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Altoona, PA 16601  
Phone (814) 949-2456  
Fax (814) 949-2203  
  
planning@altoonapa.gov



David M. Albright, Chair  
Lawrence Bilotto, Vice Chair  
Michael Haire, Secretary  
Drew Brennan  
Peter Folen  
Richard Haines  
Jesse Ickes

## ALTOONA CITY PLANNING COMMISSION

*The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.*

Regular Meeting of Tuesday, March 4, 2025 at 3:00 PM  
4<sup>th</sup> Floor City Hall Common Room

### AGENDA

#### ANNUAL MEETING

##### CALL TO ORDER

##### NEW BUSINESS

On January 13, 2025, Mayor Matthew Pacifico reappointed Dave Albright to the Altoona City Planning Commission for a term of four years. Said term shall expire the first Monday of January 2029. Re-appointment was approved by Council unanimously. There was one unfilled position. Devin Saylor's term expired January 2025. Mayor Matthew Pacifico appointed Peter J. Folen to the Altoona City Planning Commission for a term of four years. Said term shall expire the first Monday of January 2029. Appointment was approved by Council unanimously.

**NOMINATION AND ELECTION OF OFFICERS** – Nominations will be received from the floor with subsequent action by the board for the following positions:

1. Chairperson
2. Vice Chairperson
3. Secretary

##### ADJOURNMENT

#### REGULAR MEETING

##### CALL TO ORDER

##### PUBLIC COMMENT

**VIRTUAL PRESENTATION BY CZB LLC** – Zoning Ordinance/Subdivision and Land Development Ordinance Update

## REGULAR BUSINESS

### ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of February 4, 2025 which is included in the packet.
2. 2025 Meeting Dates – 2025 Altoona City Planning Commission meeting dates.
3. Nomination and Appointment of Altoona City Planning Commission Board Member to Blighted Property Review Committee

### SUBDIVISION AND LAND DEVELOPMENT

1. South Beach Tanning & Cafe – 2200 Pleasant Valley Blvd – Land Development Plan  
A preliminary concept plan and list of waiver requests was submitted for discussion.  
No action to be taken.

### STAFF LEVEL REVIEWS

Staff has received the following staff level subdivision/land development applications since the February 4, 2025 regular meeting:

- a) Evolution Counseling – 801 S Kettle Street – Low-Impact LD Plan - Approved  
An ADA ramp is proposed to replace the existing entrance stairway. The ramp will be constructed along the rear of the building and an ADA space will also be provided.

**SPOT BLIGHT DECLARATIONS** – The ACPC will consider the following properties as blighted. Assessment sheets, documentation and pictures are included in this packet.

#### 1. **2105 Washington Avenue**

**Owner: Melissa Fluke**

2105 Washington Avenue

Altoona, PA 16601

Property is deteriorating, substandard not suitable for rehabilitation. Exterior siding is completely missing, Insulation is showing all around house, brick chimney is falling apart; rear of house is down to the wood. Foundation is starting to crumble on both sides. Shingles are worn and falling off, cornice and fascia are weathered and falling off. Windows are missing and/or broken. Interior is in poor condition. Owner was supposed to sell the property, but never did. She also never put any work into the property, no maintenance to the property. It has been vacant since 2023. Water and Electric are off. Gas is unknown meter is inside house. There are outstanding taxes on the house, 2022 in the amount of \$1,166.69, 2023 in the amount of \$461.61. and 2024 in the amount of \$403.24. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property if residential in nature.

## **2. 1006 20<sup>th</sup> Avenue**

**Owner: Gerald Friley**

2823 Pine Avenue

Altoona, PA 16601

Property is deteriorating, substandard not suitable for rehabilitation Owner does not have the finances to make repairs. House has been vacant for four years. Owner applied for a direct home loan but was denied due to the cost of repairs that need done. Exterior siding is wood and some plastic, weathered and rotted. Foundation is stone and is falling and crumbling Shingles are falling off. Windows are wood and are old most are still intact. The interior is completely gutted, no wiring or plumbing exist. Utilities are all off. Outstanding taxes for 2024 are \$342.65. The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse of this property is residential in nature.

## **INFORMATIONAL ITEMS**

1. GAEDC Report – No Report – Next Meeting March 26, 2025
2. Blair County Planning Commission Report

## **COMMISSIONER FORUM**

## **QUESTIONS FROM MEDIA**

## **ADJOURNMENT**

**MINUTES  
ALTOONA CITY PLANNING COMMISSION  
REGULAR MEETING  
February 4, 2025**

**MEMBERS PRESENT**

Dave Albright, Chairman  
Larry Bilotto, Vice-Chairman  
Michael Haire – Secretary  
Drew Brennan  
Peter Folen

**MEMBERS ABSENT**

Richard Haines  
Councilman Jesse Ickes

**GUESTS PRESENT**

Mackenzie Caron, Blair County Planning  
Bill Kibler, Altoona Mirror

**STAFF PRESENT**

Sabrina Appel-McMillen – GIS/Land Use Coordinator  
Rebecca Brown – Director, Codes and Inspection  
Rob Crossman – Interim Director – Public Works  
Bette Fischer – Clerical Associate III – Department of Community Development  
Diana White – Director, Department of Community Development

The Altoona City Planning Commission (ACPC) held its regular monthly meeting on February 4, 2025, in the City Hall 4<sup>th</sup> Floor Common Room, 1301 12<sup>th</sup> Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:04 PM.

