

## AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, June 11, 2025 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.

### 313 12<sup>th</sup> St/ Humble Homes and Rentals LLC

Requesting variances from front, side and rear property line setbacks, lot area, and off-street parking for a new single-family residence on a nonconforming lot located in a Multiple-Household Residential zone, §800-50(G), (K), & (N)(1) and §800-18.

### 1216 Pleasant Valley Blvd / Blvd Suites Inc

Requesting to replace an existing double stacked billboard with a single digital billboard located in a Highway Business Commercial zone, §800-69(E).

### 3005 Spruce Ave/ Jessica Stehley

Requesting to operate a major-impact home-based business in a Single-Household Residential zone, §800-41(C).



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

## ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION:	1201 4th AVE ALTOONA, PA 16602
PURPOSE OF APPEAL:	THE ONLY AVAILABLE SPACE ON THE LOT THAT DRIVEWAY CAN FIT IS NOT A VIABLE SPOT DUE TO THE SLOPE
DESCRIPTION OF PREMISES:	SMALL CORNER LOT WITH STEEP SLOPE
USE OF PREMISES:	3FH RESIDENCE
OFF-STREET PARKING:	13th ST & 4th AVE

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

### PROPERTY OWNER INFORMATION

NAME:	HUMBLE HOMES AND RENTALS LLC		
ADDRESS:	1106 CHURCH ST HOLLIDAYSBURG, PA 16648		
PHONE:	814-889-9125	EMAIL:	

### APPLICANT INFORMATION

NAME:	CASSIE GRAY		
ADDRESS:	507 W. 3RD AVE DERRY, PA 15627		
PHONE:	724-953-1728	EMAIL:	cassie.g@bottega-design.com

### DESIGN PROFESSIONAL INFORMATION

NAME:	CASSIE GRAY - BOTTEGA DRAFTING + DESIGN		
ADDRESS:	507 W. 3RD AVE. DERRY, PA 15627		
PHONE:	724-953-1728	EMAIL:	cassie.g@bottega-design.com

  
SIGNATURE OF APPLICANT

4/30/25  
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:		

# Summary for Variance Request For Driveway Omission

1201 4<sup>th</sup> Ave. Altoona PA 16602

**Owner:** David Hite, Humble Homes and Rental LLC

**Designer:** Cassie Gray, Bottega Drafting + Design

**Site:** 1201 4th Ave., Altoona, PA 16602

The objective for this site is to build a small, affordable 3-bedroom, 2-bath single-family home that provides adequate space for a family and is conveniently located near the neighboring elementary school. Mr. Hite, an active member of the Altoona community, is eager to contribute to the city's development by improving areas and providing housing. This project marks his first endeavor, with hopes of many more to come in the future.

We are requesting a variance to omit the requirement for a driveway at 1201 4th Ave., Altoona, PA 16602. The unique characteristics of the property make a driveway unnecessary and impractical. Specifically:

- **Site Constraints:** The lot layout, topography, or existing structures prevent feasible driveway installation.
- **Alternative Parking:** The site is a corner lot with adequate on-street parking to meet residents' or visitors' needs.
- **Environmental Impact:** Removing the driveway reduces impervious surface area, supporting stormwater management.
- **Neighborhood Consistency:** The omission aligns with surrounding properties and does not negatively affect traffic flow or accessibility.

Granting this variance will preserve the property's functionality while maintaining safety and accessibility standards.

Thank you for considering our request for variance.

**Cassie Gray**

Bottega Drafting + Design

[cassieg@bottega-design.com](mailto:cassieg@bottega-design.com)

724-953-1728

## Narrative

My intention for the lot at 1201 4<sup>th</sup> Avenue in Altoona is to acquire it under an LLC that I created. The LLC is Humble Homes & Rentals. The purpose is to build a single 1 story home on the lot as a first home to build and then replicate it to build more homes on vacant lots in the Altoona area. We will also be acquiring homes that need fixed up and then rented or sold. The home on the lot will be one that we will sell. If we cannot sell it we will rent it out.

My goal is to help with the blight and vacant lots in the area to help with making blocks in the area more desirable. The single-family homes we will build are highly sought after in the area. Also, I have been trying to buy properties in the area for the past 2 years now and there is a shortage of inventory which with building homes we can help with this by offering new affordable housing in the area.

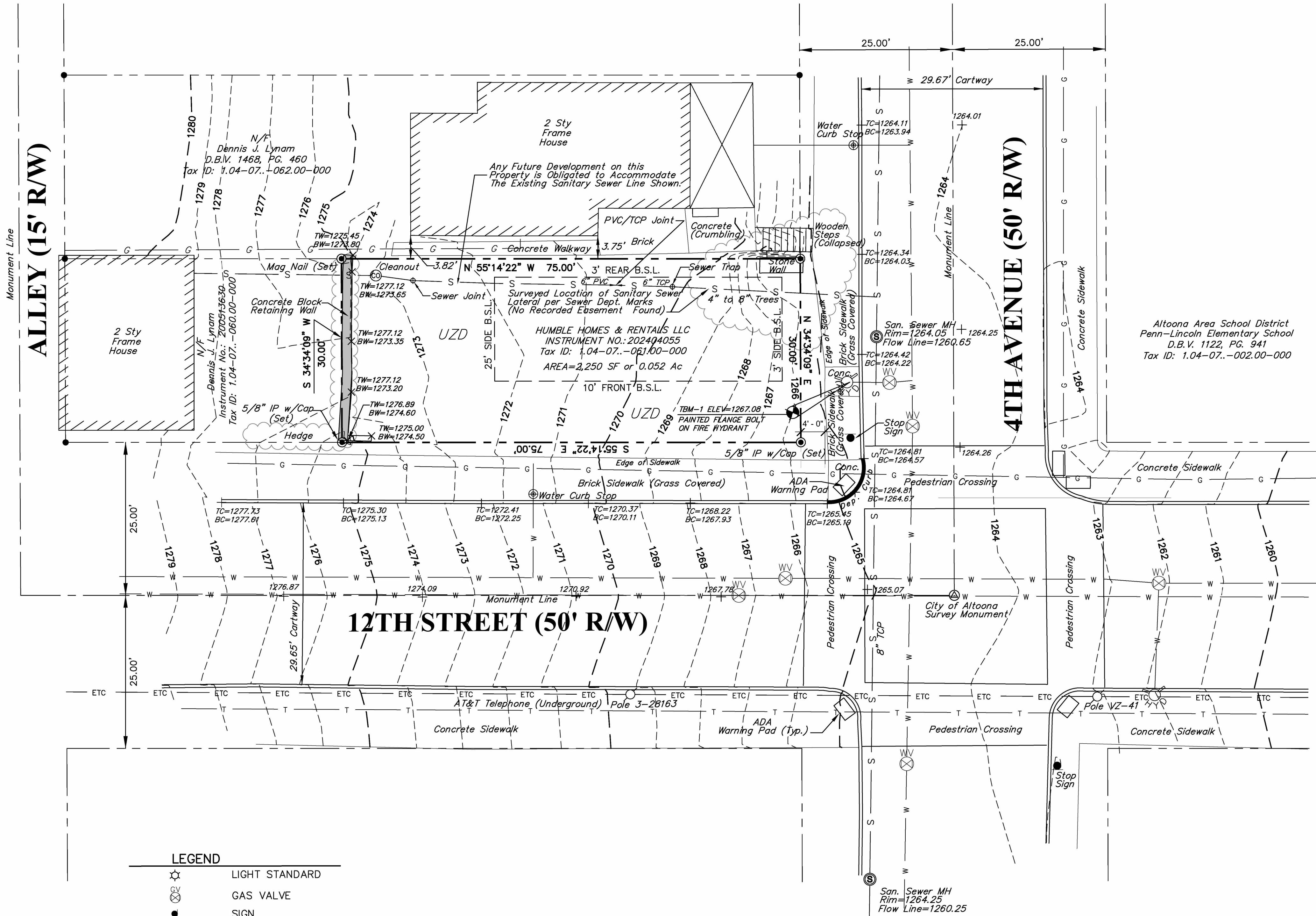
Along with building homes that people need in the area and helping with the some of the issues currently facing tenants and people with handicap or disabilities we can accommodate them. Houses that need fixing up we can flip, houses needing fixed up we can make them better and rent them out and build from scratch on the empty lots in town. Once we get the first one built we will buy another lot from the seller and start building the second one. I recently got my real estate license so the company that is formed will also be a builder/real estate sales company.

If you have any questions or concerns please contact me at 814-889-9125. Thank You



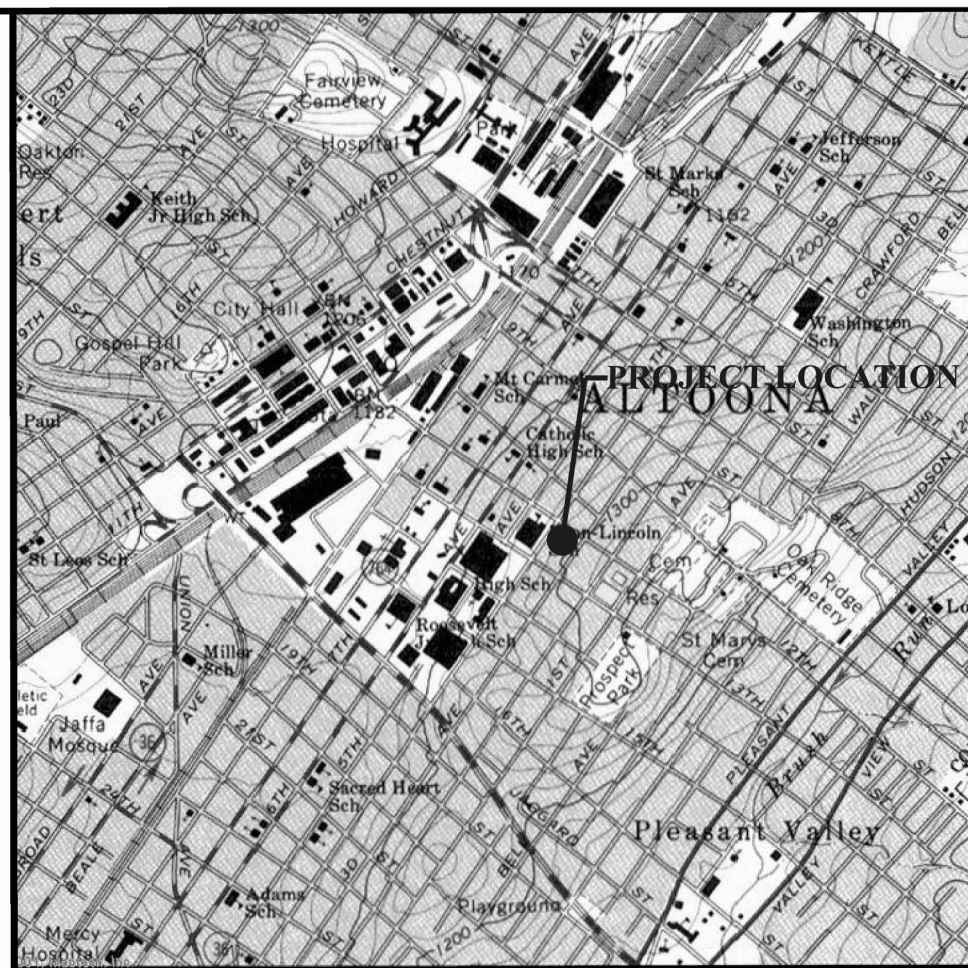
SOIL TYPE

The Soil Type of the Subject Parcel is "UZD".  
Urban land-Edom complex, 8 to 25 percent slopes.



LEGEND

- ⊙ LIGHT STANDARD
- ⊙ GAS VALVE
- SIGN
- ⊙ HYDRANT
- ⊙ WATER VALVE
- ⊙ TELEPHONE MANHOLE
- ⊙ ELECTRIC MANHOLE
- ⊙ SAN. SEWER MANHOLE
- UE — UNDERGROUND ELECTRIC
- ETC — ELECTRIC, TELEPHONE & CABLE
- T — TELEPHONE
- G — GAS LINE
- W — WATERLINE
- — — PROPERTY LINE
- — — BUILDING SETBACK LINE (B.S.L.)



NOTES

BENCHMARK DATA:

TBM-1: ELEV. 1267.08 PAINTED FLANGE BOLT ABOVE 5" HOSE CONNECTOR ON FIRE HYDRANT AT THE NE CORNER OF 4TH AVE. AND 12TH STREET.

BASE MAPPING:

TOPOGRAPHIC FEATURES WERE COMPILED FROM DATA COLLECTED DURING A FIELD SURVEY AND ARE BASED ON THE PA STATE PLANE COORDINATE SYSTEM ORIENTED TO GRID NORTH.

UTILITY NOTE:

UTILITY LOCATIONS, AS SHOWN ARE APPROXIMATE AND IT IS THE CONTRACTOR'S RESPONSIBILITY, AS PER ACT 287, TO CONTACT THE APPROPRIATE UTILITY COMPANY FOR MORE ACCURATE LOCATION PRIOR TO ANY EXCAVATION.

SEWER SERVICE:

PUBLIC

WATER SERVICE:

PUBLIC

FLOOD NOTE:

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA, IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY PANEL NUMBER 42013C0144D WHICH BEARS AN EFFECTIVE DATE OF MARC 2, 2012.

