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planning@altoonapa.gov



David M. Albright, Chair (29)
Lawrence Bilotto, Vice Chair (27)
Michael Haire, Secretary (28)
Drew Brennan (29)
Peter Folen (29)
Richard Haines (27)
Jesse Ickes (27)

ALTOONA CITY PLANNING COMMISSION

The Altoona City Planning Commission, created in March 1916, is composed of seven residents appointed by the Mayor with the approval of City Council. The Commission is responsible for developing and updating the Comprehensive Plan, reviewing proposals that affect the development of the City, and providing a public forum that encourages participation in guiding the future of the City.

Regular Meeting of Tuesday, May 6, 2025 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

REGULAR MEETING

CALL TO ORDER

PUBLIC COMMENT

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of April 1, 2025 which is included in the packet.

SUBDIVISION AND LAND DEVELOPMENT

None at this time

STAFF LEVEL REVIEWS

Staff has received the following staff level subdivision/land development applications since the April 1, 2025 regular meeting:

- a) Central PA Surgery Center – 914 S 12th Street – Low-Impact LD Plan - Approved
Renovations to the existing facility are proposed to provide an emergency generator. Interior renovations will include two additional entryways at the southeastern corner of the building. Some landscaping will be relocated elsewhere on the site to accommodate these improvements. Restriping of the parking lot will provide a space to replace the space lost by the generator placement.

SPOT BLIGHT DECLARATIONS – The ACPC will consider the following properties as blighted.

1002 3rd Avenue
1000 3rd Avenue
1010 3rd Avenue
903 2nd Avenue
509 21st Street
619 4th Avenue
227 3rd Avenue

INFORMATIONAL ITEMS

1. GAEDC Report - None
2. Blair County Planning Commission Report

COMMISSIONER FORUM

QUESTIONS FROM MEDIA

ADJOURNMENT

MINUTES
ALTOONA CITY PLANNING COMMISSION
April 1, 2025

MEMBERS PRESENT

Dave Albright, Chairman
Larry Bilotto, Vice-Chairman
Michael Haire – Secretary
Drew Brennan
Peter Folen
Richard Haines
Councilman Jesse Ickes – Virtual

GUESTS PRESENT

Mackenzie Caren, Regional Planner, Blair Planning
Greg Geishauser – Stiffler McGraw
Kelley Brown – Sheetz
Bill Kibler – Altoona Mirror

STAFF PRESENT

Sabrina Appel-McMillen – GIS/Land Use Coordinator
Rebecca Brown – Director, Codes and Inspection
Rob Crossman – Interim Director – Public Works
Diana White – Director, Department of Community Development

CALL TO ORDER

The Altoona City Planning Commission (ACPC) held its regular meeting on April 1, 2025, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Chairman David Albright called the meeting to order at 3:10 PM.

PUBLIC COMMENT

None

PRESENTATION: Western PA Conservancy – Postponed due to illness.

REGULAR BUSINESS

ADMINISTRATIVE ITEMS

1. Approval of Minutes

A motion was made by Mr. Folen to approve the March 4, 2025 minutes as read. Mr. Brennan seconded the motion. Motion passed unanimously.

- 2. Nomination and Appointment of Altoona City Planning Commission Board Member to Blighted Property Review Committee. A motion was made by Mr. Bilotto nominating Mr. Brennan to the Blighted Review Committee. Mr. Brennan accepted the nomination. The motion carried with one abstention.**

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

- 1. Sheetz #354 (Car Wash Rebuild) – 1915 Pleasant Valley Blvd.**

Mr. Greg Geishauer of Stiffler McGraw presented a land development plan proposing to rebuild the existing car wash and associated site features. The proposed car wash will be 939 SF, slightly larger than the existing 835 SF. This project is basically a rebuild and is just replacing, paving, landscaping, and exterior lighting. No changes to existing impervious coverage or drainage patterns are proposed. Currently, the car wash site has 14 parking spaces and as a result of this project, one space will be removed for a total of 13 spaces, which is 13 more spaces than is required for a car wash. There are no waivers requested. No other discussion or questions. **Motion was made by Mr. Bilotto to approve the land development project as proposed. Mr. Haire seconded the motion. Motion passed unanimously.**

STAFF LEVEL REVIEWS

None at this time.

SPOT BLIGHT DECLARATION

Ms. Brown reviewed the following properties to be considered for declaration of blight. She explained that several of these are on the current Tax Sale List for June 2025. Mr. Haire asked if these would be demolished before the tax sale and Mr. Brown said that we would hope to have them down before. If someone were to sell a property or pay the taxes before the sale, the process would need to be started all over again.