**ADMINISTRATIVE ITEMS**

**1. Approval of Minutes**

**A motion was made by Mr. Bilotto to approve the January 7, 2025 minutes as read. Mr. Brennan seconded the motion. Motion passed unanimously.**

**2. Public Comment Period**

None at this time.

**SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS**

None at this time.

**STAFF LEVEL REVIEWS**

Ms. McMillen reviewed the staff level applications that have been received since the January 7, 2025 regular meeting:

- a. Agudath Achim Congregation – 1306-1216 17<sup>th</sup> Street – No Impact SD Plan – Under Review.
- b. NAJJAT, LLC – 610-612 25<sup>th</sup> Street - No impact SD Plan – Under Review

## SPOT BLIGHT DECLARATION

Ms. Brown reviewed the following properties to be considered for declaration of blight.

### **223 6th Avenue**

Owner: Radesh Sutraban Ganji  
14601 Hillside Apt 2B  
Jamaica, NY 11435

Siding is peeling, roof is in poor condition and needs replaced, windows are broken and missing, pigeons seen going in and out of property. House is severely blighted. Owner has been unresponsive. City has already removed garbage and debris from property. All utilities are off. There are no outstanding taxes. The City will have the structure demolished and place a lien on the property for the cost of the service.

Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Brennan seconded the motion. Motion passed unanimously.**

### **223 3<sup>rd</sup> Avenue**

Owner: James M. Werner, Jr.  
20570 Torre Del Lago St.  
Estero FL 33927

Porch is in very poor condition, overall property needs extensive repairs, yard is full of debris and trash, inoperable motorcycle parked out front, back yard porch roof seems to be sagging, windows are broken and missing. Elderly owners from Florida had persons residing in property who would not vacate, initiated legal action to have persons removed, do not have funds to demolish property. All utilities are off. There are no outstanding taxes. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Haire seconded the motion. Motion passed unanimously.**

**901 4<sup>th</sup> Avenue**

Owner: Lori Hartman

903 4<sup>th</sup> Avenue

Altoona, PA 16602

Vacant lot on corner, tenant placed dilapidated camper on property and added an addition with unsuitable materials, no permits or inspections. Camper and addition built causing danger to public, owner has refused to comply with orders to remove and/or demolish structure. Utilities are unknown. Outstanding taxes are unknown. The City will have the structures removed/demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Brennan seconded the motion. Motion passed unanimously.**

**2308 3<sup>rd</sup> Avenue – Garage only**

Owner: Curtis & Tina Whitfield

2308 3<sup>rd</sup> Avenue

Altoona, PA 16602

Block garage is deteriorating and leaning, structurally unsound. Windows are broken, roof is collapsing, holes in both sides making structure even more unstable. Owner is unable to comply. Utilities are unknown. Taxes are unknown. The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Haire to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Brennan seconded the motion. Motion passed unanimously.**

**1339 N. 9<sup>th</sup> Avenue**

Owner: Linda Cain

1339 N. 9<sup>th</sup> Avenue

Altoona, PA 16601

Property is in deteriorating condition. Roof shingles pulling up, front porch floor damaged, gutters damaged and missing, cornice and trim rotted, overgrowth, severe accumulations on property, inoperable vehicle on property. Foundation is cracking in areas. Windows are missing in the rear of the property. Codes receives ongoing complaints about property being abandoned and unkept. All utilities are off. There are outstanding taxes for 2023 of \$534.24. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Haire to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Folen seconded the motion. Motion passed unanimously.**

**712 3<sup>rd</sup> Avenue**

Owner: Tina Grimme

1109 5<sup>th</sup> Avenue

Altoona, PA 16602

House is in major disrepair, siding is rotted and missing, windows are missing and open to elements, odors coming from interior of structure, siding rotted on accessory building. Owner attempted to keep property in family however has no funds to make repairs. Long-time violation history with the property. All utilities are off. There are outstanding taxes for 2023 of \$626.67. The City will have the property demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Haire to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Bilotto seconded the motion. Motion passed unanimously.**

**516 N. 10<sup>th</sup> Street**

Owner: Margaret Heinbaugh & Harry Forshey

516 N. 10<sup>th</sup> Street

Altoona, PA 16601

Gutters loose and missing, chimney is missing and remaining needs repointed, missing downspouts, siding is rotted and needs replaced, cornice and trim damage, foundation is cracking. Lengthy violation history with property, owners are unable to be located. Water and Electric are off. Gas service is active. Outstanding taxes for 2022 of \$1,238.03, and 2023 of 502.35. The City will have the property demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare this property blighted for demolition with the appropriate use as residential in nature. Mr. Folen seconded the motion. Motion passed unanimously.**

**INFORMATIONAL ITEMS**

1. **GAEDC Report** – Mr. Bilotto reported that there was no meeting. Mr. Folen shared that he works with The EADS Group and he is the Project Manager on most of the 11<sup>th</sup> Avenue projects. The Kress Building is on schedule to be completed on May 3rd. The Altoona Police Department is scheduled for final inspection on February 11<sup>th</sup>. The Transportation Center is looking at completion on February 25<sup>th</sup>.
2. **Blair County Planning Commission Report** – Ms. Caron reported that the Blair County Planning Commission recently entered into an agreement with consultants from the Stewart Group to handle Land Development Plan reviews.

