#		Р	P	Р		P	P	
Automotive Assembly	i t		121	3		ê	2.		Р	P	
Bar or Drinking Establishment		Q.	· ·	•	Р	P	P		Р		
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	8	1			800-33
Brewery, Distillery or Cidery	-	14.5	**	æ	Р	Р	P		Р	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE				800-35
Community Garden	Р	Р	Р	P	Р	Р	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	±.	*:		ē	Р	Р	NI.	р	P	P	
Convenience Store	-	-	(4)		Р	Р	Р		Р	P	
Dance Club, Discotheque, Nightclub	-	121	=0	-	-	P	P				
Eateries Less than 10,000 SF	-	(4)			Р	P	Р	P	Р	P	
Eateries More than 10,000 SF	-	1 <u>7</u> /		3	3	P	P		P	P	
Market Garden	-	30	=-	74	P	Р	P		P	13 c	
Day-Care Center	-	(4)	-		P				-		
Day-Care Center Less Than 5,000 SF	-	9	-	2	Р	Р	P.	p	P		
Fast Food Restaurant	-	#(*	Р	P	P				
Funeral Home	-	134		Р	Р	Р	41				
Overnight Lodging	-	(4)	w	ia .	Р	Р	P		р	P	
Mixed Use Building	-			æ	Р	Р				11 19	

			lential tricts		Mixed Us	se Districts	Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2.5	nc-c	<u> </u>	9-1	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-	*	•		SE	ě	SE		P	P	800-46
Motor Vehicle Fuel/ Gasoline Station		*	-	9	P	2	P		Р	Р	800-47
Motor Vehicle Service and Repair Facility	•		ŧ	8	-	٠	Р		P	P	800-47
Motor Vehicle Sales	-	â		÷.	-		P		P	Р	800-47
Museum, Art Gallery and Cultural Facility	-			8	Р	P	P	P	Р	Р	
Professional Services Less Than 8,000 SF	-	-	-		Р	Р	P		Р	Р	
Professional Services Greater Than 8,000 SF	2	ê	4			Р	P		P	P	
Recreational Facility, Commercial	-	e e		¥	Р	P	P		Р		
Radio, Television, Broadcast, or Recording Studio	2	-	*		-	P	P	P	Р	P	
Retail Store or Shop Less than 8,000 SF	-		÷	<u>ş</u>	P	Р	P		Р	P	
Retail Store or Shop Less than 10,000 SF	-			•		P	P	p			
Smoke Shop		¥	•	•	P	P	р		P	P	
Theater or Auditorium	-	-	ě	2		P	Р	P	P		
INDUSTRIAL USES								N THE			
Artisan Food and Beverage	-				a.	Р	P	P	P	P	
Artisan Manufacturing	-		2	116			-		Р	Р	
Bakery, Industrial	-								P	P	
Cold Storage Plant or Food Processing Plant		•		-		÷				Р	
Communication Antenna	-	-			3.1	ē	8		201	P	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	D:On	<u> </u>	5-	Supplemental Regulations
Distribution Center	_								1 5	Р	
Extraction and Mining of Raw Materials		÷	•	2		×	5			P	
Light Manufacturing	-			=	ε			1111	P	P	
Medical Testing Laboratory	-	-		3	-	*		-		Р	
Newspaper Printing or Job Printing	-	1 8		*	-				P	Р	
Permanent Containerized Storage	-	*		*		2			SE	SE	800-48
Public Utility	Р	P	Р	P	Р	Р	P	P	Р	P	
Private Transportation Service		-	*	•	ē	8	*		Р	P	
Research and Development	-	-	*				Ē	Р	P	P	
Self-Storage Facility	-		-	-2	-	-			P	P	
Truck Terminal	*		*		-	-				P	
Warehouse									P	P	
Waste Processing Facilities	-	-		e		-				SE	800-56
Small Cell Wireless Facilities	Р	P	P	P	Р	P	Р	P	Р	Р	<u>595</u>
Wholesale Sales and Services	-	-	-	-		P	P		P	P	
Wind Turbines or Wind Energy Conversion Systems	-	ê		÷		*	-			SE	800-57



PLANNING & 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)

(INSTRUCTIONS EXCREE	DON THE REVERSE SIDE)
PROPERTY LOCATION: 600 4th Avenue Altoona PA 16602	
PURPOSE OF APPEAL:	
The purpose of the appeal is to allow multiple household n granted permission from the zoning appeals board but a te timely manner. I was told I had to appear before the zoning	chnicality happen. I failed to get my license renewed in a
DESCRIPTION OF PREMISES: Five bedroom house 2 bathroom	ns
USE OF PREMISES: Recovery House/Boarding Home	
OFF-STREET PARKING: Residence are not allowed vehicles v	hile residing in the recovery house.
PLEASE FILL IN ALL PORTIONS BELOW, "SA	AME" AND "NON-APPLICABLE" IF NEEDED
PROPERTY OWNE	R INFORMATION
NAME: Nathaniel Germany	
ADDRESS: 1911 15th Ave Altoona PA, 16601	
PHONE: 814-330-8197	EMAIL: dj_nategermany@yahoo.com
APPLICANT IN	IFORMATION
NAME: Pastor Nathaniel Germany	
ADDRESS: 1416 18th Street Altoona PA, 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com
DESIGN PROFESSIO	NAL INFORMATION
NAME: 18th Street Community Church	
ADDRESS: 1416 18th street Altoona PA, 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com
Nathamo elen	9.2.25
SIGNATURE OF APPLICANT	DATE
OFFICE U	SE ONLY
□ VARIANCE \$500.00 □ APPEAL DETERM	NATION \$500.00 □ OTHER
☐ SPECIAL EXCEPTION \$500.00 ☐ APPEAL VIOLATION	ON NOTICE \$500.00
PREVIOUS APPEAL TO ZONING HEARING BOARD?] NO □ UNKNOWN
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UP	ON:

Narrative:

My name is Nathaniel Germany, and I was trying to pay my renters license fee when the lady at the counter asked me if I operate a boarding home. I told her it's like a boarding home it's a recovery house. The lady said I needed to see another lady in charge. I met with the lady in charge, and she must have looked up my information on the property and said I would have to meet with the zoning appeals board. The lady stated that because I did not file my license and pay my fee in a timely manner, I couldn't renew my rental license. The lady said I had to pay \$500 and meet with the board.

I looked up my zoning designation area and I believe I am in the lime green color which is for multiple households. I am not sure if I am allowed a boarding home/recovery house in this zoning area.

I am asking for a special exception to be granted permission to continue operating Sanctuary House a recovery house for men in this zoning area.

The Altoona zoning board already granted me approval if I agreed to not allow residence to possess vehicle or allow residence of the Sanctuary house to drive vehicle while residing in the Sanctuary House and to make sure Sanctuary House promotes a safe and secure environment for the neighborhood.

Resident members of Sanctuary House are not allowed to use vehicles of any kind so parking will not be an issue.

Members who enter Sanctuary House are required to sign a membership agreement which states they are not permitted to drive a vehicle and if they violate this agreement they can be discharged from Sanctuary House.

Sanctuary House will not be a detriment to the neighborhood or the community because Sanctuary House has placed policies and procedures in place to promote safe and secure house for the neighborhood. Curfew, recovery meetings, random urinalysis testing, assisting with job search, and neighborhood watch.

Sanctuary House location is also **800-50 R MH-Multiple-Household Residential Zone.**Section (C) Group home for a class of people protected by American with Disabilities Act, the Fair Housing Act, or their amendments. (Such classes include the elderly, the homeless, **recovering drug addicts**, persons with AIDS, the mentally challenged, and the mentally ill.)

I am asking the board to please grant Sanctuary House permission to operate in the City of Altoona so this organization can continue to save lives and help homelessness.

01.08-03013.00-000 01.08-03013.00-000 01.08-03048.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000 01.08-03046.00-000
01.08-03003.00-000 01.08-03015.00-000 610 610 610 610 610 605 RN-C 01.08-03032.00-000 605
615 01:98-03016.00-000 606 601 601 601 601 601 01.08-03031.00-000 01.08-04102.00-000
601 601
01:08-03006.00*000 607 01:08-03020.00-000 600 01:08-04071.00-000 523 525 525 525 01:08-03005.00*000 01:08-04068.00-000 602 602 602 602 602 602 602 602 602
01.08-03007.00-000
404 402 4.00-000 01:08
52/
01.08-04003.00-000 RN-C 01:08-04039.00-000 518 412.410 01:08-04038.00-000 518
01.08-04001.00-000 01.08-04001.00-000 01.08-04001.00-000 01.08-04040.00-000 01.08-04040.00-000 01.08-04040.00-000 01.08-04040.00-000 01.08-04040.00-000











Certificate of Licensure

Issued to: 18TH STREET COMMUNITY CHURCH- SANCTUARY HOUSE

Facility No.: 077002

Type:

THIS CERTIFICATE AUTHORIZES SANCTUA

SANCTUARY HOUSE 600 4TH AVENUE

TESOSIA PLACES

ALTOONA, PA 16602

To Provide The Following Drug and Alcohol Activities

Recovery House (13)

Approval Date: August 01, 2025

Expiration Date:

July 31, 2026

Latika Davis-Jones, PhD, MPH, MSW Secretary of Drug and Alcohol Programs

Department of Drug and Alcohol Programs

Pennsylvania

NOTE: THIS CERTIFICATE OF APPROVAL IS ISSUED TO THE ORGANIZATION NAMED ABOVE AND IS FOR THE PREMISES AND FACILITY NAMED AND IS NOT TRANSFERRABLE.

ADDENDUM 4 TO AGREEMENT FOR SERVICES

THIS ADDENDUM, made this 13th day of June, 2025, by and between Blair County Drug and Alcohol Program, Inc. ("SCA"), and 18th Street Community Church-Sanctuary House ("Contractor").

WHEREAS, on July 1st, 2020, the parties entered into an Agreement for the provision of drug and alcohol abuse, treatment and prevention services.

WHEREAS, the parties have mutually agreed to amend the terms and conditions of said Agreement as set forth below.

NOW, THEREFORE, in consideration of the premises and the mutual promises contained herein, and intending to be legally bound thereby, the parties hereto agree as follows:

- The term of the agreement is extended and will now expire on December 31, 2025. 1.
- 2. Replace Appendix F, Rate form(s)
- All other provisions of the Agreement of 18th Street Community Church-Sanctuary House shall remain in full force and effect as written or amended in this contract addendum executed by the parties hereto and not superseded herein.

