

## AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on Wednesday, **December 13, 2023 at 1:15 p.m.** in the 4<sup>th</sup> Floor Conference Room at City Hall, 1301 12<sup>th</sup> Street, Altoona, Pennsylvania.

214 26<sup>th</sup> Ave/ Phil Gaida

Requesting a Special Exception to operate a Student Home in a Suburban Residential Zone, §800-47(C)(7).

1301 12<sup>th</sup> Street, Suite 103  
Altoona, PA 16601  
Phone (814) 949-2456  
Fax (814) 949-2203



DEPARTMENT OF CODES AND INSPECTIONS

**ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE**

(instructions located on reverse side)

PROPERTY LOCATION: 214 26th Ave, Altoona, PA 16601

PURPOSE OF APPEAL: To have property approved for use as student housing.

DESCRIPTION OF PREMISES: 3 story, single family dwelling w/ off street parking

USE OF PREMISES: Pending student housing

OFF-STREET PARKING: Yes

*Please fill in all portions below, "same" and "non-applicable" if needed*

**PROPERTY OWNER INFORMATION**

Name: Phil Gaida

Address: 717 Bottom Road, Ashville, PA 16613

Phone: 814-505-6909

Email: gaidap@gmail.com

**APPLICANT INFORMATION:**

Name: Phil Gaida

Address: 717 Bottom Road, Ashville, PA 16613

Phone: 814-505-6909

Email: gaidap@gmail.com

**DESIGN PROFESSIONAL INFORMATION**

Name: N/A

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Email: \_\_\_\_\_

SIGNATURE OF APPLICANT: Phil Gaida

DATE: 09-21-23

OFFICE  
USE  
ONLY

VARIANCE

APPEAL DETERMINATION

OTHER

SPECIAL EXCEPTION

APPEAL VIOLATION NOTICE

PREVIOUS APPEAL TO ZONING HEARING BOARD?  YES  NO  UNKNOWN

SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON: \_\_\_\_\_

11/27/23

## APPLICANT NARRATIVE FOR SPECIAL EXCEPTION

**Submitted by: Phil & Gina Gaida, owners/operators of Studynest Rentals, LLC.**

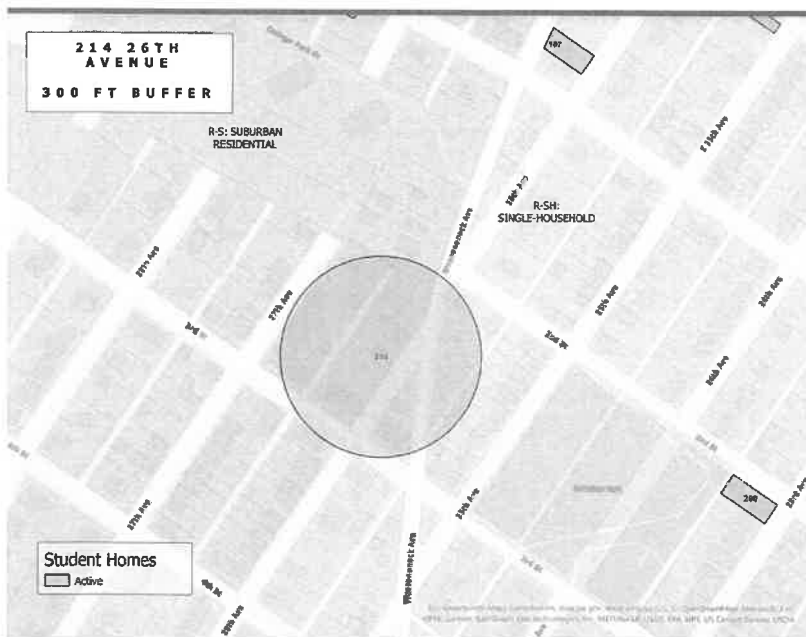
**717 Bottom Rd, Ashville, PA 16613                      (814) 505-6909**

My wife and I would like to request a special exception at 214 26<sup>th</sup> Ave, Altoona, PA 16601. The purpose of this special exemption would be to receive approval for student housing for 4 students on this property. We currently own this property as of 11/27/2023.

