

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, January 10, 2024 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

1101 Logan Blvd/ Altoona Dermatology Associates

Requesting a 2,100 SF expansion and a setback variance to an existing nonconforming use in a Single-Household Residential Zone, §800-21(D) & §800-48(K).



CODES & INSPECTIONS DEPARTMENT
 1301 12TH STREET, SUITE 103
 ALTOONA, PA 16601
 (814) 949-2456

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION: 1101 Logan Blvd, Altoona PA, 16602
PURPOSE OF APPEAL: request to expand an existing non-conforming use (office/health services in residential zone)
DESCRIPTION OF PREMISES: vacant grass covered lot on one parcel and existing medical/law office on other parcel; parcels will be merged
USE OF PREMISES: office/health services
OFF-STREET PARKING: yes

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

PROPERTY OWNER INFORMATION

NAME: Altoona Dermatology Associates	
ADDRESS: 1101 Logan Blvd., Altoona, PA 16602	
PHONE: (814) 943-9879	EMAIL: dermworker@aol.com (office manager Kim Sieg)

APPLICANT INFORMATION

NAME: owner	
ADDRESS:	
PHONE:	EMAIL:

DESIGN PROFESSIONAL INFORMATION

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

Alice P. Joyce M.D.
 SIGNATURE OF APPLICANT

12/19/23
 DATE

OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input type="checkbox"/> SPECIAL EXCEPTION \$500.00	<input type="checkbox"/> APPEAL VIOLATION NOTICE \$500.00	
PREVIOUS APPEAL TO ZONING HEARING BOARD? <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		



420 Allegheny Street
Post Office Box 61
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150
www.keller-engineers.com

EXHIBIT "A" - ZONING NARRATIVE
1101 Logan Blvd.
PROJECT # 4761-1
December 2023

NARRATIVE:

On behalf of Altoona Dermatology Associates, Keller Engineers is submitting a Zoning Appeal Application for expansion of an existing non-conforming use. The current proposal is a 2,100 square foot expansion of the dermatology / legal office, which are existing uses on this site.

EXPANSION OF NON-CONFORMING USE:

The Client is requesting a variance to expand the medical/law office under **Section 800-21.D:**

Justification: The site was re-zoned by the City of Altoona from commercial to the R-SH Residential Single Household zone in 2003, causing the non-conforming use, even though the site was in use as a commercial property for many years when the area was re-zoned. The use is not detrimental to the neighborhood, and the addition will be similar in character to the existing building.

M-R-C

01.14-39.-018.00-000
KIVITZ ALAN J
& VICKI S &

SHROHMEYER RICHARD
A & JANICE

01.14-45.-056.00-000
HEISS BARBARA L &
FIN CHRISTOPHER
118

01.14-45.-054.00-000
HEISS
117 BARBARA L &
MCCONNELL NANCY L

01.14-45.-053.00-000
FELTENBERGER STEVEN R

01.14-45.-040.00-000
WILLIAMS JOHN
M & VIRGINIA
113

01.14-45.-038.00-000
WILLIAMS JOHN
M & VIRGINIA
111

01.14-45.-005.00-000
SKIN CARE CENTER
ALTOONA LLC

01.14-45.-006.00-000
Brianna Klander - State
Insurance Agent
KOLANDER BRIAN & HEATHER