SITE DATA

PROPERTY OWNER(S): HUMBLE HOMES & RENTALS LLC  
1106 CHURCH STREET  
HOLLIDAYSBURG, PA 16648

TAX MAP NUMBER: TAX ID: 1.04-07.-061.00-000  
DEED REFERENCE: INSTRUMENT NO.: 202404055

LOT AREA: 2,250 SF OR 0.052 ACRE

EXISTING LOT USE: VACANT

PROPERTY ZONING: "R-MH" RESIDENTIAL MULTIPLE HOUSEHOLD ZONE

BUILDING SETBACKS: FRONT 15' OR THE AVERAGE ON THE BLOCK  
SIDE 15' (CORNER LOT ABUTTING STREET)  
REAR 25'

A BUILDING SETBACK VARIANCE APPLICATION FOR THE SUBJECT PROPERTY WAS APPROVED BY THE ZONING HEARING BOARD OF THE CITY OF ALTOONA AT A GENERAL MEETING ON APRIL 10, 2024. THE APPROVED BUILDING SETBACKS ARE AS FOLLOW:

BUILDING SETBACKS: FRONT 10' ALONG THE 12TH STREET R/W LINE  
SIDE 25' ALONG THE EAST PROPERTY LINE  
SIDE 3' ALONG THE 4TH AVENUE R/W LINE  
REAR 3' ALONG THE SOUTH PROPERTY LINE

HORIZONTAL DATUM: NAD 83 (NSRS2011) PA SPC SOUTH ZONE  
LINEAR UNIT - US SURVEY FOOT

VERTICAL DATUM: NAVD 88

LIST OF UTILITIES

WATER SERVICE

ALTOONA WATER AUTHORITY  
900 CHESTNUT AVENUE  
ALTOONA, PA 16602  
PHONE: (814) 949-2540

NATURAL GAS

PEOPLES GAS  
100 E. BELLWOOD AVENUE  
ALTOONA, PA 16602  
PHONE: (814) 941-4065

SANITARY SEWER

ALTOONA WATER AUTHORITY  
900 CHESTNUT AVENUE  
ALTOONA, PA 16602  
PHONE: (814) 949-2540

ELECTRIC

PENELEC  
405 WEST PLANK ROAD  
ALTOONA, PA 16603  
PHONE: (814) 949-4666

CABLE TELEVISION

BREEZELINE  
2200 BEALE AVENUE  
ALTOONA, PA 16601  
PHONE: (814) 944-3905

TELECOMMUNICATIONS

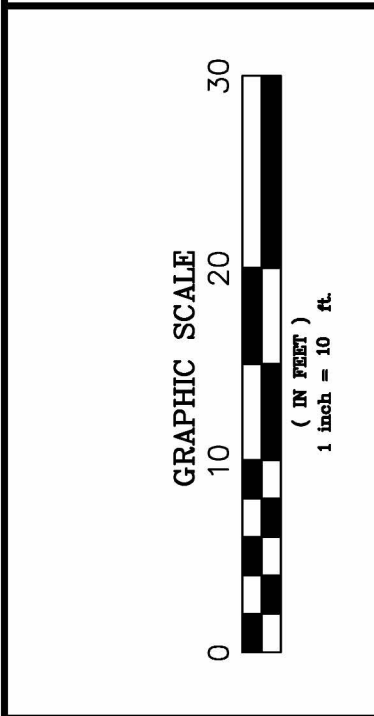
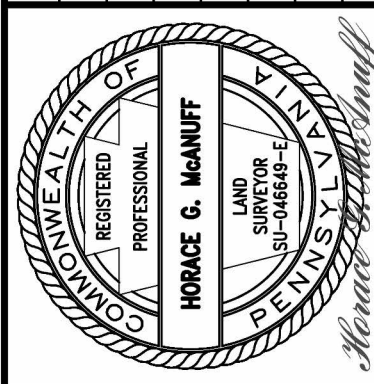
VERIZON  
1119 16TH STREET  
ALTOONA, PA 16601  
PHONE: (814) 231-6500

PA ONE CALL SYSTEM

PHONE: 1-800-242-1776

BOUNDARY & TOPOGRAPHIC SURVEY  
For  
HUMBLE HOMES & RENTALS LLC  
DAVID HITE  
1201 4TH AVENUE  
CITY OF ALTOONA, PENNSYLVANIA  
BLAIR COUNTY  
Drawing Number

Date of Survey:	6/26/24	Date:	6/27/24
Drawn By:	SCG	Checked By:	HOM
Project Number:	24-151	Date of Latest Revision:	9/09/24
Geographic Location:	9/25/24		



PROPERTY OWNER(S): HUMBLE HOMES & RENTALS LLC  
1106 CHURCH STREET  
HOLLIDAYSBURG, PA 16648

Geomantics Solutions, LLC  
Surveying and Mapping Consultants  
WWW.GeoSolutions.Biz  
615 HOWARD AVENUE, SUITE 109  
Altoona, PA 16601  
Tel: 814-207-2237  
Fax: 814-949-2329  
Email: hmcannuff@GeoSolutions.Biz



BOTTEGA  
DRAFTING  
+  
DESIGN

Designer: Cassie Gray  
724-953-1728  
cassieg@bottega-design.com  
507 W. 3rd Ave.  
Derry, PA 15627

Contractor Name:

Company:

Address:

Phone:

Email:

Engineer Name:

Company:

Address:

Phone:

Email:

DATE: 8/21/2024  
PROJECT NO.: 031924-01

REVISION	DATE
1	Create Zone Approval Docs 3/22/24
2	Complete 2 Story with crawlspace Const. 7/30/24
3	

NOTES:

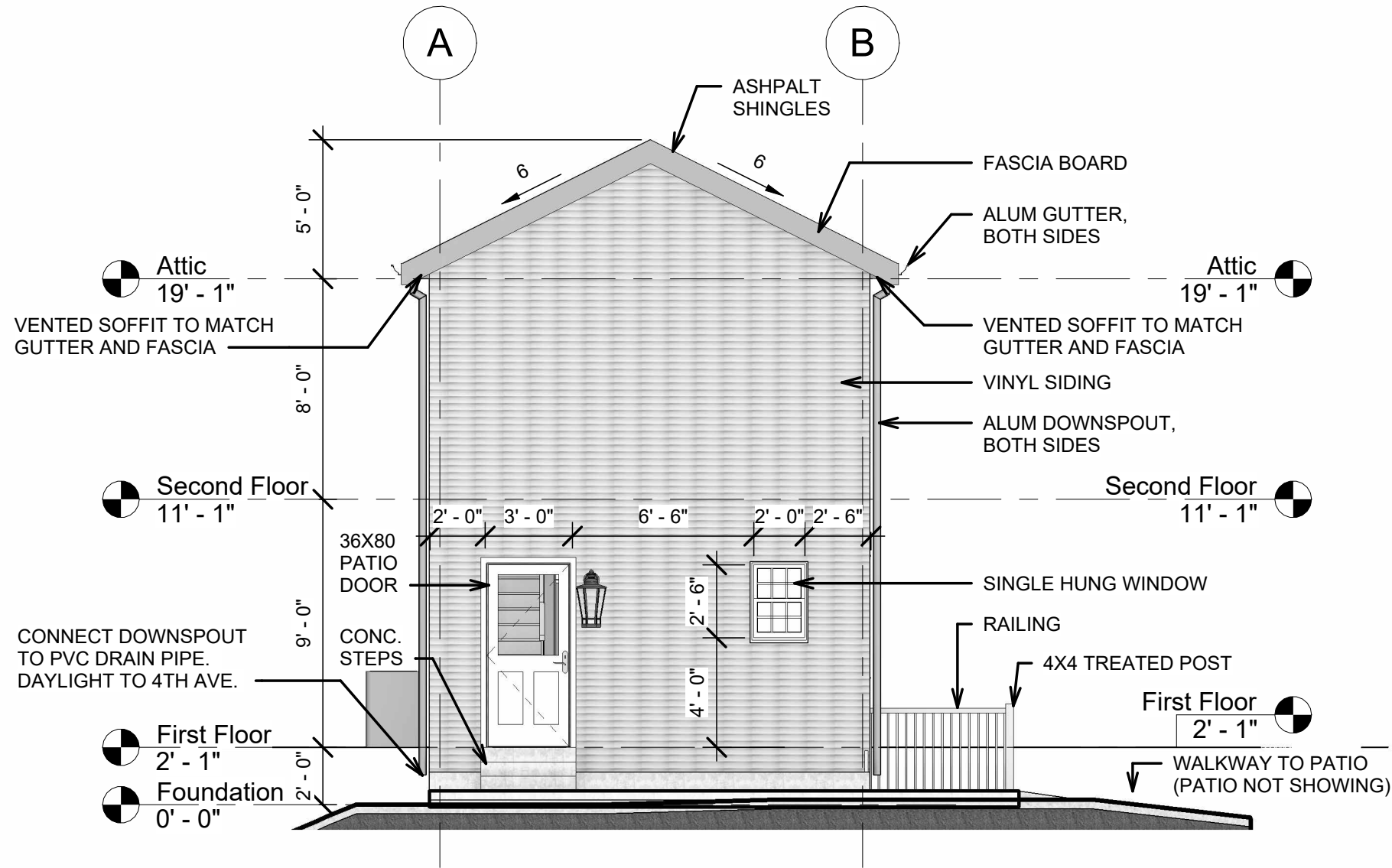
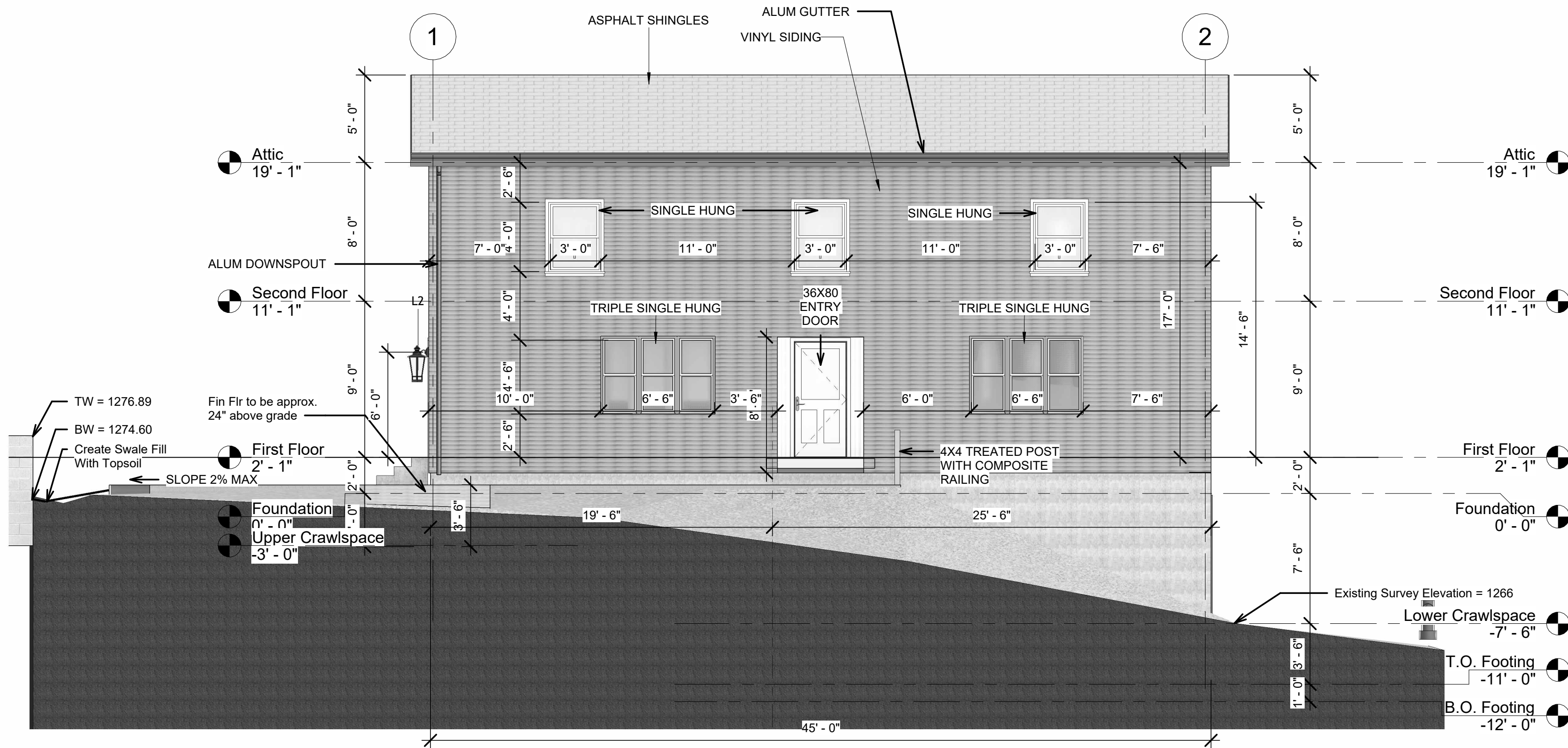
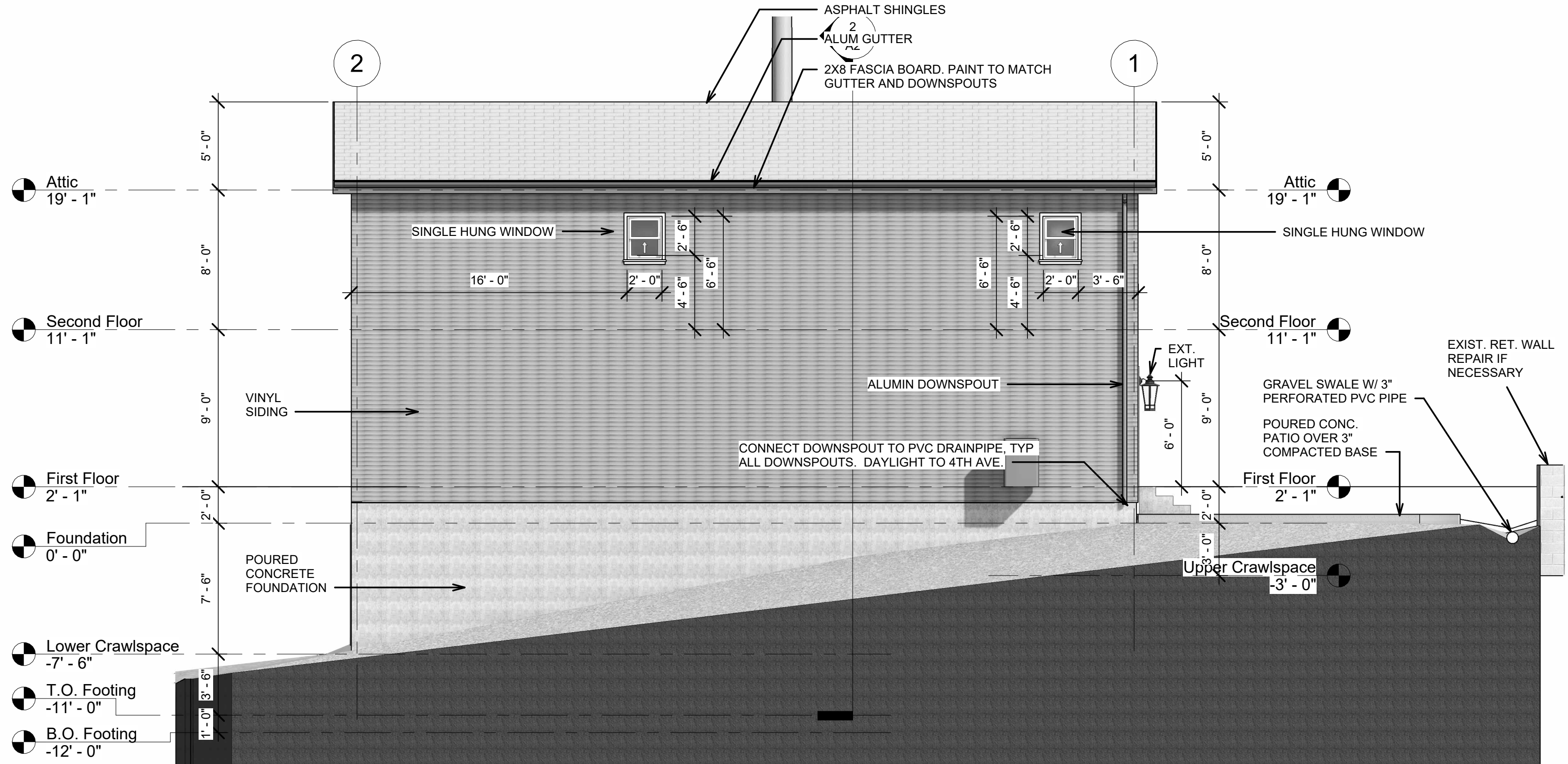
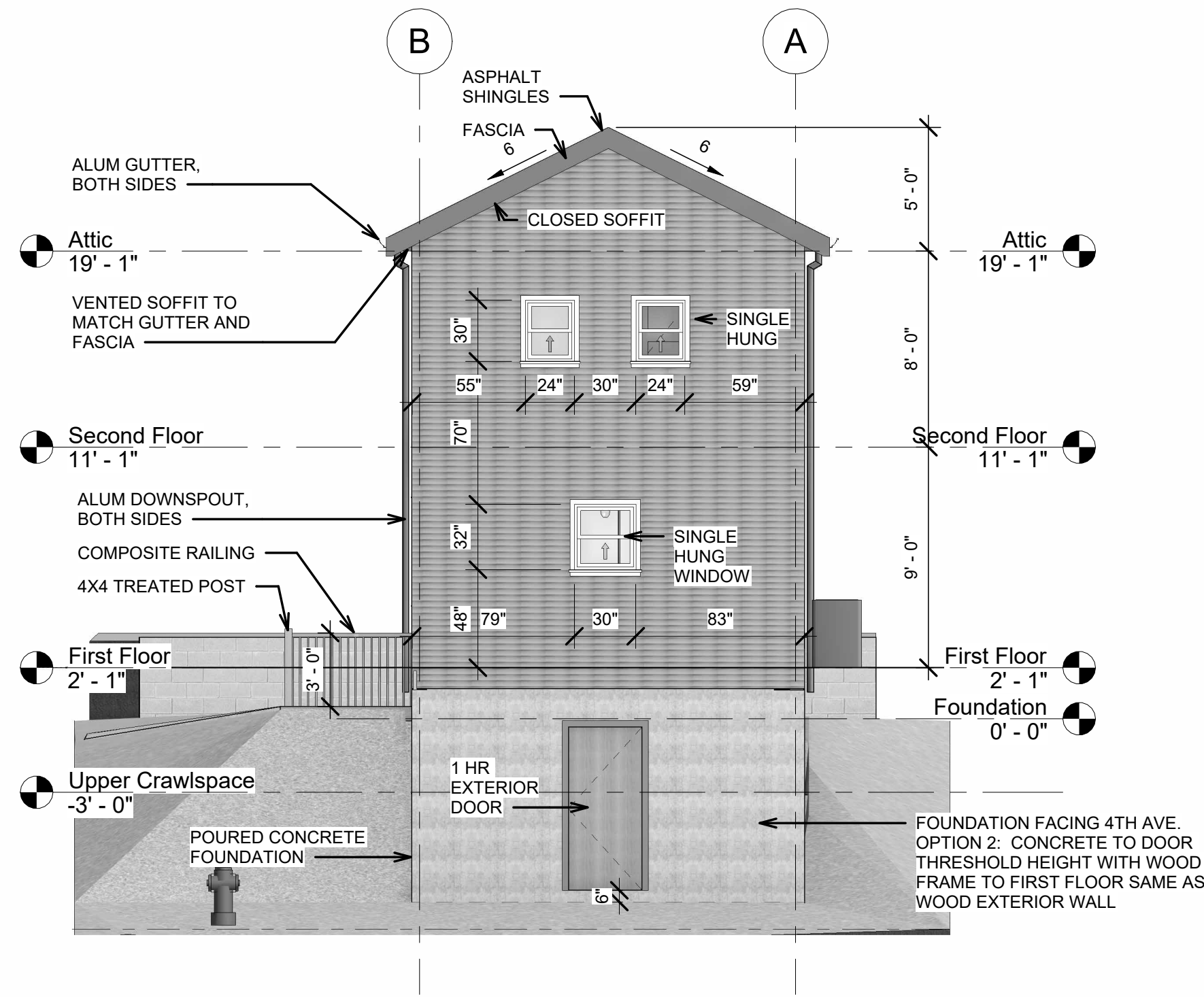
HUMBLE HOMES & RENTAL  
LLC  
NEW SINGLE FAMILY HOME  
DAVID HITE  
1201 4TH Ave. Altoona, PA 16602