922 5th Avenue

Owner: Michael Friedenberger

Address: 1123 6^h Avenue

Altoona, PA 16602

Vacant/abandoned property, substandard not suitable for rehabilitation. Exterior siding is not maintained; wood scraps leaning against side of house. Paint peeling. Soffit & fascia deteriorating, hole in roof, gutters falling off. Several broken windows, sliding glass door broken. Interior, no access, but appears to be filled with accumulations. Been vacant since 2023. No contact with owners, Owners do not appear at court hearings. Water and Electric are off. Gas is unknown meter is inside house. There are outstanding taxes on the house, 2021 in the amount of \$630.70; 2022 \$1,545.51; 2023 \$506.14; 2024 459.59. Scheduled for **Property is scheduled for Judicial Tax Sale on**

June 18, 2025. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Haire to declare the property blighted. Motion was seconded by Mr. Folen. Motion passed unanimously.**

**131 E. 5th Avenue
Owner: Thomas Hileman
Address: 1200 48th Street
Altoona, PA 16601**

Vacant property, substandard not suitable for rehabilitation. Exterior needs painted; porch rotted. Foundation is satisfactory. Roof needs replaced Windows are satisfactory. Interior is unknown. Rear building is in bad shape, windows are broken. Has been vacant 4 ½ years. Owner was in court on 6/13/2024, was continued because they told the judge they would obtain permits. They did not, were back in court again on 8/6/2024 and were found guilty. Water is off. Electric and Gas are unknown. Outstanding Taxes 2023 \$1,119.50; 2024 \$2,197.58. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made to declare the property blighted by Mr. Haire. Motion was seconded by Mr. Ickes. Motion passed unanimously.**

**515 2nd Avenue
Owner: Maria Ignacio
Address: P.O. Box 111
Patton, PA 16668**

Vacant property is substandard and not suitable for rehabilitation. Has been vacant for 7 years. Exterior needs painted in front. Foundation is satisfactory. Roof appears satisfactory. Windows are broken. Interior is unknown. Accessory building is boarded up – needs roof/door replaced. Permits were to be pulled in December, but never followed through. Water and Electric are shut off. Gas is unknown. Taxes outstanding are unknown. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Brennan to declare the property blighted. Motion was seconded by Mr. Folen. Motion passed unanimously.**

**127 6th Avenue
Owner: John Bonanno (deceased)**

Vacant property is substandard and not suitable for rehabilitation. Has been vacant for a year. Exterior needs painted or new siding. Foundation is satisfactory. Porch roof is in bad shape. Windows are satisfactory. Interior is unknown. Accessory building is satisfactory. Daughter, Brenda Harding, claimed Estate was in process of being settled last year. Tried reaching several times to get update, but no success. Water and Electric

are shut-off. Gas is unknown. Outstanding taxes 2023 \$432.40; 2024 \$378.60. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion to declare this property blighted was made by Mr. Haire. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

709 4th Avenue

Owner: James & Katherine Grimme (both deceased)

Responsible party is Paul Grimme

Address: 210 3rd Street

Altoona, PA 16602

Vacant property substandard not suitable for rehabilitation. Property has been vacant 3 years. No contact with owners – had Tina in court for 712 3rd Avenue she has not updated us regarding this property; never spoke with Paul. Exterior has rotting porch boards. Foundation is satisfactory. Roof is satisfactory. Several broken windows. Interior is unknown. The fence is failing. Water and Electric are off. Gas is unknown. Outstanding Taxes: 2022 \$1,625.11; 2023 \$623.23; 2024 \$568.75. **Property is scheduled for Judicial Sale on June 18, 2025.** The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion to declare the property blighted was made by Mr. Bilotto. Motion was seconded by Mr. Folen. Motion passed unanimously.**

1002 3rd Avenue

Owner: 8 Dunnigan, LLC

Address: 8 Dunnigan Drive

Pomona, NY 10970

Blight-fire at property – no repairs. Residential fire, substandard not suitable for rehabilitation. Fire was on 11/16/2023. No contact with owner. Exterior doors and windows are boarded to deter unauthorized entry. Foundation is cracked and failing under the front porch. Roof is satisfactory. Interior Fire at property caused heavy fire and water damage. Water, electric and gas are shut off. Outstanding Taxes – None. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion to declare the property blighted was made by Mr. Haire. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

