

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on **Wednesday, January 14, 2026 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

3815-3819 Burgoon Rd | Alicia M Fleck & Travis K Rhodes

Requesting a variance to utilize a vacant lot for off-site parking in a Residential Neighborhood A zone, §800-29.

1208 14th Ave | Kalyani Real Estate

Requesting to operate a rooming/boarding home in a Mixed Use Neighborhood zone, §800-29, §800-51.

1109 14th Ave | Kalyani Real Estate

Requesting to operate a rooming/boarding home in a Mixed Use Neighborhood zone, §800-29, §800-51.

1709 14th St | Nathaniel Germany

Requesting to operate a recovery house/group home in a Residential Neighborhood C zone, §800-29, §800-60(D).

116 9th St | Nathaniel Germany

Requesting to operate a recovery house/group home in a Residential Neighborhood C zone, §800-29, §800-60(D).

405-411 E Hudson Ave | HPW Properties LLC

Requesting a Special Exception to permit multifamily apartments of the former school wing of a church in a Residential Neighborhood B zone, §800-35.



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	3815-3819 Burgoon Rd. Altoona PA 16602
PURPOSE OF APPEAL:	Off street parking
DESCRIPTION OF PREMISES:	3 empty grass lots
USE OF PREMISES:	parking
OFF-STREET PARKING:	yes

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

PROPERTY OWNER INFORMATION

NAME:	Alicia M. Fleck & Travis K. Rhodes	
ADDRESS:	3820 Burgoon Rd. Altoona PA 16602	
PHONE:	814-569-6376	EMAIL: tkrhodes811@gmail.com

APPLICANT INFORMATION

NAME:		
ADDRESS:		
PHONE:		EMAIL:

DESIGN PROFESSIONAL INFORMATION

NAME:		
ADDRESS:		
PHONE:		EMAIL:

Alicia M. Fleck
SIGNATURE OF APPLICANT

8/25/25
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:		

Travis Rhodes and Alicia Fleck
3820 Burgoon Road
Altoona, PA 16601

September 10, 2025

City of Altoona
Planning & Community Development Department
1301 12th Street, Suite 400
Altoona, PA 16601

Subject: Request for Zoning Variance to Park Vehicles on Private Property

Dear Zoning Hearing Board,

We are writing to formally request a zoning variance that would allow us to park vehicles on our private property located at 3815-3819 Burgoon Road.

We understand that current city ordinances may restrict certain types of vehicle parking, and we respectfully request an exception based on the following considerations:

1. **Property Use:** All vehicles parked on the property will be registered and insured and will be maintained in a manner that is orderly, safe, and does not obstruct public access or create a nuisance for neighboring properties.
2. **Demonstrated Hardship:** We are experiencing difficulty complying with the current ordinance due to the lack of street parking along Burgoon Road from 5th Avenue to Logan Boulevard. Our primary residence at 3820 Burgoon Road cannot accommodate the number of driving family members, their vehicles, and additional recreational vehicles. Additionally, Burgoon Road serves as both a Snow Emergency Route and the main access route for the Fire Department located at the corner of 6th Avenue and Burgoon Road, further limiting safe and legal parking options in the area.
3. **Impact on Public Welfare:** Granting this variance will not adversely affect public health, safety, or welfare. The proposed use will not interfere with neighbors' quiet enjoyment of their properties or disrupt the character of the neighborhood.
4. **Minimum Relief:** This request represents the least deviation required to make reasonable use of the property for residential vehicle parking.

Further, we have consistently maintained the lot since the home previously located there was demolished by the city. We continued to care for the property even after the

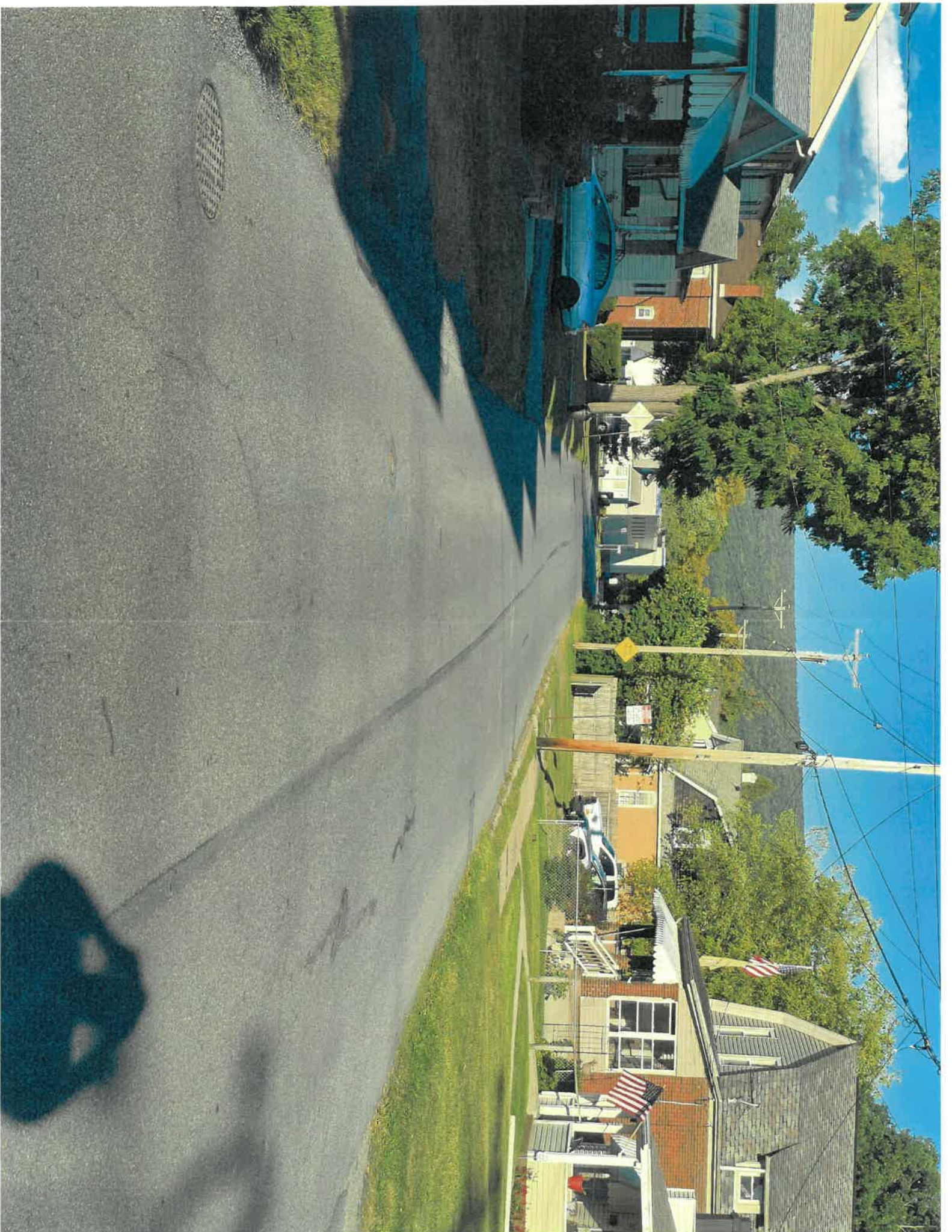
subsequent owner acquired it via tax sale and used it to park recreational vehicles. We officially acquired the lot in June 2025 for this expressed purpose and have ensured its upkeep and responsible use.