PERMIT  
STAMP

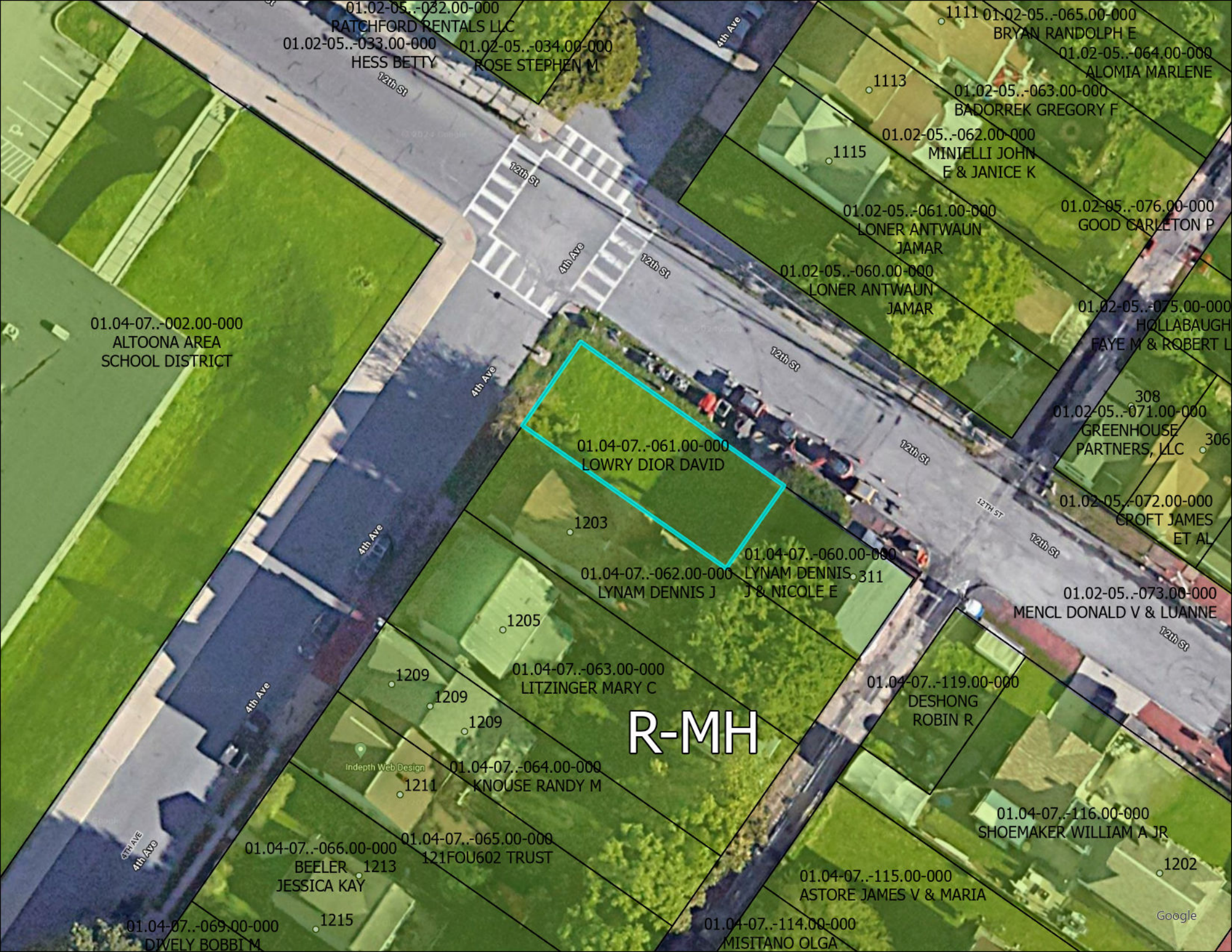
REVIEW ONLY  
NOT FOR  
PERMIT

A3

DRAWN BY: CG







01.02-05.-032.00-000 RATCHFORD RENTALS LLC  
01.02-05.-033.00-000 HESS BETTY  
01.02-05.-034.00-000 ROSE STEPHEN M

1111 01.02-05.-065.00-000 BRYAN RANDOLPH E  
01.02-05.-064.00-000 ALOMIA MARLENE  
01.02-05.-063.00-000 BADORREK GREGORY F

1113  
1115 01.02-05.-062.00-000 MINIELLI JOHN F & JANICE K  
01.02-05.-061.00-000 LONER ANTWAUN JAMAR  
01.02-05.-060.00-000 LONER ANTWAUN JAMAR

01.02-05.-076.00-000 GOOD CARLETON P  
01.02-05.-075.00-000 HOLLABAUGH FAYE M & ROBERT L

308 01.02-05.-071.00-000 GREENHOUSE PARTNERS, LLC  
01.02-05.-072.00-000 CROFT JAMES ET AL

01.02-05.-073.00-000 MENCL DONALD V & LUANNE

01.04-07.-119.00-000 DESHONG ROBIN R

01.04-07.-116.00-000 SHOEMAKER WILLIAM A JR

01.04-07.-115.00-000 ASTORE JAMES V & MARIA

01.04-07.-114.00-000 MISITANO OLGA

01.04-07.-064.00-000 KNOUSE RANDY M

01.04-07.-063.00-000 LITZINGER MARY C

01.04-07.-062.00-000 LYNAM DENNIS J & NICOLE E

01.04-07.-061.00-000 LOWRY DIOR DAVID

01.04-07.-066.00-000 BEELER JESSICA KAY  
01.04-07.-065.00-000 121FOU602 TRUST

01.04-07.-069.00-000 DIVELY BOBBI M

R-MH



1301 12<sup>th</sup> Street, Suite 103  
Altoona, PA 16601

Phone (814) 949-2456  
Fax (814) 949-2203



Rebecca M. Brown  
Director

Cory Gehret  
Ted Beam

Matthew Gindlesperger

Horace McAnuff

Mariska Eash

William J. Stokan, Solicitor

David Hite  
1106 Church Street  
Hollidaysburg, PA 16648

**In Re: 1201 Fourth Avenue, Altoona**

**REQUEST FOR VARIANCES FROM LOT AREA, REAR SETBACK AND  
SIDE SETBACK ABUTTING FOURTH AVENUE FOR A NEW SINGLE-  
FAMILY RESIDENCE ON A NONCONFORMING VACANT LOT. THE  
PROPOSED LOT IS LOCATED IN A MULTIPLE-HOUSEHOLD  
RESIDENTIAL ZONE. CODE §800-50(G)(K) AND §800-18.**

Your Petitioner appeared on his own behalf.