WHEREFORE, in witness of the covenants set forth below on the attached pages, the parties have affixed their signatures hereto:

IF THE CONTRACTOR IS A CORPORATE ENTITY, PLEASE HAVE EITHER THE PRESIDENT OR VICE PRESIDENT AND EITHER THE SECRETARY/ASSISTANT SECRETARY OR TREASURER/ASSISTANT TREASURER OF THE CORPORATION SIGN. IF ANY OTHER PERSON HAS AUTHORITY TO EXECUTE CONTRACTS, THAT PERSON MAY SIGN, BUT A COPY OF THE DOCUMENT CONFERRING THAT AUTHORITY (SUCH AS BY-LAWS OR CORPORATE RESOLUTION) MUST BE SENT WITH THIS CONTRACT WHEN RETURNING IT FOR PROCESSING.

DATE: 6-27-25

DATE: 6-22-25

ADDENDUM 4 TO AGREEMENT FOR SERVICES

Blair County Drug and Alcohol Program, Inc.	
BY: udith a Cosser	DATE: 6/13 /2025
Executive Director	
ATTEST:	
BY: Michille Childres	DATE: 6/13/2025
Michelle Childens Print/Type Name	

Section 800-29

Principal Use Table

Principal Use Table

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	D-0	UC-C	<u>#</u>	<u> </u>	Supplemental Regulations
RESIDENTIAL USES	86						LE IT.	HILL		H, H	
1 Unit	Р	Р	P	Р	P	125	-		31		
2 Units		Р	Р	Р	Р	Р			-	-	
3 Unit	÷	+	Р	Р	Р	Р	241			*	
4 Unit	22		Р	Р	Р	Р	P		P	1, 1	
5+ Unit	*	· **	· · ·	P	P	Р	P		Р		
Accessory Dwelling Units (ADUs)	P	P	(e. 1	(4)	۰		(A)		1 ±	3	800-31
Conversions Apartments	39-1		SE	SE	SE	SE	*		- 8	*	800-3
Dormitory	19	~	100	*		SE	-	P	30		800-3
Group Home - Protected Class	Р	Р	P	Р	P	Р	ρ		Р	P	
Group Home - Not Protected Class	.2		SE	SE	·	(2)	-		~		800-4
Halfway House - Protected Class	Р	Р	P	Р	Р	Р	Р		Р	P	
Halfway House- Not Protected Class	(#)		SE	SE	æ	*					800-4
Institutionalized Housing	100	-	i se	SE		:=:	8				800-4
Live-Work Housing	(5)	76	7±	\/≅	Р	Р	*		P		
Major-impact Home-based Business	SE	SE	SE	SE	Р	·				-	800-4
No-impact Home- based Business	Р	P	Р	Р	Р	.83	2				
Manufactured Home Park		:•	(+)	8	æ	æ					
Rooming and Boarding Home		124		SE	SE	(4)		×	- 15	-	800-5
Short-term Rental	Р	Р	Р	Р	Р	Р	Р		P		
Student Home	SE	SE	SE	SE	SE	SE	10 1 to 1		14		800-5
Townhome	E	Р	Р	Р	Р		6		P		

			lential tricts		Mixed Us	se Districts	Commercial Districts	Campus District	Industria	l Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2.5	nc-c	<u>.</u>	1.6	Supplemental Regulations
PUBLIC OR QUASI-P	UBLIC US	SES		WATER		Days.	W. Free		5. 13		
Bus Shelter	SE	SE	SE	SE	P	Р	P		p	Р	800-34
Cemetery	P	Р	Р	P	Р	Р	Р		P	Р	
Cultural Center or Facility	8	•	-	•	Р	Р	Р	p	P	P	
Emergency Shelters	5	ä	Р	SE	Р	-	×	P	Р	P	
Forestry Activities	P	Р	Р	Р	Р	Р	P		P		
Government Facility	Р	Р	P	Р	P	Р	P		Р	P	
Public Libraries and Museums	SE	SE	SE	Р	Р	Р		Р		2	800-49
Park or Recreation Facility	Р	P	P	Р	Р	P	P	P	P	P	
Parking Structure	•	*	•	•	Ŧ	P	P	P	P		
Places of Worship	P	Р	Р	P	Р	Р	P	P	Р	Р	
Public or Quasi- Public Community Facility	P	P	P	P	Р	P	Р	P	Р	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	*	P				800-39
INSTITUTIONAL ANI	D OFFICE	USES									45.14
Health Services	3		1 8	SE	Р	P	Р	Р	Р	Р	800-43
Professional Office Less Than 5,000 SF	_	÷		-	P	P	Р		Р	Р	
Professional Office More Than 10,000 SF	*			*		P	Р		Р	Р	
Outpatient Medical Care	-	- 1	•			Р	P		Р		
Hospital			2	-	9	P	= [
Pharmacy	=		*		P	P	P	1	Р		
COMMERCIAL AND	RETAIL U	SES									
Adult Use			3		÷			12.1	SE	SE	800-52
Agricultural Operations	-			*	-	*	*		P	Р	