I have completed the Zoning Appeal Application and submitted the required \$500 fee. Google map images of the roadway in question are attached for your review. We are prepared attend a hearing, and submit any additional documentation needed to support this request.

Thank you for your time and consideration. I look forward to your response.

Travis Rhodes (tkrhodes811@gmail.com)

Alicia Fleck (amtaylor1220@gmail.com)





SNOW EMERGENCY ROUTE
SNOW TIRES OR CHAINS REQUIRED
NO PARKING DURING EMERGENCY
VEHICLES TOWED AWAY

MATCH CHILDREN

Burgess St

STOP









ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION:	1208 14th Avenue Altoona PA 16601
PURPOSE OF APPEAL:	Obtain license for a boarding/rooming house
DESCRIPTION OF PREMISES:	7 Bed, single building 1.5 baths
USE OF PREMISES:	Boarding / Rooming House
OFF-STREET PARKING:	Yes

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

PROPERTY OWNER INFORMATION

NAME:	Kalyani Real Estate	
ADDRESS:	P.O. Box 1564 Altoona PA 16603	
PHONE:	(516) 450-0701	EMAIL: kalyaninprasad@gmail.com

APPLICANT INFORMATION

NAME:	Ivy Zepher	
ADDRESS:	1204 14th Avenue Apt. 6 16601	
PHONE:	(814) 505-9920	EMAIL: lighthouse1191224@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:		
ADDRESS:		
PHONE:		EMAIL:


SIGNATURE OF APPLICANT

10/15/2025
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:		

Proposal for Boarding House License

Submitted to the City of Altoona

Introduction

We respectfully submit this proposal to the City of Altoona to request a license to operate a boarding house/Rooming house within city limits. Our proposed boarding house aims to provide safe, affordable, and comfortable accommodations for residents in need of temporary or long-term housing. We are committed to meeting all local regulations, ensuring the well-being of occupants, and contributing positively to the community.

Purpose and Need

The City of Altoona has many Individuals trying to restart their lives that are currently looking for the next step that is affordable and safe and clean. This is provided as way to get housing for a affordable price to help plan for a better future.

Location and Facility Details

The proposed boarding house will be located at 1208 14th Ave Altoona, PA,16601. A property that could meet the standard for residential use and suitable for multi-occupancy living. The facility features:

- Private and shared bedrooms
- Common living areas
- Kitchen and dining facilities
- Secure entry and exit points

All rooms and shared spaces will comply with city building codes, fire safety standards, and accessibility requirements. Such as fire detectors and multi-carbon detectors on each floor.

Management and Operations

The boarding house will be managed by PKS Property Management Systems and we will Have a Live in House Manger on site. We will implement clear house rules, maintain regular cleaning schedules, and provide on-site support for residents. Security measures, such as surveillance cameras and controlled access, will be in place to ensure the safety of all occupants.

Community Impact

Our boarding house/ Rooming house is located in an area where Boarding houses are currently in use as well as a male Halfway house (Pyramid Healthcare) and in addition to that the Penn Alto Apartment Building. Based on the surrounding area we think it will have a low impact to the surrounding area.

Parking

We have Two private spaces in the rear of the building. Also there is off street parking on 14th Ave we are aware of the concern of overcrowding when it comes to parking. The Properties directly to the left and right of 1208 14th Ave are owned by PKS Property Management and multiple other properties, to limit any impact we are putting in place as part of the rules of the Boarding house that no person may have a vehicle on the property and if they posses one they will need to find paid parking to not impact the community.

Compliance with City Regulations

We are committed to full compliance with all city ordinances, licensing requirements, and health and safety regulations pertaining to boarding houses. Our team will work closely with city officials to ensure that all necessary inspections and approvals are obtained to get the proper license.

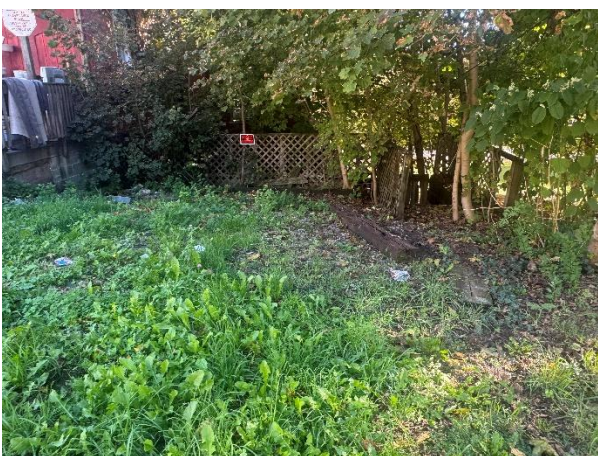
Conclusion

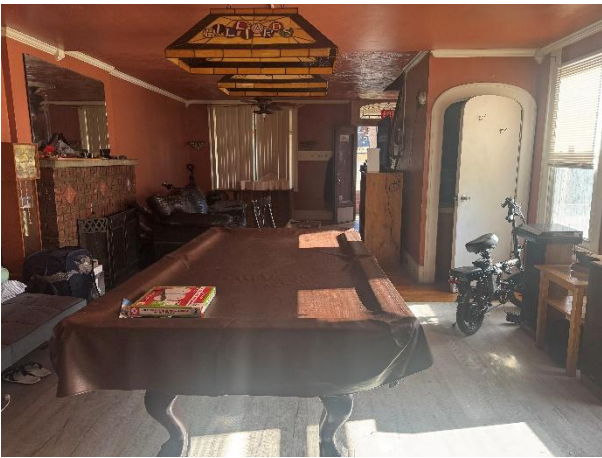
We believe that our boarding house will provide a valuable service to Altoona residents and enhance the city's housing options. We respectfully request the City of Altoona to grant us a boarding house license so we may move forward with this initiative. We welcome the opportunity to discuss our proposal in detail and address any questions or concerns.