From the testimony presented at the hearing of April 10, 2024, the Board makes the following:

**FINDINGS OF FACT**

1.

Your Petitioner has an ownership interest in the subject property.

2.

Requisite notices were made, and the property posted.

3.

The subject lot is indeed only thirty (30) feet by seventy-five (75) feet.

4.

As such, the lot is a pre-existing nonconforming lot less than that otherwise required in and by the Ordinance.

5.

The size of the lot was not made or created by your Petitioner.

6.

In order to make a reasonable use of the subject property which has been vacant for quite a long period of time, your Petitioner has requested building a 799 square foot home.

7.

In order to accommodate a reasonable structure placed on such an unreasonably small lot, the variances are both reasonable and necessary to accommodate the same.

8.

Likewise, a driveway is to be created to provide for off street parking for use by the subject occupant.

9.

Without the grant as requested, no true “reasonable use” of the property could be made, leaving at most, if compliance were required, a “match box” in effect.

From the foregoing testimony, the Board makes the following:

**CONCLUSIONS OF LAW**

1.

Your Petitioner has adequately proven there exists such unique circumstances and conditions peculiar to the property that an unnecessary hardship has been created due to which there would be little or no possibly for this property could be otherwise be realistically used or developed in strict conformity with the provisions of the Zoning Ordinance.

2.

The hardship was not created by your Petitioner.

3.

The variance as authorized would not alter the nature or the character of the neighborhood nor impair appropriate use and development of properties adjacent thereto.

4.

The variance as authorized will not be detrimental to the public health, welfare and safety.

5.

The variance as authorized represents a slight modification of the Regulations and/or plan at issue while otherwise allowing the relief to Your Petitioner.

**DECISION**

WHEREFORE, THIS 19<sup>th</sup> DAY OF APRIL, A.D., 2024, THE BOARD GRANTS THE REQUEST OF YOUR PETITIONER:

PROVIDED, HOWEVER, THAT IT SHALL AND MUST COMPLY WITH ANY AND ALL PERTINENT LAND USE RULES AND/OR REGULATIONS APPLICABLE THERETO.

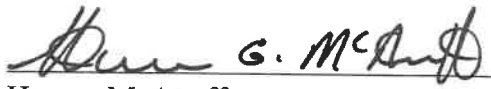
AND PROVIDED FURTHER, THE PETITIONER MUST, OF COURSE, MEET ANY AND ALL OTHER CITY, STATE AND FEDERAL REGULATIONS AND/OR REQUIREMENTS PERTAINING TO THE SUBJECT PREMISES, WHICH MAY BE OTHERWISE OUTSIDE OF THE JURISDICTION OF THE ALTOONA ZONING HEARING BOARD.

ANY AND ALL OTHER NECESSARY PERMITS INVOLVED MUST BE SECURED WITHIN SIX (6) MONTHS FROM THE DATE OF THIS NOTICE, OR THIS AUTHORIZATION SHALL BECOME NULL AND VOID WITHOUT FURTHER ACTION OF THE BOARD.

ANY PERSON AGGRIEVED BY ANY THE DECISION OF THE ZONING HEARING BOARD MAY APPEAL THEREFROM TO THE COURT OF COMMON PLEAS WITHIN THIRTY (30) DAYS FROM THE DATE OF THIS NOTICE, IN THE MANNER SO PROVIDED BY LAW.

THE ZONING HEARING BOARD  
OF THE CITY OF ALTOONA,

 4/10/24  
Cory Gehret

 4-16-24  
Horace McAnuff

 4-19-24  
Ted Beam

MAILED TO YOUR PETITIONER: 4-19-24  
Date

cc: William J. Stokan, Zoning Board Solicitor  
Rebecca M. Brown, Director of Code, Inspections, Land Development, Zoning GIS



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

- A. Purpose. It is the purpose of this zone to provide areas for medium-density residential use, relatively small lot sizes, duplexes, townhomes, and attached as well as detached dwellings, while protecting the characteristics of these areas. **[Amended 7-12-2017 by Ord. No. 5706]**
- B. Permitted uses.
  - (1) Residential uses.
    - (a) Single-household detached dwellings.
    - (b) Two-household duplex, two-household double dwellings, or row houses/townhomes.
    - (c) Group homes for a class of people protected by the Americans 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.)
    - (d) Halfway houses for a class of people protected by the Americans with Disabilities Act, the Fair Housing Act, or their amendments.
    - (e) Accessory buildings and uses on the same lot which are customarily incidental to the permitted residential uses in this section.
  - (2) Nonresidential uses.
    - (a) Cemeteries.
    - (b) Emergency shelters.
    - (c) Forestry activities.
    - (d) Governmental facilities.
    - (e) Houses of worship.
    - (f) Minor-impact home-based businesses.
    - (g) Parks, playgrounds, and open space.
    - (h) Public utility transmission and distribution lines, substations, water pumping stations, and reservoirs.
    - (i) Shelters for victims of domestic abuse.
    - (j) Accessory buildings and uses on the same lot which are customarily incidental to the permitted nonresidential uses in this section.
- C. Special exceptions. The following uses may be permitted by the Zoning Hearing Board if it finds the conditions listed for the use are met. The Zoning Hearing Board may work in conjunction with the Planning Commission and its responsibilities under Chapter 640 in

granting approval.

(1) Bus shelters.

- (a) Shall not impair sight distances at intersections or otherwise pose a hazard to moving traffic.
- (b) Shall not contain advertising of any kind except identification of the bus company and a posting of relevant schedule and service information.
- (c) Shall be perpetually maintained and kept clean and sanitary. This guarantee can be made through an agreement or other binding legal instrument.
- (d) Shall not be placed on private property without the owner's consent.
- (e) Shall be completely removed and the site restored to its original condition if the location no longer warrants a shelter. This guarantee can be made through an agreement or other binding legal instrument.
- (f) Shall not interfere with adjacent property owners' use and enjoyment of property.

(2) Educational services.

- (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.

(3) 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.
  - (f) 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 Chapter 640.
- (4) Major-impact home-based businesses.
- (a) Shall not alter the residential appearance of the building or any accessory buildings.
  - (b) The business shall be owned and operated by the person (or a member of his or her immediate family) owning and occupying the premises on which the business is to be conducted.
  - (c) Not more than one nonfamily member is on the premises at any given time who assists or engages in the business.
  - (d) Any use of space outside of the principal structure shall be screened from the street and abutting properties. If the business does not trigger the requirements of Chapter 640, the Zoning Hearing Board shall apply the standards contained in Chapter 640 to the business.
  - (e) Traffic shall not be noticeably increased above that normally associated with a single-household dwelling.
- (5) Bed-and-breakfast facilities.
- (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) Off-street parking shall be provided at a ratio of one parking space per available room. This shall be in addition to the required parking for a single-family dwelling. The Zoning Hearing Board may approve off-site parking to accommodate this requirement as part of the approval of the special exception for the bed-and-breakfast.
  - (d) Lodging shall not be rented for more than one month for any given person in any six-month period.
  - (e) The property owner must use the building as his or her principal residence and manage the bed-and-breakfast.
  - (f) The area reserved for the owner's residence and the bed-and-breakfast areas shall be connected internally, and each shall share a common main entrance.

- (g) As part of any approval, the Zoning Hearing Board may require an applicant for a bed-and-breakfast to sign an affidavit certifying that the applicant agrees to these provisions and agrees to uphold them for as long as the bed-and-breakfast is in operation.
- (6) Accessory structures on adjacent lots in common ownership.
  - (a) The size, scale and type of structure is normally associated with a single-family home in the affected neighborhood.
  - (b) No public street runs between the principal structure and the proposed accessory structure. An alley shall not be considered a street for this finding.
  - (c) The structure is designed so that it cannot be converted into a second dwelling unit or other principal use unless it is to be directly attached and fully integrated into the principal structure for use by a member of the immediate family of the occupant of the principal structure.
  - (d) The involved parcels of land are legally tied together such that they cannot be individually conveyed into separate ownership until the accessory structure(s) approved under this subsection have been fully removed.
- (7) Conversion apartments. Any single-family dwelling existing at the effective date of this chapter may be converted into a multifamily dwelling, providing that:
  - (a) It does not exceed density standards.
  - (b) The lot area per dwelling unit shall conform to the regulations for the zone in which it is located.
  - (c) Fire escapes, where required, shall be in the rear of the structure and shall not be located on any wall facing a street.
  - (d) Parking shall be provided in accordance with the provision of Subsection N of this section.
- (8) Student homes. 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 family 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 200 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.
- (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.
- (10) Off-site parking.
- (a) No space exists on the principal lot for adequate parking.
  - (b) The center of the lot is within 400 feet of the principal use.
  - (c) Space is sufficient to allow full compliance with the land development standards set forth in Chapter 640.
  - (d) The lot will not allow the principal use to exceed the maximum parking allowances set forth in the land development standards.
  - (e) The installation of parking at this location will not have a deleterious effect on the overall neighborhood in terms of residential stability and economic development.
  - (f) The installation of the parking facility will not necessitate the demolition of a viable and structurally sound building.
- (11) Group homes for people not in a protected class. **[Added 7-12-2017 by Ord. No. 5706]**
- (a) The owner of the property agrees to the arrangement.
  - (b) The facility may be single-room occupancy if all other codes governing such arrangements can be met.
  - (c) The owner of the property shall agree to make himself readily available to neighbors and City representatives to discuss and correct any problems arising from this use of the property.

- (d) The rental does not impair the normal peace of the neighborhood.
  - (e) The exterior of the property appears as a single- or two-family house.
  - (f) There shall be no signs advertising the property other than a sign informing the public when a room may be available for rent.
  - (g) All required licenses and certificates, including the certificate of occupancy, must be obtained before this special exception may be granted. In addition, the group home shall provide off-street parking as detailed by § 640-63 of this Code. Finally, it shall demonstrate adequate security measures to the Zoning Hearing Board.
- (12) Halfway houses for people not in a protected class. **[Added 7-12-2017 by Ord. No. 5706]**
- (a) The owner of the property agrees to the arrangement.
  - (b) The facility may be single-room occupancy if all other codes governing such arrangements can be met.
  - (c) The owner of the property shall agree to make himself readily available to neighbors and City representatives to discuss and correct any problems arising from this use of the property.
  - (d) The rental does not impair the normal peace of the neighborhood.
  - (e) The exterior of the property appears as a single- or two-family house.
  - (f) There shall be no signs advertising the property other than a sign informing the public when a room may be available for rent.
  - (g) All required licenses and certificates, including the certificate of occupancy, must be obtained before this special exception may be granted. In addition, the group home shall provide off-street parking as detailed by § 640-63 of this Code. Finally, it shall demonstrate adequate security measures to the Zoning Hearing Board.
- D. Conditional uses. None. **[Amended 7-12-2017 by Ord. No. 5706]**
- E. Prohibited uses. Any use not complying with the specifications of this article is prohibited.
- F. Height. The height of a structure shall not be greater than 35 feet and shall not be less than one story.
- G. Area. No lot shall be less than 2,725 square feet in area. The lot area per multifamily dwelling unit shall not be less than 2,160 square feet per unit.
- H. Coverage. Building coverage shall be no more than 60% of the involved lot.
- I. Width. Excepting row houses/townhomes, the lot width at the building line shall not be less than 25 feet.
- J. Frontage. Excepting row houses/townhomes, the lot shall have a minimum of 25 feet frontage at the street right-of-way.

K. Setbacks. Each lot shall have setbacks of not less than the depth or width indicated below:

<b>Location</b>	<b>Setback Characteristic</b>	<b>Lot Characteristics</b>	<b>Minimum Setback (feet)</b>
Front	Depth	—	15 or the average front setback distance on the property's block, whichever is less
Rear	Depth	—	25
Side	Width	Interior lot	2
Side	Width	Corner lot nonstreet	2
Side	Width	Corner lot abutting a street	15

(1) Low-rise apartments and townhouses must meet the above front and rear setback requirements and meet the following side setback requirements:

(a) No individual side yard setback will be required except for end-of-row dwellings. In such case, the side yards' setback shall be of a width not less than 20 feet total, with one side yard of at least eight feet in width. On a corner lot, the side yard abutting the street shall not be less than 20 feet in width, and the other side shall be not less than eight feet.

(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.

L. Accessory structures.

(1) An accessory structure and/or swimming pool shall not be erected nor shall its dimensions be increased in front of the main structure.

(2) An accessory structure, patio and/or swimming pool may be erected within the rear yard or side yard, provided that the height, area, width and coverage requirements contained in this section and the following are met.

