

AGENDA

A public meeting of the City of Altoona Zoning Hearing Board will be held on Wednesday, **December 11, 2024 at 1:15 p.m.** in the 4th Floor Conference Room at City Hall, 1301 12th Street, Altoona, Pennsylvania.

2401 2nd Avenue/ Kathleen & Gerald Sheetz Foundation

Requesting a Special Exception to operate a museum in a Single-Household Residential Zone, §800-48(C)(3).

CITY OF ALTOONA
ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE
KATHLEEN AND GERALD SHEETZ FOUNDATION
NARRATIVE

The Kathleen and Gerald Sheetz Foundation (the "Foundation") hereby files this Zoning Appeal Application for the property located at 2401 Second Avenue, Altoona, Pennsylvania 16602, and more fully described through the attached deed and recorded at Blair County Instrument No. 202412022 (the "Property") See Exhibit "A". The Foundation is requesting that the Property be classified as a museum, pursuant to Chapter 800 Zoning Article V. District Provisions §800-48(C)(3). This narrative is in support of the Application filed on behalf of the Foundation and to be considered before the Zoning Hearing Board on the 11th day of December, 2024. Pursuant to the above-referenced regulations, this narrative will cover each element to be classified as a museum.

§800-48. Single-Household Residential Zone.

3. Public libraries and museums.

(C) Special Exceptions

(3) Public Libraries and museums

A. The perceived scale of the proposal shall not detract from the residential character of the surrounding neighborhood.

Attached hereto as Exhibit "B" are photos and a historical survey showing the Property and the residential home on the Property. The Foundation does not intend to increase the size of the home located on the Property nor does the Foundation intend to change the residential character of the home or Property. The Foundation intends to keep the Property and home in a residential style and to use the Property as a museum containing Sheetz family memorabilia. This museum will not have regular business hours, nor will it be regularly open to the public.

B. The appearance of the building shall be residential in character (i.e. gabled rooflines, wood siding or brick, an articulated footprint, varied façade, etc.)

As stated above, the Foundation intends that the home located on the Property be residential in character and be maintained as a home and used as a museum, as depicted in the photographs attached hereto. The Foundation will maintain the home in the current residential state.

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.



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

ZONING APPEAL APPLICATION – ALTOONA PLANNING CODE

(INSTRUCTIONS LOCATED ON REVERSE SIDE)

PROPERTY LOCATION: 2401 Second Avenue, Altoona, PA 16602
PURPOSE OF APPEAL: See attached narrative
DESCRIPTION OF PREMISES: See attached Deed attached as Exhibit "A"
USE OF PREMISES: The Foundation proposes that premises to be used as a museum.
OFF-STREET PARKING: See attached narrative

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

PROPERTY OWNER INFORMATION


NAME: Kathleen and Gerald Sheetz Foundation	
ADDRESS: c/o 5700 Sixth Avenue, Altoona, PA 16602	
PHONE: (571) 228-6187	EMAIL: caroline.edsall@gmail.com

APPLICANT INFORMATION

NAME: Kathleen and Gerald Sheetz Foundation	
ADDRESS: c/o 5700 Sixth Avenue, Altoona, PA 16602	
PHONE: (571) 228-6187	EMAIL: caroline.edsall@gmail.com

DESIGN PROFESSIONAL INFORMATION

NAME:	
ADDRESS:	
PHONE:	EMAIL:


 SIGNATURE OF APPLICANT
 J. Benjamin Yeager, Esq.
 Attorney for Applicant

11/21/2014
 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:		

The Foundation intends to operate a private museum at the Property. The private museum will not have regular business hours, nor will it be open to the public. Individuals may be invited to visit the museum, as scheduled with the Foundation. The Foundation does not believe there will be any increase in traffic and will have little to no effect on the residential nature of the neighborhood.

D. There shall be no exterior loudspeaker systems or other audible signals which can be heard at the property line.

The Foundation will not install any loudspeaker systems that will be heard at the property lines of the Property. The Foundation will install an adequate alarm system at the Property with appropriate motion detectors, wireless door sensors and keypad activation. The alarm system will have appropriate cameras intended to protect the Property. Any alarm would only be heard in the event of a security breach. The Foundation does not intend to install significant lighting and all lighting at the Property will be typical of a residential home in nature.

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 Foundation does not plan to have any signage within the yard on the Property. The Foundation will install a plaque on the home by the front door with the Foundation name and logo and a brief recognition of the museum.

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.

The Foundation has no plans to hold public functions at the Property. The Foundation may have meetings of the Board of Directors of the Foundation occasionally at the Property. The parking area at the Property is adequate for these purposes. The Foundation intends to maintain these parking areas but not to increase the parking areas. Should there be any changes in this regard, the Foundation will properly apply to the Zoning Hearing Board, as is necessary.

Mear
Adams
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County Parcel No. _____

This Deed, MADE the 26 day of August in the year two thousand twenty-four (2024).