1000 3rd Avenue

Owner: Charles & Carmen Frischkorn (deceased)

Address: 1002 3rd Avenue

Altoona, PA 16602

Ms. Brown added this property to the list. It sits beside the 1002 3rd Avenue property and is still listed as owned by the Frischkorn's who are deceased. No estate has been established. Some of the residents that used the 1002 3rd Avenue property as a rooming and boarding house parked a camper on the property. Ms. Brown stated that they cannot find out who owns this camper. She had contacted the traffic control at the APD and asked them to remove the camper. All of the identifying information has been taken off of the camper so they are unable to find out who the owner is, therefore they are unable to remove it from the property. She is asking that the ACPC declare the camper blighted and have the City demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse of the vacant lot is residential in nature. **Mr. Bilotto made a motion to declare the property blighted and have the camper removed. Mr. Brennan seconded the motion. Motion passed unanimously.**

1009 4th Avenue

Owner: Vincent Weimert

Address: 1009 4th Avenue

Altoona, PA 16602

Vacant/abandoned property. Substandard not suitable for rehabilitation. Property vacant for approximately 9 months. Exterior window casings rotted, windows/doors left open, porch floors deteriorating. Foundation cracked/falling in under front porch. Roof is satisfactory. Windows are satisfactory. Interior is unknown, property was left unsecure for a long period of time. Email conversation with Vincent in May 2024. He stated he would make an effort to make the required repairs. To date, no progress has been made. Water, electric and gas are off. Outstanding Taxes: 2021 \$426.39; 2022 \$1,221.72; 2023 \$798.54; 2024 \$340.13. **Property is scheduled for Judicial Sale June 18, 2025.** The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature. **Motion was made by Mr. Bilotto to declare the property blighted. Motion was seconded by Mr. Folen. Motion passed unanimously**

1111 N. 5th Avenue

Owner: Hector Palma Sanchez & Bianca Estella Garnez

Address: 9306 Granite Circle

Frederick, MD 21702

Vacant property. Substandard not suitable for rehabilitation. Vacant since 2002. Property is in disrepair; no repairs made. Exterior siding damaged/missing, stairs rotting/missing, accumulations. Foundation areas are cracking. Roof is satisfactory.

Windows, casings rotting, birds flying in and out. Interior is unknown. No contact with owners, have made several calls, no calls returned. Water is unknown, water authority states that their records go back to 2002 and there has never been water turned on. Electric no meter observed. Gas no meter observed. Outstanding Taxes 2024 \$300.95. The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse of the property is residential in nature. **Motion was made to declare the property blighted by Mr. Bilotto. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

915 6th Avenue

Owner: NRHO, LLC

**Address: 75 Beattie Pl., Suite 300
Greenville, SC 29601**

Blighted/vacant property. Substandard not suitable for rehabilitation. Vacant for approximately 4 months. Exterior wood siding rotting and falling off. Foundation Multiple mortar joints in need of repair. Roof shingles missing in multiple areas, chimney falling apart. Windows multiple are boarded and believed to be broken. Interior is unknown Accessory building believed to be filled with accumulations. Fencing falling apart, multiple missing pieces. John Hill Real Estate has been actively trying to sell this property. No remedial work schedule has been submitted. They were made aware this was required. Water and Electric are off. Gas unknown, meter inside. Outstanding Taxes – None. The City will demolish the structure and place a lien on the property for the cost of the service. Appropriate reuse of the property is residential in nature. **Motion to declare the property blighted was made by Mr. Brennan. Motion was seconded by Mr. Bilotto. Motion passed unanimously.**

INFORMATIONAL ITEMS

1. SALDO/Zoning Ordinance Update Status

Ms. White reported that we had a TAC meeting on the 11th of March. Czb is putting together a draft that will be ready by mid-April for review. At that point it will be publicly available to review. It will also be going to the Blair Planning Commission for review. czb has been in contact with Susan Smith an attorney who will be reviewing the draft also. Once the final draft is ready, they will be presenting to the ACPC at the May meeting (most likely virtually). Hopefully the new document will be ready for City Council in June or July.

- 2. GAEDC Report** – Mr. Bilotto reported that the meeting was March 26, 2025. They are moving on a Façade Rehabilitation Mural that will be on the Railroad Retirement building wall. Kress building is still in progress. The McCrory building will be opening mid-April. The Gable's building asked for an extension. Mr. Crossman presented a plan that Jordon Wild and his Beautification Committee, propose to take a vacant property on Browning Avenue and build a community food forest of edible plants and raingarden flowers.

