

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.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	1718 5 th Ave , 1806 5 th Ave
PURPOSE OF APPEAL:	To Allow 3-trailers on 1 Lot And Allow 1 Shed & 2 Trailers on other lot. Plan on Putting Fence up along Side of Property
DESCRIPTION OF PREMISES:	Both Considered VACANT lots
USE OF PREMISES:	To store trailers in winter & Shed
OFF-STREET PARKING:	

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

PROPERTY OWNER INFORMATION

NAME:	James McCormell
ADDRESS:	1803 5 th Ave Altoona PA 16602
PHONE:	(814) 515-4027
EMAIL:	mccormelljames93@gmail.com

APPLICANT INFORMATION

NAME:	Same
ADDRESS:	Same
PHONE:	Same
EMAIL:	

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	
EMAIL:	


SIGNATURE OF APPLICANT

8-21-25
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:		



Sabrina McMillen <smcmillen@altoonapa.gov>

1718 5th ave

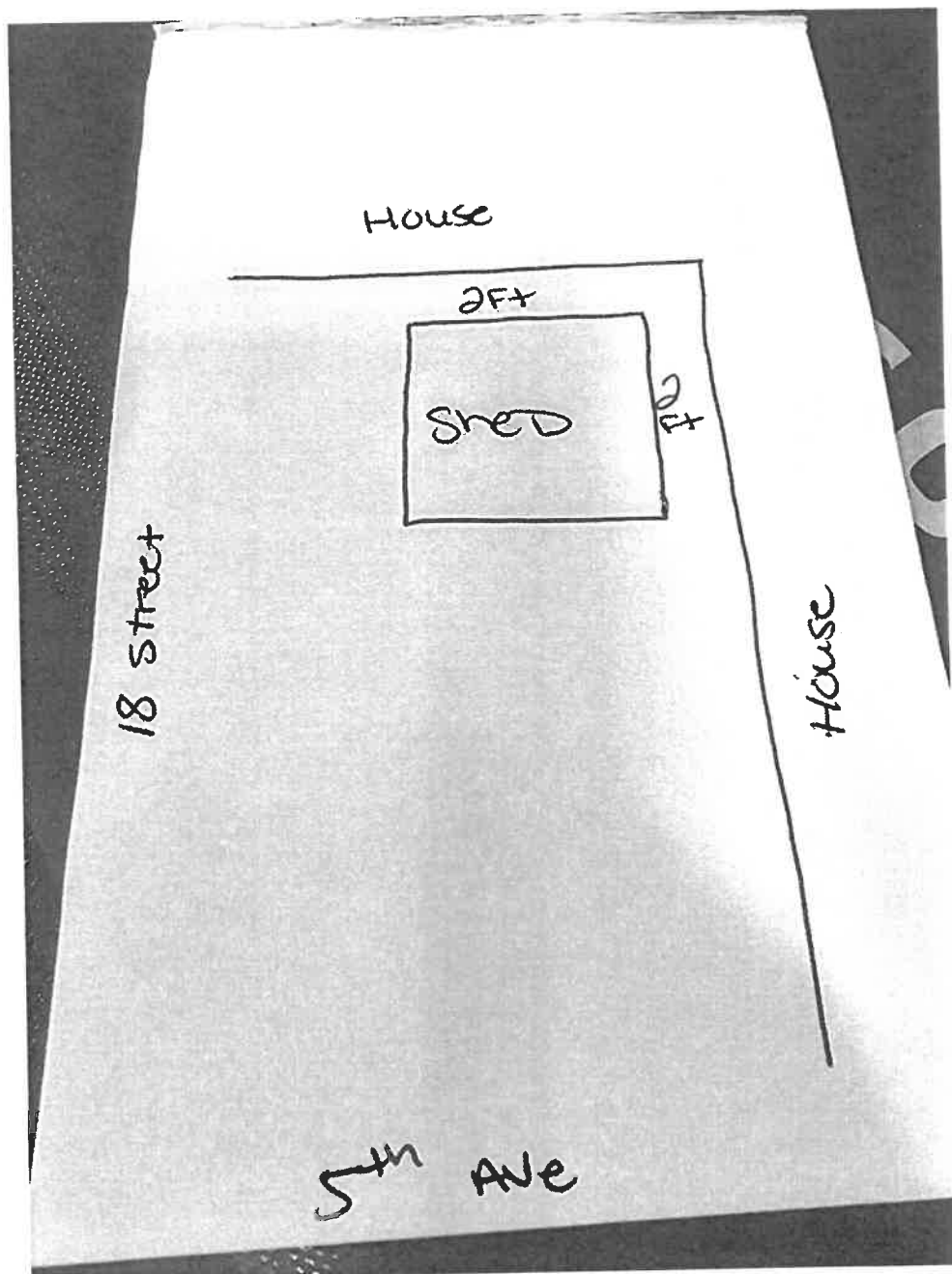
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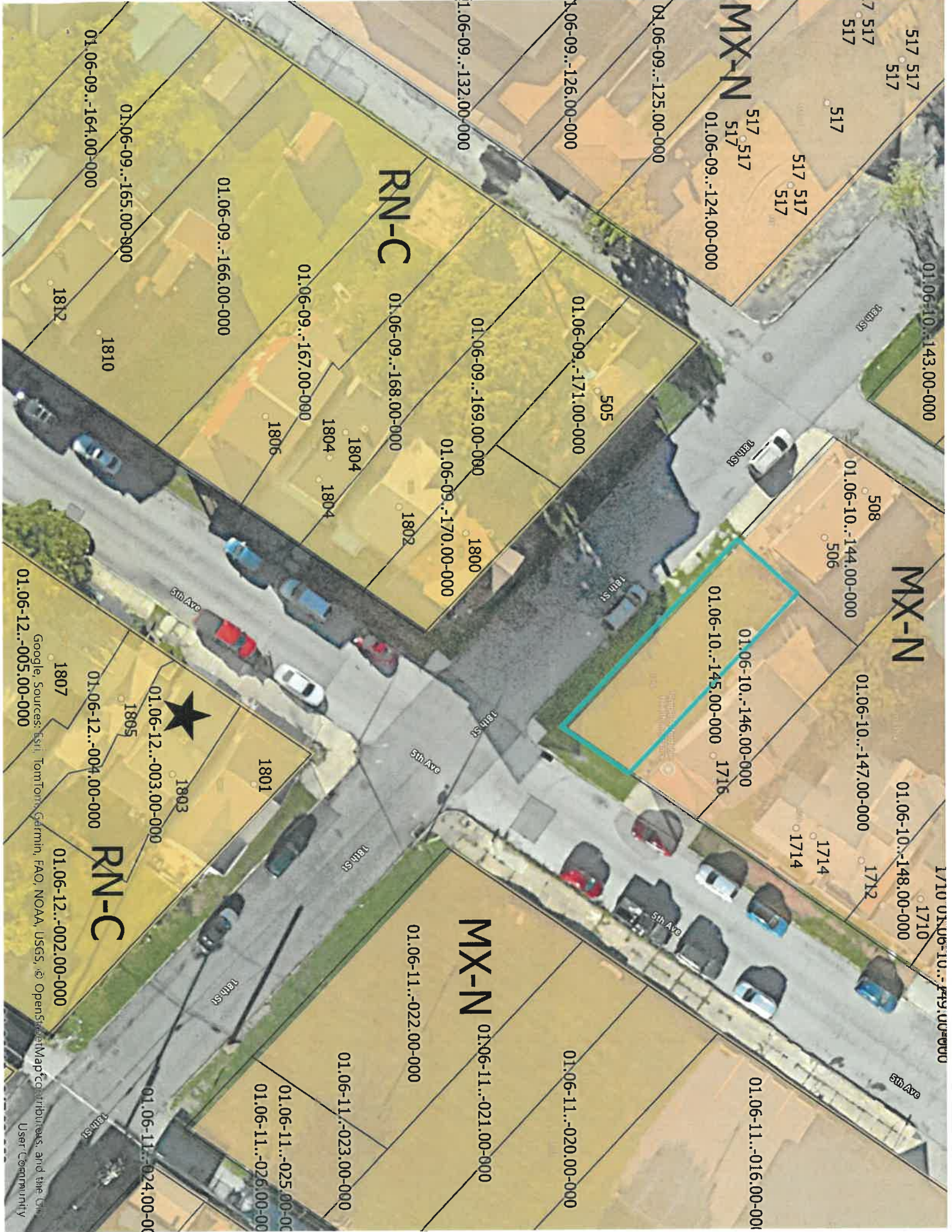
james mcconnell <mcconnelljames93@gmail.com>

