

## AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on Wednesday, **August 14, 2024 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.

2901 Maple Avenue/ Chris Weidley (Thrive Acquisition Inc)

Requesting a Special Exception to operate a Professional Office Use on the first floor of an existing mixed-use building located in Multiple-Household Residential zone, §800-50(C)(9) & §800-61(C)(2).

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: 2901 MAPLE AVE

PURPOSE OF APPEAL:  ZONING VARIANCE FROM BAR TO OFFICE SPACE  
CHANGE OF USE

DESCRIPTION OF PREMISES: BAR, COATHERING SPACE. NO ALTERATIONS NEEDED

USE OF PREMISES: PERSONAL USE CURRENT -> OFFICE USE

OFF-STREET PARKING:  YES

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

PROPERTY OWNER INFORMATION

Name: THREE ACQUISITION INC.

Address: 1002 LOGAN BLVD SUITE 114 #336 ALTOONA PA 16602

Phone: 814-600-1618 Email: CHRIS@WEDLEYPROPERTIES.COM

APPLICANT INFORMATION

Name: CHRIS WEDLEY

Address: 107 STERLUP CIRCLE DUNCANSVILLE PA 16835

Phone: 814-600-1618 Email: CHRIS@WEDLEYPROPERTIES.COM

DESIGN PROFESSIONAL INFORMATION

Name: JOE ORILLO

Address: 720 S LOGAN BLVD HULLSDAYSBURG PA 16648

Phone: 814-944-6005 Email: ORILLOARCH@ATLANTICBROADBAND.COM

SIGNATURE OF APPLICANT: [Signature] DATE: 6/28/27

OFFICE USE ONLY	<input type="checkbox"/> VARIANCE	<input type="checkbox"/> APPEAL DETERMINATION	<input type="checkbox"/> OTHER
	<input type="checkbox"/> SPECIAL EXCEPTION	<input type="checkbox"/> APPEAL VIOLATION NOTICE	
	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: <u>R-MH</u>		

Altoona Zoning Hearing Board,

I am writing to formally request a special use zoning variance for a change of use from an existing bar/meeting space to professional office space at 2901 Maple Ave Altoona PA 16601. The property in question currently exists as a non-conforming bar/meeting space. We are seeking approval to re-purpose the space to accommodate office functions.

The rationale behind this request stems from the evolving needs of the community and our desire to adapt the property to better serve the current market demands. The previous use as a bar had been detrimental to the neighborhood during its previous ownership. Rezoning this space to office use will allow my future real estate brokerage to use this space in a way that enhances the community and brings future revenue to the city via Business Privilege taxes. It will also contribute to the vision of the Comprehensive Plan recently adopted by the city.

The proposed change of use aligns with the broader development goals outlined in the local zoning ordinances, which emphasize mixed-use spaces and adaptive reuse of existing structures to promote economic growth and sustainability. The historical use of this building has been mixed-use. Several other buildings on this street retain the same mixed use of business on the first floor and residential on the second. The current use of this building is 7 residential units, one laundry mat to serve the building, a garage used by our management company, and the bar space in question. The red brick building across Maple Ave was a corner market within the last 2 years. There is a automotive shop located across the street on 29<sup>th</sup> St. There is a dance studio occupying the former Curtain School across from our alley.

To ensure transparency and compliance with all relevant regulations, we have prepared a detailed sketch showing the current floor plan. We also have a parking design that has not been altered from previous ownership and use. We are not requesting **ANY** improvements to the space. It's current state has been repaired from previous ownership wear and tear during our building overhaul in 2021. We propose an office space to accommodate three office personnel arranged in an open office concept. No additional walls are needed to accomplish this goal.