- 3. Blair County Planning Commission Report** – Ms. Caren reported that the BCPC and Blair Walk Works is partnering with AmeriCorps and Altoona Family Physicians to organize “We Live Together” which is a community resource and vendor fair as well as a fundraiser to benefit Family Services, Inc. to bring awareness to Homelessness and services in Blair County. It includes a one mile “Below the Dark” walk through the Altoona Curve Stadium as well as a walk through Lakemont Park. The event has food, crafts, prizes and more and takes place on May 10th @ 6:00 PM @ the Altoona Curve Stadium. The Commission is forming a committee for the Solid Waste Plan and they are still looking for volunteers. The first meeting is April 24th. If anyone is interested in joining the group please contact her or Sherry Socie at Blair Planning.

COMMISSIONERS FORUM

Nothing to report.

ADJOURNMENT

There being no further business the **motion was made by Mr. Bilotto to adjourn the meeting at 4:31 PM. Motion was seconded by Mr. Brennan. Motion passed unanimously.**

Signed: Michael Haire, Secretary



Blair Planning

Blair County Planning Commission
Altoona Metropolitan Planning Organization
Blair County Government Advisory Committee

April 24, 2025

City of Altoona
Attn: Sabrina McMillen
1301 12 Street
Altoona, PA 16601

Dear Sabrina:

The Blair County Planning Commission is in receipt of the Central PA Surgery Center located at 914 S 12th Street in the City of Altoona, for review under the provisions of the Pennsylvania Municipalities Planning Code and other relevant statutes. Attached, you will find additional comments and recommendations pertinent to the review of this proposal.

In summary, we find this proposal to be consistent with countywide planning efforts as presented in the *Alleghenies Ahead* Regional Comprehensive Plan, adopted July 31, 2018, which includes comprehensive planning for Blair County. Thank you for the opportunity to review and comment on this proposal. If you should have any questions, please feel free to contact me.

Sincerely,

MacKenzie L. Caron
Regional Planner

LOW-IMPACT DEVELOPMENT PLAN

April 16, 2025

Review submitted by SGC

PLAN – Central PA Surgery Center

APPLICANT – Khoury Realty 2 LP

MUNICIPALITY – City of Altoona

PROPOSED ACTION – The Central PA Surgery Center is proposing renovations to their existing facility that will include both interior and exterior alterations. Interior changes will result in two additional entryways at the southeastern corner of the building. Access to these new entryways requires alteration of previously approved landscaping plans for the building. Some shrubs will be relocated or replaced to maintain the same level of total planting. The location of relocated plantings will be close to, but not in conflict with, plantings to support an existing bioretention stormwater facility. A new emergency generator will take up one of the existing parking spaces outside the building. Several other parking spaces will be re-striped, narrowing them to a width of nine feet, to create a replacement parking stall.

LOCATION – 914 South 12th Street, Altoona.

SITE CHARACTERISTICS – The surgery center is located on parcel 01.02-14..-005.00-000 which is 28,571 square feet (0.66 acres) in size. The site is in eastern Altoona on a cross street between Pleasant Valley Boulevard and Valley View Boulevard. Zoning on the site and surrounding area is Highway Business. Adjacent uses include other commercial buildings, multifamily buildings, and older single-family homes.