			lential tricts		Mixed Us	se Districts	Commercial Districts	Campus District	Industria	l Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C·C	nc.c	<u>u.</u>	1-6	Supplemental Regulations
Animal Hospital and Animal Boarding Facility		-				-	-		P	P	
Arts, Crafts, or Food Market	9	·	*			P	p		P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	•			Р	P	P		P	Р	
Automotive Assembly		-	*	2					P	P	
Bar or Drinking Establishment	18"	2	ä	÷	Р	P	P		P	*	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P					800-33
Brewery, Distillery or Cidery	4	2	-	*	Р	P	P		P	Р	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE				800-35
Community Garden	Р	Р	Р	Р	P	Р	P	P	Р	P	
Conference Center, Event Center, Commercial Event Venue	æ	÷	•		Р	P		ř	P	P	
Convenience Store		8		¥	P	P	P		P	Р	
Dance Club, Discotheque, Nightclub	è	-	2	-	٠	P	P			*	
Eateries Less than 10,000 SF	2.1	1	-	2	Р	P	P	Ė	P	В	
Eateries More than 10,000 SF		e		,	.=	P ^a	P		Р	P	
Market Garden	8	3	-		Р	Р	P		P		
Day-Care Center	(4)	-			Р						
Day-Care Center Less Than 5,000 SF	:=,.	=		14	Р	P	P	P	P		
Fast Food Restaurant	-	-	-		P	Р	P				
Funeral Home				Р	Р	P	2		ž	10 8 5	
Overnight Lodging	_	-	-	ā	Р	Р	P		P	Р	
Mixed Use Building	-	-	*	4	Р	Р			* 1	<u> </u>	

			lential tricts		Mixed Us	se Districts	Commercial Districts	Campus District	Industria	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C.C	nc.c	<u></u>	5-1	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-				SE)e:	SE	7	P	P	800-4
Motor Vehicle Fuel/ Gasoline Station		e	(**		Р	393	P		P	P	800-47
Motor Vehicle Service and Repair Facility	-			·*		æ	P		P	P	800-4
Motor Vehicle Sales	=:	-	191	788			Р		Р	Р	800-4
Museum, Art Gallery and Cultural Facility		8-	100	i e	Р	Р	Р	p.	Р	P	
Professional Services Less Than 8,000 SF	£	-	1.21	· E	Р	Р	P		p	p	
Professional Services Greater Than 8,000 SF	a	-	le:	, es	7.50.	P	P		Р	P	
Recreational Facility, Commercial		•	1.5	15	Р	Р	Р		P		
Radio, Television, Broadcast, or Recording Studio	-		+	- 81	¥	Р	Р	P	Р	P	
Retail Store or Shop Less than 8,000 SF	+	-		: =:	Р	P	Р		P	P	
Retail Store or Shop Less than 10,000 SF	-	-	=:	5	12	P	P.	P			
Smoke Shop		-	-	8	Р	Р	Р		P	P	
Theater or Auditorium	*			=		Р	P	P	Р	i i	
INDUSTRIAL USES	10.										
Artisan Food and Beverage	-		-	÷	*	Р	P	P	р	Р	
Artisan Manufacturing	-	2	ş	1	a a	¥'	12/1		Р	P	
Bakery, Industrial			-	-	-		1		P	Р	
Cold Storage Plant or Food Processing Plant	-			-		÷	-			P	
Communication Antenna	-		÷	-				11 - 14		P	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2.5	o-on	<u> </u>	1-G	Supplemental Regulations
Distribution Center	5:	14.	196			*				P	
Extraction and Mining of Raw Materials	=	e e		1942	*	200				P	
Light Manufacturing	=		151	(i=:	(e)	:=:	**		Р	P	
Medical Testing Laboratory	===	=		V#X	48		2		1:41	P	
Newspaper Printing or Job Printing	2	-	742	241	(4)	*			Р	P	
Permanent Containerized Storage				(4)		(æ:			SE	SE	800-48
Public Utility	Р	Р	Р	Р	Р	Р	P	P	Р	P	
Private Transportation Service	¥i	¥			(+:	1.			Р	Р	
Research and Development	-	-	-	7.0	·	181	:::	P	Р	Р	
Self-Storage Facility	-		5	i.e.	- 8	Toe	12		Р	Р	
Truck Terminal	8	-					· ·			P	
Warehouse									P	p.	
Waste Processing Facilities	S S	8	-	.51	=	=				SE	800-56
Small Cell Wireless Facilities	Р	Р	Р	Р	Р	Р	P	P	Р	P	<u>595</u>
Wholesale Sales and Services		ä	2	÷	=	Р	P		Р	P	
Wind Turbines or Wind Energy Conversion Systems	8			·	5	•				SE	800-57

Public Libraries and Museums

Section 800-50

Public Utility **Facilities**

Rooming House or Boardinghouse

- The containers shall be maintained in sanitary condition to the basic standards for structures as determined by the City of Altoona Code Enforcement Department.
- The containers shall not be used for advertising; no signs shall be affixed D. to any part of the exterior of the containers.
- The containers shall not be visible from any street (alleys excepted) or any nonindustrial zoning district.

Public Libraries and Museums

- The perceived scale of the proposal shall not detract from the residential character of the surrounding neighborhood.
- The appearance of the building shall be residential in character (i.e., В. gabled rooflines, wood siding or brick, an articulated footprint, varied facade, etc.).
- Proposed traffic will not severely change the residential nature of the neighborhood, and all public and private roads (existing and proposed) serving the site shall be of adequate design and width to handle such traffic.
- There shall be no exterior loudspeaker systems or other audible signals D. which can be heard at the property line.
- Signs shall be limited to one freestanding identification sign per street on E. which the facility has frontage and access and one wall sign. Traffic signs shall be permitted as necessary through the land development process.