Mon, Sep 22, 2025 at 2:15 PM

To: "smcmillen@altoonapa.gov" <smcmillen@altoonapa.gov>

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.





MX-N

RN-C

MX-N

RN-C

MX-N

Google Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the User Community

Section 800-29

Principal Use Table

Principal Use Table

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House-Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
PUBLIC OR QUASI-PUBLIC USES											
Bus Shelter	SE	SE	SE	SE	P	P	P	-	P	P	800-34
Cemetery	P	P	P	P	P	P	P	-	P	P	
Cultural Center or Facility	-	-	-	-	P	P	P	P	P	P	
Emergency Shelters	-	-	P	SE	P	-	-	P	P	P	
Forestry Activities	P	P	P	P	P	P	P	-	P		
Government Facility	P	P	P	P	P	P	P	-	P	P	
Public Libraries and Museums	SE	SE	SE	P	P	P	-	P	-	-	800-49
Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	
Parking Structure	-	-	-	-	-	P	P	P	P	-	
Places of Worship	P	P	P	P	P	P	P	P	P	P	
Public or Quasi-Public Community Facility	P	P	P	P	P	P	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	-	P	-	-	-	800-39
INSTITUTIONAL AND OFFICE USES											
Health Services	-	-	-	SE	P	P	P	P	P	P	800-43
Professional Office Less Than 5,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Office More Than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Outpatient Medical Care	-	-	-	-	-	P	P	-	P	-	
Hospital	-	-	-	-	-	P	-	-	-	-	
Pharmacy	-	-	-	-	P	P	P	-	P	-	
COMMERCIAL AND RETAIL USES											
Adult Use	-	-	-	-	-	-	-	-	SE	SE	800-52
Agricultural Operations	-	-	-	-	-	-	-	-	P	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-	-	-	-	-	-	-	-	P	P	
Arts, Crafts, or Food Market	-	-	-	-	-	P	P	-	P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	-	-	P	P	P	-	P	P	
Automotive Assembly	-	-	-	-	-	-	-	-	P	P	
Bar or Drinking Establishment	-	-	-	-	P	P	P	-	P	-	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	-	-	-	-	800-33
Brewery, Distillery or Cidery	-	-	-	-	P	P	P	-	P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE	-	-	-	800-35
Community Garden	P	P	P	P	P	P	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	-	-	-	-	P	P	-	P	P	P	
Convenience Store	-	-	-	-	P	P	P	-	P	P	
Dance Club, Discotheque, Nightclub	-	-	-	-	-	P	P	-	-	-	
Eateries Less than 10,000 SF	-	-	-	-	P	P	P	P	P	P	
Eateries More than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Market Garden	-	-	-	-	P	P	P	-	P	-	
Day-Care Center	-	-	-	-	P	-	-	-	-	-	
Day-Care Center Less Than 5,000 SF	-	-	-	-	P	P	P	P	P	-	
Fast Food Restaurant	-	-	-	-	P	P	P	-	-	-	
Funeral Home	-	-	-	P	P	P	-	-	-	-	
Overnight Lodging	-	-	-	-	P	P	P	-	P	P	
Mixed Use Building	-	-	-	-	P	P	-	-	-	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-	-	-	-	SE	-	SE	-	P	P	800-46
Motor Vehicle Fuel/ Gasoline Station	-	-	-	-	P	-	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	-	-	-	-	P	P	P	P	P	P	
Professional Services Less Than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Services Greater Than 8,000 SF	-	-	-	-	-	P	P	-	P	P	
Recreational Facility, Commercial	-	-	-	-	P	P	P	-	P	-	
Radio, Television, Broadcast, or Recording Studio	-	-	-	-	-	P	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Retail Store or Shop Less than 10,000 SF	-	-	-	-	-	P	P	P	-	-	
Smoke Shop	-	-	-	-	P	P	P	-	P	P	
Theater or Auditorium	-	-	-	-	-	P	P	P	P	-	
INDUSTRIAL USES											
Artisan Food and Beverage	-	-	-	-	-	P	P	P	P	P	
Artisan Manufacturing	-	-	-	-	-	-	-	-	P	P	
Bakery, Industrial	-	-	-	-	-	-	-	-	P	P	
Cold Storage Plant or Food Processing Plant	-	-	-	-	-	-	-	-	-	P	
Communication Antenna	-	-	-	-	-	-	-	-	-	P	