(a) An accessory structure shall be erected according to the following setbacks:



<b>Setback From</b>	<b>Minimum Setback (feet)</b>
Rear of principal structure	10
Side lot line with lot width 25 feet or less	1 1/2
Side lot line with lot width 26 feet or greater	3
Rear lot line	7

M. Permitted setback encroachments.

- (1) Cornices, eaves, gutters, bay windows, or chimneys may encroach into the required setback of a lot not more than 24 inches. However, no cornices, eaves, gutters, bay windows, or chimneys may be closer than one foot from any side lot line.
- (2) A covered carport or covered patio or porch open on three sides may be erected within one of the side yards or rear yard when attached to a main structure existing at the effective date of this chapter, provided the covered carport or covered patio or porch open on three sides shall be not less than one foot from the side or rear lot line and shall never be enclosed.
- (3) A wheelchair ramp or lift may be installed within setbacks if it is approved by the Zoning Hearing Board as a special exception using the following conditions: the structure has no other available means of ADA access, the incursion into the setback is as small as possible, and the owner agrees to remove the ramp or lift when it is no longer needed and the City requests the removal. As always, the Zoning Hearing Board may attach additional conditions. **[Added 7-12-2017 by Ord. No. 5706]**

N. Off-street parking. Parking for the uses in the Multiple-Household Residential Zone shall be as follows:

- (1) Residential uses not subject to land development review under Chapter 640 shall be provided with a minimum of one and a maximum of three off-street parking spaces per dwelling unit.
- (2) Minor-impact home-based businesses shall neither increase nor decrease the number of spaces required for the property.
- (3) Uses governed by a land development review under Chapter 640 shall meet the parking requirements established as a result of the requisite review.
- (4) All other uses shall be provided with a minimum of one off-street parking space and a maximum of four off-street parking spaces.

O. Signs. Signs, when provided, shall conform to those regulations contained in Article VI of this chapter, Signs.

P. Floodplains. All permitted uses located within a floodplain as identified on the Flood Boundary and Floodway Maps must comply with the provisions and requirements of Chapter

362.

- Q. Buffer yards and screening. 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. In addition, the buffer yard shall be in compliance with any decision rendered by the Zoning Hearing Board under a variance or special exception or the Planning Commission under a land development review.
- R. Fences and walls.
- (1) Fences and walls may be erected, altered, and maintained in any residential district within the setbacks, provided that:
    - (a) Any wall or fence forward of the front yard setback shall not exceed four feet in height. Commercial businesses or institutions may build security fences up to 10 feet in height forward of the front setback line if the fences are at least 50% open and do not block visibility at intersections.
    - (b) Any fence in the rear yard or side yard shall be permitted a maximum height of seven feet. Such fences may extend upward a maximum height of 10 feet if the fence is at least 50% open.
    - (c) This provision shall not apply to retaining walls or vegetated screening.
  - (2) Fences and walls may be erected, altered, and maintained in front yards, provided that the provisions of § 800-39, Obstruction to vision, and Subsection R(1)(a) of this section are met.
  - (3) Barbed wire, razor wire and aboveground electric fences shall not be permitted.<sup>1</sup>

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1. Former Subsection R(4), regarding a special exception from the Zoning Hearing Board, which immediately followed this subsection, was repealed 8-14-2019 by Ord. No. 5748.

**§ 800-18. Nonconforming vacant lots.**

- A. A "prerecorded nonconforming lot" is a lot consisting entirely of a tract of land that:
- (1) Has less than the prescribed minimum lot size, width, depth, or any combination thereof, for the district in which it is located.
  - (2) Is shown by a recorded plat or deed to have been owned separately and individually from adjoining tracts of land at a time when the creation of a lot of such size, width, depth, or any combination thereof, at such location would not have been prohibited by any zoning ordinance.
  - (3) Has remained in separate and individual ownership from adjoining tracts or land continuously during the entire time that the creation of such lot has been prohibited by the applicable zoning ordinance.
- B. If the development on such a lot cannot conform to the side yard requirements of the district in which it is located, then the development must conform to a requirement of three feet for each side yard. On a corner lot, the side yard abutting the street shall not be less than 10 feet. In no case shall any obstruction be permitted in the areas defined by § 800-39, Obstruction to vision.

# COUNTY OF BLAIR

## 911 Address Verification Letter

May 27, 2025

Property Owner/Current Resident:  
TAX PARCEL: 01.04-07..-061.00-000

GEOCORD: -78.394151, 40.511431

Through a cooperative effort between The County of Blair and Altoona, the following address has been established according to the guidelines described in the *Blair County Street Naming and Addressing Guide* (SNAG) to ensure compliance with current 911 system requirements and United State Postal Service Standards (USPS).

### ADDRESS:

313 12TH ST

Please use your address exactly as it appears above. **This address is valid immediately.**

The address above is your physical/911 address as well as your street address. When calling 911 from this location provide the address above to the dispatcher. This address serves as the first line of your mailing address unless you receive mail at a Post Office Box. The USPS determines the last line of the address: Community, State, and Zip Code.

Begin the process of notifying all concerned parties of your new address as soon as possible. For assistance with what to do next please review the attached documents. We have included information on the most important and common questions, not all of the attached information will pertain to your unique situation. Please contact us if you have questions.

To assist local emergency providers and mail carriers, please post your address in accordance with the guidelines found in **Section III.G** of the SNAG, which is available on the GIS department's webpage: [www.blairco.org/Dept/GIS](http://www.blairco.org/Dept/GIS)

### PREVIOUS ADDRESS:

If you have any questions, please contact:

**Blair County GIS**  
GIS@blairco.org  
(814) 693-2535  
Monday – Friday  
8 A.M. – 4 P.M.





PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT  
1301 12<sup>TH</sup> STREET, SUITE 400  
ALTOONA, PA 16601  
(814) 949-2465

## ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 1216 Pleasant Valley Blvd Altoona PA 16602
PURPOSE OF APPEAL:
Replace double stacked Billboards with Single Digital Billboard
DESCRIPTION OF PREMISES: Lot has existing Billboard on property along with business
USE OF PREMISES: Retail business and billboard
OFF-STREET PARKING: N/A

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

### PROPERTY OWNER INFORMATION

NAME: Blvd Suites INC (Anthony Biddle)	
ADDRESS: 1216 Pleasant Valley Blvd STE 201 Altoona, PA 16602	
PHONE: 814-932-9013	EMAIL: Abiddle16@gmail.com

### APPLICANT INFORMATION

NAME: Orbin Swisshelm	
ADDRESS: 4513 Hilty Road Murrysville PA 15668	
PHONE: 412-977-1359	EMAIL: digitalsignsandmarketing@gmail.com

### DESIGN PROFESSIONAL INFORMATION

NAME: Sullaway Engineering	
ADDRESS: PO Box 28789 San Diego CA 92198	
PHONE: 858-321-4155	EMAIL: juli@sullawayeng.com

  
SIGNATURE OF APPLICANT

5-23-25  
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:		

# **DSM**

## **Digital Signs and Marketing**

Digital Signs and Marketing, Inc

East Coast Office

4513 Hilty Rd

Murrysville Pa 15668

[Digitalsignsandmarketing@gmail.net](mailto:Digitalsignsandmarketing@gmail.net)

Visit us on Facebook at Digital Signs and Marketing, inc.

DSMSIGN.COM

866-758-1359 National Number

412-977-1359 Local Number

**To:** Planning and Development Manager  
Department of Planning and Community Development  
1301 12th Street  
Altoona, PA 16601

**Subject:** Billboard Replacement Request

Dear Planning and Development Manager,

I am writing to formally request approval to replace two existing 12x25 static billboards on my property with one 12x25 digital billboard. The current billboards are already permitted, and this proposed change represents a significant reduction in total signage size—cutting the footprint in half while improving visual quality and professionalism.

The new digital sign will fully comply with all state and local regulations regarding brightness, motion, and content. An engineer's drawing has been included to outline the installation specifications, and the sign will be professionally installed by a qualified team.

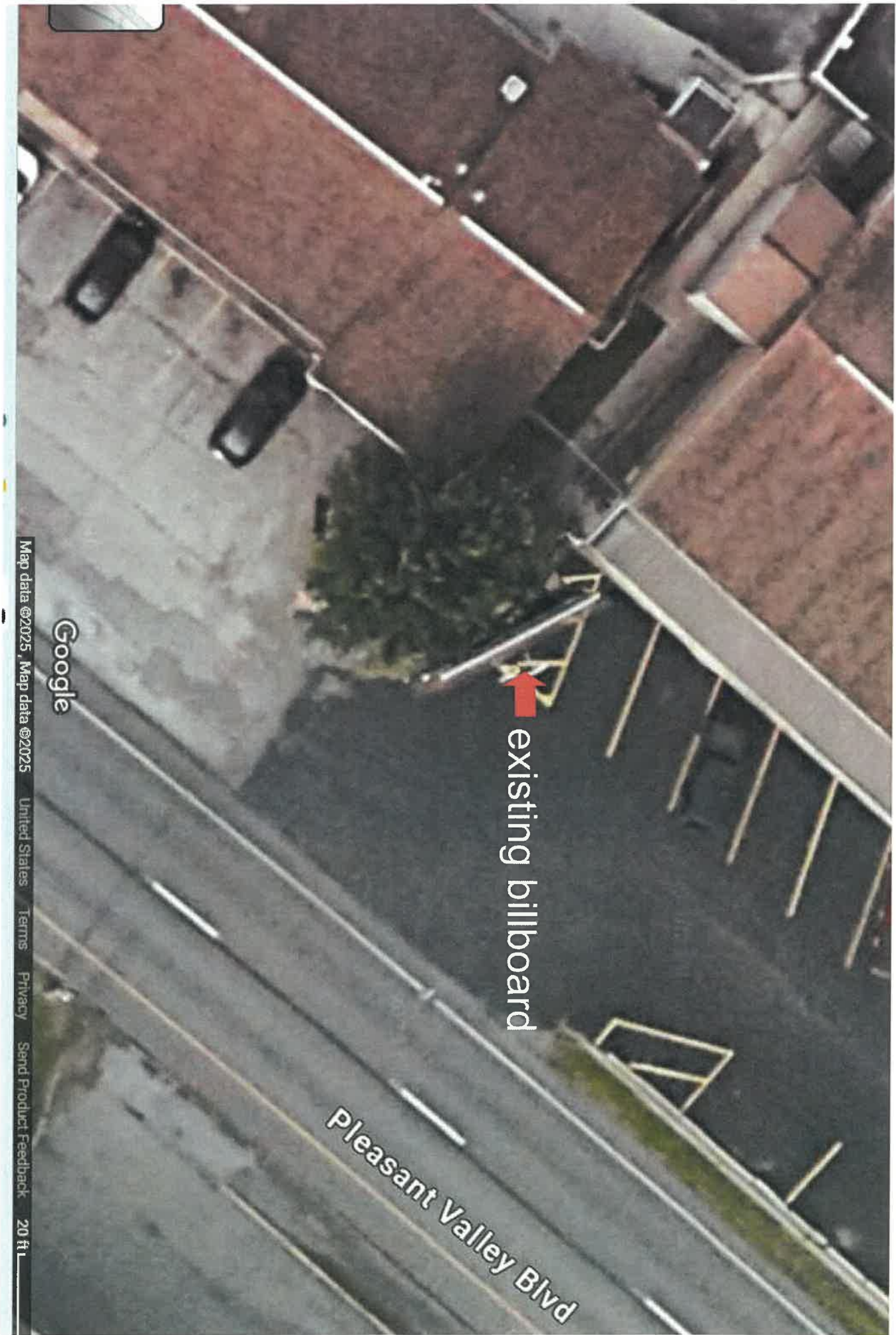
Should you have any questions or require additional information, please do not hesitate to contact me directly at (412) 977-1359.

Sincerely,

**Buddy Swisshelm**

Digital Signs and Marketing





existing billboard

Pleasant Valley Blvd

Google





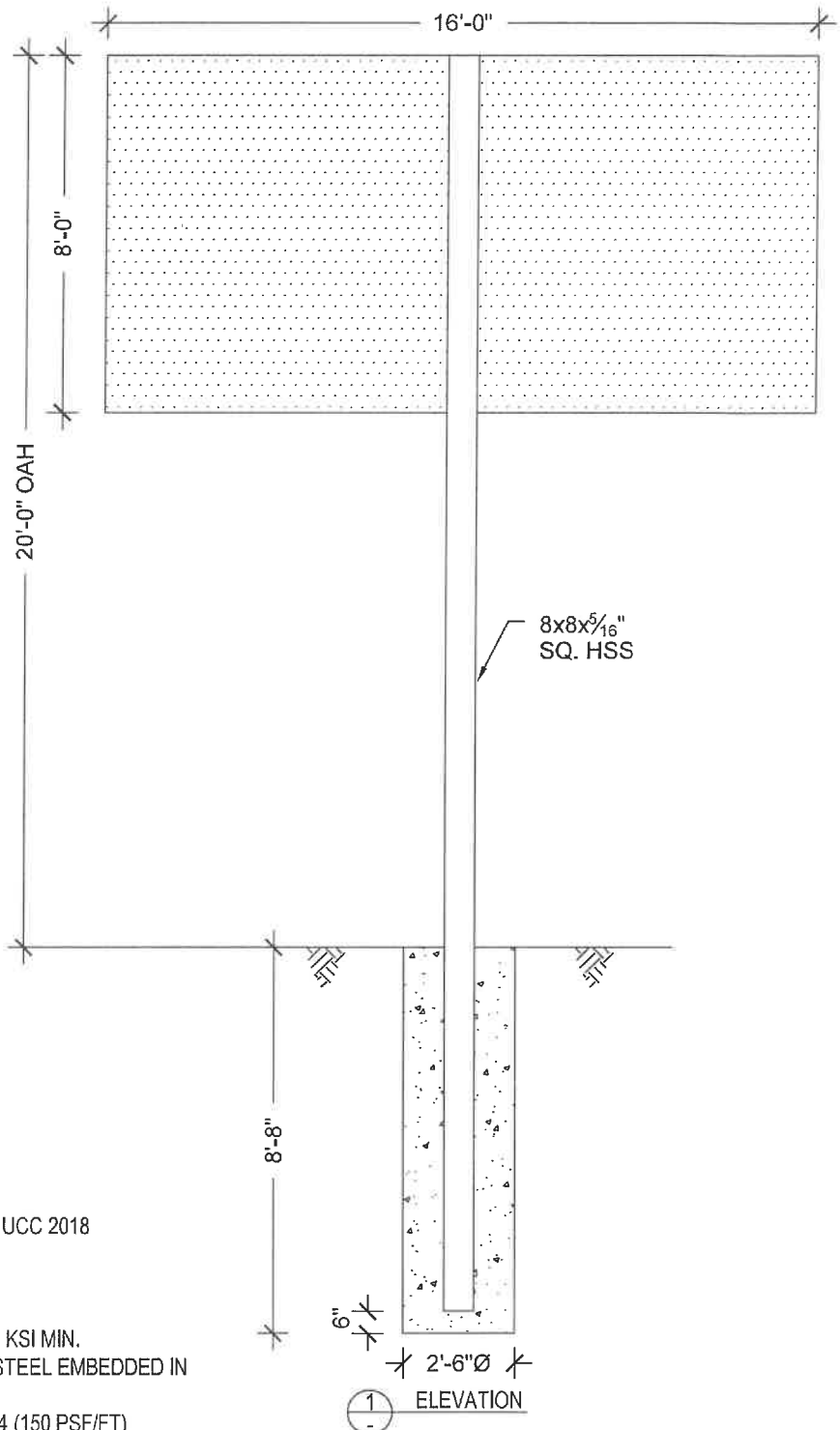




12396 WORLD TRADE DRIVE, SUITE 312  
 SAN DIEGO, CA 92128  
 PROJECTMANAGER@SULLAWAYENG.COM  
 PHONE: 1-858-312-5150 FAX: 1-858-777-3534

PROJECT: SHANE GOODMAN, 1110 15TH ST., FRANKLIN, SANDY CREEK, PA  
 PROJECT #: 51316  
 CLIENT: DIGITAL SIGNS AND MARKETING, INC.