The property at 214 26<sup>th</sup> Ave is an exceptional location to house students from Penn State's Altoona Campus. This is the only building on this private lot that would be used to house students. The location has 4 large bedrooms that will be rented separately to individual students. The yard is completely fenced in, and the neighboring dwellings are set at a distance to provide privacy and less chance of disturbance.

Our house at 214 26<sup>th</sup> Ave will meet all requirements listed in Chapter 800.47 R-S Suburban Residential Zone Provisions. This includes Section 7, Subtitle b regarding the 300 ft. buffer distance from any other lot used for student housing. Our property is approximately 700 ft away from 2705 1<sup>st</sup> Street, the nearest approved dwelling used for student housing. In addition, we plan to install a minimum of 2 paved parking spots as off-street parking for the tenants which will comply with Section 7, Subtitle e of chapter 800.47.

The image below shows that our house is not within 300 ft of an active student rental.



The photo below shows a general outline of the lot. The large black rectangle indicates our approximate property boundary. The small black rectangle indicates the area we plan to install paved parking for the tenants in the spring of 2024 as soon as the paving contractors are back to work. The parking will be located on the rear of our lot just off of the alley.



The proposed special exception will:

Provide off-campus housing to Penn State Altoona Campus students at an affordable rate in a safe setting with established, student-rental landlords. Our off campus living experience will provide the college students with a rite of passage and will introduce them to the real estate rental market and their obligations as tenants while offering their first taste of independence. We believe that an approval for student housing will provide good, functional use of this property in the community. The property will be maintained well and will add character to the surrounding neighborhood.



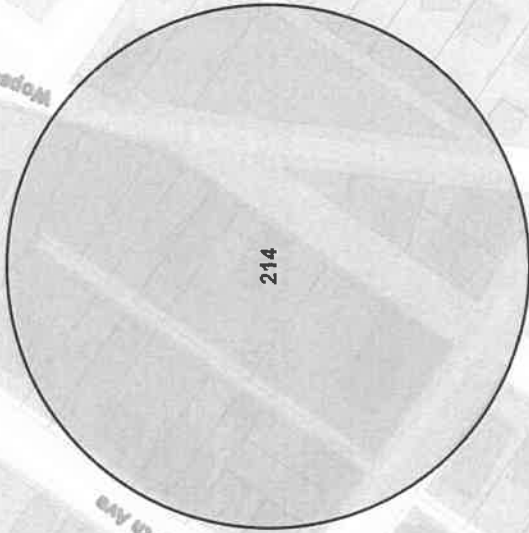


**214 26TH AVENUE**

**300 FT BUFFER**

R-S: SUBURBAN RESIDENTIAL

R-SH: SINGLE-HOUSEHOLD



**Student Homes**



## Chapter 800. Zoning

### Article V. District Provisions

#### § 800-47. R-S Suburban Residential Zone.

- (7) Student home. Student homes are permitted in all zoning districts that allow residential uses, pursuant to district provisions applicable for one (single) family and twin, semidetached, duplex and/or row house dwelling use. However, student homes are permitted only when all of the following standards are met:
- (a) The maximum number of occupants permitted in a student home shall be determined, as it is for all dwellings, by Chapter Four, Section 404 ("Occupancy Limitations") of the applicable version of the International Property Maintenance Code. A Building Inspector from the City's Inspections Department will determine this number at his or her initial inspection.
  - (b) No student home shall be located on a lot any portion of which is closer than 300 feet to another lot used for a student home.
  - (c) No more than one dwelling unit in a twin, semidetached, duplex and/or row house dwelling may be used as a student home.
  - (d) No more than one building on a lot may be used as a student home.
  - (e) A minimum of two paved parking spaces shall be provided per dwelling unit in driveways or off-street parking areas, plus one space for every student over four students. All off-street parking must be provided on the same parcel as the student home.
  - (f) No student home shall be occupied or used as such until a zoning permit and residential rental unit license have been issued. Plans showing the lot layout, parking area, landscaping, interior rooms, and floor area dimensions are required.