Sherry Socie has come back to the Planning Commission she is the Strategic Planner. The Commission is in the process of forming a committee for the Solid Waste Plan and are looking for volunteers. If anyone is interested in joining the group please let them know.

## **COMMISSIONERS FORUM**

Ms. White reported that there will be another meeting. TAC #5 virtual meeting will be held on February 11<sup>th</sup>. Matt Ingalls will be present for the February 11<sup>th</sup> meeting. The consultants expect to have the draft ordinances ready by the end of February and will return to the City on March 10<sup>th</sup>. They will do a virtual presentation to the Planning Commission at the next meeting on March 4<sup>th</sup>, because the Council meeting won't be until the next week. They will present a report to Council at their regular meeting. While they are in town, they will meet with Council in small groups, as well as with the TAC. A public open house will be held on the evening of March 11<sup>th</sup>.

Mr. Albright said that the March meeting will be our Annual Meeting so we should be thinking about nominations of officers.

Mr. Haire announced that the Blair-Bedford County Builders Association will be hosting a seminar highlighting the building code changes. As of July 13, 2025 the 2021 International Building Code goes into effect in Pennsylvania. This presentation by the Pennsylvania Housing Research Center at Penn State will be held on Tuesday, February 11, 2025 at the U.S. Hotel – Hollidaysburg. Reservations are required.

## **ADJOURNMENT**

There being no further business the **motion was made by Mr. Bilotto to adjourn the meeting at 3: 55 PM.**

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Signed: Michael Haire, Secretary

**ALTOONA CITY PLANNING COMMISSION  
MEETING SCHEDULE 2025**

All meetings are held on the First Tuesday of every month at 3:00 P.M.  
Common Room, 4<sup>th</sup> Floor, of the Altoona City Hall.

**MEETING DATES**

January 7, 2025  
February 4, 2025  
March 4, 2025  
April 1, 2025  
May 6, 2025  
June 3, 2025  
July 1, 2025  
August 5 2025  
September 2, 2025  
October 7, 2025  
November 4, 2025  
December 2, 2025

**OFARREL COFFEE & TANNING SHOP**  
**2200 PLEASANT VALLEY BOULEVARD**

**Anticipated Waiver Requests:**

**§ 640-62.B Buildings should be sited toward the front of the lot, as close to the setback line as practical. Parking shall not be placed in front of the building.**

Due to the residential district behind the lot, parking was placed towards the front of the building. Landscaping will be placed between the parking lot and Pleasant Valley Boulevard to shield headlights in the parking lot and control traffic movements.

**§ 640-63.I(1) An access driveway providing access to a drive-through facility may encroach into the required five-foot setback from the building at the point(s) of contact between the driver and the drive-through attendant.**

The 5' setback around the building has been reduced/eliminated in locations to accommodate the drive thru facilities and increase the landscape buffer widths along the property lines to the maximum extent possible.

**§ 640-63.I(3) A face-to-face setup shall be used for all drive-through facilities to eliminate speaker noise. Alternatives may be considered by the Planning Commission where it can be shown that transactions will not be heard at the lot line at any time of day or night.**

A solid vinyl fence and landscaping will be used to help shield speaker noise. In addition, an AI speaker system will help control the decibel levels. The two residential neighboring properties behind the property have garage structures close to the property line that offer additional buffer to the homes.

**§ 640-65.B.5 No parking, structures, dumpsters, light standards shall be permitted in a buffer yard.**

A 7' high solid vinyl fence and landscaping (trees/shrubs) will be provided along the rear property line to provide a buffer.

**§ 640-65.E.3.(a) Islands shall be six feet wide.**

To maximize the buffer areas around the outside of the parking lot, the island width at the drive thru entrance has been reduced. The island will be curbed and planted with shrubs for interior parking lot landscaping and to help control traffic movements.

**§ 800-54.Q     Where a nonresidential use is established either abutting or adjoining a residential use, a buffer yard not less than five feet in width shall be provided along the lot lines of the nonresidential use.**

A 7' high solid vinyl fence and landscaping (trees/shrubs) will be provided along the rear property line to provide a buffer. In addition, trees and shrubs shall be added. The client is investigating the actual decibel level expected from the speaker system.