BETWEEN Thomas J. Lauver and joined by his spouse April L. Lauver, of the County of Blair and Commonwealth of Pennsylvania, Grantors,

AND

Kathleen and Gerald Sheetz Foundation, a Delaware Corporation, Grantee,

WITNESSETH, That in consideration of Two Hundred Seventy Six Thousand Nine Hundred (\$276,900.00) Dollars in hand paid, the receipt whereof is hereby acknowledged, the said grantors do hereby grant and convey to the said grantee, its successors and assigns,

ALL that certain lot, piece or parcel of land, with the buildings and improvements erected thereon, situate in the City of Altoona, County of Blair and State of Pennsylvania, bounded and described as follows:

BEGINNING at a point on the southeasterly side of Second Avenue where the southwesterly line of Twenty-fourth Street intersects the same; thence, southwestwardly, along the southeasterly line of Second Avenue, one hundred twenty (120) feet to a point; thence, southeastwardly, on a line at right angles to said Second Avenue, two hundred fifty-one and two-tenths (251.2) feet to line of land formerly known as Nixon's Extension; thence northeastwardly, along line of land formerly known as Nixon's Extension, one hundred thirteen and seven-tenths (113.7) feet, more or less, to the southwesterly line of Twenty-fourth Street; thence northwestwardly, along the southwesterly line of Twenty-fourth Street, sixty-three and five-tenths (63.5) feet to a point; thence, continuing along the southwesterly line of Twenty-fourth Street, northwestwardly, two hundred four (204) feet to the southeasterly line of Second Avenue, and place of beginning.

EXCEPTING AND RESERVING a parcel of this property conveyed by Gerald R. Sheetz and Kathleen Sheetz, Grantors to Eliza E. Findley, Grantee, by deed dated April 1, 1954, and recorded in the Office of the Recorder of Deeds, Blair County Courthouse, Deed Book Volume 689, Page 56, together with free ingress, egress and regress to and for the said Eliza E. Findley, her heirs and assigns, at all times hereafter in common with them, etc., and



EXCEPTING AND RESERVING a parcel of this property conveyed by Gerald R. Sheetz and Kathleen Sheetz, Grantors, to Earl Dickey and Regina Dickey, Grantees, by deed dated December 30, 1958, and recorded in the Office of the Recorder of Deeds, Blair County Courthouse, Deed Book Volume 759, Page 61, together with the alley ways closed and abandoned and the use thereof waived and renounced.

EXCEPTING AND RESERVING from the aforescribed premises the following: **BEGINNING** at a point on the Southwesterly line of 24th Street, said point being located South forty-nine (49) degrees fifteen (15) minutes East a distance of two hundred four (204) feet from the intersection of the Southwesterly line of 24th Street with the Southeasterly line of 2nd Avenue; thence South forty-nine (49) degrees fifteen (15) minutes East along the Southwesterly line of 24th Street a distance of One and eighty hundredths (1.80) feet to a point; thence South forty-two (42) degrees twenty-seven (27) minutes five (5) seconds East along the Southwesterly line of 24th Street a distance sixty-three and fifty hundredths (63.50) feet to a point; thence South forty-seven (47) degrees fifty (50) minutes eleven (11) seconds West a distance of one hundred thirteen and thirty-five hundredths (113.35) feet to a point; thence North forty-nine (49) degrees fifteen (15) minutes West a distance of sixty-one and sixty-seven hundredths (61.67) feet to a point; thence North forty-five (45) degrees fifty-three (53) minutes thirty-four (34) seconds East a distance of one hundred twenty and forty-nine (120.49) feet to the point and place of beginning. Intending to comply with the survey prepared by Gabriel L. Pellegrini, Registered Professional Engineer, on July 9, 1979.

Being further identified as Blair County Tax Map Number 01.06-14.-202.00-000.

BEING the same premises title to which became vested in Thomas J. Lauer, by deed of Mabel J. Michael, widow, dated September 17, 2012 and recorded September 19, 2012 at Blair County Instrument Number 201217154.

April L. Lauer joins in this conveyance to convey any and all interest she may have in the premises by virtue of her marriage to Thomas J. Lauer.

PURSUANT to Section 405 of the Solid Waste Management Act of 1980, the Grantor hereby states that he/she has no knowledge of any hazardous waste which is presently being disposed of or has ever been disposed of on the above described land or any part thereof.

TO HAVE AND TO HOLD the said parcel of land, hereditaments and premises hereby granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, to and for the only proper use and behoof of the said party of the second part, its successors and assigns **FOREVER**.

AND the Grantors herein, for their heirs, executors and administrators, do by these presents covenant, grant and agree to and with the said party of the second part,

its successors and assigns, that they, the said parties of the first part, their heirs all and singular the hereditaments and premises herein above described and granted, or mentioned, and intended so to be, with the appurtenances, unto the said party of the second part, its successors and assigns, against them the said parties the first part, and their heirs, and against all and every other person or persons whomsoever, lawfully claiming or to claim the same or any part thereof,

SHALL AND WILL GENERALLY WARRANT AND FOREVER DEFEND

IN WITNESS WHEREOF, the said Grantors have hereunto set their hand and seal, the day and year first above-written.