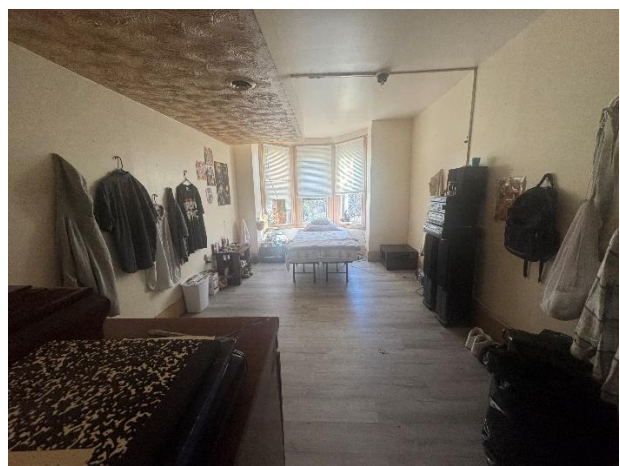
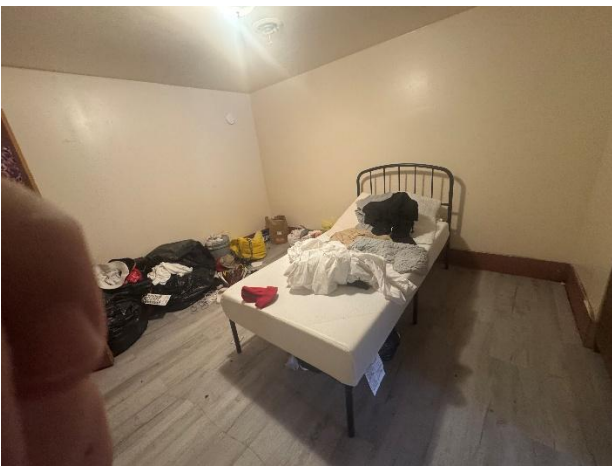
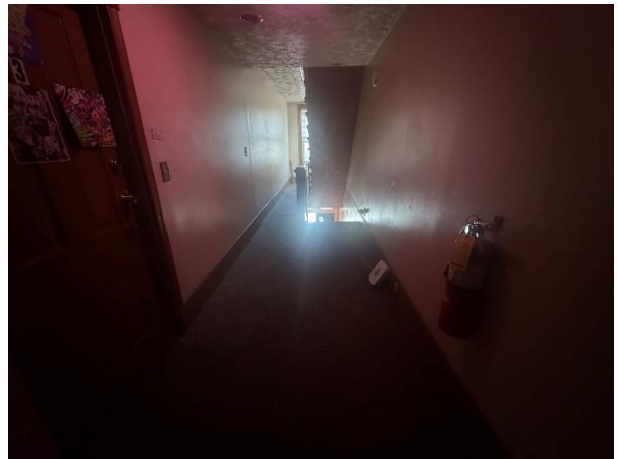
Thank you for your consideration.

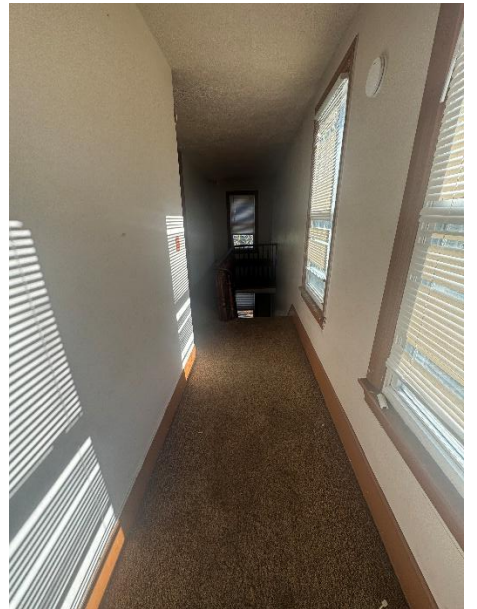
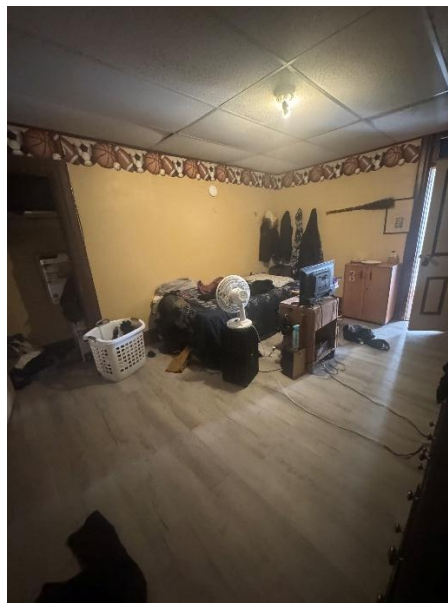
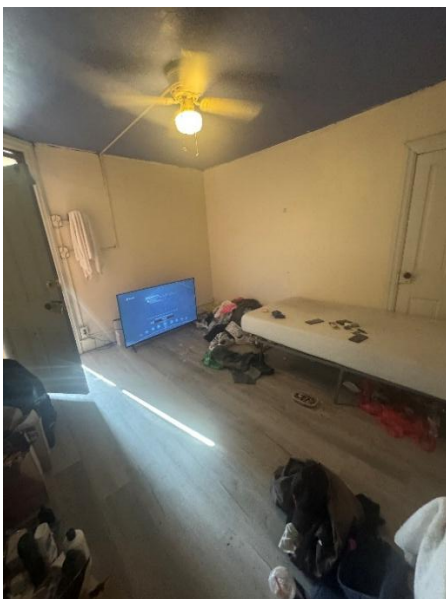
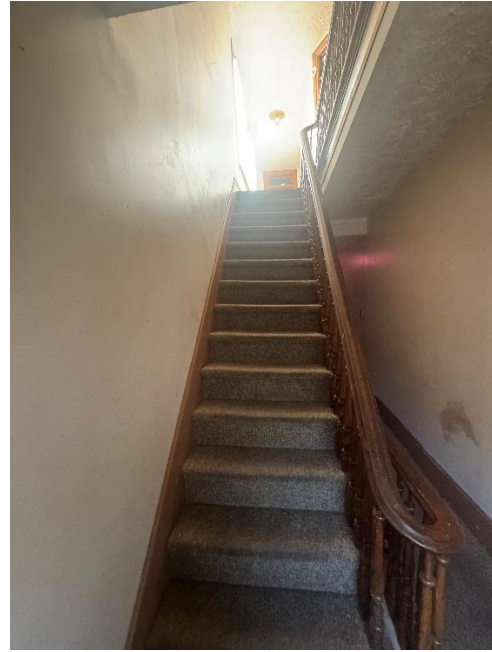
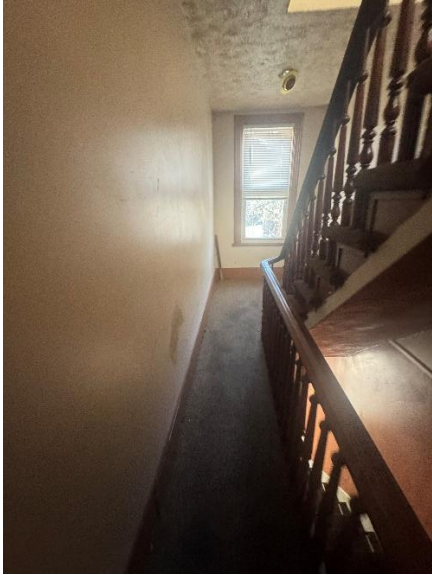
Sincerely,