The building currently has 5 off street parking spaces including a handicap space already marked from previous use. It can also accommodate 8 on street parking spaces around the north and west sides of the building. One of the values to the neighborhood of changing the use from a bar to an office space is the timing of the parking spaces. The current use as a bar demands evening and weekend traffic competing with residential tenant parking. Transition this to office use us would increase the spaces needed during business hours when residential tenants are parked at their workplace. We argue that changing the use will benefit the parking situation greatly by creating additional spaces after business hours.

We do ask for the construction of two 4'x6' signs attached to the building on its north and west sides. This would be in addition to the 32"x48" sign currently hanging from the corner of the building. Pictures of the outside of the building are attached.

We respectfully request a hearing before the zoning board to present our case and provide further details regarding our plans for the property. We are confident that our proposal meets the

criteria for a zoning variance and will contribute positively to the economic vitality and overall character of the area.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Weidley". The signature is fluid and cursive, with a large initial "C" and "W".

Chris Weidley

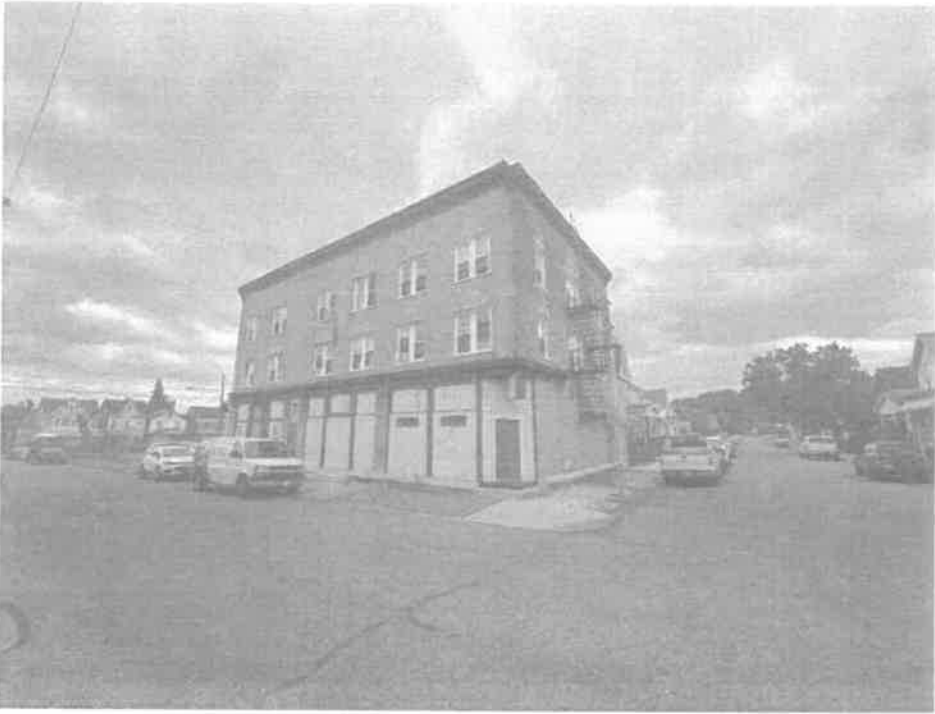
Property Owner



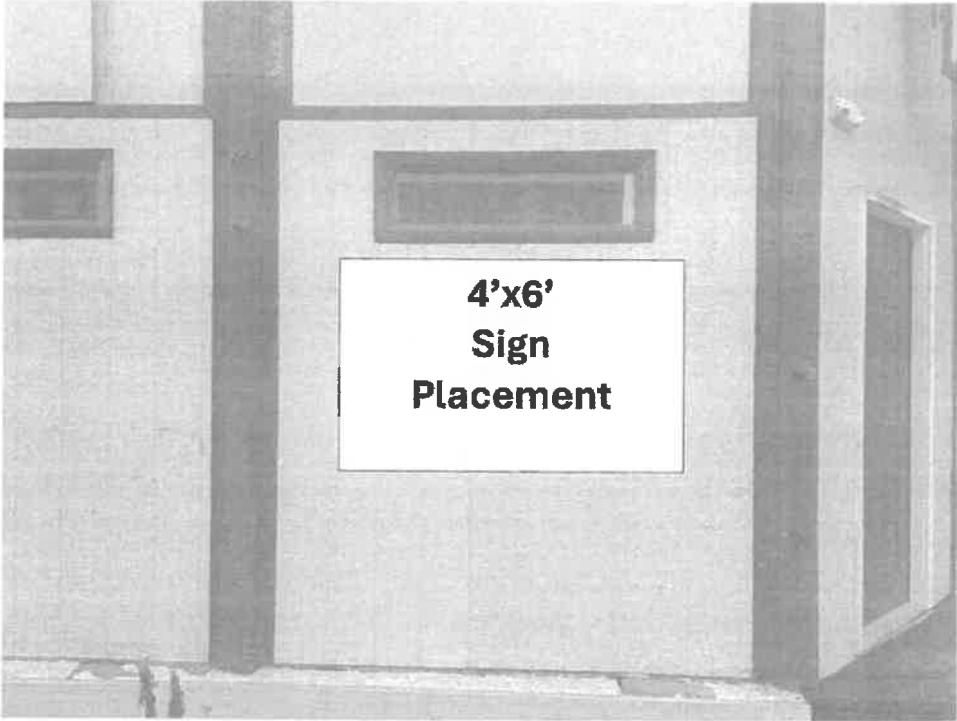
WEST SIDE



WEST SIDE SIGN PLACEMENT

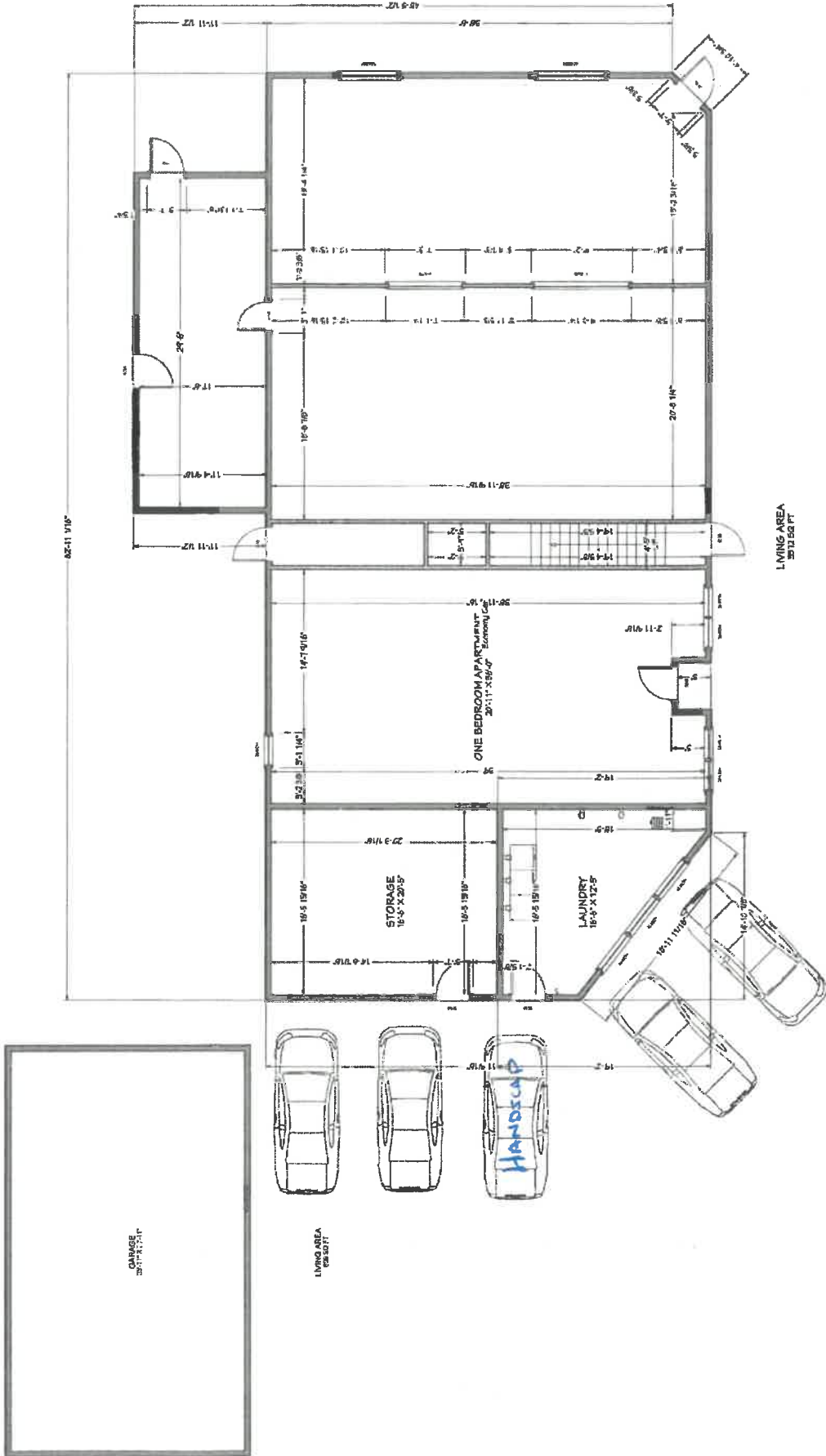


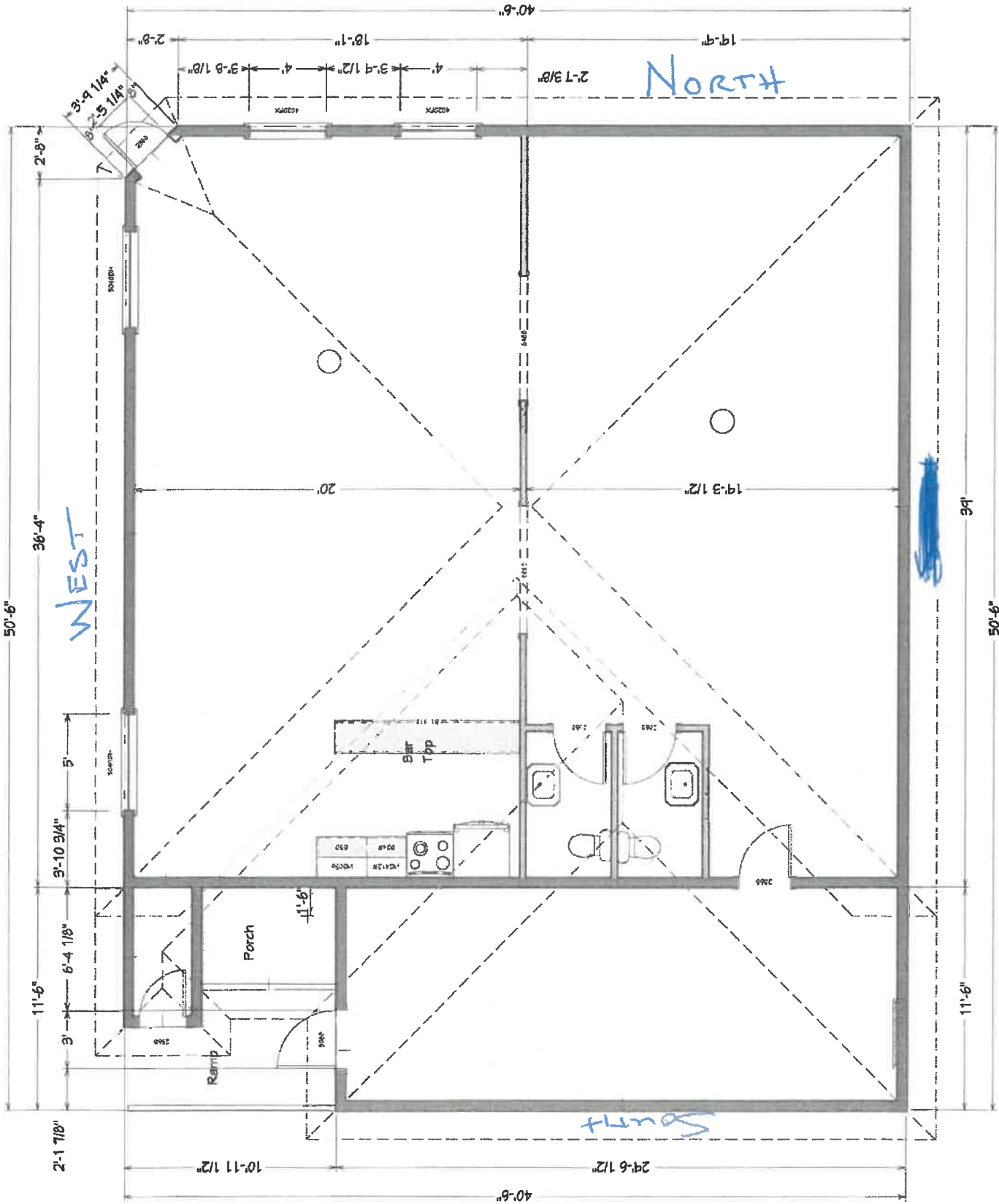
NORTH SIDE



NORTH SIDE SIGN PLACEMENT

# PARKING (CURRENT)





LIVING AREA  
1981 SQ FT



City of Altoona, PA  
Monday, July 22, 2024

## Chapter 800. Zoning

### Article V. District Provisions

#### § 800-50. R-MH Multiple-Household Residential Zone.

(9) Commercial uses. New office, retail, restaurant uses, and these uses mixed with residences may be established in existing former commercial, public school and industrial buildings and government facilities within this district so long as the Zoning Hearing Board does the following. Note