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USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Distribution Center	-	-	-	-	-	-	-	-	-	P	
Extraction and Mining of Raw Materials	-	-	-	-	-	-	-	-	-	P	
Light Manufacturing	-	-	-	-	-	-	-	-	P	P	
Medical Testing Laboratory	-	-	-	-	-	-	-	-	-	P	
Newspaper Printing or Job Printing	-	-	-	-	-	-	-	-	P	P	
Permanent Containerized Storage	-	-	-	-	-	-	-	-	SE	SE	800-48
Public Utility	P	P	P	P	P	P	P	P	P	P	
Private Transportation Service	-	-	-	-	-	-	-	-	P	P	
Research and Development	-	-	-	-	-	-	-	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	-	P	P	
Truck Terminal	-	-	-	-	-	-	-	-	-	P	
Warehouse	-	-	-	-	-	-	-	-	P	P	
Waste Processing Facilities	-	-	-	-	-	-	-	-	-	SE	800-56
Small Cell Wireless Facilities	P	P	P	P	P	P	P	P	P	P	595
Wholesale Sales and Services	-	-	-	-	-	P	P	-	P	P	
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)

PROPERTY LOCATION:	1718 5 th Ave , 1806 5 th Ave
PURPOSE OF APPEAL:	To Allow 3-trailers on 1 Lot And Allow 1 shed & 2 Trailers on other lot. Plan on Putting Fence up along Side of Property
DESCRIPTION OF PREMISES:	Both Considered VACANT lots
USE OF PREMISES:	To store trailers in winter & shed
OFF-STREET PARKING:	

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PROPERTY OWNER INFORMATION

NAME:	James mcconnell
ADDRESS:	1803 5 th Ave Altoona PA 16602
PHONE:	(814) 515-4027
EMAIL:	mcconnelljames93@gmail.com

APPLICANT INFORMATION

NAME:	SAME
ADDRESS:	SAME
PHONE:	SAMES
EMAIL:	

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	
EMAIL:	


SIGNATURE OF APPLICANT

8-21-25
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

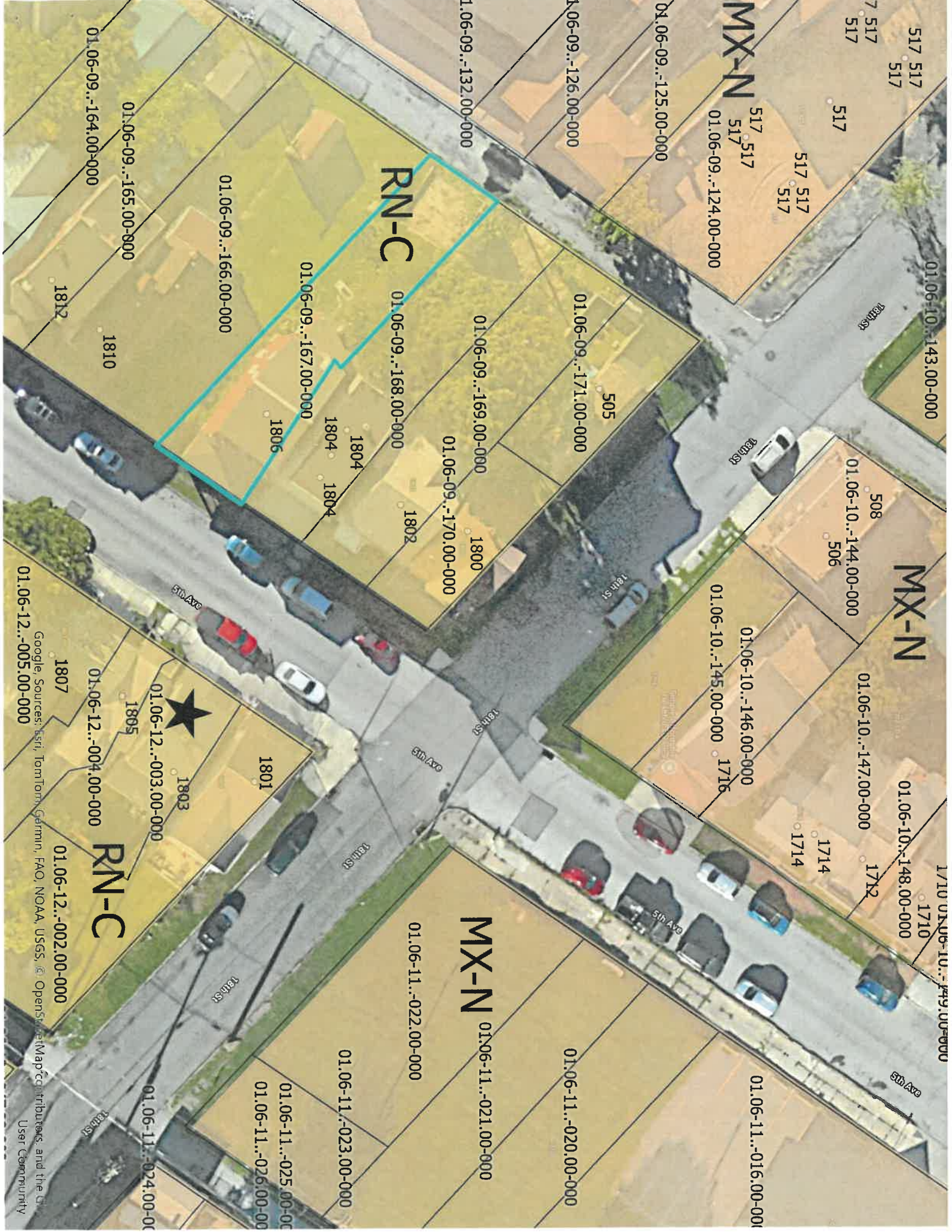
james mcconnell <mcconnelljames93@gmail.com>

Mon, Sep 22, 2025 at 2:17 PM

To: "smcmillen@altoonapa.gov" <smcmillen@altoonapa.gov>

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





MX-N

MX-N

RN-C

RN-C

MX-N

Google Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, & OpenStreetMap contributors, and the
User Community