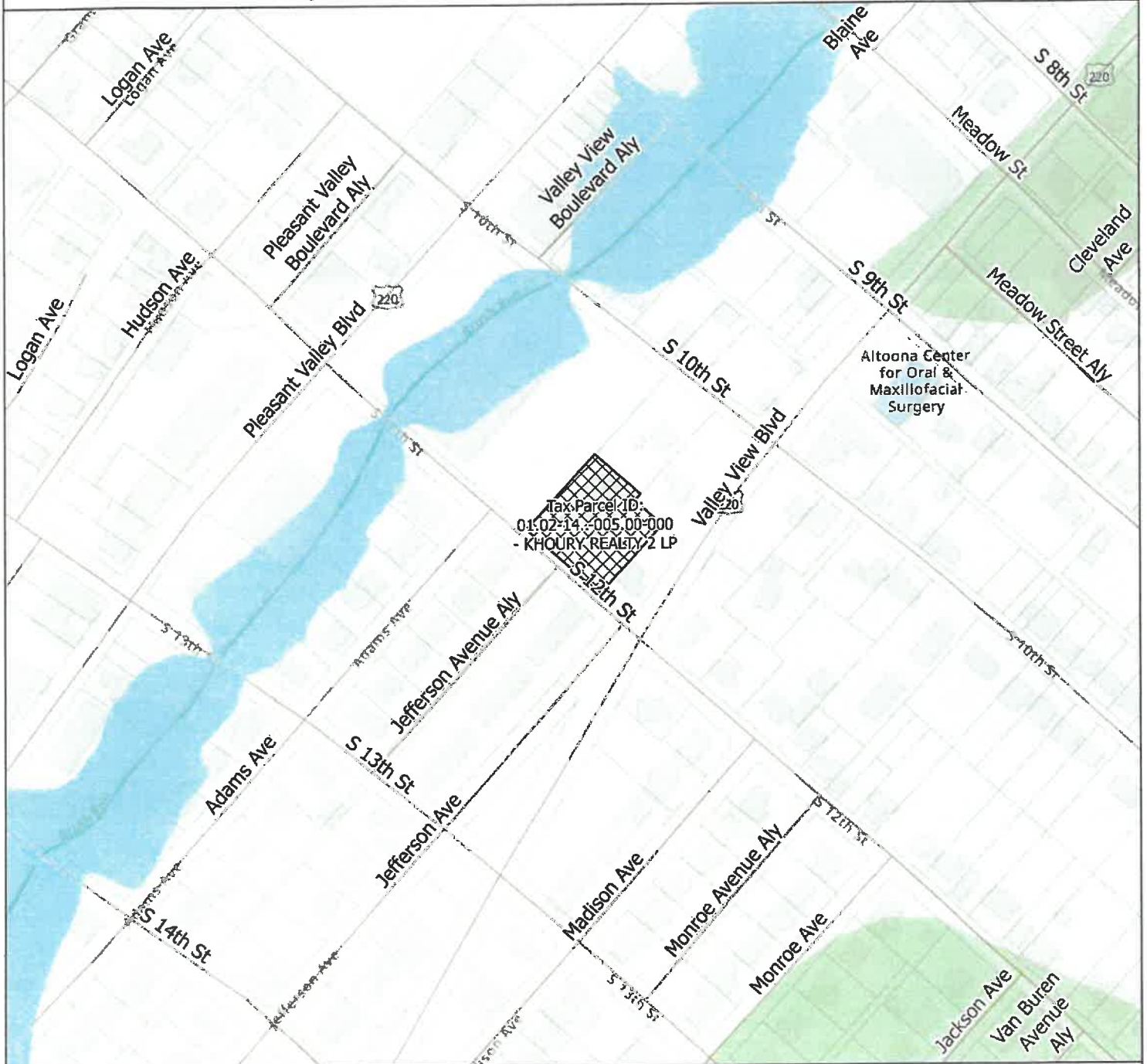
COMMENTS –

1. The civil plans reviewed for this permit do not include details on the proposed interior building alterations. Building plan review to be provided by the City of Altoona.
2. Visual impacts on nearby uses will be minimal. The new entryways will be screened from South 12th Street by the relocated plantings. A fence will enclose the emergency generator.
3. No recommendations are made for changes to the plan.
4. The existing surgery center appears to have been constructed in the 2010s. The proposed tenant improvements will help this facility continue providing necessary medical care for area residents. This is consistent with the public health and safety section of the Alleghenies Ahead comprehensive plan.