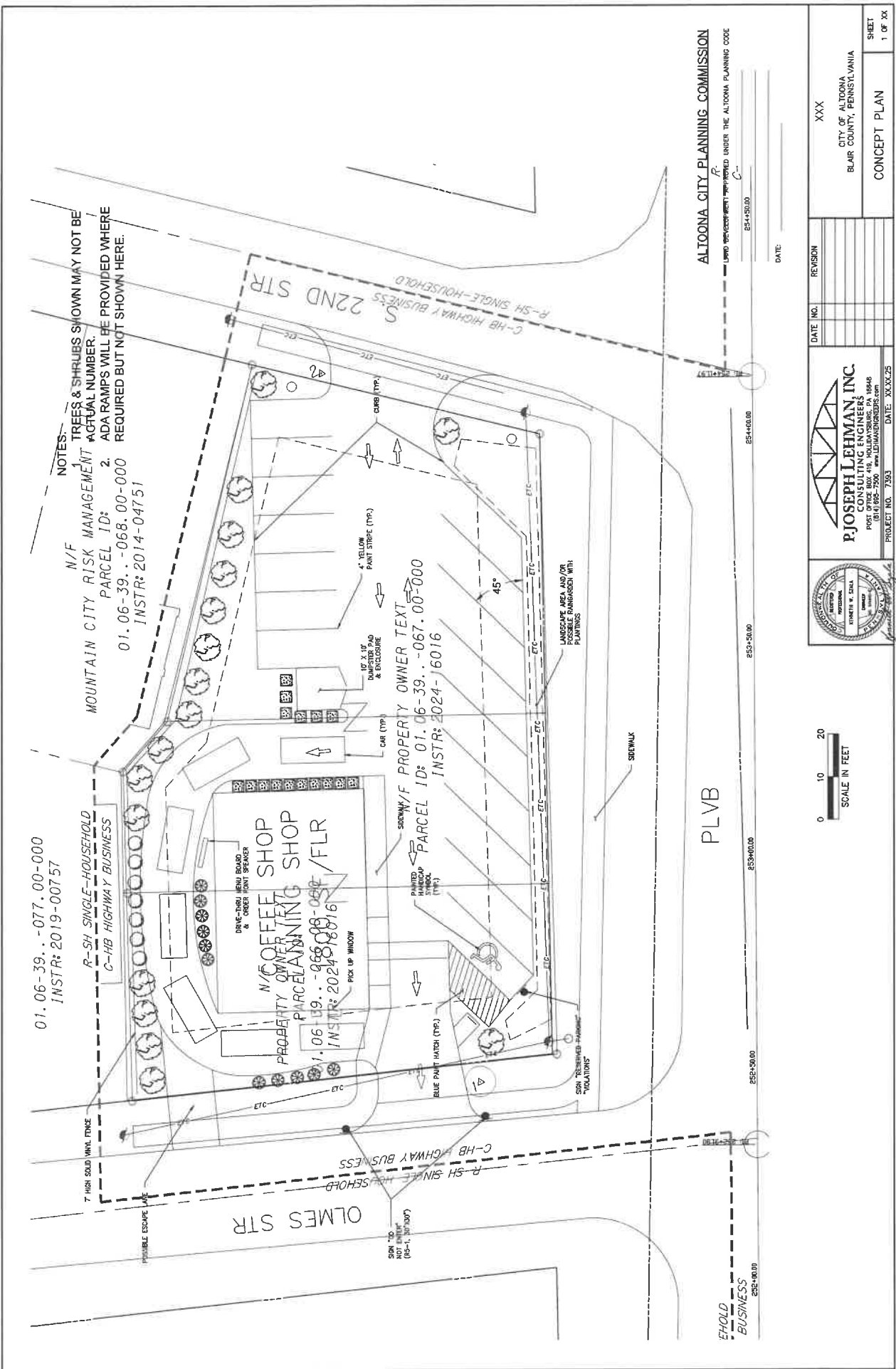
#### DESIGN CRITERIA

The waivers requested are required to help maximize parking on the lot while still trying to meet the intent of the ordinance as best as possible.

The coffee shop will use all 1800 SF of the first floor and 300 SF of the second floor.

The tanning shop will use 1500 SF of the second floor.

Per the ordinance for an eatery/restaurant the parking required is 9 stalls. A drive thru requires 5 stacking spaces and 7 are provided. For a professional services the parking required is 6 stalls. Total stalls are 15. 16 stalls are provided.



NOTES:  
1. TREES & SHRUBS SHOWN MAY NOT BE ACTUAL NUMBER.  
2. ADA RAMP WILL BE PROVIDED WHERE REQUIRED BUT NOT SHOWN HERE.

N/C  
MOUNTAIN CITY RISK MANAGEMENT  
PARCEL ID: 01.06-39..-068.00-000  
INSTR: 2014-04751

01.06-39..-077.00-000  
INSTR: 2019-00757

SHOW N/C PROPERTY OWNER TEXT  
PARCEL ID: 01.06-39..-067.00-000  
INSTR: 2024-16016

N/C COFFEE SHOP  
N/C SHOP  
PROPERTY OWNER TEXT  
PARCEL ID: 01.06-39..-068.00-000  
INSTR: 2024-16016

ALTOONA CITY PLANNING COMMISSION

LAND DEVELOPMENT APPLICANT UNDER THE ALTOONA PLANNING CODE

DATE: 02/28/25

| DATE | NO. | REVISION |
|------|-----|----------|
|      |     |          |

**R. JOSEPH LEHMAN, INC.**  
CONSULTING ENGINEERS  
POST OFFICE BOX 100  
ALTOONA, PA 16801  
(814) 935-7500 www.lehmanengineers.com

PROJECT NO. 7393 DATE: XX.XX.25



SCALE IN FEET  
0 10 20

XXX  
CITY OF ALTOONA  
BLAIR COUNTY, PENNSYLVANIA

CONCEPT PLAN  
SHEET 1 OF 2



[illegible]