The facilities shall not hold public gathering functions unless specifically permitted by the Zoning Hearing Board. If such function is granted, it shall be conditional on the applicant's ability to comply with the provisions of Part 7.

Public Utility Facilities

A. Public utility facilities, excluding production, service, and storage yards, shall be permitted in any zone without regard to the use and area regulations; provided, however, that buildings or structures erected for these utilities shall be subject to the height regulations and front, side, and rear yard regulations of the zone in which the facility is located.

Rooming House or Boardinghouse

- Off-street paved parking spaces must be provided on the same lot as the rooming house or boardinghouse. See Article 4 for space requirements.
- No Rooming house or boardinghouse shall be occupied or used as such B. until a zoning permit and residential rental unit license have been issued.
- The maximum number of occupants permitted in a rooming house or boardinghouse shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code, as it adopts the International Property Maintenance Code. However, this number shall not exceed the number of bedrooms with closets in the involved structure.

- A rooming house or boardinghouse cannot be established on a lot smaller than 6,000 square feet.
- An effective and acceptable plan for internal and external security E. and oversight must be provided to the Zoning Hearing Board for consideration and approval at the hearing.
- For each rooming house or boardinghouse, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.
- The City of Altoona Fire Department and the Codes & Inspections Department must inspect and approve each rooming house or boardinghouse according to their requirements prior to the hearing, and annually thereafter.
- For each rooming house or boardinghouse, updated lists of tenant names, as well as the responsible party or property manager, must be provided to the Zoning Officer. Any change in residents or management must be so reported within 24 hours of the change. The property owner bears the onus for reporting this information as required.
- All interior and exterior repairs to smoke/carbon dioxide detectors or 1. other life/safety violations required by any City code must be made within 10 days of notice. All other required repairs must be made within 45 days of notice.

Sexually Oriented Business (Adult Use)

- Sexually oriented business, with these three sets of findings: Α.
 - That the applicant(s):
 - Is an individual person or are all individual persons in a group, partnership, corporation, or other business association having at least a ten-percent interest, whether direct or indirect.
 - b. Is 18 years old or older and has an interest in the property.
 - Certifies that no one on the premises shall be under the age of 18 years.
 - Has never been convicted of any offense involving sexual misconduct, including without limitation prostitution, rape, obscenity, statutory rape, possession of child pornography, or corruption of minors.
 - Agrees that the Zoning Officer and the City of Altoona Police Department may inspect the premises for compliance with this chapter and the Board's permit upon request whenever the business is open.
 - 2. That the business:
 - Is not located within 1,000 feet of a house of worship, a school (public or private preschool, child day-care, elementary, or secondary facility), a public library, a public park, or a childoriented business. Such measurement shall be taken from the structure in which the sexually oriented business is to be located

Section

Sexually Oriented **Business**



PLANNING & 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)

	AL .
PROPERTY LOCATION: 2801 Deale Hu	e. Hitoone, PA (660)
PURPOSE OF APPEAL:	proexcial-Industrial
	loquest-
DESCRIPTION OF PREMISES: BUSINESS COM	
90.00	mercial - Industrial
USE OF PREMISES: BOETS H-Vac Serv	100
OFF-STREET PARKING: N	
PLEASE FILL IN ALL PORTIONS BELOW, "	SAME" AND "NON-APPLICABLE" IF NEEDED
PROPERTY OWN	IER INFORMATION
NAME: Froderick T Dodson "	Dandra A Dodson
ADDRESS: 500 Blackie Lane A	HOONE, PA 16601
PHONE: 814 - 215 - 20 64	EMAIL: Sanfred 5347 e gmail.com
	INFORMATION
E METICIE DONALO DONO	7(1)
ADDRESS: 560 Blacke Lone	FMM. (-00 1531170 1 6
PHONE: \$14 - 215 - 2064	EMAIL: Sanfred53470 gmail.com
DESIGN PROFESSION	ONAL INFORMATION
NAME:	
ADDRESS:	
PHONE:	EMAIL:
0	
Daniel O Ala	9-4-25
Candia 4 today	DATE
SIGNATURE OF APPLICANT	DATE
OFFICE	USE ONLY
☐ VARIANCE \$500.00 ☐ APPEAL DETER	RMINATION \$500.00 🗆 OTHER
☐ SPECIAL EXCEPTION \$500.00 ☐ APPEAL VIOLA	TION NOTICE \$500.00
PREVIOUS APPEAL TO ZONING HEARING BOARD? YES	
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED	JPON:

Date: September 5, 2025

Randy Beers

Beers Plumbing Heating & Cooling Inc.

508 S. Kettle Street

Altoona, PA 16602

Phone: 814-943-0396

Altoona City Zoning Board

1301 12th Street, Suite 300

Altoona, PA 16601

Re: Intended Use of Property - 1801 Beale Avenue, Altoona, PA 16601

Dear Members of the Zoning Board,

I am writing to inform the City of Altoona Zoning Board of my intentions regarding the property located at 1801 Beale Avenue, Altoona, PA 16601. I am the potential buyer of this property and plan to expand and utilize it as the base of operations for my Heating, Ventilation, and Air Conditioning (HVAC) business that is currently operating at 508 S. Kettle Street Altoona, PA 16602.

The property will serve primarily as an office and operations center. Activities on site will include:

- Administrative and scheduling functions Monday thru Friday 7:00a.m. 3:30p.m.
- Storage of tools, equipment, and HVAC parts.
- Parking of company service vehicles currently we have 3 service trucks.