DATE: 05/06/2025  
 ENGINEER: APS  
 LAST REVISED:



## GENERAL NOTES

1. DESIGN CODE: IBC 2018, PENNSYLVANIA UCC 2018
2. DESIGN LOADS: ASCE 7-16
3. WIND VELOCITY 110 MPH EXPOSURE C
4. CONCRETE 2500 PSI MINIMUM
5. SQ. HSS STEEL ASTM A500 GR. B,  $F_y = 46$  KSI MIN.
6. PROVIDE MIN. 3" CLEAR COVER ON ALL STEEL EMBEDDED IN CONCRETE WHEN CAST AGAINST SOIL
7. LATERAL SOIL BEARING PER IBC CLASS 4 (150 PSF/FT)
8. PROVIDE PROTECTION AGAINST DISSIMILAR METALS
9. ALL DIMENSIONS TO BE VERIFIED PRIOR TO FABRICATION



PROJECT: SHANE GOODMAN

DATE: 05/06/2025

PROJ. NO.: 51316

ENGINEER: APS

CLIENT: DIGITAL SIGNS AND MARKETING, INC.

V5.5

units; pounds, feet unless noted otherwise

**Applied Wind Loads; from ASCE 7-16 (LRFD):**

$F = q_z * G * C_f * A_f$  with  $q_z = 0.00256 K_z K_{zt} K_d V^2$  (29.3.2 & 29.4)  
 $C_f = 1.750$  (Fig. 29.3-1) max. height= 20.00  
 $K_{zt} = 1.0$  (26.8.2) (=1.0 unless unusual landscape)  
 $K_z =$  from table 28.3-1 Exposure= c  
 $K_d = 0.85$  for signs (table 26.6-1)  
 $V = 110$  mph  
 $G = 0.85$  (26.9) weight= 1.360 kips  
 $s/h = 0.400$   $M_{DL} = 0.00$  k-ft  
 $B/s = 2.00$

Pole Loads	structure component	height at section c.g.	$K_z$	$q_z$	pressure $q_z * G * C_f$	$A_f$	shear	Wind Moment $M_w$	
	1	6.00	0.850	22.4	33.29	8.00	266	1598	
	2	13.50	0.850	22.4	33.29	48.00	1598	21572	
	3	17.50	0.876	23.1	34.31	80.00	2745	48032	
					sums:	136.00	4609	71.20	( $M_w$ ) k-ft arm= 15.4
			$P_u = 1.63$ kip				$M = 71.20$ k-ft		$M = \sqrt{(M_{DL}^2 + M_w^2)}$
			$M_u = \sqrt{(1.2 M_{DL}^2 + 1.0 M_w^2)} = 71.20$ k-ft						

**Pole Design**

section; tube

$M_u \leq \phi M_n$ with $M_n = f_y Z$		$f_y = 46$ ksi	$\phi = 0.9$				
H	$M_u$ (k-ft)	Z req'd. (in)	Size(in)	t (in)	Z	USE	
at grade	71.20	20.64	10	0.233	32.7	8x8x5/16" Sq. HSS, $\phi M_n = 86.6$ k-ft	

**Footing Design**

footprint: round

$\phi = 1.3$  IBC 1605.3.2 IBC Table 1806.2, sections 1806.3.4, 1807.3.2  $S = (1.3 \times 2 \times 150 \text{ psf/ft})$   
 $P = 3.59$  kip  $S_1 = S \times d / 3$   $A = 2.34 \times P / (S_1 \times b)$   $S = 400$   
 $S_1 = 1150$   $d = 0.5 \times A (1 + (1 + 4.36 \times h/A)^{.5})$  IBC 1807.3.2.1  
 $A = 2.92$

footing: 2' - 6" dia.

8' - 8" deep



PROJECT: SHANE GOODMAN

DATE: 05/06/2025

PROJ. NO.: 51316

ENGINEER: APS

CLIENT: DIGITAL SIGNS AND MARKETING, INC.

units; pounds, feet unless noted otherwise

Check HSS8X8X.313 for torsion and combined forces (LRFD):(AISC 14 H3)

Wind Load = WL = 4.609 k (See Page #2)  
 arm = 38.40 in (0.2\*(16'-0"))

Tr = 176.99 k-in (WL\*arm)

Fy = 46 ksi

h = 7.13 in

h/t = 24.5

t = 0.291 in

2.45 (E/Fy)<sup>1/2</sup> = 61.516

E = 29000 ksi

3.07 (E/Fy)<sup>1/2</sup> = 77.083

L = 240.00 in

C = 34.50 in<sup>3</sup>

Fcr = 27.6 ksi (eq'n. H3-3)

φ = 0.9

Tc=φTn = φ Fcr C = 857.0 k-in OK

Mr/Mc + (Tr/Tc)<sup>2</sup> = 0.86 < 1 OK (eq'n. H3-6)

(See Page#2 for Mu)

(See AISC Manual for φMn)



R-SH

M-RC

C-HB

R-S



## Chapter 800. Zoning

### Article VI. Signs

#### § 800-62. Quantity, area, height and placement of individual signs.

(3) Placement of off-premises advertising signs.

- (a) No off-premises advertising sign or structure shall be erected within 300 feet of any church or school.
- (b) No off-premises advertising sign shall be erected within 1,000 feet of any other off-premises advertising sign on the same side of the street.
- (c) No off-premises advertising sign shall be located within 300 feet of another off-premises advertising sign.
- (d) No off-premises advertising shall be permitted on the roof of any structure.
- (e) No additional off-premises advertising signs shall be permitted within the City limits unless another off-premises advertising sign is removed within the City limits. The total number of off-premises advertising signs in the City shall not exceed the number in place presently.

**§ 800-69. Nonconforming signs.**

**A. Applicability.**

- (1) The requirements of this section only apply to nonconforming signs. A nonconforming sign is defined as a sign that:
  - (a) Was legally established before the effective date of the particular ordinance or amendment relating thereto;
  - (b) Does not conform to the requirements of the provisions of this chapter.
- (2) Because nonconforming signs are not illegal, they have a right to remain in place and to be maintained so long as they adhere to the requirements of this chapter.

**B. Phasing out nonconforming signs.** So long as it does not threaten the public health or welfare, a nonconforming sign may maintain its nonconforming characteristic or characteristics so long as it is in continuous use, is properly maintained, and adheres to the requirements of this section.

**C. Nonconforming status.** The following rules apply to or concern all nonconforming signs:

- (1) The Zoning Officer may keep and maintain a list of all nonconforming signs that exist in the City on the effective date of the particular ordinance or amendment relating thereto and on the effective dates of any relevant amendments to either this chapter or its map.
- (2) The owner of a nonconforming sign may obtain a "certificate of nonconformity" from the City's Zoning Officer. This certificate shall state that the sign may continue to be used for as long as it is in continuous use, is properly maintained and kept in conformity with the requirements of this section.
- (3) Aggrieved parties and the involved landowner may both appeal the Zoning Officer's determination of whether or not a sign is nonconforming.
- (4) Any sign that was illegally erected under a previous zoning ordinance or land use regulation shall remain illegal under this chapter.
- (5) Any sign that becomes a nonconforming sign due to an amendment made after the effective date of this chapter shall be subject to the regulations of this chapter, as amended.

**D. Replacing nonconforming signs.** A nonconforming sign may be replaced with only a conforming sign. Changing a nonelectronic screen sign into an electronic screen sign shall be defined as a "replacement" for the purposes of this chapter.

**E. Enlarging, relocating, or altering nonconforming signs.**

- (1) A nonconforming sign shall not be enlarged or relocated within the City.
- (2) A nonconforming sign shall not be altered in any aspect, except:

- (a) To make safety improvements (for the safety of the general public passing by);
  - (b) To keep the sign maintained in accordance with the requirements of this chapter or other City ordinances; or
  - (c) To bring the sign into conformance with the requirements of this chapter.
- F. Bringing a nonconforming sign into conformance. If a nonconforming sign is altered so that it becomes a conforming sign, it shall not be subsequently altered back to a nonconforming state. Likewise, if a nonconforming sign is replaced with a conforming sign, that conforming sign shall not be subsequently replaced with another nonconforming sign.

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: 3005 Spruce Avenue  
PURPOSE OF APPEAL: Obtain Business license for  
JDs Cleanouts  
DESCRIPTION OF PREMISES: Residential  
USE OF PREMISES: Major Impact home based business  
OFF-STREET PARKING: yes, Driveway in front of Garage

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

**PROPERTY OWNER INFORMATION**

Name: Patty Hooper & Jim Hooper  
Address: 820 4<sup>th</sup> Avenue Altoona PA 16602  
Phone: (814) 946-9042 Email: (814) 207-4774

**APPLICANT INFORMATION:**

Name: Jessica Stehley  
Address: 3005 Spruce Avenue Altoona PA 16601  
Phone: (814) 207-4599 Email: JDsCleanouts@gmail.com

**DESIGN PROFESSIONAL INFORMATION**

Name: Jessica Stehley DBA: JDs Cleanouts  
Address: 3005 Spruce Avenue Altoona PA 16601  
Phone: (814) 207-4599 Email: JDsCleanouts@gmail.com

SIGNATURE OF APPLICANT: Jessica Stehley DATE: 4/24/2025

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: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Attention Zoning Hearing Board:

4/24/2025

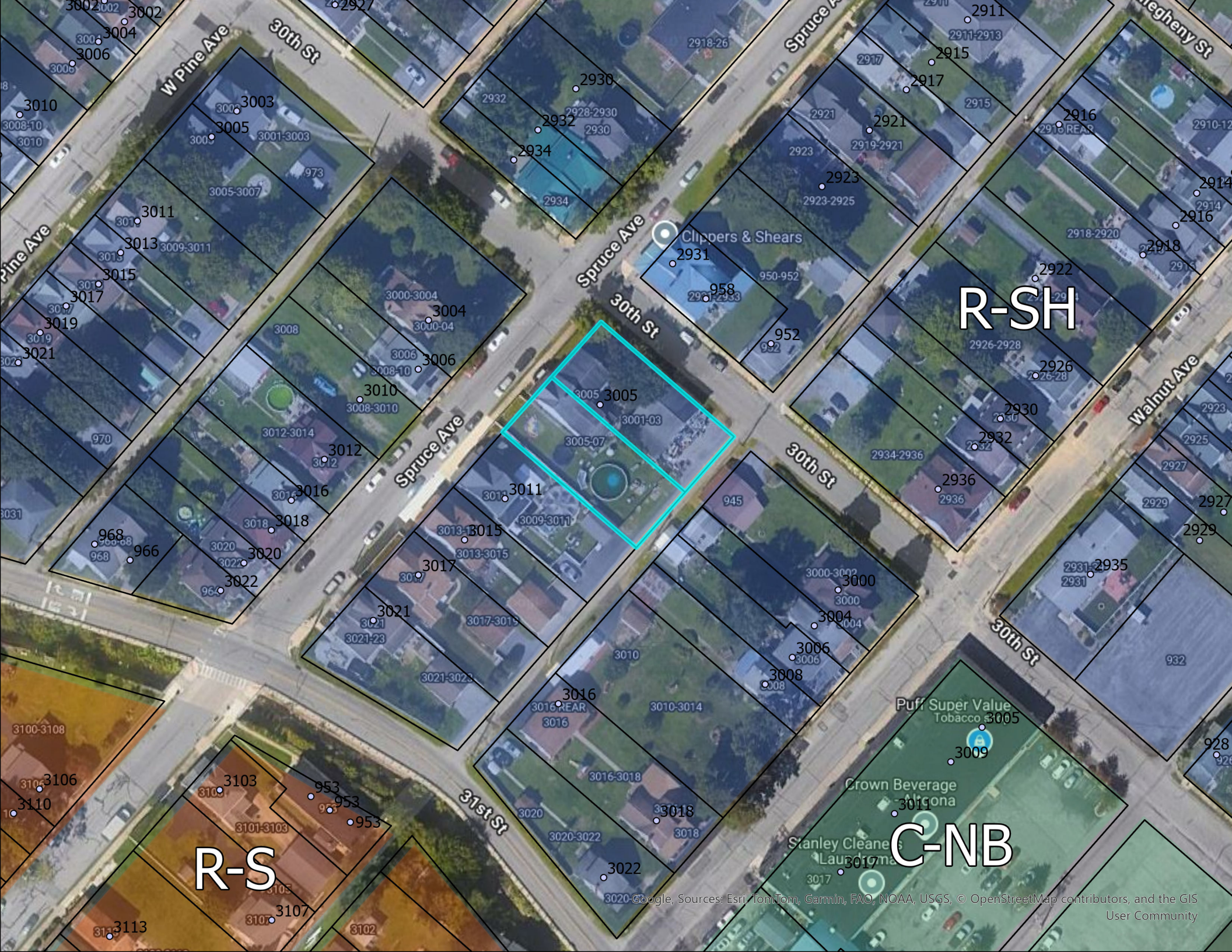
I am requesting an Appeal for my business license denial. I am requesting a major impact home based business license. At JDs CleanOuts we go to the owner's properties and pick up and dispose of any items the customer wants to get rid of. We dispose of the waste at Bergmier's or Waste Management. We perform residential, foreclosure, estate and hoarding clean outs. The only business that we conduct at 3005 Spruce Avenue is answering the phone, making appointments, and we park our pick-up truck and dump trailer in our driveway that is in front of our garage in the alley. We have off street parking so our equipment is not obstructing traffic at all. Also, when our truck and trailer are parked for the day they are empty. Our equipment is usually parked for the day at about 7pm and doesn't move until between 7am and 8am the next day. Sometimes we come home for lunch around 1pm but not often. If needed our neighbors will vouch for our business. We also possess Business Liability Insurance with Erie Insurance and our Vehicle and equipment is registered and inspected consistently.