OWNER: \_\_\_\_\_  
SITE ADDRESS: \_\_\_\_\_  
EVALUATION COUNSELING  
801 S KITTLE ST, ALTOONA, PA 16602

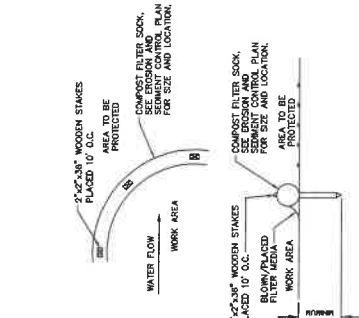
BLAIR COUNTY RECORDER OF DEEDS  
DEED REFERENCE: 2023-03289  
TAX PARCEL: 01-0-18--013-00-000

SETBACKS: FRONT YARD - 15 FT FROM R/W LINE  
REAR YARD - 10 FT MIN.

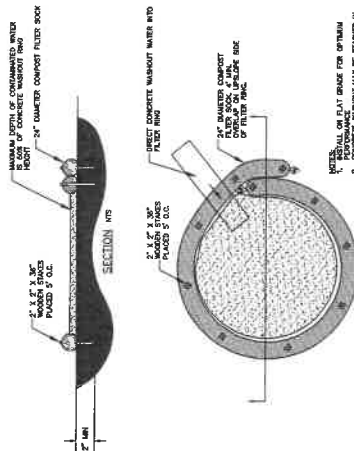
WATER SUPPLY: PRIVATE  
SEWER SUPPLY: PRIVATE

**GENERAL NOTES**

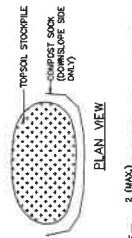
1. THIS PROJECT IS COVERED BY THESE DRAWINGS AND TYPED OVER A BARENET CONVEYANCE INSTRUMENT. ANY INSTRUMENTS, SURVEY PERFORMED OUTSIDE OF THIS, PLEASE READ CAREFULLY, AND COUNTY OF ALLEGANY.
2. THE EXISTING PROPERTY IS TO BE OWNED BY PUBLIC WATER.
3. THE EXISTING PROPERTY IS TO BE OWNED BY PUBLIC WATER.
4. AS SHOWN, THIS PROJECT SHALL BE COMPLETED BY THE LATE 2020S. ANY DELAYED WORKS WILL BE THE RESPONSIBILITY OF THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR THE COST OF ANY DELAYED WORKS.
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COMPOST FILTER SOCK  
NO SCALE



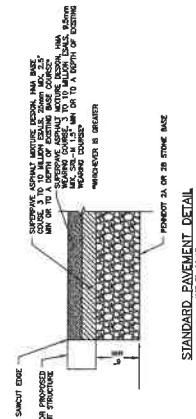
STANDARD\_CONSTRUCTION\_DETAIL  
CONCRETE\_WASHQUI



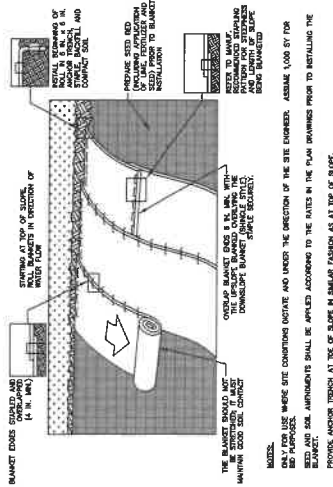
PROFILE

SEDIMENT BARRIER MUST BE PLACED AROUND THE PERIMETER OF ALL STOCKPILES. IMMEDIATELY APPLY TEMPORARY SEEDING & MULCH TO ALL STOCKPILES.