No heavy manufacturing or industrial use will take place on the premises. All work performed for customers will be conducted at their residences or businesses, not at this property.

Please feel free to contact me at the number listed above if further information is needed. I look forward to working with the City of Altoona to ensure proper use of the property as was made at my current location of 508 S. Kettle Street Altoona, PA 16602.

Sincerely,

Randy Beers

Beers Plumbing Heating & Cooling Inc.

01:12-37093.00-000 01:12-37093.00-000 087.00-000 2820 090.00-000 2822 2822 0099.00-000 089.00-000	12-37081.00-000 E RN-C 01.12-37098.0 01.12-37096.00-000 2814 01.12-37096.00-000 2814	2807 37085.00-000 4.00-000	01.12-37058.00-00d 01.12-37086.00-000
2813 01:42-37110.00-000 2817 01:12-37109.00-000 2817 01:12-37108.00-000 2819 01.12-37105.00-000 2819 01.12-37105.00-000	37098.00-000 2808 97.00-000 2810 2812 2810 2811	01.12-37101.00-000 01.12-37101.00-000 01.12-37100.00-000 01.12-37100.00-000 01.12-37099.00-000 2804	01.12-38019.00-000 01.12-38021.00-000 01.12-38032 R1 2-38020.000 01.12-38032 01.12-38050.90-000 01.12-38050.90-000 01.12-38050.90-000 01.12-38029.00-000 01.12-38029.00-000 01.12-38030.00-000
Google	01.12-37114.00-000 2805 2807 01:12-37113.00-000 2809 01:12-37112.00-000	01.12-38 2727 2727 2727 01.12-38041.00-000	01.12-38032.00-000 01.12-38032.00-000 2714 18031.00-000 2720 2720 2724 2724 2724 2724 2724
1F 01.12-37117.00-000 01.00-01RR-006.00-000 2801 2801 01.06-04 01.06-04 User t		-042.00-000 2727 3788 -01.12-38	171 State Industrial 2/U1 Schillings 01.12-38043.00-000 Mood
R-006.00-000 01.06-04001.00-000 contributors and the girl	01.06-05014.00-00	2707	01.12-38., 049.00-00

2801-03 Beale Aus, Altoone, DA 16601

Remarks: 1 PARCEL: 01.12-37..-114.00-000 SALE HISTORY 2016

Control#: 04014250

OWNER: DODSON FREDERICK T & SANDRA A

MOST CURRENT SALE Grantee (Buyer) ODSON FREDERICK T & SANDRA A - HISTORY AREA	Deed 1415-00143	Sale Date 07/23/1999	Price 95000
DODSON FREDERICK T & SANDRA A STRAW ROBERT G & JOANNE M BLAIR CO INDUSTRIAL DEVEP AUTH MARHOEFER BAKING CO INC MOSES SAMUEL A - Penn (res) To	1415-00143 1111-00608 1111-00608 1111-00608	07/23/1999 02/01/1985 04/01/1978 03/01/1977	95000 59000 1 30000

Boole Am. 2801-03- from the beginning was built for industrial USE: up to Dodson Auto Machine Shop.

This property was not intended to be used for recidential Durposes nor could it be used for that how. Our request is that it could still be used for Commercial-Industrial Durposes.

Frederick : Sandra Dodson

9/17/25

2801-03-Deale Ameny Attoone, DA 16601

Printed: Thursday, September 11, 2025 Filename: 014-014250

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Section 800-29

Principal Use Table

Principal Use Table

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industri	al Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	2.5	nec	±	9-	Supplemental Regulations
RESIDENTIAL USES					721		g HY				
1 Unit	Р	Р	Р	Р	Р	*	Ta. I	N. Sale	3		
2 Units		Р	Р	P	P	Р			*	5	
3 Unit		\ \\	Р	Р	Р	P	4.	Own.		5	
4 Unit	-	//as	Р	Р	Р	P	P		Р		
5+ Unit		(to)	II (e)	Р	Р	P	P		P		
Accessory Dwelling Units (ADUs)	Р	Р) w)				*				800-3
Conversions Apartments	-) ##	SE	SE	SE	SE				= = _	800-3
Dormitory		1000	15	٤	(6)	SE	•	P	31		800-3
Group Home - Protected Class	Р	Р	Р	Р	Р	Р	P		P	P	
Group Home - Not Protected Class	=		SE	SE	l la		₩.		-20		800-4
Halfway House - Protected Class	P	P	Р	Р	Р	Р	Æ	-	Р	P	
Halfway House- Not Protected Class		-	SE	SE	-	*	(e)				800-4
Institutionalized Housing	*	1-	(e)	SE		12	55/		*	l.	800-4
Live-Work Housing		1.6	.8	J.E	Р	Р	12 1	19.	Р	9	
Major-impact Home-based Business	SE	SE	SE	SE	Р	V\$1	100				800-4
No-impact Home- based Business	Р	Р	Р	Р	Р	= 	*				
Manufactured Home Park	Er .		-				(#:			-	
Rooming and Boarding Home	¥	-	-	SE	SE		16:		*		800-5
Short-term Rental	Р	Р	Р	Р	Р	Р	Р		Р		
Student Home	SE	SE	SE	SE	SE	SE				11111	800-5
Townhome	+	P	P	Р	Р	-	12		Р		