**Section
800-29**
Principal Use Table

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	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House- Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
PUBLIC OR QUASI-PUBLIC USES											
Bus Shelter	SE	SE	SE	SE	P	P	P	-	P	P	800-34
Cemetery	P	P	P	P	P	P	P	-	P	P	
Cultural Center or Facility	-	-	-	-	P	P	P	P	P	P	
Emergency Shelters	-	-	P	SE	P	-	-	P	P	P	
Forestry Activities	P	P	P	P	P	P	P	-	P		
Government Facility	P	P	P	P	P	P	P	-	P	P	
Public Libraries and Museums	SE	SE	SE	P	P	P	-	P	-	-	800-49
Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	
Parking Structure	-	-	-	-	-	P	P	P	P	-	
Places of Worship	P	P	P	P	P	P	P	P	P	P	
Public or Quasi-Public Community Facility	P	P	P	P	P	P	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	-	P	-	-	-	800-39
INSTITUTIONAL AND OFFICE USES											
Health Services	-	-	-	SE	P	P	P	P	P	P	800-43
Professional Office Less Than 5,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Office More Than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Outpatient Medical Care	-	-	-	-	-	P	P	-	P	-	
Hospital	-	-	-	-	-	P	-	-	-	-	
Pharmacy	-	-	-	-	P	P	P	-	P	-	
COMMERCIAL AND RETAIL USES											
Adult Use	-	-	-	-	-	-	-	-	SE	SE	800-52
Agricultural Operations	-	-	-	-	-	-	-	-	P	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-	-	-	-	-	-	-	-	P	P	
Arts, Crafts, or Food Market	-	-	-	-	-	P	P	-	P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	-	-	P	P	P	-	P	P	
Automotive Assembly	-	-	-	-	-	-	-	-	P	P	
Bar or Drinking Establishment	-	-	-	-	P	P	P	-	P	-	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	-	-	-	-	800-33
Brewery, Distillery or Cidery	-	-	-	-	P	P	P	-	P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE	-	-	-	800-35
Community Garden	P	P	P	P	P	P	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	-	-	-	-	P	P	-	P	P	P	
Convenience Store	-	-	-	-	P	P	P	-	P	P	
Dance Club, Discotheque, Nightclub	-	-	-	-	-	P	P	-	-	-	
Eateries Less than 10,000 SF	-	-	-	-	P	P	P	P	P	P	
Eateries More than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Market Garden	-	-	-	-	P	P	P	-	P	-	
Day-Care Center	-	-	-	-	P	-	-	-	-	-	
Day-Care Center Less Than 5,000 SF	-	-	-	-	P	P	P	P	P	-	
Fast Food Restaurant	-	-	-	-	P	P	P	-	-	-	
Funeral Home	-	-	-	P	P	P	-	-	-	-	
Overnight Lodging	-	-	-	-	P	P	P	-	P	P	
Mixed Use Building	-	-	-	-	P	P	-	-	-	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-	-	-	-	SE	-	SE	-	P	P	800-46
Motor Vehicle Fuel/ Gasoline Station	-	-	-	-	P	-	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	-	-	-	-	P	P	P	P	P	P	
Professional Services Less Than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Services Greater Than 8,000 SF	-	-	-	-	-	P	P	-	P	P	
Recreational Facility, Commercial	-	-	-	-	P	P	P	-	P	-	
Radio, Television, Broadcast, or Recording Studio	-	-	-	-	-	P	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Retail Store or Shop Less than 10,000 SF	-	-	-	-	-	P	P	P	-	-	
Smoke Shop	-	-	-	-	P	P	P	-	P	P	
Theater or Auditorium	-	-	-	-	-	P	P	P	P	-	
INDUSTRIAL USES											
Artisan Food and Beverage	-	-	-	-	-	P	P	P	P	P	
Artisan Manufacturing	-	-	-	-	-	-	-	-	P	P	
Bakery, Industrial	-	-	-	-	-	-	-	-	P	P	
Cold Storage Plant or Food Processing Plant	-	-	-	-	-	-	-	-	-	P	
Communication Antenna	-	-	-	-	-	-	-	-	-	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Distribution Center	-	-	-	-	-	-	-	-	-	P	
Extraction and Mining of Raw Materials	-	-	-	-	-	-	-	-	-	P	
Light Manufacturing	-	-	-	-	-	-	-	-	P	P	
Medical Testing Laboratory	-	-	-	-	-	-	-	-	-	P	
Newspaper Printing or Job Printing	-	-	-	-	-	-	-	-	P	P	
Permanent Containerized Storage	-	-	-	-	-	-	-	-	SE	SE	800-48
Public Utility	P	P	P	P	P	P	P	P	P	P	
Private Transportation Service	-	-	-	-	-	-	-	-	P	P	
Research and Development	-	-	-	-	-	-	-	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	-	P	P	
Truck Terminal	-	-	-	-	-	-	-	-	-	P	
Warehouse	-	-	-	-	-	-	-	-	P	P	
Waste Processing Facilities	-	-	-	-	-	-	-	-	-	SE	800-56
Small Cell Wireless Facilities	P	P	P	P	P	P	P	P	P	P	595
Wholesale Sales and Services	-	-	-	-	-	P	P	-	P	P	
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)

PROPERTY LOCATION: 600 4th Avenue Altoona PA 16602
PURPOSE OF APPEAL: The purpose of the appeal is to allow multiple household member to live together in a resident zone. I was already granted permission from the zoning appeals board but a technicality happen. I failed to get my license renewed in a timely manner. I was told I had to appear before the zoning board again.
DESCRIPTION OF PREMISES: Five bedroom house 2 bathrooms
USE OF PREMISES: Recovery House/Boarding Home
OFF-STREET PARKING: Residence are not allowed vehicles while residing in the recovery house.

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

PROPERTY OWNER INFORMATION

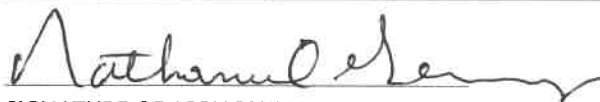
NAME: Nathaniel Germany	
ADDRESS: 1911 15th Ave Altoona PA, 16601	
PHONE: 814-330-8197	EMAIL: dj_nategermany@yahoo.com

APPLICANT INFORMATION

NAME: Pastor Nathaniel Germany	
ADDRESS: 1416 18th Street Altoona PA, 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME: 18th Street Community Church	
ADDRESS: 1416 18th street Altoona PA, 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com



SIGNATURE OF APPLICANT

9-2-25

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:		

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.