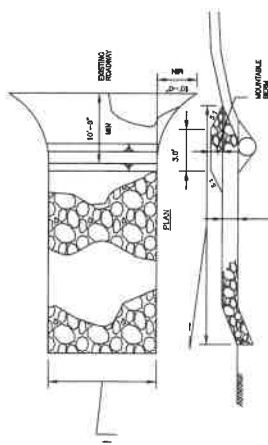
STOCKPILE AREA DETAIL



### STANDARD PAVEMENT DETAIL



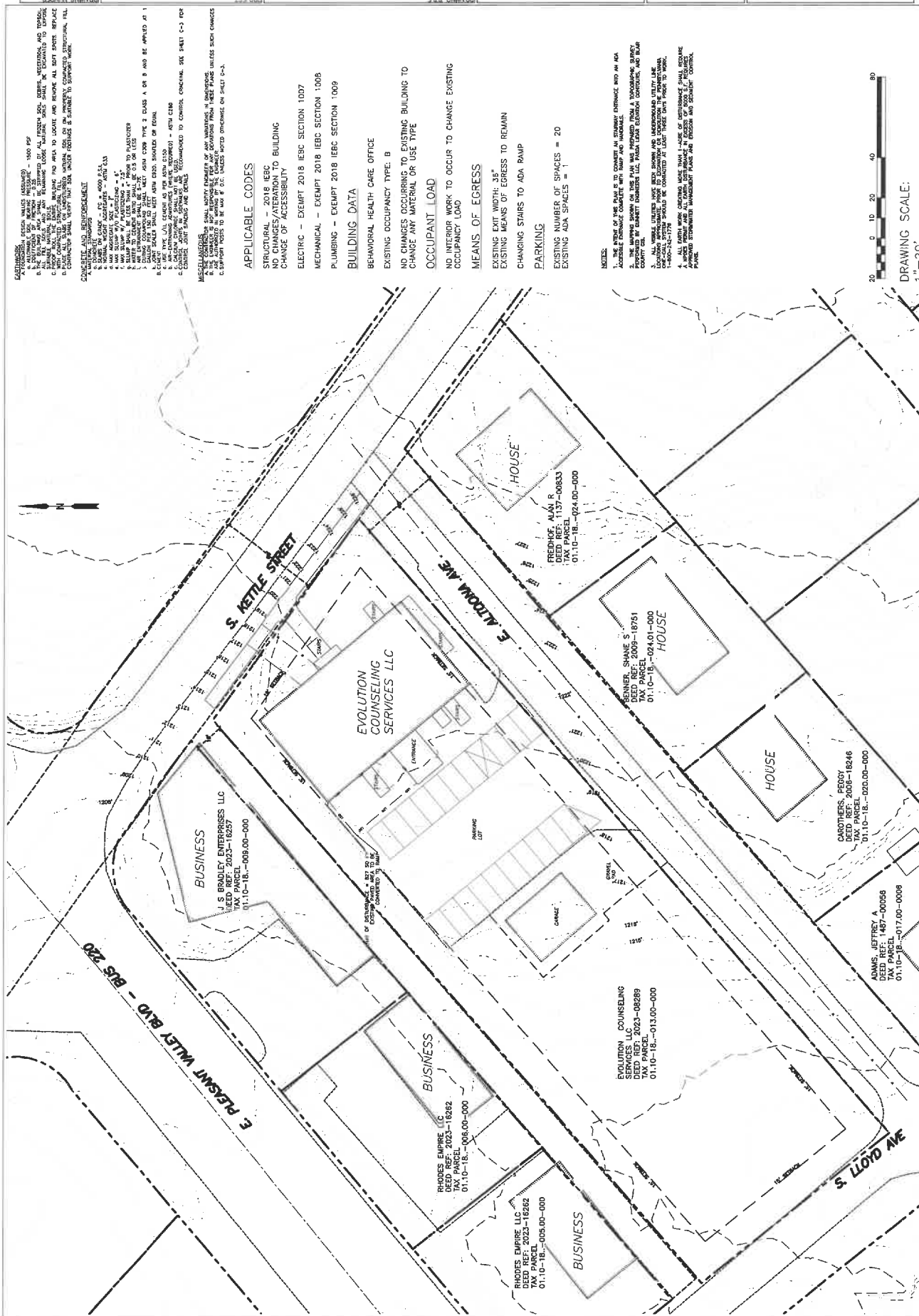
EROSION CONTROL BLANKET INSTALLATION



## PROFILE VIEW

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ROCK CONSTRUCTION ENTRANCE



**EXISTING SITE**

DATE: OCT 10, 2024  
PROJECT: EVOLUTION COUNSELING  
SHEET: 24-028

**DESIGNER:**  
GUNNETT ENGINEERS LLC  
506 E ALLEGHENY ST.  
MARTINSBURG, PA 16663

**OWNER:**  
EVOLUTION COUNSELING SERVICES LLC  
801 SOUTH KETTLER STREET  
ALTOONA, PA 16602

**NOTES:**

1. THE SITE OF THE PROJECT IS SHOWN IN RED ON THE MAP.
2. THE MAPS SHOWN ON THIS PLAN WERE PREPARED FROM A VARIOUS SURVEY SOURCES.
3. ALL VISIBLE UTILITIES HAVE BEEN SHOWN AND LOCATED BY A PROFESSIONAL SURVEYOR.
4. ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS.
5. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE MOST RECENT AVAILABLE RECORDS.

**APPLICABLE CODES:**

STRUCTURAL - 2018 IBC  
NO CHANGES/ALTERATION TO BUILDING  
ELECTRIC - EXEMPT 2018 IBC SECTION 1007  
MECHANICAL - EXEMPT 2018 IBC SECTION 1008  
PLUMBING - EXEMPT 2018 IBC SECTION 1009

**BUILDING DATA:**

BEHAVIORAL HEALTH CARE OFFICE  
EXISTING OCCUPANCY TYPE: B  
NO CHANGES OCCURRING TO EXISTING BUILDING TO CHANGE ANY MATERIAL OR USE TYPE