Prasad Real Estate











Parcel Information



 Zoom to

Parcel Number: 01.03-08..-130.00-000
Situs Address: 1208 14th Avenue
Owner Name: KALYANI REAL ESTATE LLC
Mailing Address: PO BOX 1564
City/State/Zip: ALTOONA, PA 16603
Sale Date: 04/20/2022
Deed Reference: 2022-07216
Deed Acreage: 0.063000
Lot Size: 22.83 X 120
Zoning District: MX-N: MIXED USE NEIGHBORHOOD

[Click here for Google Street View](#)

**Section
800-49**

Public Libraries
and Museums

- C. The containers shall be maintained in sanitary condition to the basic standards for structures as determined by the City of Altoona Code Enforcement Department.
- D. The containers shall not be used for advertising; no signs shall be affixed to any part of the exterior of the containers.
- E. The containers shall not be visible from any street (alleys excepted) or any nonindustrial zoning district.

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.

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 Part 7.

Public Utility Facilities

- A. Public utility facilities, excluding production, service, and storage yards, shall be permitted in any zone without regard to the use and area regulations; provided, however, that buildings or structures erected for these utilities shall be subject to the height regulations and front, side, and rear yard regulations of the zone in which the facility is located.

**Section
800-50**

Public Utility
Facilities

**Section
800-51**

Rooming House or
Boardinghouse

Rooming House or Boardinghouse

- A. Off-street paved parking spaces must be provided on the same lot as the rooming house or boardinghouse. See Article 4 for space requirements.
- B. No Rooming house or boardinghouse shall be occupied or used as such until a zoning permit and residential rental unit license have been issued.
- C. The maximum number of occupants permitted in a rooming house or boardinghouse shall be determined, as it is for all dwellings, by Chapter 550 of the City of Altoona Code, as it adopts the International Property Maintenance Code. However, this number shall not exceed the number of bedrooms with closets in the involved structure.

- D. A rooming house or boardinghouse cannot be established on a lot smaller than 6,000 square feet.
- E. An effective and acceptable plan for internal and external security and oversight must be provided to the Zoning Hearing Board for consideration and approval at the hearing.
- F. For each rooming house or boardinghouse, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.
- G. The City of Altoona Fire Department and the Codes & Inspections Department must inspect and approve each rooming house or boardinghouse according to their requirements prior to the hearing, and annually thereafter.
- H. For each rooming house or boardinghouse, updated lists of tenant names, as well as the responsible party or property manager, must be provided to the Zoning Officer. Any change in residents or management must be so reported within 24 hours of the change. The property owner bears the onus for reporting this information as required.
- I. All interior and exterior repairs to smoke/carbon dioxide detectors or other life/safety violations required by any City code must be made within 10 days of notice. All other required repairs must be made within 45 days of notice.

Section 800-52

Sexually Oriented Business

Sexually Oriented Business (Adult Use)

- A. Sexually oriented business, with these three sets of findings:
 - 1. That the applicant(s):
 - a. Is an individual person or are all individual persons in a group, partnership, corporation, or other business association having at least a ten-percent interest, whether direct or indirect.
 - b. Is 18 years old or older and has an interest in the property.
 - c. Certifies that no one on the premises shall be under the age of 18 years.
 - d. Has never been convicted of any offense involving sexual misconduct, including without limitation prostitution, rape, obscenity, statutory rape, possession of child pornography, or corruption of minors.
 - e. Agrees that the Zoning Officer and the City of Altoona Police Department may inspect the premises for compliance with this chapter and the Board's permit upon request whenever the business is open.
 - 2. That the business:
 - a. Is not located within 1,000 feet of a house of worship, a school (public or private preschool, child day-care, elementary, or secondary facility), a public library, a public park, or a child-oriented business. Such measurement shall be taken from the structure in which the sexually oriented business is to be located

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE
(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 1109 14th Avenue Altoona PA 16601
PURPOSE OF APPEAL: Obtain license for boarding/rooming house
DESCRIPTION OF PREMISES: 6 Bed, single building, 1.5 bed
USE OF PREMISES: Boarding/Rooming House
OFF-STREET PARKING: Yes

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

PROPERTY OWNER INFORMATION

NAME: Kalyani Real Estate	
ADDRESS: P.O. Box 1564 Altoona PA 16603	
PHONE: (516) 450-0701	EMAIL: kalyaninprasad@gmail.com

APPLICANT INFORMATION

NAME: Irv Zephery	
ADDRESS: 1204 14th Avenue Apt 6 Altoona PA 16601	
PHONE: (814) 505-9920	EMAIL: lighthouse11191224@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:


SIGNATURE OF APPLICANT

10 / 15 / 2025
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		
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Submitted to the City of Altoona

Introduction

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Purpose and Need

The City of Altoona has many Individuals trying to restart their lives that are currently looking for the next step that is affordable and safe and clean. This is provided as way to get housing for a affordable price to help plan for a better future.