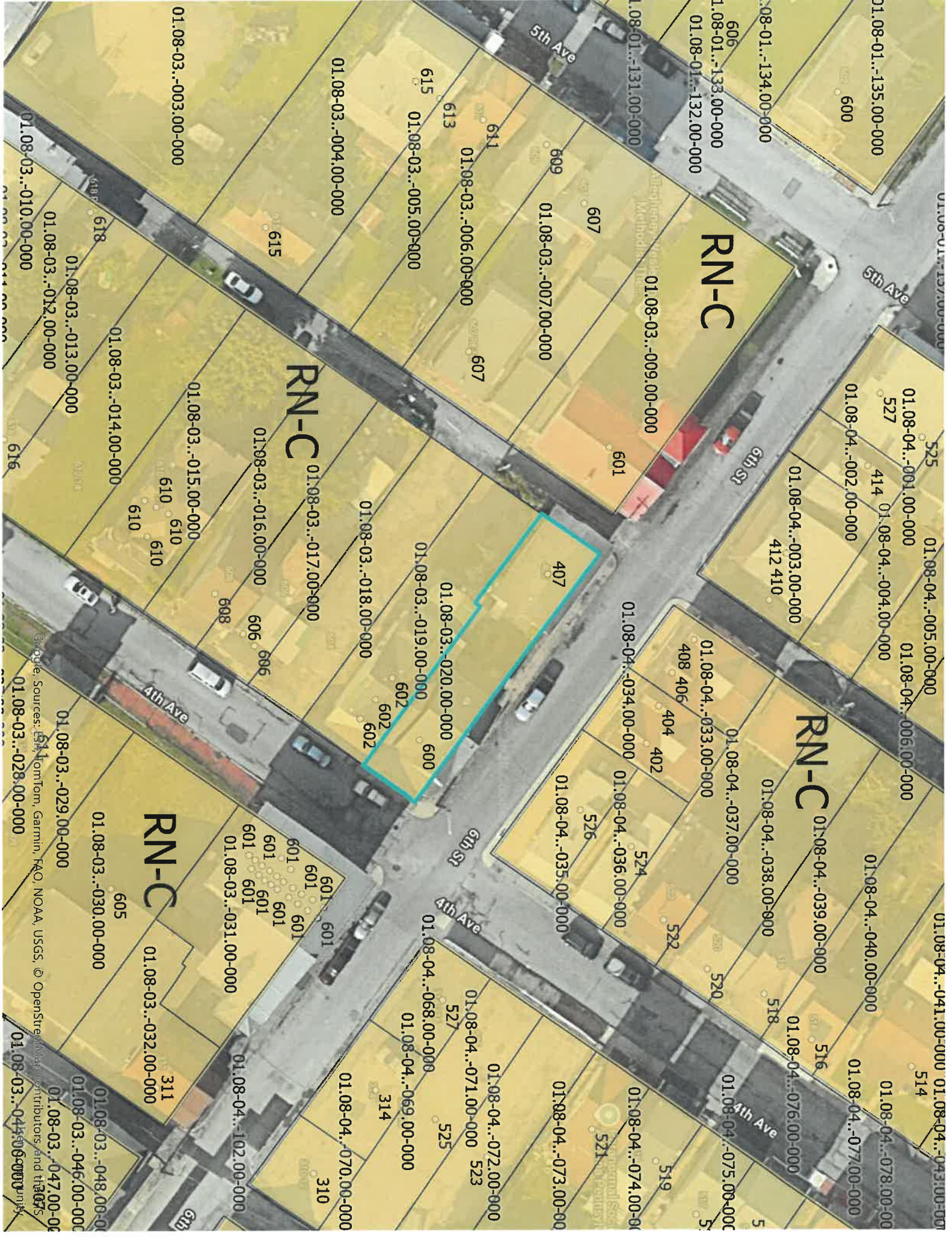
Resident members of Sanctuary House are not allowed to use vehicles of any kind so parking will not be an issue.

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.



RN-C

RN-C

RN-C

RN-C







Certificate of Licensure

Issued to: 18TH STREET COMMUNITY CHURCH- SANCTUARY HOUSE

Facility No.: 077002
Type: FULL

THIS CERTIFICATE AUTHORIZES
SANCTUARY HOUSE
600 4TH AVENUE
ALTOONA, PA 16602

To Provide The Following Drug and Alcohol Activities
Recovery House (13)

Approval Date: August 01, 2025

Expiration Date: July 31, 2026



**Pennsylvania
Department of Drug and
Alcohol Programs**

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

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

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:

1. The term of the agreement is extended and will now expire on December 31, 2025.
2. Replace Appendix F, Rate form(s)
3. 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.

BY: Pastor Nate Germany
Signature/Title of Contractor

DATE: 6-22-25

Nate Germany
Print/Type Name

ATTEST:
BY: [Signature]
Signature/Title

DATE: 6-22-25

Tracy L. Germany
Print/Type Name

ADDENDUM 4 TO AGREEMENT FOR SERVICES

Blair County Drug and Alcohol Program, Inc.

BY: Judith A. Rosser
Judith A. Rosser
Executive Director

DATE: 6/13/2025

ATTEST:

BY: Michelle Childers

DATE: 6/13/2025

Michelle Childers
Print/Type Name

**Section
800-29**
Principal Use Table

Principal Use Table

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House- Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
PUBLIC OR QUASI-PUBLIC USES											
Bus Shelter	SE	SE	SE	SE	P	P	P	-	P	P	800-34
Cemetery	P	P	P	P	P	P	P	-	P	P	
Cultural Center or Facility	-	-	-	-	P	P	P	P	P	P	
Emergency Shelters	-	-	P	SE	P	-	-	P	P	P	
Forestry Activities	P	P	P	P	P	P	P	-	P		
Government Facility	P	P	P	P	P	P	P	-	P	P	
Public Libraries and Museums	SE	SE	SE	P	P	P	-	P	-		800-49
Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	
Parking Structure	-	-	-	-	-	P	P	P	P	-	
Places of Worship	P	P	P	P	P	P	P	P	P	P	
Public or Quasi-Public Community Facility	P	P	P	P	P	P	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	-	P	-	-	-	800-39
INSTITUTIONAL AND OFFICE USES											
Health Services	-	-	-	SE	P	P	P	P	P	P	800-43
Professional Office Less Than 5,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Office More Than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Outpatient Medical Care	-	-	-	-	-	P	P	-	P	-	
Hospital	-	-	-	-	-	P	-	-	-	-	
Pharmacy	-	-	-	-	P	P	P	-	P	-	
COMMERCIAL AND RETAIL USES											
Adult Use	-	-	-	-	-	-	-	-	SE	SE	800-52
Agricultural Operations	-	-	-	-	-	-	-	-	P	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-	-	-	-	-	-	-	-	P	P	
Arts, Crafts, or Food Market	-	-	-	-	-	P	P	-	P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	-	-	P	P	P	-	P	P	
Automotive Assembly	-	-	-	-	-	-	-	-	P	P	
Bar or Drinking Establishment	-	-	-	-	P	P	P	-	P	-	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	-	-	-	-	800-33
Brewery, Distillery or Cidery	-	-	-	-	P	P	P	-	P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE	-	-	-	800-35
Community Garden	P	P	P	P	P	P	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	-	-	-	-	P	P	-	P	P	P	
Convenience Store	-	-	-	-	P	P	P	-	P	P	
Dance Club, Discotheque, Nightclub	-	-	-	-	-	P	P	-	-	-	
Eateries Less than 10,000 SF	-	-	-	-	P	P	P	P	P	P	
Eateries More than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Market Garden	-	-	-	-	P	P	P	-	P	-	
Day-Care Center	-	-	-	-	P	-	-	-	-	-	
Day-Care Center Less Than 5,000 SF	-	-	-	-	P	P	P	P	P	-	
Fast Food Restaurant	-	-	-	-	P	P	P	-	-	-	
Funeral Home	-	-	-	P	P	P	-	-	-	-	
Overnight Lodging	-	-	-	-	P	P	P	-	P	P	
Mixed Use Building	-	-	-	-	P	P	-	-	-	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-	-	-	-	SE	-	SE	-	P	P	800-46
Motor Vehicle Fuel/ Gasoline Station	-	-	-	-	P	-	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	-	-	-	-	P	P	P	P	P	P	
Professional Services Less Than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Services Greater Than 8,000 SF	-	-	-	-	-	P	P	-	P	P	
Recreational Facility, Commercial	-	-	-	-	P	P	P	-	P	-	
Radio, Television, Broadcast, or Recording Studio	-	-	-	-	-	P	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Retail Store or Shop Less than 10,000 SF	-	-	-	-	-	P	P	P	-	-	
Smoke Shop	-	-	-	-	P	P	P	-	P	P	
Theater or Auditorium	-	-	-	-	-	P	P	P	P	-	
INDUSTRIAL USES											
Artisan Food and Beverage	-	-	-	-	-	P	P	P	P	P	
Artisan Manufacturing	-	-	-	-	-	-	-	-	P	P	
Bakery, Industrial	-	-	-	-	-	-	-	-	P	P	
Cold Storage Plant or Food Processing Plant	-	-	-	-	-	-	-	-	-	P	
Communication Antenna	-	-	-	-	-	-	-	-	-	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Distribution Center	-	-	-	-	-	-	-	-	-	P	
Extraction and Mining of Raw Materials	-	-	-	-	-	-	-	-	-	P	
Light Manufacturing	-	-	-	-	-	-	-	-	P	P	
Medical Testing Laboratory	-	-	-	-	-	-	-	-	-	P	
Newspaper Printing or Job Printing	-	-	-	-	-	-	-	-	P	P	
Permanent Containerized Storage	-	-	-	-	-	-	-	-	SE	SE	800-48
Public Utility	P	P	P	P	P	P	P	P	P	P	
Private Transportation Service	-	-	-	-	-	-	-	-	P	P	
Research and Development	-	-	-	-	-	-	-	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	-	P	P	
Truck Terminal	-	-	-	-	-	-	-	-	-	P	
Warehouse	-	-	-	-	-	-	-	-	P	P	
Waste Processing Facilities	-	-	-	-	-	-	-	-	-	SE	800-56
Small Cell Wireless Facilities	P	P	P	P	P	P	P	P	P	P	595
Wholesale Sales and Services	-	-	-	-	-	P	P	-	P	P	
Wind Turbines or Wind Energy Conversion Systems	-	-	-	-	-	-	-	-	-	SE	800-57

Section 800-49

Public Libraries and Museums

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

Public Libraries and Museums

- A. The perceived scale of the proposal shall not detract from the residential character of the surrounding neighborhood.
- B. The appearance of the building shall be residential in character (i.e., gabled rooflines, wood siding or brick, an articulated footprint, varied facade, etc.).
- C. 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.
- D. There shall be no exterior loudspeaker systems or other audible signals which can be heard at the property line.
- E. Signs shall be limited to one freestanding identification sign per street on 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.

Section 800-50

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.

Public Utility Facilities

Section 800-51

Rooming House or Boardinghouse

- A. Off-street paved parking spaces must be provided on the same lot as the rooming house or boardinghouse. See Article 4 for space requirements.
- B. No Rooming house or boardinghouse shall be occupied or used as such until a zoning permit and residential rental unit license have been issued.
- C. 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.

Rooming House or Boardinghouse

**Section
800-52**
Sexually Oriented
Business

- D. A rooming house or boardinghouse cannot be established on a lot smaller than 6,000 square feet.
- E. An effective and acceptable plan for internal and external security and oversight must be provided to the Zoning Hearing Board for consideration and approval at the hearing.
- F. 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.
- G. 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.
- H. 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.
- I. All interior and exterior repairs to smoke/carbon dioxide detectors or 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)

- A. Sexually oriented business, with these three sets of findings:
 - 1. That the applicant(s):
 - a. 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.
 - c. Certifies that no one on the premises shall be under the age of 18 years.
 - d. 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.
 - e. 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:
 - a. 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 child-oriented business. Such measurement shall be taken from the structure in which the sexually oriented business is to be located



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	2801 Beale Ave. Altoona, PA 16601
PURPOSE OF APPEAL:	Rezone to Commercial-Industrial Avariance to Rezone - Request-
DESCRIPTION OF PREMISES:	Business - Commercial - Industrial
USE OF PREMISES:	Beers H-Vac Service
OFF-STREET PARKING:	N/A

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

PROPERTY OWNER INFORMATION

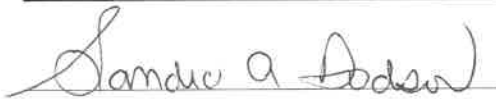
NAME:	Frederick T Dodson - Sandra A Dodson		
ADDRESS:	560 Blackie Lane, Altoona, PA 16601		
PHONE:	814-215-2064	EMAIL:	SanFred5347@gmail.com

APPLICANT INFORMATION

NAME:	Frederick & Sandra Dodson		
ADDRESS:	560 Blackie Lane		
PHONE:	814-215-2064	EMAIL:	SanFred5347@gmail.com

DESIGN PROFESSIONAL INFORMATION

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


SIGNATURE OF APPLICANT

9-4-25
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:		

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:

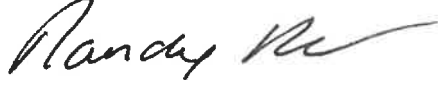
- Administrative and scheduling functions Monday thru Friday 7:00a.m. – 3:30p.m.
- Storage of tools, equipment, and HVAC parts.
- Parking of company service vehicles currently we have 3 service trucks.

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.