Thank you for your time!

JDs CleanOuts

Jessica Stehley



~~R-SH~~

# R-S

# C-NB





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

APPLICATION FOR BUSINESS / MERCANTILE PRIVILEGE LICENSE  
FOR THE CALENDAR YEAR 2023  
NEW LICENSE APPLICATIONS ONLY

ALTOONA CITY BLAIR COUNTY	
PAYABLE TO: CITY OF ALTOONA	FEE: \$100.00
MAIL TO: CITY OF ALTOONA DEPARTMENT OF CODES AND INSPECTIONS 1301 12TH STREET, SUITE 103, ALTOONA, PA 16601 PHONE 814-949-2456 EMAIL: INSPECTIONS@ALTOONAPA.GOV	<ul style="list-style-type: none"><li>UNIFIED REGISTRATION FOR BUSINESS, MERCANTILE, PAWN BROKER, JUNK / SECOND HAND DEALERS, TRASH HAULERS.</li><li>THIS LICENSE IS IN ADDITION TO ANY REQUIRED CONTRACTOR'S, HOME HEALTH CARE, RESIDENTIAL RENTAL UNIT, OR OTHER SIMILAR LICENSES.</li></ul>

BUSINESS REGISTRATION/CHANGE

☒ NEW BUSINESS ☐ CHANGE OF OWNERSHIP ☐ CHANGE OF BUSINESS NAME AND/OR ADDRESS

BUSINESS INFORMATION

NAME OF BUSINESS: JDS Cleanouts	EIN NUMBER: 88-3542635
PHYSICAL ADDRESS OF BUSINESS (NO PO BOXES): 3005 Spruce Avenue Altoona PA 16601	
BUSINESS E-MAIL ADDRESS: JDScleanouts@gmail.com	BUSINESS WEBSITE:

BUSINESS CONTACT

NAME OF OWNER OR RESPONSIBLE PARTY OF THIS BUSINESS: Jessica Pringle	PHONE: (814) 207-4599
PHYSICAL ADDRESS: 3005 Spruce Ave	CITY: Altoona
STATE: PA	ZIP CODE: 16601
PLEASE DESCRIBE THE BUSINESS AND THE EQUIPMENT THAT WILL BE IN USE: Pick-up truck and dump trailer.	

PROPERTY OWNER

NAME: Patty & Jim Hooper	PHONE: (814) 207-4774
ADDRESS: 876 W 4th Avenue	CITY: Altoona
STATE: PA	ZIP CODE: 16601
SIGNATURE: Jennie Pringle	DATE: 4/13/2023

LICENSE AND CERTIFICATES

LIST ALL LICENSES AND CERTIFICATES REQUIRED AND OBTAINED FOR THIS BUSINESS WITH FEDERAL, STATE AND OTHER LOCAL GOVTS: Fictitious Name 3 EIN #
---

CERTIFICATION

PRINT NAME: Jessica Pringle	DATE: 4/13/23
SIGNATURE: Jessica Pringle	DATE: 4/13/23

CITY OF ALTOONA OFFICE USE ONLY

LICENSING OFFICER: APPROVED _____ DENIED _____ PRE-EXISTING LEGAL NONCONFORMITY ZONING DISTRICT: COMMENTS: SIGNATURE _____ DATE _____	LAND DEVELOPMENT: APPROVED _____ DENIED _____ TAX MAP NUMBER: TAX ID: RANGED CITY OF ALTOONA STREET ADDRESS: SIGNATURE _____ DATE _____	CODE & INSPECTIONS: APPROVED _____ DENIED _____ COMMENTS: SIGNATURE _____ DATE _____	FIRE INSPECTOR: APPROVED _____ DENIED _____ COMMENTS: SIGNATURE _____ DATE _____
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Dear Business Owner/Applicant,

You are required to complete this form along with the City of Altoona Application for Business/Mercantile Privilege License. Upon return, if not already on file, you will be issued account number through Berkheimer Tax Associates and issued appropriate forms to be filed to report for this jurisdiction.

Please be advised Chapter 237 of the City of Altoona Code of Ordinances requires a separate business license "for each of his or her places of business in the City".

**You must apply for a separate license for each business location in the City of Altoona.**

Name of Business: JDs Cleanouts

Federal ID or Social Security Number: 190-70-0987

Business Address or if a Commercial Rental(s), Property Address of the Commercial rental:  
3005 Spruce Avenue Altoona PA 16601

Taxing Jurisdiction: Blair County

Name of Contact Person: ~~John~~ Jessica Pringle

Address to which forms should be sent:  
3005 Spruce Avenue Altoona PA 16601

Date of Business to begin: 11/1/2023

Type of Business (Retail, Wholesale, Service, Commercial Rental): Service

(If your business is construction, you are responsible for gross receipts on the full job. You must also report the names, addresses and amounts paid to all sub-contractors for work performed in this jurisdiction as well)

Berkheimer Account Number: \_\_\_\_\_

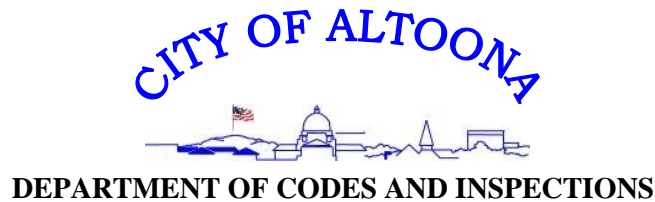
\*If you currently have an account with Berkheimer, please indicate your account number(s).

Please return this form to: City of Altoona, 1301 12<sup>th</sup> Street, Suite 103 Altoona, PA 16601

If you have questions about this form, please contact the City of Altoona Department of Codes and Inspections at (814) 949-2456.

If you have any questions regarding the local tax, please feel free to contact Berkheimer Tax Associates at (610) 599-3140.

1301 12<sup>th</sup> Street Suite 103  
Altoona PA 16601  
(814) 949-2456 phone  
(814) 949-2203 fax  
[inspections@altoonapa.gov](mailto:inspections@altoonapa.gov)



Rebecca M. Brown  
Director

Code Enforcement  
Inspections  
Land Development  
Zoning  
GIS

April 20, 2023

JDS Cleanouts  
Attn: Jessica Pringle  
3005 Spruce Avenue  
Altoona, PA 16601

James L & Patricia A Hooper  
826 4<sup>th</sup> Avenue  
Altoona, PA 16601

RE: JDS Cleanouts Business License – 3005 Spruce Avenue

Dear Ms. Pringle,

This letter is in reference to your business license application submitted April 19, 2023. It has been determined that your proposed business at this location would be a prohibited use. As a result, your application for a business license has been denied. Please find attached your original application and submitted money order.

The property in question is located in a Single-Household Residential zone and trash hauling/cleanout business is not identified as a permitted use (§800-48 (B) *Permitted Uses*). Please be advised several letters have been sent notifying the property owner that this location is in violation of both the zoning and code enforcement ordinances. You must cease all business activity at this location immediately.

You have the right to appeal before the Zoning Hearing Board of the City of Altoona, and you may do so by contacting our office and paying the required \$500.00 fee. Should the property remain non-compliant, further enforcement action will result in the form of a Civil Action at the Magisterial District Justice. If you would like to discuss this matter further to remedy this situation, please don't hesitate to reach out at (814) 949-2465 or via email at [smcmillen@altoonapa.gov](mailto:smcmillen@altoonapa.gov).

Sincerely,

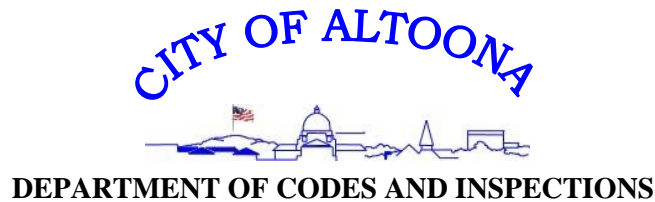
A handwritten signature in blue ink that reads "Sabrina Appel-McMillen".

Sabrina Appel-McMillen  
GIS/Land Use Coordinator

cc: Rebecca Brown, Director of Codes & Inspections  
Blaine Barefoot, Code Enforcement Officer



1301 12<sup>th</sup> Street Suite 103  
Altoona PA 16601  
(814) 949-2456 phone  
(814) 949-2203 fax  
[inspections@altoonapa.gov](mailto:inspections@altoonapa.gov)



Rebecca M. Brown  
Director

Code Enforcement  
Inspections  
Land Development  
Zoning  
GIS

December 18, 2024

SENT VIA CERTIFIED MAIL & REGULAR MAIL

Jessica Pringle  
3005 Spruce Avenue  
Altoona, PA 16601

James L & Patricia Hooper  
826 4<sup>th</sup> Avenue  
Altoona, PA 16601

## **ZONING VIOLATION NOTICE**

### **3005 Spruce Avenue**

This Department has observed the continuance of a business operating from subject address identified as Tax Parcels 01.12-30..-005 and 01.12-30..-006. An application for "JDS Cleanouts" was submitted and denied April 20, 2023. Please see attached denial letter. According to our findings, you are operating a major-impact home-based business which is located in a Single-Household Residential Zone. Please be advised that as of today's date no Business Privilege License has been approved by this department for this location and trash hauling/cleanout business is not a permitted use in this zoning district, §800-48(B).

To avoid further enforcement proceedings, you must do one of the following within fifteen (15) days from the date of this letter: cease all business activity from this location and remove any and all accumulations of open storage immediately; OR, make application to the Zoning Hearing Board to request permission to utilize the property for the operation of your business. The fee for the Zoning Hearing Board is \$500.00 and the application is available in our office.

Failure to comply with this notice within the above timeframe, unless extended by an appeal to the Zoning Hearing Board, will be prosecuted before the applicable District Magistrate. §617.2 of the *Pennsylvania Municipalities Planning Code* (Act of 1968, P.L. 805, No. 247, as reenacted and amended) states that any person, partnership or corporation who or which has violated or permitted the violation of a zoning ordinance shall, upon being found liable in a civil enforcement proceeding, pay a judgment of not more than \$500 per day for every day of the violation plus all court costs and municipal attorney fees.

Sincerely,

A handwritten signature in black ink that reads "Sabrina Appel-McMillen".