			lential tricts		Mixed Us	e Districts	Commercial District District		Industrial Districts		Supplemental Regulations
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C		<u>+</u>	5º1		
PUBLIC OR QUASI-P	UBLIC US	ES	Y) TE		144-18				BILE		
Bus Shelter	SE	SE	SE	SE	Р	P	P	1.19	P	P	800-34
Cemetery	Р	Р	Р	Р	Р	P	Р		р	P	
Cultural Center or Facility	:=:			1+1	Р	Р	P	P	P	P	
Emergency Shelters	34	920	P	SE	Р	-	-	P	Р	P	
Forestry Activities	Р	Р	Р	Р	Р	Р	Р		Р		
Government Facility	Р	Р	Р	Р	Р	P	P		Р	P	
Public Libraries and Museums	SE	SE	SE	Р	Р	P	- 2	P	:2: 1		800-4
Park or Recreation Facility	Р	Р	Р	Р	Р	Р	P	P	Р	P.	
Parking Structure	+		æ	> <u>≠</u>	2.00	P	P	Р	P	2	
Places of Worship	P	Р	Р	Р	P	Р	Р	P	Р	P	
Public or Quasi- Public Community Facility	P	P	P	Р	Р	Р	þ	P.	Р	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	Р	Р		Р			*	800-3
INSTITUTIONAL AN	D OFFICE	USES									
Health Services	¥		161	SE	Р	Р	P	P	P	P	800-4
Professional Office Less Than 5,000 SF	-	-		-	Р	Р	P		Р	P	
Professional Office More Than 10,000 SF		•.		e	177	P	р		Р	P	
Outpatient Medical Care	5.			F		Р	Р		P		
Hospital	¥	2	=	*		Р	(6.7		* 1		
Pharmacy		-:	-	÷	P	Р	Р		Р		
COMMERCIAL AND	RETAIL U	SES			113 - 111						1,1-
Adult Use	ş		_	*		le :		1-2-1	SE	SE	800-5
Agricultural Operations	-		*	2	7.		le le l		P	P	

			lential tricts		Mixed Us	Mixed Use Districts Commercial Districts Campus District District Industrial District					
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	D-0	o-on	<u>.</u>	9-I	Supplemental Regulations
Animal Hospital and Animal Boarding Facility			·	•	7.	ŧ			P	Р	
Arts, Crafts, or Food Market	-			•	•	Р	P		Р		
Art or Craft Studio, Studio for Teaching Performing Arts		•	•		Р	Р	Р	i de la	Р	P	
Automotive Assembly	-				ě	100			P	P	
Bar or Drinking Establishment	2	÷	-	¥	P	P	P		P		
Bed and Breakfast Facility	SE	SE	SE	SE	SE	Р			12	-	800-33
Brewery, Distillery or Cidery	-	- = [*	4	P	Р	P		P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE		1		800-35
Community Garden	Р	Р	Р	Р	P	P	P	P	P	Р	
Conference Center, Event Center, Commercial Event Venue	*	-	٠	8	Р	Р	ě	P	Р	Р	
Convenience Store	- 3	=	3		P	Р	P		Р	P	
Dance Club, Discotheque, Nightclub	2			×	-	Р	P				
Eateries Less than 10,000 SF	*		-	•	Р	P	P	/B	Р	p	
Eateries More than 10,000 SF	-	,	ě	30	2	P	P		P	P	
Market Garden	ä	•	-	-	P	P	P		P		
Day-Care Center	-			5	P	-					
Day-Care Center Less Than 5,000 SF	-	3/1	=	2	P	P	P	P	P	cite i	
Fast Food Restaurant	-	-	_ <u>*</u>	•	P	P	Р				
Funeral Home	-		-3	P	P	Р			46/14		
Overnight Lodging	-		¥	-	P	Р	Р		Р	Р	
Mixed Use Building	-	9			P	P					

			lential ricts		Mixed Us	se Districts	Commercial Districts	Campus District	Industria	l Districts	
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	D:0	DC-C	<u> </u>	I-G	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	K#S				SE		SE		P	P	800-46
Motor Vehicle Fuel/ Gasoline Station	<€				Р	(7)	P.		P	P	800-47
Motor Vehicle Service and Repair Facility	-	: .			*	-	P.		P	P	800-47
Motor Vehicle Sales	-				==		P		P	P	800-47
Museum, Art Gallery and Cultural Facility	020			(4)	Р	P	P	Р	P	Р	
Professional Services Less Than 8,000 SF	5 🖝	22	- 2.		P	P	P		P	P	
Professional Services Greater Than 8,000 SF	0.58	· ·	(4)		ě	Р	P		P	R.	
Recreational Facility, Commercial	- s	i i		4	Р	Р	Р		P		
Radio, Television, Broadcast, or Recording Studio	166	+	~	•	•	Р	Р	P	P	Р	
Retail Store or Shop Less than 8,000 SF	/e:	s	5 2 :	•	Р	P	P		P	P	
Retail Store or Shop Less than 10,000 SF	(4)	24:	p.e.			P	P	P	-		
Smoke Shop	(#)	(4)	:=	180	Р	Р	P		P	P	
Theater or Auditorium	181	1882 1882	N#:			Р	Р	P	P	2	
INDUSTRIAL USES			S to the						Flex E		
Artisan Food and Beverage			(4)	1.F		Р	P	P	P	P	
Artisan Manufacturing	-	741	. 25	=		:0:			P	P	
Bakery, Industrial	(6:	J # 6		::e			**		Р	P	
Cold Storage Plant or Food Processing Plant		:•:	:-	i/e	<i>y</i> :					P	
Communication Antenna	-	(*)	38			7				P	