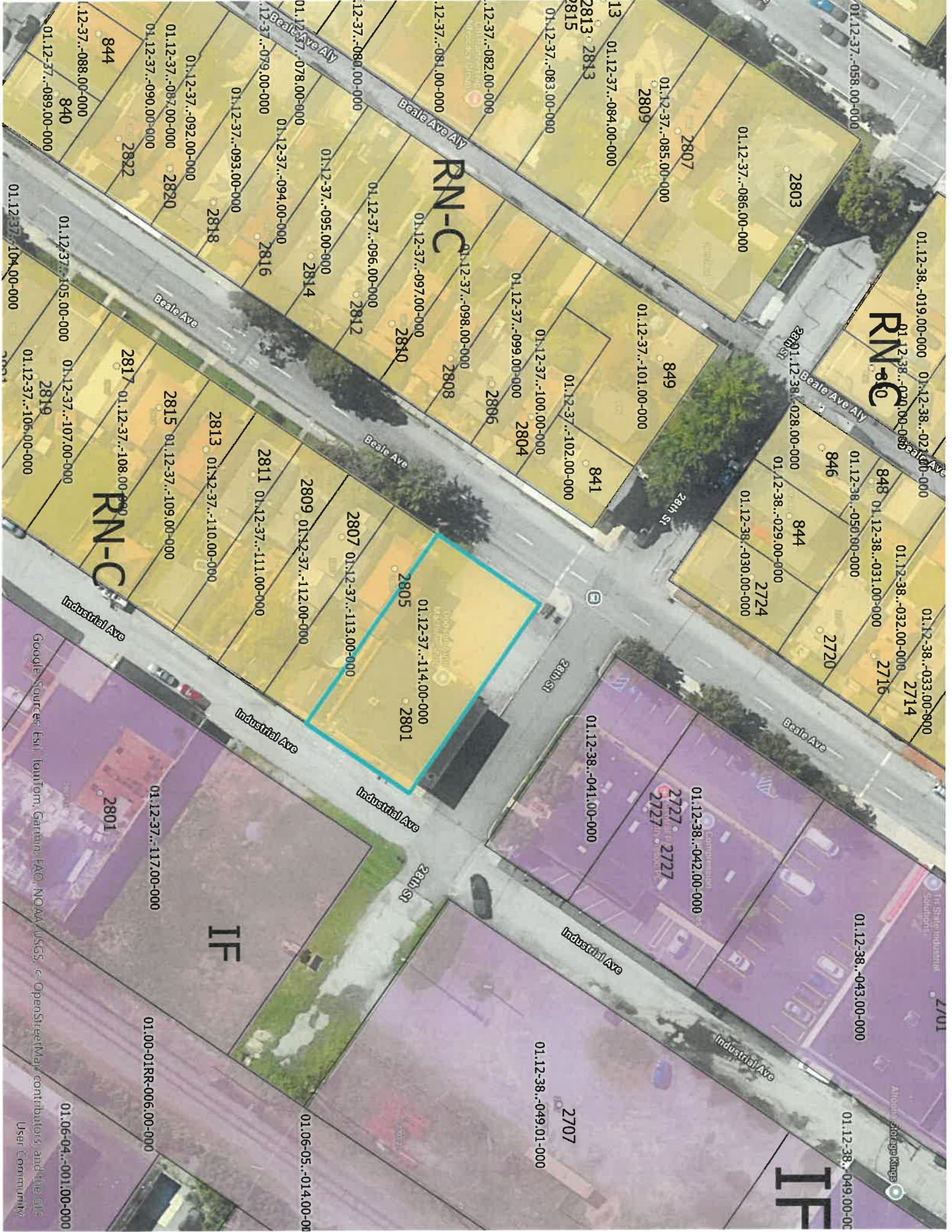
Please feel free to contact me at the number listed above if further information is needed. I look forward to working with the City of Altoona to ensure proper use of the property as was made at my current location of 508 S. Kettle Street Altoona, PA 16602.

Sincerely,

Randy Beers

A handwritten signature in black ink, appearing to read "Randy Beers", with a stylized, flowing script.

Beers Plumbing Heating & Cooling Inc.



2801-03 Beale Ave, Altoona, PA 16601

Remarks: 1
PARCEL: 01.12-37..-114.00-000

SALE HISTORY 2016
OWNER: DODSON FREDERICK T & SANDRA A

Control#: 04014250

MOST CURRENT SALE

Grantee (Buyer)	Deed	Sale Date	Price
DODSON FREDERICK T & SANDRA A	1415-00143	07/23/1999	95000

- HISTORY AREA -

DODSON FREDERICK T & SANDRA A	1415-00143	07/23/1999	95000
STRAW ROBERT G & JOANNE M	1111-00608	02/01/1985	59000
BLAIR CO INDUSTRIAL DEVELOPMENT AUTH	1111-00608	04/01/1978	1
MARHOEFER BAKING CO INC	1111-00608	03/01/1977	30000

MOSES SAMUEL A - Penn Cress Ice Creamery

Beale Ave. 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 residential purposes - nor could it be used for that now. Our request is that it could still be used for Commercial-Industrial purposes.

Frederick & Sandra Dodson

9/17/25





BOOK/PAGE	DATE
1415/143	6/16/1999 STRAW - DODSON
1111/608	2/15/1985 MARHOEFER - STRAW
1011/635	4/4/1978 MARHOEFER - MID-STATE BANK
995/121	3/1/1977 MOSES - MARHOEFER
921/275	6/1/1971 PENN CRESS - MOSES
313/635	11/20/1973 TOMLINSON - PENN CRESS
309/253	7/22/1921 ELDER - TOMLINSON
	1/28/1920 CASSIDY - ELDER