Central PA Surgery Center - Altoona



Reference Map

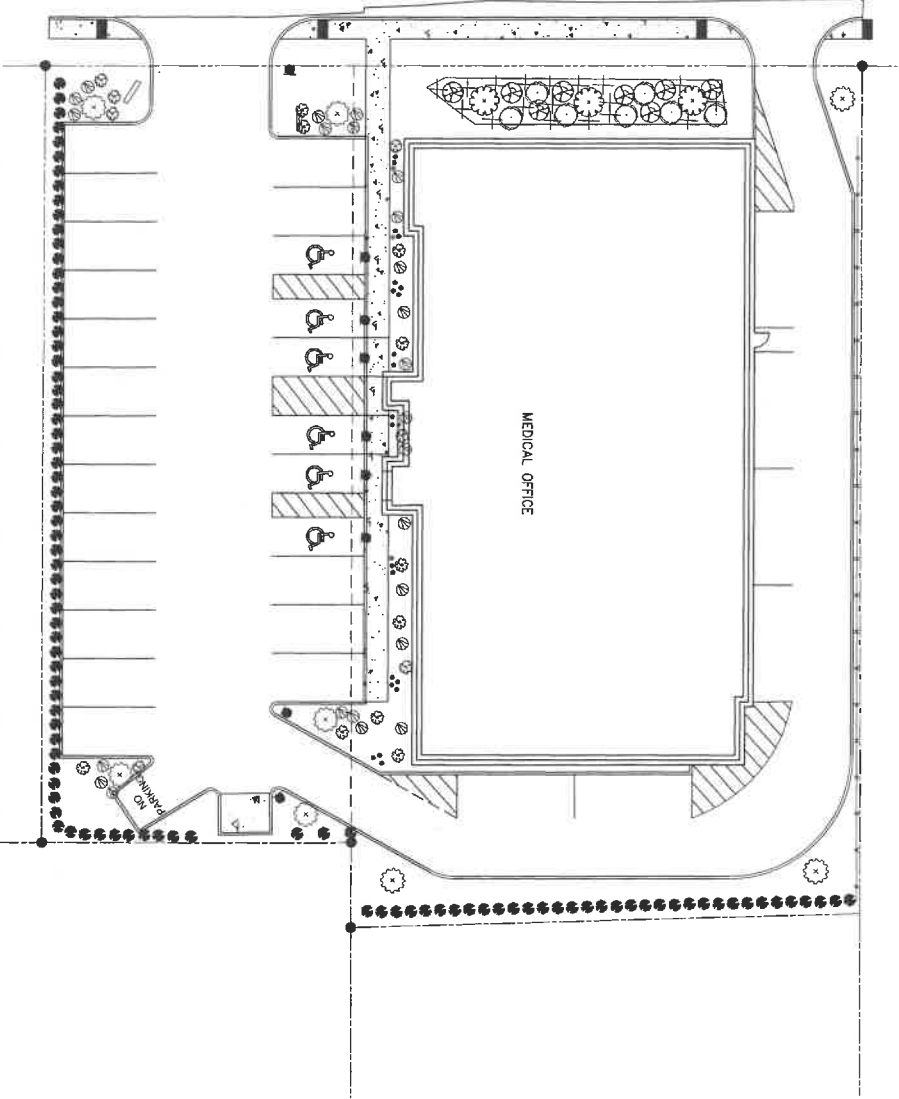


Legend

- Central PA Surgery Center Parcel
- Areas with Elevated Flood Risk
- Prime Farmland
- Roads
- Blair County Parcels