Location and Facility Details

The proposed boarding house will be located at 1109 14th Ave Altoona, PA, 16601. A property that could meet the standard for residential use and suitable for multi-occupancy living. The facility features:

- Private and shared bedrooms
- Common living areas
- Kitchen and dining facilities
- Secure entry and exit points

All rooms and shared spaces will comply with city building codes, fire safety standards, and accessibility requirements. Such as fire detectors and multi-carbon detectors on each floor.

Management and Operations

The boarding house will be managed by PKS Property Management Systems and we will Have a Live in House Manger on site. We will implement clear house rules, maintain regular cleaning schedules, and provide on-site support for residents. Security measures, such as surveillance cameras and controlled access, will be in place to ensure the safety of all occupants.

Community Impact

Our boarding house/ Rooming house is located in an area where Boarding houses are currently in use as well as a male Halfway house (Pyramid Healthcare) and in addition to that the Penn Alto Apartment Building. Based on the surrounding area we think it will have a low impact to the surrounding area.

Parking

We have an open lot in between our properties that we can convert into parking if necessary in addition to off street parking on 14th Ave and paved parking on the rear of 1109 14th Ave we are aware of the concern of overcrowding when it comes to parking. The Properties directly to the left and right of 1109 14th Ave are owned by PKS Property Management and multiple other properties, to limit any impact we are putting in place as part of the rules of the Boarding house that no person may have a vehicle on the property and if they possess one they will need to find paid parking to not impact the community.

Compliance with City Regulations

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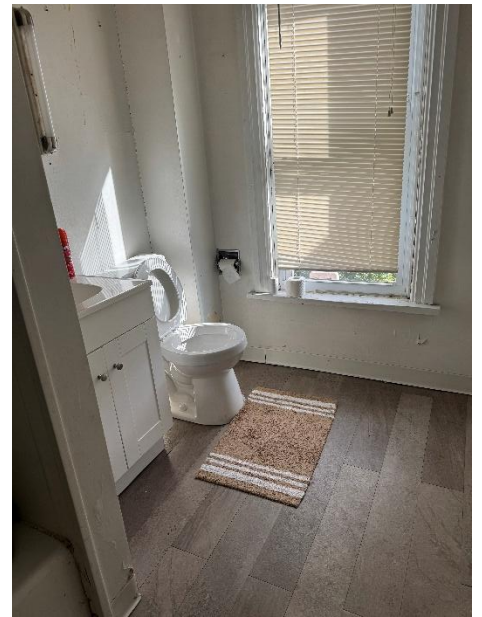
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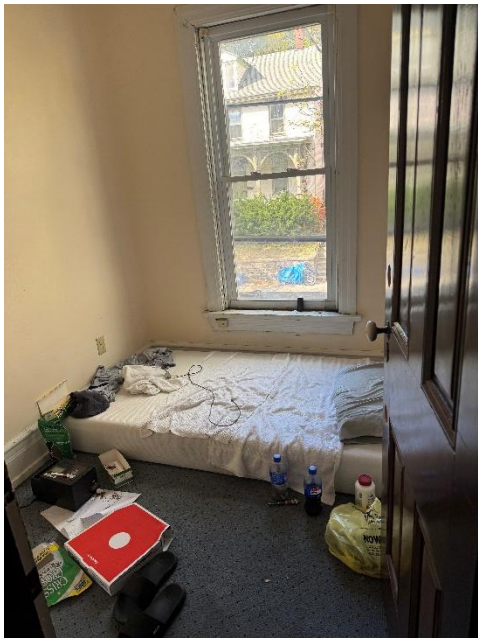
Thank you for your consideration.

Sincerely,

Prasad Real Estate











Parcel Information



Zoom to

Parcel Number: 01.01-05..-009.00-000
Situs Address: 1109 14th Avenue
Owner Name: KALYANI REAL ESTATE LLC
Mailing Address: PO BOX 1564
City/State/Zip: ALTOONA, PA 16603
Sale Date: 02/28/2022
Deed Reference: 2022-03629
Deed Acreage: 0.076000
Lot Size:
Zoning District: MX-N: MIXED USE NEIGHBORHOOD

[Click here for Google Street View](#)

**Section
800-49**

Public Libraries
and Museums

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- F. For each rooming house or boardinghouse, a responsible party or property manager within 50 miles of Altoona must be identified before the Zoning Hearing Board.
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- H. For each rooming house or boardinghouse, updated lists of tenant names, as well as the responsible party or property manager, must be provided to the Zoning Officer. Any change in residents or management must be so reported within 24 hours of the change. The property owner bears the onus for reporting this information as required.
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Section 800-52

Sexually Oriented Business

Sexually Oriented Business (Adult Use)

- A. Sexually oriented business, with these three sets of findings:
 - 1. That the applicant(s):
 - a. Is an individual person or are all individual persons in a group, partnership, corporation, or other business association having at least a ten-percent interest, whether direct or indirect.
 - b. Is 18 years old or older and has an interest in the property.
 - c. Certifies that no one on the premises shall be under the age of 18 years.
 - d. Has never been convicted of any offense involving sexual misconduct, including without limitation prostitution, rape, obscenity, statutory rape, possession of child pornography, or corruption of minors.
 - e. Agrees that the Zoning Officer and the City of Altoona Police Department may inspect the premises for compliance with this chapter and the Board's permit upon request whenever the business is open.
 - 2. That the business:
 - a. Is not located within 1,000 feet of a house of worship, a school (public or private preschool, child day-care, elementary, or secondary facility), a public library, a public park, or a child-oriented business. Such measurement shall be taken from the structure in which the sexually oriented business is to be located



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 1709 14th St Altoona PA 16601
PURPOSE OF APPEAL: I am requesting to operate a men's recovery house/boarding home for individuals who have substance abuse issue. The American with Disability Acts states that fair housing is required for individual with a disability and reasonable modification are provided to individuals with a substance abuse disability that are in recovery.
DESCRIPTION OF PREMISES: Single family house with five bedrooms.
USE OF PREMISES: Recovery House/Boarding Home
OFF-STREET PARKING: Yes off street parking but all residents are not permitted to operate vehicles while in the program