**OCCUPANT LOAD:**

NO INTERIOR WORK TO OCCUR TO CHANGE EXISTING OCCUPANCY LOAD

**MEANS OF EGRESS:**

EXISTING EXIT WIDTH: 35'  
EXISTING MEANS OF EGRESS TO REMAIN  
CHANGING STAIRS TO ADA RAMP

**PARKING:**

EXISTING NUMBER OF SPACES = 20  
EXISTING ADA SPACES = 1

**CONCRETE AND REINFORCEMENT:**

1. ALL CONCRETE SHALL BE 4000 PSI.

**ASPHALT:**

1. ALL ASPHALT SHALL BE 1 1/2" THICK.

**PAVING:**

1. ALL PAVING SHALL BE 1 1/2" THICK.

**LANDSCAPING:**

1. ALL LANDSCAPING SHALL BE 1 1/2" THICK.

**UTILITIES:**

1. ALL UTILITIES SHALL BE 1 1/2" THICK.

**FOUNDATION:**

1. ALL FOUNDATION SHALL BE 1 1/2" THICK.

**ROOFING:**

1. ALL ROOFING SHALL BE 1 1/2" THICK.

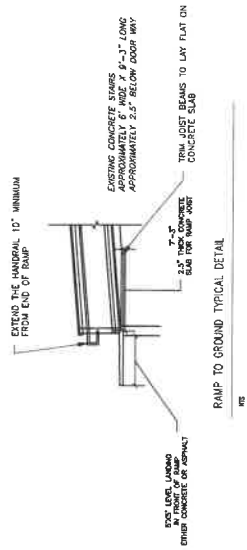
**CLADDING:**

1. ALL CLADDING SHALL BE 1 1/2" THICK.

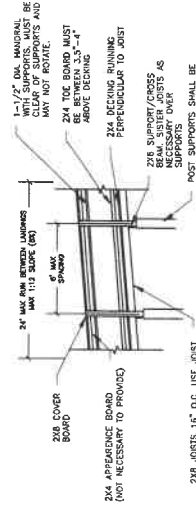
**FINISHES:**

1. ALL FINISHES SHALL BE 1 1/2" THICK.

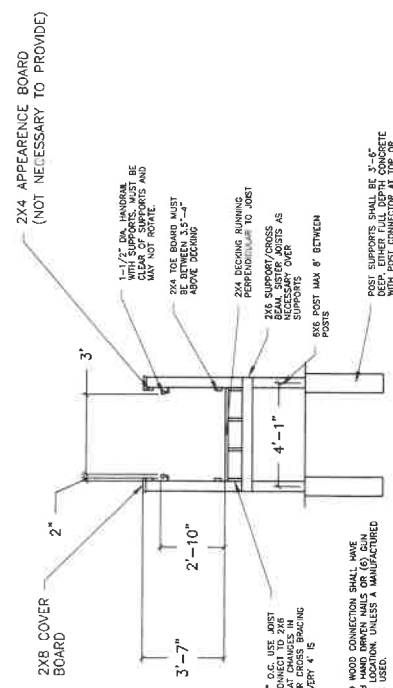




RAMP TO GROUND TYPICAL DETAIL

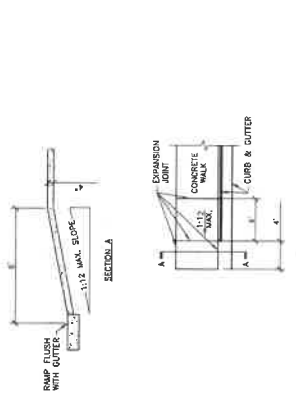


RAMP RUN TYPICAL DETAIL

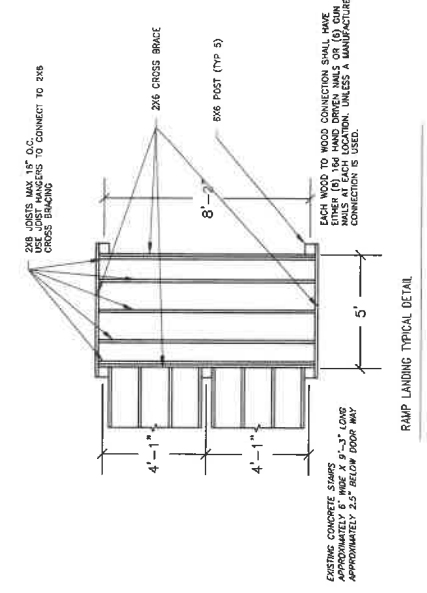
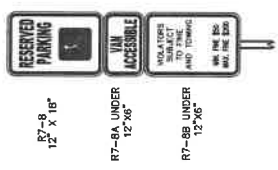


HANDICAP PARKING STALL (TYPICAL)

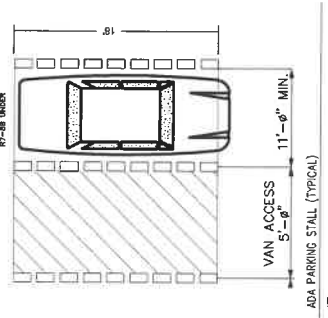
- NOTES:
1. THE ADA AND VAN ACCESSIBLE SIGNS SHALL BE PAINTED WITH THE FOLLOWING COLORS:  
 LEGEND AND BORDER: GREEN (NON-REFLECTORIZED)  
 BACKGROUND: WHITE (NON-REFLECTORIZED)  
 SYMBOL: WHITE (NON-REFLECTORIZED)  
 SYMBOL BACKGROUND: SHARK BLUE (NON-REFLECTORIZED)
  2. THE VIOLATORS SIGN SHALL BE PAINTED WITH THE FOLLOWING COLORS:  
 LEGEND AND BORDER: RED (NON-REFLECTORIZED)  
 BACKGROUND: WHITE (NON-REFLECTORIZED)
  3. THE BOTTOM EDGE OF THE SIGN SHALL BE BOUNDED  
 NO LESS THAN 5 FEET (15.24 M) ABOVE GROUND