that this special exception is to be used to allow the reuse and preservation of existing buildings and not new construction. Former buildings that have already been converted to residences are not eligible for this special exception.  
[Amended 2-13-2019 by Ord. No. 5741]

- (a) Finds a demonstrated history of the building being used for commercial, retail, office, public school, governmental, or industrial purposes.
- (b) 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.
- (c) Finds that converting the building into a conforming permitted use or activity would be cost-prohibitive.
- (d) 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.
- (e) Finds that the required public notice was given.
- (f) 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 given at Chapter 640.
- (g) Sets reasonable limits on the hours of operation, number of employees, noise levels, and odors of the proposed business.
- (h) 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.
- (i) 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.
- (j) Requires that no exterior loudspeaker systems or other audible signals which can be heard at the property line will be used.
- (k)

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 new off-premises outdoor advertising shall be prohibited on such buildings.

- (l) Hears staff recommendations on the above requirements.
- (m) 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.
- (n) 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.

# Chapter 800. Zoning

## Article VI. Signs

### § 800-61. Sign area per lot.

- (2) The maximum total area of all signs on a lot, except incidental signs, building marker signs, identification signs, and flags, shall not exceed the lesser of the maximum area shown in Sign Table B, Maximum Sign Area per Lot.

**Sign Table B**

**Maximum Total Sign Area Per Lot (by frontage)**

	R-S	R-SH	R-L	R-MH	R-U	M-RC	C-NB	C-HB	C-CB	I-L	I-G
Total square feet	10	10	20	20	20	80	100	300	100	300	300
Percentage of the ground-floor area of the principal building	NA	NA	NA	NA	NA	2%	3%	5%	3%	5%	5%
Square feet of signage per linear foot of lot width at the building line	NA	NA	NA	NA	NA	2.0	2.0	6.0	3.0	0.5	0.5