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

PROPERTY OWNER INFORMATION

NAME: Nathaniel Germany	
ADDRESS: P.O. BOX 1092	
PHONE: 814-330-8197	EMAIL: sanctuaryhouse1234@gmail.com

APPLICANT INFORMATION

NAME: Nathaniel Germany	
ADDRESS: 1911 15th Ave Altoona PA 16601	
PHONE: 814-330-8197	EMAIL: dj_nategermany@yahoo.com

DESIGN PROFESSIONAL INFORMATION

NAME: 18th St Community Church	
ADDRESS: 1416 18th Street Altoona PA 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com

Nathaniel Germany
SIGNATURE OF APPLICANT

10-20-25
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:		

Narrative: Sanctuary House

Hi, Zoning Hearing Board Members, Sanctuary House is requesting to be allowed to operate a recovery house in this zoning area of 1709 14th St and 116 9th St. My request is based on the Fair Housing Act (FHA) and the Americans with Disabilities Act (ADA). I also want to abide by all Local Zoning Laws for the City of Altoona. I am requesting reasonable modification be made through the Zoning Board to support individuals who are recovery from substance abuse issues under the Americans with Disabilities Act (ADA). 1709 14th St and 116 9th St are both license thru the PA State Department of Drug and Alcohol Programs. Sanctuary House is contract with Blair County Drug Alcohol in Blair County. All residents of the house are required not to operate vehicles.

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Certificate of Licensure

Issued to: 18TH STREET COMMUNITY CHURCH- SANCTUARY HOUSE

Facility No.: 077003

THIS CERTIFICATE AUTHORIZES

Type: FULL

SANCTUARY HOUSE
1709 14TH STREET
ALTOONA, PA 16601

To Provide The Following Drug and Alcohol Activities

Recovery House (9)

Approval Date: August 01, 2025

Expiration Date: July 31, 2026



Pennsylvania
Department of Drug and
Alcohol Programs

A handwritten signature in black ink, appearing to read 'Latika Davis-Jones'.

Latika Davis-Jones, PhD, MPH, MSW
Secretary of Drug and Alcohol Programs

NOTE: THIS CERTIFICATE OF APPROVAL IS ISSUED TO THE ORGANIZATION NAMED ABOVE AND IS FOR THE PREMISES AND FACILITY NAMED AND IS NOT TRANSFERABLE.



Parcel Information



  Zoom to

Parcel Number: 01.03-05.-162.00-000
Situs Address: 1709 14th Street
Owner Name: GERMANY NATHANIEL C
Mailing Address: PO BOX 1092
City/State/Zip: ALTOONA, PA 16603
Sale Date: 11/03/2022
Deed Reference: 2022-19536
Deed Acreage: 0.034000
Lot Size: 30 X 50
Zoning District: RN-C: RESIDENTIAL NEIGHBORHOOD C

[Click here for Google Street View](#)

**Section
800-29**
Principal Use Table

Principal Use Table

USES	Residential Districts				Mixed Use Districts		Commercial Districts	Campus District	Industrial Districts		Supplemental Regulations
	RN-A	RN-B	RN-C	RN-D	MX-N	MX-C	C-C	UC-C	I-F	I-G	
RESIDENTIAL USES											
1 Unit	P	P	P	P	P	-	-	-	-	-	
2 Units	-	P	P	P	P	P	-	-	-	-	
3 Unit	-	-	P	P	P	P	-	-	-	-	
4 Unit	-	-	P	P	P	P	P	-	P	-	
5+ Unit	-	-	-	P	P	P	P	-	P	-	
Accessory Dwelling Units (ADUs)	P	P	-	-	-	-	-	-	-	-	Section 800-31
Conversions Apartments	-	-	SE	SE	SE	SE	-	-	-	-	Section 800-36
Dormitory	-	-	-	-	-	SE	-	P	-	-	Section 800-37
Group Home - Protected Class	P	P	P	P	P	P	P	-	P	P	
Group Home - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-41
Halfway House - Protected Class	P	P	P	P	P	P	P	-	P	P	
Halfway House - Not Protected Class	-	-	SE	SE	-	-	-	-	-	-	Section 800-42
Institutionalized Housing	-	-	-	SE	-	-	-	-	-	-	Section 800-45
Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	Section 800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	Section 800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	Section 800-55
Townhome	-	P	P	P	P	-	-	-	P	-	

**Section
800-60**Off-street Parking
and Loading

Off-street Parking and Loading

A. Purpose

1. To provide requirements for dedicated parking spaces for both vehicles and bicycles away from public streets and offer convenient and intuitive provisions for parking spaces.
2. To provide clear requirements for the location and design of parking areas and structures.
3. To provide for vehicle access and driveways to and from parking areas and structures.

B. Applicability

1. All allowed uses in Article 3: Use Regulations
2. Minimum spaces required do not apply to lots that meet one of the following conditions:
 - a. A lot in Mixed Use Center (MX-C)
 - b. Additions and change of use, if the change in the total number of new required parking spaces is 35% or less.
 1. *For example, if the existing parking lot includes 10 spaces and the addition or change of use requires 13 spaces, no changes to the parking lot is required.*
3. New buildings or uses proposed within the University-College Campus (UC-C) district may be exempt from standard parking requirements, provided a parking plan is submitted that details existing and proposed parking spaces, their locations, and anticipated usage. The Planning Commission shall review and approve this plan.

C. General Requirements

1. The Zoning Officer (for a Minor Site Plan) and the Planning Commission (for a Major Site Plan) shall consider the entire site layout and its overall effect on traffic circulation and vehicular interaction with other users of the property. In doing so, the Zoning Officer and/or the Planning Commission shall take into consideration internal intersections, sight distances, crosswalks, loading areas, pickup and dropoff areas, exterior doors, and landscaping. The Commission shall have the responsibility to condition approvals on changes to the proposal it feels are necessary to achieve a safe overall design for all interested parties and users.
2. No parking space or accessway within a parking facility shall be used for any purpose other than those for which they were designed. No space or accessway shall be used for display of merchandise, storage of stock, servicing of vehicles, whether temporary or permanent, unless the intent to use such areas for such activity is clearly marked on the plans and mitigation measures are designed to separate moving traffic from those areas.

3. No parked vehicle shall impede the flow of traffic or the ability of pedestrians to utilize the sidewalk area, whether or not a physical sidewalk has been installed.