			lential tricts		Mixed Us	e Districts	Commercial Districts	Campus District	Industria	al Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	nc.c	<u>u</u>	1.6	Supplemental Regulations	
Distribution Center		-	12/	2	2	=	1 3	4		P		
Extraction and Mining of Raw Materials	*	-	(2)		2	2				P		
Light Manufacturing	20	ш.	-	19.1	=	*	*	Aler .	Р	P		
Medical Testing Laboratory	(#)	121	(8)						- 3	P		
Newspaper Printing or Job Printing	20	21		*	2	*			Р	Р		
Permanent Containerized Storage	-	er:	-	*	•				SE	SE	800-48	
Public Utility	Р	Р	Р	Р	Р	P	P	P	P	P		
Private Transportation Service	-	4 6	*	20		:			P	P		
Research and Development		28	(4)	127				P	P	P		
Self-Storage Facility	3.53	198	::	2.	2/	F 8		4.5	P	P		
Truck Terminal	720	==:		4.	ar I	:= :=	-			Р		
Warehouse									P	P		
Waste Processing Facilities	•	(2)	•		31	2				SE	800-56	
Small Cell Wireless Facilities	Р	Р	Р	Р	Р	Р	P	P	Р	Р	<u>595</u>	
Wholesale Sales and Services	155			*	(#	Р	Р		Р	Р		
Wind Turbines or Wind Energy Conversion Systems	:: = :	•	·•		187		7			SE	800-57	



Commercial Uses



- New office, retail, restaurant uses, and these uses mixed with residences may be established in existing former commercial, public school and industrial buildings and government facilities within this district so long as the Zoning Hearing Board does the following. Note that this special exception is to be used to allow the reuse and preservation of existing buildings and not new construction. Former buildings that have already been converted to residences are not eligible for this special exception.
- Finds a demonstrated history of the building being used for commercial, retail, office, public school, governmental, or industrial purposes.
- Finds exterior features of the building demonstrating that it was designed for commercial, retail, office, public school, governmental, or industrial purposes. The essential architectural character of the building is to be preserved.
- Finds that converting the building into a conforming permitted use or activity would be cost-prohibitive.
- Finds that the proposed use of the building is similar to the use for which the building was designed and used, or will have less of an impact than that use – especially on traffic and parking.
- Finds that the required public notice was given. 5.
- Finds that enough parking exists on site and on the adjacent streets and avenues so that the activity proposed for the building will not compete with the surrounding neighborhood's parking needs. In counting the number of parking spaces available for the building, the on-street spaces adjacent to its lot shall be counted. Estimates of parking needs shall not exceed those set forth in Chapter 640.
- Sets reasonable limits on the hours of operation, number of employees, noise levels, and odors of the proposed business.
- Requires that the building not be expanded more than 20% of its existing height or footprint unless this is otherwise required by building codes. Note that all existing lot coverage and setback requirements shall apply.
- Finds that the traffic and deliveries generated by the proposed business will not significantly change the residential nature of the neighborhood, and all public and private roads (existing and proposed) serving the site shall be of adequate design and width to handle such traffic.
- Requires that no exterior loudspeaker systems or other audible signals which can be heard at the property line will be used.
- Finds that signage will be limited to either the building's existing signage or one wall sign per each street frontage not exceeding 10 square feet. Traffic signs shall be permitted as necessary through the land development process, and off-premises outdoor advertising shall be prohibited on such buildings.
- Hears staff recommendations on the above requirements.

As part of any approval, the Zoning Hearing Board may attach any reasonable conditions and safeguards, in addition to the requirements of this chapter, that it deems necessary to protect the surrounding neighborhood from the impacts of the building being reused.

As part of any approval, the Zoning Hearing Board may require the applicant to sign an affidavit certifying that the applicant agrees to these provisions and agrees to uphold them and any other conditions imposed by the Board for as long as the business is in operation.

Section 800-36

Conversion **Apartments**

Conversion Apartments

- Any single-family dwelling existing at the effective date of this chapter may be converted into a multifamily dwelling, providing that:
 - It does not exceed density standards.
 - The lot area per dwelling unit shall conform to the regulations for the zone in which it is located.
 - Fire escapes, where required, shall be in the rear of the structure and shall not be located on any wall facing a street.
 - Parking shall be provided in accordance with the provision of Article

Section 800-37

Dormitory

Dormitory

- Dormitories may be established in the Central Business Zoning District, subject to the Zoning Hearing Board finding the following conditions to be true:
 - Off-street paved parking spaces must be provided as described in Article 4. This may be provided off site through a lease presented to the Board.
 - The maximum number of occupants permitted in a dormitory shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code which adopts the IPMC as the City's property maintenance code.
 - A dormitory cannot be established on a lot smaller than 6,000 square 3.
 - An effective and acceptable operation and management plan must be provided to the Zoning Hearing Board for consideration and approval at the hearing. This plan must state the policies for internal and external security and oversight, noise control, and the hours of operation of any nonresidential activities on premises.
 - The proposed dormitory will not create detrimental impacts on surrounding properties given this plan.
 - For each dormitory, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.