0 0.05 0.1 Miles





0 10 20
SCALE IN FEET



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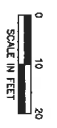
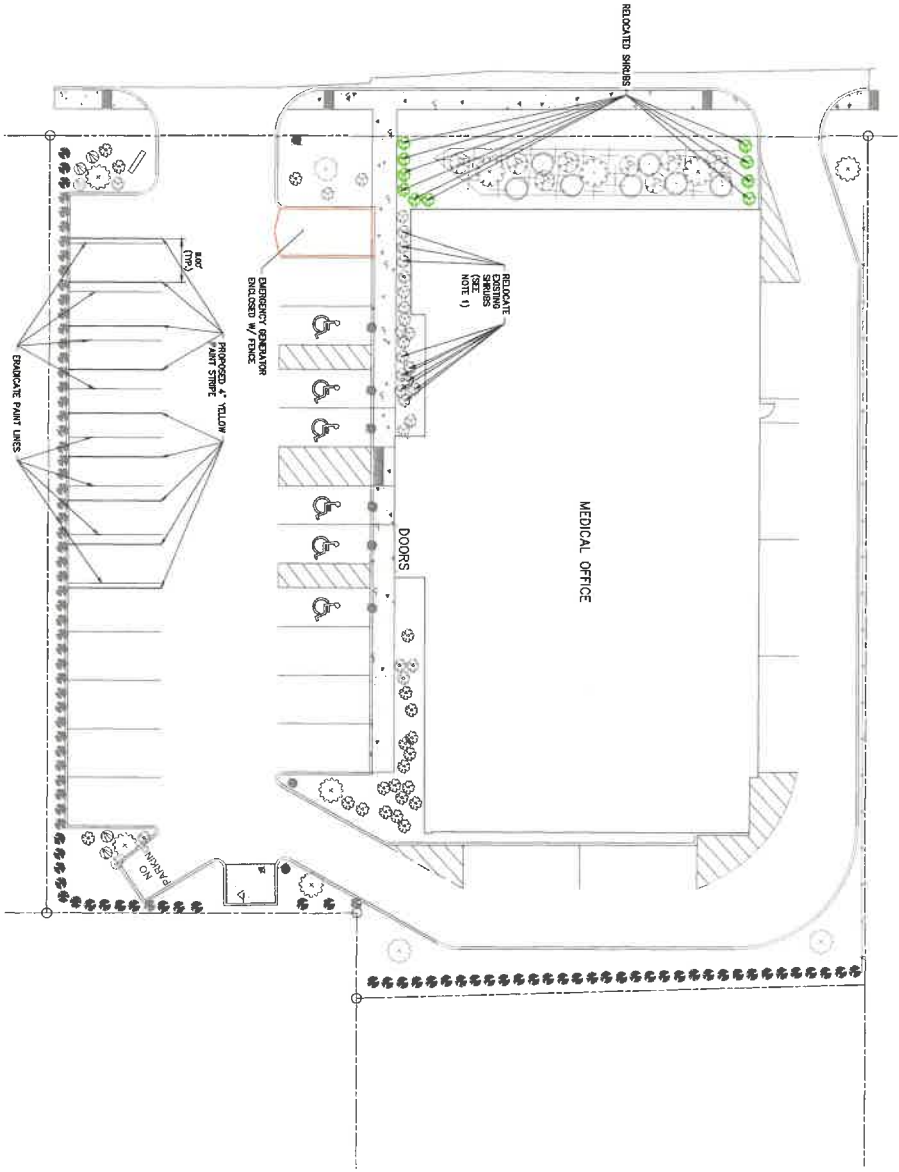
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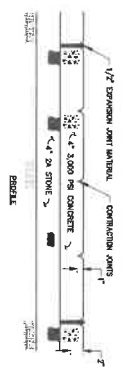
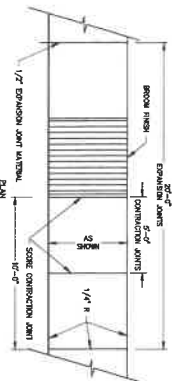
NOTES:
 1. IF EXISTING SHADE IS IN POOR CONDITION OR NOT
 SUFFICIENT TO PROTECT FROM UV RADIATION, NEW SHADE OF SAME SPECIES



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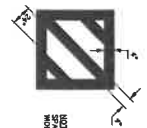
<p>1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF CRGA DESIGN. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS INFORMATION WITHOUT THE WRITTEN CONSENT OF CRGA DESIGN IS STRICTLY PROHIBITED.</p> <p>2. CRGA DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY UNREASONABLE CHANGES TO THE PROJECT OR SITE SPECIFICALLY IDENTIFIED HEREIN.</p> <p>3. CRGA DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY UNREASONABLE CHANGES TO THE PROJECT OR SITE SPECIFICALLY IDENTIFIED HEREIN.</p> <p>4. CRGA DESIGN SHALL NOT BE RESPONSIBLE FOR ANY CONSTRUCTION COSTS OR DELAYS CAUSED BY UNREASONABLE CHANGES TO THE PROJECT OR SITE SPECIFICALLY IDENTIFIED HEREIN.</p>	<p>CONTRACT 1725 RESERVE BL, SUITE 300 BALTIMORE, MARYLAND 21230</p> <p>ARCHITECT/CONSULTANT CRGA DESIGN 37 W. Cross Street, Suite 300 Baltimore, MD 21230</p> <p>SCALE/CONTENTS PARTIAL AS-BUILT/ PROPOSED PLAN</p> <p>DATE 12/15/2023</p> <p>PROJECT NAME CENTRAL PA SURGERY CENTER</p> <p>CLIENT CENTRAL PA SURGERY CENTER</p> <p>DATE NUMBER 02</p>
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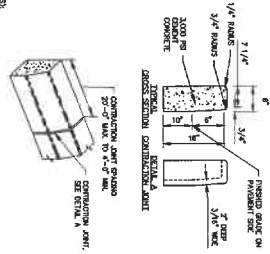


- NOTES:**
1. PLACE 1/2" EXPANSION JOINT MATERIAL, LEAVE JOINT STRUCTURE ON BUILDING.
 2. PLACE 1/2" CONCRETE JOINT MATERIAL, ANCHOR DETAILING BARS, FIRE STOPPING, AND REINFORCEMENT TO THE FULL DEPTH OF THE SIDEWALK. FIRE STOPPING AND REINFORCEMENT FOR CONDITIONS MAY BE DIFFERENT FROM THAT SHOWN.
 3. REINFORCEMENT FOR DETAILING THE SIDEWALK SHALL BE AS SHOWN.
 4. CONCRETE SIDEWALK AND CURB TO BE APPROVED BY THE PROJECT ARCHITECT.