D. Parking Spaces Required

1. The table below conveys required vehicle parking spaces for land uses organized by land use category.

RESIDENTIAL USES		
Land Use	Minimum	Maximum
Single-unit residential	1 per dwelling unit	3 per dwelling unit
Two-unit residential	1 per dwelling unit	2 per dwelling unit
Multi-unit residential	1 per dwelling unit	2 per dwelling unit
Conversion apartment	1 per dwelling unit	3 per dwelling unit
Low-rise apartment	1 per dwelling unit	2 per dwelling unit
Boarding house or Lodging house	1.5 per bedroom	-
Group home	1.5 per dwelling unit	-
Halfway house	1.5 per dwelling unit	-
Institutionalized home	1.5 for every 6 beds	-
Home-based business	1 space in addition to what is otherwise required	3 spaces in addition to what is otherwise required
Shelter	1 space per 1,000 SF	2 spaces per every 1,000 SF



ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 116 9th Street Altoona Pa 16602
PURPOSE OF APPEAL: I am requesting to operate a men's recovery house/boarding home for individuals who have substance abuse issue. The American with Disability Acts states that fair housing is required for individual with a disability and reasonable modification are provided to individuals with a substance abuse disability that are in recovery.
DESCRIPTION OF PREMISES: Single family house with six bedrooms.
USE OF PREMISES: Recovery House/Boarding Home
OFF-STREET PARKING: Yes off street parking but all residents are not premitted to operate vehicles while in the prograrr

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

PROPERTY OWNER INFORMATION

NAME: Nathaniel Germany	
ADDRESS: P.O. BOX 1092	
PHONE: 814-330-8197	EMAIL: sanctuaryhouse1234@gmail.com

APPLICANT INFORMATION

NAME: Nathaniel Germany	
ADDRESS: 1911 15th Ave Altoona PA 16601	
PHONE: 814-330-8197	EMAIL: dj_nategermany@yahoo.com

DESIGN PROFESSIONAL INFORMATION

NAME: 18th St Community Church	
ADDRESS: 1416 18th Street Altoona PA 16601	
PHONE: 814-943-3650	EMAIL: sanctuaryhouse1234@gmail.com

Nathaniel Germany
SIGNATURE OF APPLICANT

10-20-25
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:		

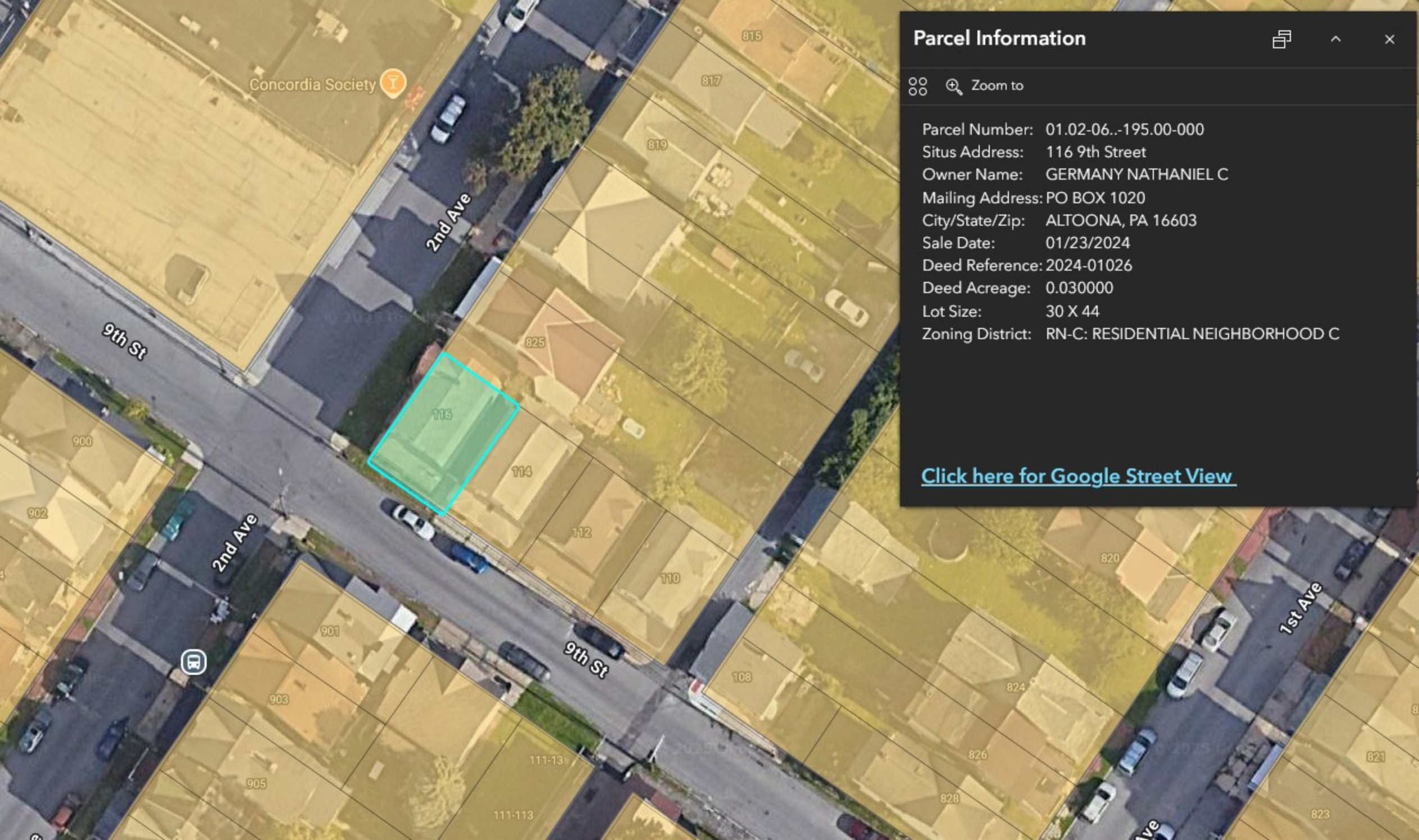
Narrative: Sanctuary House


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
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

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Concordia Society 

Parcel Information   

  Zoom to

Parcel Number: 01.02-06.-195.00-000
 Situs Address: 116 9th Street
 Owner Name: GERMANY NATHANIEL C
 Mailing Address: PO BOX 1020
 City/State/Zip: ALTOONA, PA 16603
 Sale Date: 01/23/2024
 Deed Reference: 2024-01026
 Deed Acreage: 0.030000
 Lot Size: 30 X 44
 Zoning District: RN-C: RESIDENTIAL NEIGHBORHOOD C