01.14-45-007.00-000
GOSKUCH MARK
114
T & RACHEL K
FIELD LAWRENCE

01.14-45.-001.00-000
Altoona Dermatology
SKIN CARE CENTER ALTOONA, LLC
1101

R-SH

I-L

01.14-38.-008.03-000
HAGEN HOT DOGS LLC

1100

01.14-38.-008.04-000
ALLEGHENY LUTH
SOCIAL MINISTRIES

01.14-38.-008.00-000
800 LOGAN
BLVD LP

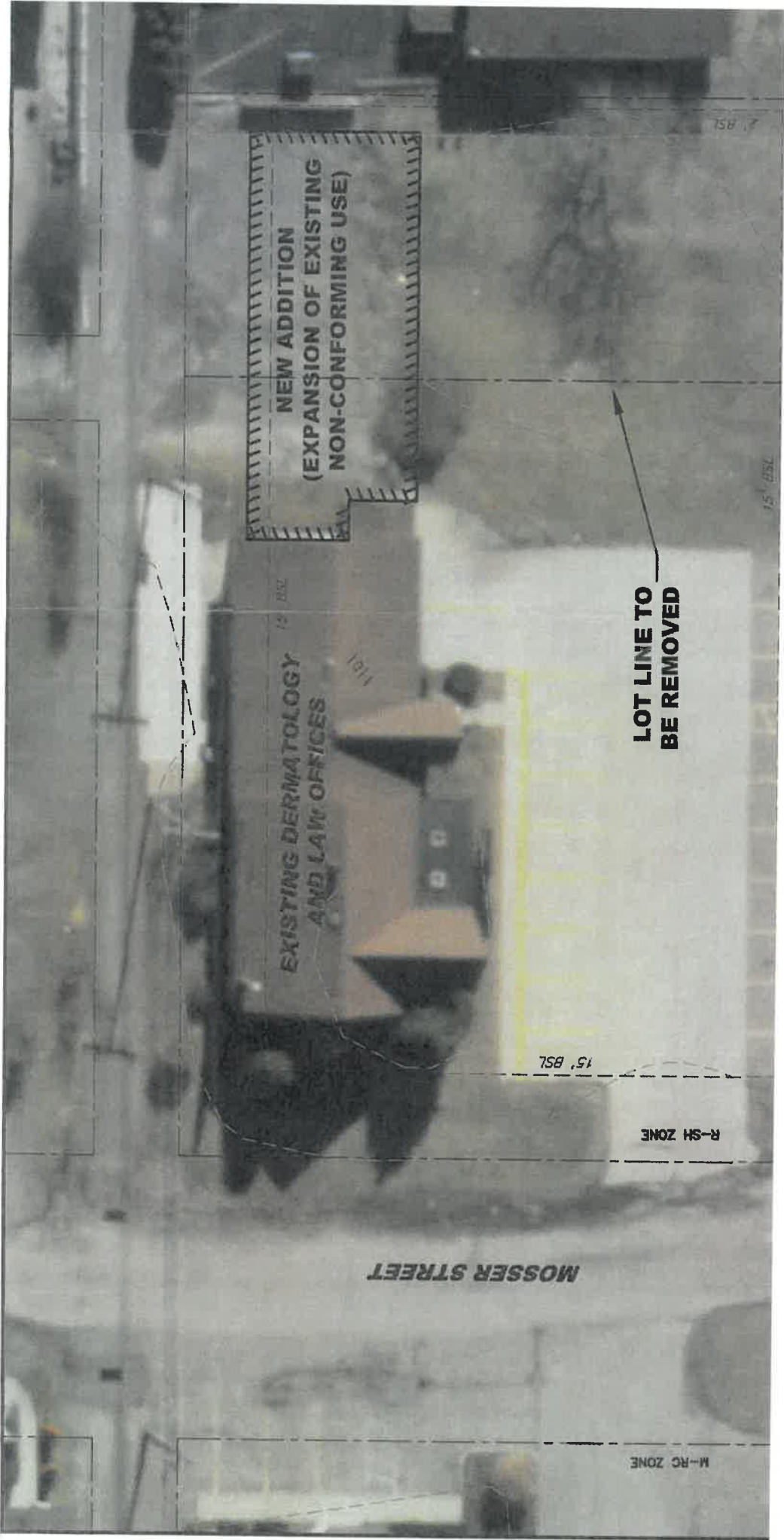
Logan Blvd

Logan Blvd

36

36

East County Community Water, Sewer, Gas, Electric, Cable, Telephone, and Internet Services are provided by the respective utility companies. Please Contact the State Office for more information.
01.14-45-007.00-000
GOSKUCH MARK
114
T & RACHEL K
FIELD LAWRENCE



**NEW ADDITION
(EXPANSION OF EXISTING
NON-CONFORMING USE)**

**EXISTING DERMATOLOGY
AND LAW OFFICES**

**LOT LINE TO
BE REMOVED**

R-SH ZONE

M-RC ZONE

MOSSER STREET

15' BSL

15' BSL

15' BSL

Chapter 800. Zoning

Article III. Nonconforming Buildings and Uses

§ 800-21. Nonconforming buildings and structures used for nonconforming uses.

- D. Expansion of nonconforming use. A nonconforming use of a part of a nonconforming building or structure may be expanded or extended into any portion of such building or structure, provided that such expansion or extension shall not in any case be detrimental to or tend to alter the character of the neighborhood and that approval therefor be granted by the Zoning Hearing Board.

Chapter 800. Zoning

Article V. District Provisions

§ 800-48. R-SH Single-Household Residential Zone.

K. Setbacks.

(1) Each lot shall have setbacks of not less than the depth or width indicated below:

Location	Setback Characteristic	Lot Characteristics	Minimum Setback (feet)
Front	Depth	—	15 or the average front setback distance on the property's block, whichever is less
Rear	Depth	—	30
Side	Width	Interior lot	2
Side	Width	Corner lot nonstreet	2
Side	Width	Corner lot abutting a street	15

(2) Additions to an existing building may be built in line with that building in side yards so long as:

- (a) The addition does not encroach any further into the side yard than the existing building already does; and
- (b) The addition does not encroach on any front or rear setback requirements.