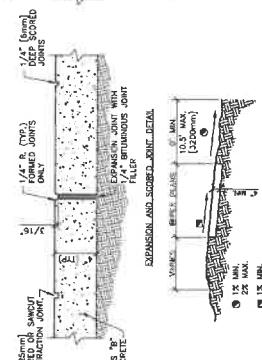
CURB RAMP DETAIL (TYPE 1) (ONLY AS NECESSARY)



RAMP LANDING TYPICAL DETAIL



VAN ACCESS



EXPANSION AND SCORED JOINT DETAIL

- NOTES:
1. EXPANSION JOINTS SHALL BE LOCATED WHERE EXISTING ADJACENT DRIVEWAYS, CURB OR OTHER ADJACENT STRUCTURES.
  2. EXPANSION JOINTS SHALL BE INSTALLED AT EXPANSION JOINT LOCATIONS AND SHALL EXTEND FULL DEPTH OF CONCRETE.
  3. 1\"/>
  4. FORMED CONCRETE JOINTS SHALL BE PLACED AT INTERVALS OF APPROXIMATELY 15' OR AT A SPACING THAT MATCHES THE ADJACENT CURB.
  5. FORMED CONCRETE JOINTS SHALL BE 1/4\"/>
  6. SCORED JOINTS SHALL BE 1/4\"/>
  7. 1/4\"/>
  8. CONCRETE SHALL BE FINISHED BY MEANS OF A FLOAT, STEEL TROWELLED AND BROOMED WITH A FINE BRUSH IN A TRANSVERSE DIRECTION.
  9. 1/4\"/>

CONCRETE SIDEWALK & LANDINGS TYPICAL DETAIL

DESIGNER: GUNNETT ENGINEERS LLC  
 506 E ALLEGHENY ST  
 MARTINSBURG, PA 15653

OWNER: EVOLUTION COUNSELING SERVICES LLC  
 901 SOUTH KETTLE STREET  
 ALTOONA, PA 16602

PROJECT: AQA BAMP WORKPACKMENTS  
 PROJECT NUMBER: 24-028  
 DATE: OCT 10, 2024  
 DRAWN: JDC  
 CHECKED: JDC  
 DATE: 1/13/2015

CROSS SECTIONS 1

DRAMA TITLE

DRAMA NUMBER: C-3

## **PROJECT NARRATIVE**

Evolution Counseling Services owns lots 1 through 8 of Block 2 of the East End Extension. These lots make up tax parcel 01.10-18.-013.00-000. Evolution Counseling Services is proposing to replace an existing entrance stair with an ADA ramp. The ramp will be constructed along the rear of the building outside of the building setbacks. The disturbed area will be existing parking lots. An ADA parking space will be created by combining two of the existing spaces for the space an access aisle.

There will be no additional changes to the interior of the building and the occupancy will remain unchanged. Therefore, there will be no changes to the sewer or water.

The disturbed area is under 1,000 square feet. Therefore, no E&S Permit application has been made to the Blair County Conservation District. As the disturbed area is all existing impervious there will be no changes to any stormwater runoff.

The national wetland inventory mapping showed no wetlands on the site.

These lots are not found in a FEMA regulated floodway or flood plain.

The site is found in the C-HB Highway Business Zoning district. The surrounding land use is commercial property, and single-family residential lots. The past land use of the site has been commercial as well as the building being a past Elementary School.

The proposed construction follows the City of Altoona's subdivision and land development requirements; Therefore, no waivers are being asked.

## **BLIGHTED PROPERTY LIST**

### **1. 2105 Washington Avenue**

**Owner: Melissa Fluke**

2105 Washington Avenue

Altoona, PA 16601

Property is deteriorating, substandard not suitable for rehabilitation. Exterior siding is completely missing, Insulation is showing all around house, brick chimney is falling apart; rear of house is down to the wood. Foundation is starting to crumble on both sides. Shingles are worn and falling off, cornice and fascia are weathered and falling off. Windows are missing and/or broken. Interior is in poor condition. Owner was supposed to sell the property, but never did. She also never put any work into the property, no maintenance to the property. It has been vacant since 2023. Water and Electric are off. Gas is unknown meter is inside house. There are outstanding taxes on the house, 2022 in the amount of \$1,166.69, 2023 in the amount of \$461.61. and 2024 in the amount of \$403.24. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property if residential in nature.

### **2. 1006 20<sup>th</sup> Avenue**

**Owner: Gerald Friley**

2823 Pine Avenue

Altoona, PA 16601

Property is deteriorating, substandard not suitable for rehabilitation Owner does not have the finances to make repairs. House has been vacant for four years. Owner applied for a direct home loan but was denied due to the cost of repairs that need done. Exterior siding is wood and some plastic, weathered and rotted. Foundation is stone and is falling and crumbling Shingles are falling off. Windows are wood and are old most are still intact. The interior is completely gutted, no wiring or plumbing exist. Utilities are all off. Outstanding taxes for 2024 are \$342.65. The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse of this property is residential in nature.