[Click here for Google Street View](#)



Certificate of Licensure

Issued to: 18TH STREET COMMUNITY CHURCH- SANCTUARY HOUSE

Facility No.: 077005RH

THIS CERTIFICATE AUTHORIZES

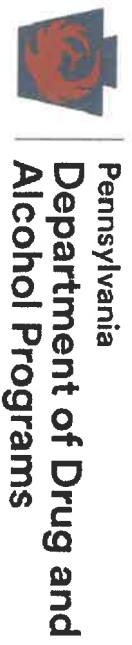
Type: FULL


SANCTUARY HOUSE
116 9TH STREET
ALTOONA, PA 16602

To Provide The Following Drug and Alcohol Activities
Recovery House (11)

Approval Date: September 09, 2025

Expiration Date: August 31, 2026




Latika Davis-Jones, PhD, MPH, MSW
Secretary of Drug and Alcohol Programs

NOTE: THIS CERTIFICATE OF APPROVAL IS ISSUED TO THE ORGANIZATION NAMED ABOVE AND IS FOR THE PREMISES AND FACILITY NAMED AND IS NOT TRANSFERABLE.

**Section
800-29**
Principal Use Table

Principal Use Table

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4 Unit	-	-	P	P	P	P	P	-	P	-	
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Live-Work Housing	-	-	-	-	P	P	-	-	P	-	
Major-impact Home-based Business	SE	SE	SE	SE	P	-	-	-	-	-	Section 800-44
No-impact Home-based Business	P	P	P	P	P	-	-	-	-	-	
Manufactured Home Park	-	-	-	-	-	-	-	-	-	-	
Rooming and Boarding Home	-	-	-	SE	SE	-	-	-	-	-	Section 800-51
Short-term Rental	P	P	P	P	P	P	P	-	P	-	
Student Home	SE	SE	SE	SE	SE	SE	-	-	-	-	Section 800-55
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**Section
800-60**Off-street Parking
and Loading

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ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON THE REVERSE SIDE)

PROPERTY LOCATION: 401-411 and 416-422 E. Hudson Ave., Altoona, PA 16602
PURPOSE OF APPEAL: A special exception hearing is requested to permit the adaptive reuse and long-term preservation of the historic buildings at 405-411 East Hudson Avenue, which currently consist of a landmark church and its attached school. The proposal seeks to maintain use of the church sanctuary while converting the school portion into residential apartments.
DESCRIPTION OF PREMISES: Church and School
USE OF PREMISES: Church and School
OFF-STREET PARKING: Parking Lot 416 -422 E. Hudson Ave., Altoona PA 16602

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

PROPERTY OWNER INFORMATION

NAME: HPW Properties LLC	
ADDRESS: PO Box 291, Lititz, PA 17543	
PHONE: 717-575-4489	EMAIL: ScottWiglesworth@gmail.com

APPLICANT INFORMATION

NAME: Scott Wiglesworth	
ADDRESS: 700 Southview Drive, Landisville PA 17538	
PHONE: 717-575-4489	EMAIL: ScottWiglesworth@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:

W. Scott Wiglesworth
SIGNATURE OF APPLICANT

12/16/2025
DATE

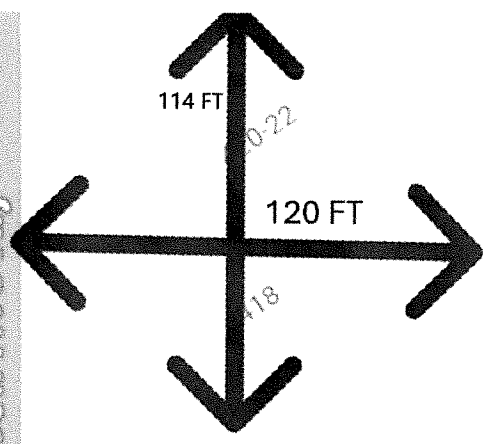
OFFICE USE ONLY

<input type="checkbox"/> VARIANCE \$500.00	<input type="checkbox"/> APPEAL DETERMINATION \$500.00	<input type="checkbox"/> OTHER
<input checked="" 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 checked="" type="checkbox"/> UNKNOWN		
SECTIONS AND PROVISIONS OF ZONING ORDINANCE RELIED UPON:		

Narrative for Special Exception of 405-411 East Hudson Ave.

The applicants respectfully request a special exception to permit the adaptive reuse of the former school wing of the historic church-and-school complex at 405–411 East Hudson Avenue built in 1905 by converting that underutilized public-school portion into multifamily apartments while retaining full active church use in the sanctuary and associated religious spaces. This request is made pursuant to the preservation-oriented special-exception standards for existing public-school buildings set forth in Chapter 800, Article 3, which allow residential reuse when strict compliance with current zoning would otherwise prevent viable continued use of a significant community landmark. The building has a demonstrated century-long history as a public/parochial school and church; its exterior massing, large multi-story classroom windows, raised foundation, and distinctive architectural details clearly evidence its original design for institutional and educational purposes, all of which will be preserved. Converting the school wing to a conforming institutional or commercial use has been found economically infeasible due to the high cost of modernizing the aging mechanical systems, accessibility upgrades, and code compliance for non-residential occupancy, whereas residential conversion provides a sustainable path forward that generates sufficient revenue to fund the preservation of both the school and church structures without public subsidy. The proposed quiet residential use will generate substantially less traffic, parking demand, noise, and deliveries than the building's historic use as a school serving students and staff daily. Ample on-site parking exists in the existing church lots, supplemented by on-street spaces along East Hudson Avenue, easily meeting or exceeding the parking ratios in Chapter 640 for multifamily dwellings. No building expansion exceeding 20% of height or footprint is proposed; all work will occur within the existing envelope, retaining original lot coverage and setbacks. The residential nature of the reuse will not alter the residential character of the surrounding neighborhood, will include no exterior loudspeakers or audible signals, and will utilize only understated wall signage not exceeding 10 square feet per frontage. Granting this special exception is a practical means of ensuring the long-term preservation of this irreplaceable architectural and cultural landmark for future generations of Altoona residents.

E Hudson Ave Aly E Hudson Ave Aly



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Sheridan St

Sheridan St

E Hudson Ave E Hudson Ave

E Caroline Ave Aly



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