WITNESS

Thomas J. Lauver

WITNESS

April L. Lauver

Commonwealth of PA ^v

County of Blair

On this, the 26 day of August, 2024, before me a Notary Public, the undersigned officer, personally appeared Thomas J. Lauver and April L. Lauver, husband and wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within Instrument, and acknowledged that they executed the same for the purpose therein contained.

In Witness Whereof, I have hereunto set my hand and official seal.

My Commission Expires:

B. J. Mears
NOTARY PUBLIC

Commonwealth of Pennsylvania - Notary Seal
BEVERLY J. MEARS, Notary Public
Blair County
My Commission Expires April 18, 2026
Commission Number 1109483

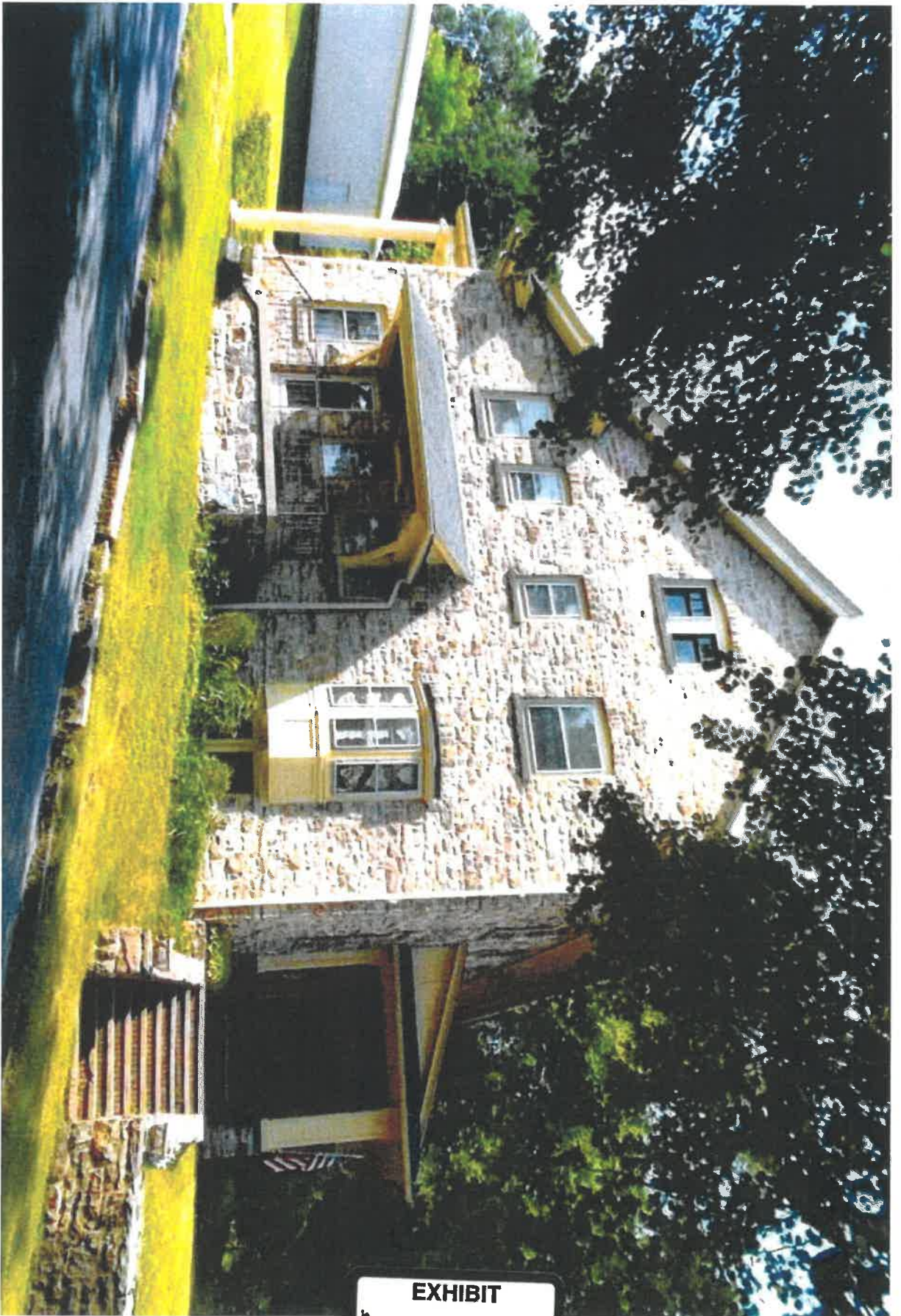


EXHIBIT
"B"

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