Section 800-29

Principal Use Table

Principal Use Table

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House- Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
PUBLIC OR QUASI-PUBLIC USES											
Bus Shelter	SE	SE	SE	SE	P	P	P	-	P	P	800-34
Cemetery	P	P	P	P	P	P	P	-	P	P	
Cultural Center or Facility	-	-	-	-	P	P	P	P	P	P	
Emergency Shelters	-	-	P	SE	P	-	-	P	P	P	
Forestry Activities	P	P	P	P	P	P	P	-	P		
Government Facility	P	P	P	P	P	P	P	-	P	P	
Public Libraries and Museums	SE	SE	SE	P	P	P	-	P	-	-	800-49
Park or Recreation Facility	P	P	P	P	P	P	P	P	P	P	
Parking Structure	-	-	-	-	-	P	P	P	P	-	
Places of Worship	P	P	P	P	P	P	P	P	P	P	
Public or Quasi-Public Community Facility	P	P	P	P	P	P	P	P	P	P	
Public, Private Schools, Parochial Schools and Preschools	SE	SE	SE	P	P	-	P	-	-	-	800-39
INSTITUTIONAL AND OFFICE USES											
Health Services	-	-	-	SE	P	P	P	P	P	P	800-43
Professional Office Less Than 5,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Office More Than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Outpatient Medical Care	-	-	-	-	-	P	P	-	P	-	
Hospital	-	-	-	-	-	P	-	-	-	-	
Pharmacy	-	-	-	-	P	P	P	-	P	-	
COMMERCIAL AND RETAIL USES											
Adult Use	-	-	-	-	-	-	-	-	SE	SE	800-52
Agricultural Operations	-	-	-	-	-	-	-	-	P	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Animal Hospital and Animal Boarding Facility	-	-	-	-	-	-	-	-	P	P	
Arts, Crafts, or Food Market	-	-	-	-	-	P	P	-	P	-	
Art or Craft Studio, Studio for Teaching Performing Arts	-	-	-	-	P	P	P	-	P	P	
Automotive Assembly	-	-	-	-	-	-	-	-	P	P	
Bar or Drinking Establishment	-	-	-	-	P	P	P	-	P	-	
Bed and Breakfast Facility	SE	SE	SE	SE	SE	P	-	-	-	-	800-33
Brewery, Distillery or Cidery	-	-	-	-	P	P	P	-	P	P	
Commercial Adaptive Reuse	SE	SE	SE	SE	SE	SE	SE	-	-	-	800-35
Community Garden	P	P	P	P	P	P	P	P	P	P	
Conference Center, Event Center, Commercial Event Venue	-	-	-	-	P	P	-	P	P	P	
Convenience Store	-	-	-	-	P	P	P	-	P	P	
Dance Club, Discotheque, Nightclub	-	-	-	-	-	P	P	-	-	-	
Eateries Less than 10,000 SF	-	-	-	-	P	P	P	P	P	P	
Eateries More than 10,000 SF	-	-	-	-	-	P	P	-	P	P	
Market Garden	-	-	-	-	P	P	P	-	P	-	
Day-Care Center	-	-	-	-	P	-	-	-	-	-	
Day-Care Center Less Than 5,000 SF	-	-	-	-	P	P	P	P	P	-	
Fast Food Restaurant	-	-	-	-	P	P	P	-	-	-	
Funeral Home	-	-	-	P	P	P	-	-	-	-	
Overnight Lodging	-	-	-	-	P	P	P	-	P	P	
Mixed Use Building	-	-	-	-	P	P	-	-	-	-	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Motor Vehicle Detail / Cleaning Shop	-	-	-	-	SE	-	SE	-	P	P	800-46
Motor Vehicle Fuel/ Gasoline Station	-	-	-	-	P	-	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	-	-	-	-	P	P	P	P	P	P	
Professional Services Less Than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Professional Services Greater Than 8,000 SF	-	-	-	-	-	P	P	-	P	P	
Recreational Facility, Commercial	-	-	-	-	P	P	P	-	P	-	
Radio, Television, Broadcast, or Recording Studio	-	-	-	-	-	P	P	P	P	P	
Retail Store or Shop Less than 8,000 SF	-	-	-	-	P	P	P	-	P	P	
Retail Store or Shop Less than 10,000 SF	-	-	-	-	-	P	P	P	-	-	
Smoke Shop	-	-	-	-	P	P	P	-	P	P	
Theater or Auditorium	-	-	-	-	-	P	P	P	P	-	
INDUSTRIAL USES											
Artisan Food and Beverage	-	-	-	-	-	P	P	P	P	P	
Artisan Manufacturing	-	-	-	-	-	-	-	-	P	P	
Bakery, Industrial	-	-	-	-	-	-	-	-	P	P	
Cold Storage Plant or Food Processing Plant	-	-	-	-	-	-	-	-	-	P	
Communication Antenna	-	-	-	-	-	-	-	-	-	P	

	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		
USES	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	Supplemental Regulations
Distribution Center	-	-	-	-	-	-	-	-	-	P	
Extraction and Mining of Raw Materials	-	-	-	-	-	-	-	-	-	P	
Light Manufacturing	-	-	-	-	-	-	-	-	P	P	
Medical Testing Laboratory	-	-	-	-	-	-	-	-	-	P	
Newspaper Printing or Job Printing	-	-	-	-	-	-	-	-	P	P	
Permanent Containerized Storage	-	-	-	-	-	-	-	-	SE	SE	800-48
Public Utility	P	P	P	P	P	P	P	P	P	P	
Private Transportation Service	-	-	-	-	-	-	-	-	P	P	
Research and Development	-	-	-	-	-	-	-	P	P	P	
Self-Storage Facility	-	-	-	-	-	-	-	-	P	P	
Truck Terminal	-	-	-	-	-	-	-	-	-	P	
Warehouse	-	-	-	-	-	-	-	-	P	P	
Waste Processing Facilities	-	-	-	-	-	-	-	-	-	SE	800-56
Small Cell Wireless Facilities	P	P	P	P	P	P	P	P	P	P	595
Wholesale Sales and Services	-	-	-	-	-	P	P	-	P	P	
Wind Turbines or Wind Energy Conversion Systems	-	-	-	-	-	-	-	-	-	SE	800-57

**Section
800-35**

Commercial Uses

Commercial Uses

- A. 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.
1. Finds a demonstrated history of the building being used for commercial, retail, office, public school, governmental, or industrial purposes.
 2. 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.
 3. Finds that converting the building into a conforming permitted use or activity would be cost-prohibitive.
 4. 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.
 5. Finds that the required public notice was given.
 6. 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.
 7. Sets reasonable limits on the hours of operation, number of employees, noise levels, and odors of the proposed business.
 8. 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.
 9. 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.
 10. Requires that no exterior loudspeaker systems or other audible signals which can be heard at the property line will be used.
 11. 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.
 12. Hears staff recommendations on the above requirements.

Section 800-36

Conversion Apartments

Section 800-37

Dormitory

- B. 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.
- C. 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.

Conversion Apartments

- A. Any single-family dwelling existing at the effective date of this chapter may be converted into a multifamily dwelling, providing that:
 - 1. It does not exceed density standards.
 - 2. The lot area per dwelling unit shall conform to the regulations for the zone in which it is located.
 - 3. Fire escapes, where required, shall be in the rear of the structure and shall not be located on any wall facing a street.
 - 4. Parking shall be provided in accordance with the provision of Article 4.

Dormitory

- A. Dormitories may be established in the Central Business Zoning District, subject to the Zoning Hearing Board finding the following conditions to be true:
 - 1. 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.
 - 2. 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.
 - 3. A dormitory cannot be established on a lot smaller than 6,000 square feet.
 - 4. 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.
 - 5. The proposed dormitory will not create detrimental impacts on surrounding properties given this plan.
 - 6. For each dormitory, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.