Sabrina Appel-McMillen, GIS/Land Use Coordinator

Cc: Rebecca M. Brown, Director of Codes and Inspections  
Scott Campanaro, Code Enforcement Officer



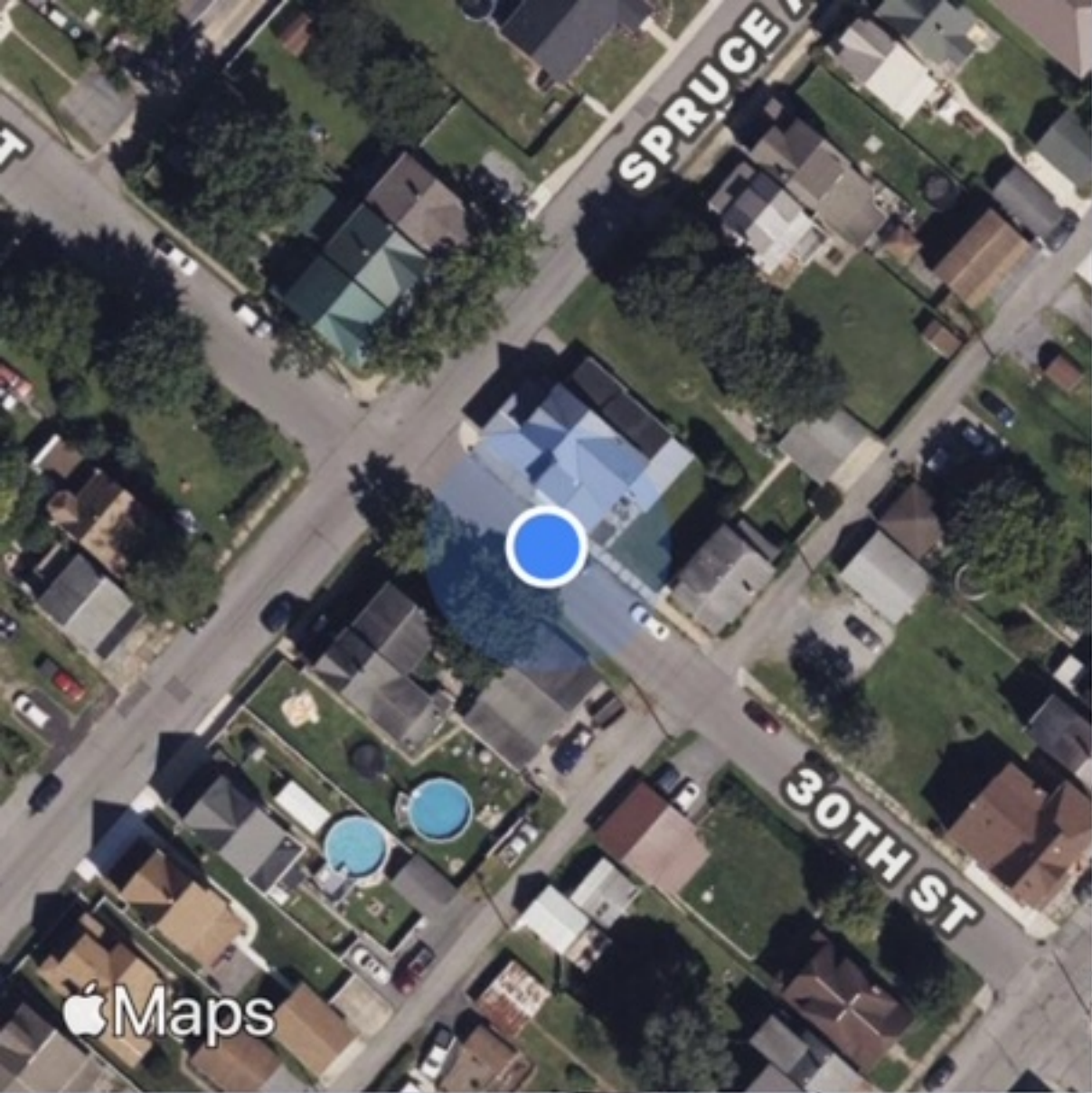


Apple Maps

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Index number: 9214



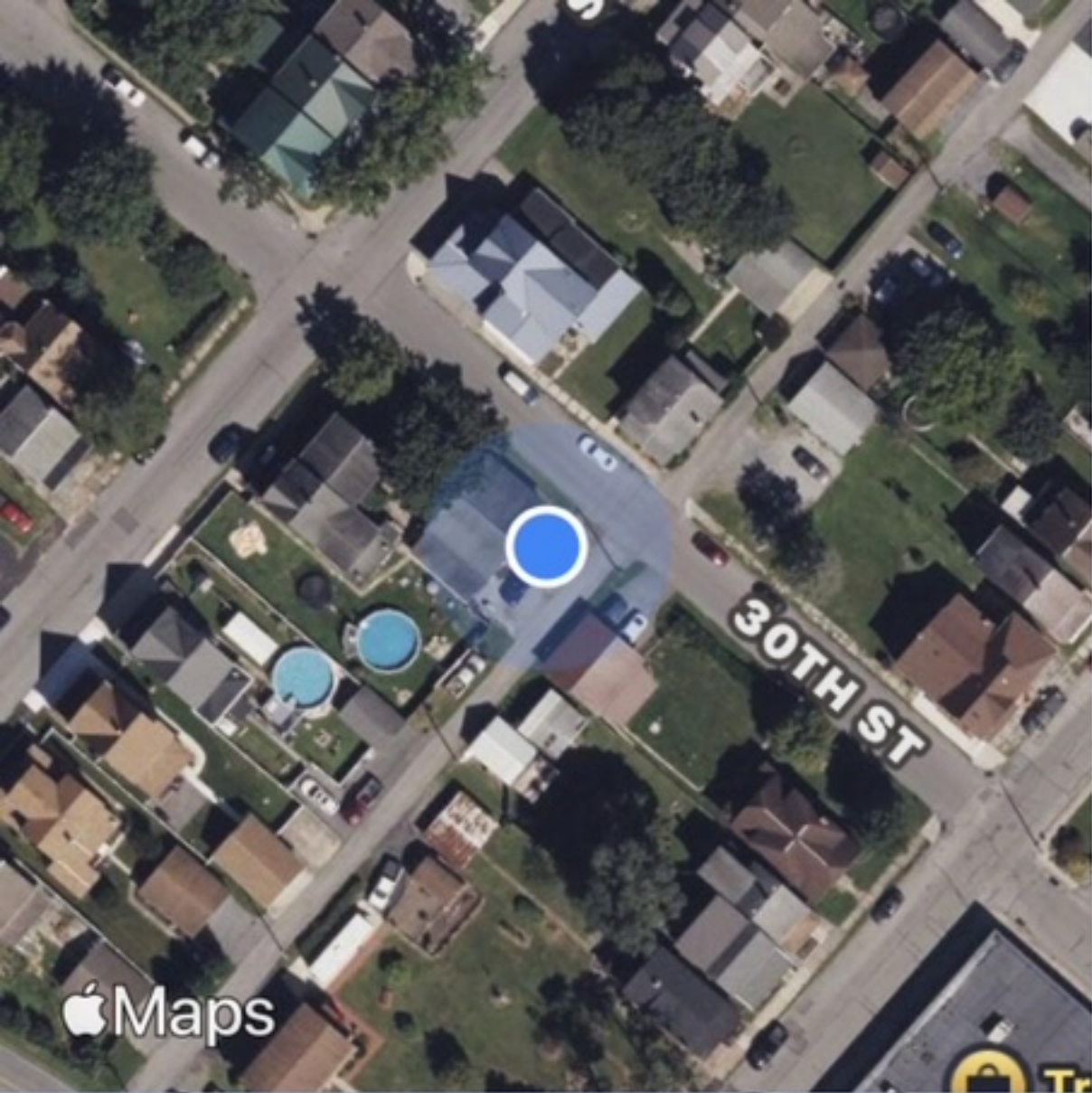




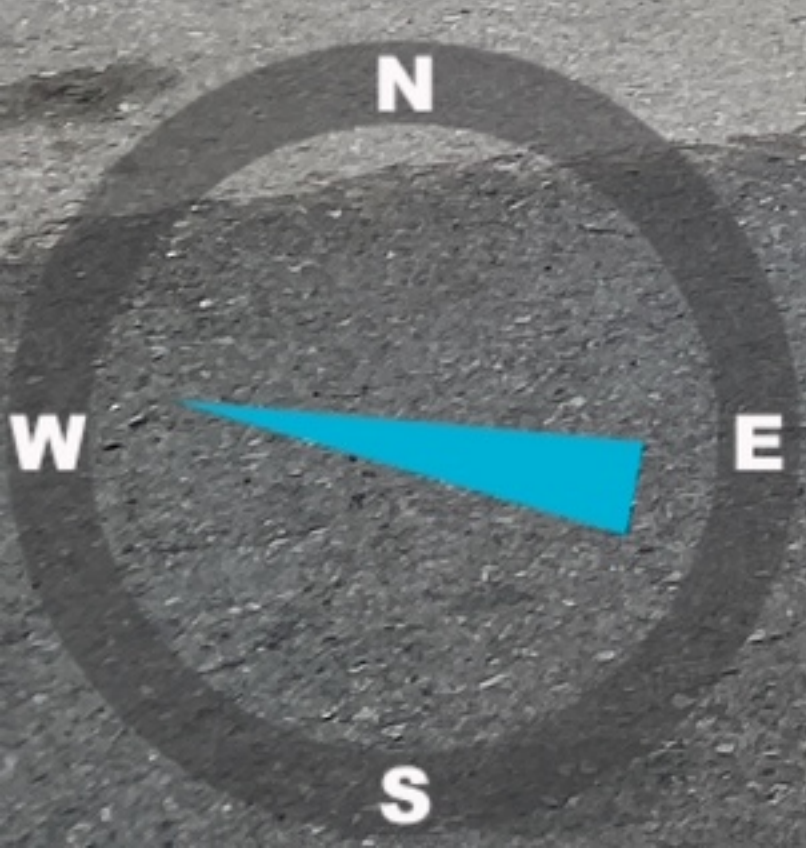
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**§ 800-41. Home-based businesses. [Amended 8-14-2019 by Ord. No. 5748]**

**A. Types of home-based businesses; purposes; applicability.**

- (1) A home-based business is defined as a business that is conducted entirely within a dwelling unit; entirely by the members of the household residing in that unit; and in a manner that is clearly incidental, accessory, and subordinate to the unit's primary residential use. Most modern zoning ordinances regulate home-based businesses because of the deleterious effects that these businesses can have on their neighborhoods. A home-based business can congest its neighborhood's parking spaces and streets; generate intrusive amounts of noise, vibration, glare, electrical interference, odors, and radio/television signal disruption; draw large trucks for delivery purposes; erect a disturbing number of signs; utilize unsightly outdoor storage areas; and generally change the character of its neighborhood from residential to commercial. Many zoning ordinances attempt to minimize such damaging effects by designating all home-based businesses as special exceptions and requiring each to procure the approval of the Zoning Hearing Board, which is to reject any such business that will adversely affect its neighborhood.
- (2) However, more and more home-based businesses are being created that have little or no deleterious effects on their neighborhoods. Many professionals now "telecommute" from home, draw no extra parking or traffic activity, generate no noise or other interference, and have no signs. While home-based businesses that could have a significant effect on their neighborhoods clearly should still lie under the Zoning Hearing Board's jurisdiction, those that have little or no such effects should be excused from the paperwork, time, and expense involved in a special exception application.
- (3) This chapter attempts to establish such a system by dividing home-based business into two categories: no-impact home-based businesses (which will have little or no effect on their neighborhoods) and major-impact home-based businesses (which may have some effects on their neighborhoods). The Zoning Officer shall determine which of these categories a particular home-based business falls into according to the standards of Subsection B below. If a particular home-based business is determined to be a no-impact home-based business according to these standards, then it may be established without any further approvals. However, if it is determined to be a major-impact home-based business, then Subsection C below requires that it must be approved by the Zoning Hearing Board as a special exception.
- (4) This section applies to all home-based businesses within the City of Altoona, regardless of the zoning district in which they are located.

**B. Distinguishing no-impact home-based businesses from major-impact home-based businesses.**

- (1) Any person who wishes to establish a home-based business within the City is required to apply for a home-based business license with the Zoning Officer on a form supplied by the City. This application shall not be considered complete unless enough information is included on the form to enable the Zoning Officer to determine whether the proposed home-based business is a no-impact home-based business or a major-

impact home-based business according to the standards below.

- (2) After a complete notarized application has been filed, the Zoning Officer shall have 45 days to determine the status of the proposed home-based business. When the Zoning Officer fails to make this determination within 45 days, then the proposed home-based business shall automatically be classified as a no-impact home-based business.
- (3) The Zoning Officer shall determine that a proposed home-based business would be a major-impact home-based business unless it meets the standards below, in which case it shall be classified as a no-impact home-based business and may be established without any further approvals.
  - (a) A no-impact home-based business shall be a business or commercial activity administered or conducted as an accessory use which is clearly secondary to the use as a residential dwelling and which involves no customer, client or patient traffic, whether vehicular or pedestrian, pickup, delivery or removal functions to or from the premises, in excess of those normally associated with residential use.
  - (b) The business activity shall be compatible with the residential use of the property and surrounding residential uses.
  - (c) The business shall employ no employees other than family members residing in the dwelling.
  - (d) There shall be no display or sale of retail goods and no stockpiling or inventory of a substantial nature.
  - (e) There shall be no outside appearance of a business use, including, but not limited to, parking, signs or lights.
  - (f) The business activity may not use any equipment or process which creates noise, vibration, glare, fumes, odors or electrical or electronic interference, including interference with radio or television reception, which is detectable in the neighborhood.
  - (g) The business activity may not generate any solid waste or sewage discharge, in volume or type, which is not normally associated with residential use in the neighborhood.
  - (h) The business activity shall be conducted only within the dwelling and may not occupy more than 25% of the habitable floor area.
  - (i) The business may not involve any illegal activity.
  - (j) Nursery schools, day-care centers, tutoring or teaching services, dancing schools, exercise or health centers, funeral homes, mortuaries, eating or drinking establishments, animal kennels, animal hospitals, veterinarian offices, boardinghouses, medical or dental clinics or offices, transportation vehicle repair or rental facilities, theaters, and any other business that does not meet the definition of home-based businesses given under Subsection B above shall not be classified as no-impact home-based businesses.

- C. Major-impact home-based businesses. If a proposed home-based business is determined to be a major-impact home-based business by the Zoning Officer, then its proprietor must apply for a special exception use before the Zoning Hearing Board and the conditions set by the zoning district in which the business is to be located. Note that any off-street parking space or loading berth requirements for these occupations (beyond the requirements of the involved dwelling unit) shall be set by the Zoning Hearing Board at the involved hearing.