CEMENT CONCRETE SIDEWALK
NO SCALE

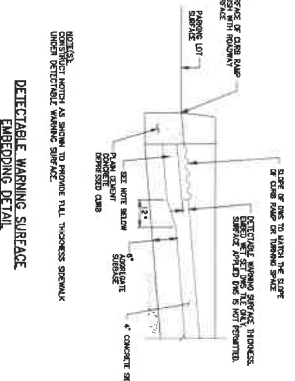


PAINT HATCHING DETAIL
NO SCALE

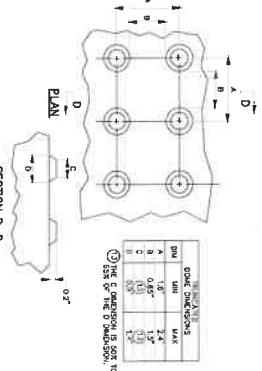


- NOTES:**
1. ALL CONCRETE CURB CONSTRUCTION TO COMPLY WITH PART 01 - CONCRETE AND MASONRY DIVISION SECTION 01200 - CONCRETE.
 2. SPACE CONSTRUCTION JOINTS IN UNIFORM INTERVALS OR SETTING.

PLAIN CEMENT CONCRETE CURB
NO SCALE



DETECTABLE WARNING SURFACE HATCHING DETAIL
NO SCALE

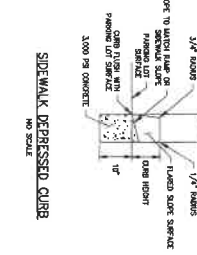


SECTION D-D DETECTABLE WARNING SURFACE (JOINTS) TYPICAL DETAIL
NO SCALE

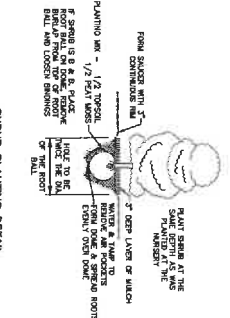


- NOTES:**
1. SYMBOL SPACES 5 TO 8 IN. WIDE AND PAINTED ON CURB.
 2. HATCHED SPACES ARE AS SHOWN ON SITE PLANS.

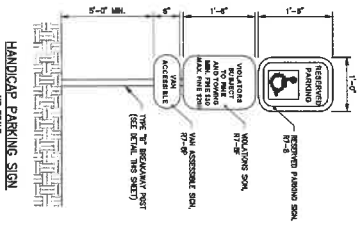
HANDICAP SYMBOL DETAIL
NO SCALE



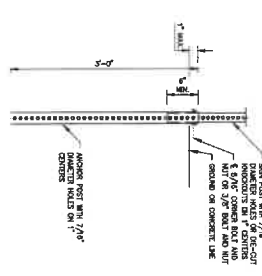
SIDEWALK DEPRESSION CURB
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



HANDICAP PARKING SIGN
NO SCALE



TYPE "B" BREAKAWAY POST DETAIL
NO SCALE

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OWNER: CENTRAL PA SURGICAL CENTER
14000 TRUMBULL AVE, SUITE 200
PITTSBURGH, PA 15204

DATE: 08/20/2014

PROJECT: DETAILING

SCALE: AS SHOWN

DRAWING NUMBER: C4

**KHOURY REALTY 2 LP
CENTRAL PA SURGERY CENTER**

PROJECT NARRATIVE

Central PA Surgery Center is proposing renovations to their existing facility at 914 South 12th St in the City of Altoona. Renovations to the building will create 18 exam/treatment rooms and 2 surgical suites on the 1st floor, and a sleep center with 2 sleep rooms on the 2nd floor. Hours of operations for the 1st floor will be from 8AM-5 PM and 8PM-6AM for the 2nd floor.

Internal building renovations will necessitate 2 additional entryways at the southeastern corner of the building and the addition of an emergency generator within the property.

The additional entryways will require foundational landscaping to be relocated to the southern side of the building. The overall number of plants will not change as a result of these improvements.

The emergency generator will be enclosed within a fence and located within one of the existing parking stalls. The existing parking stalls will be restriped and the overall number of stalls will not change. The emergency generator will only operate during times of power failure and will produce 75 decibels, 23' away.

Construction is scheduled to begin in the Sumer of 2025 and will take several months to complete.

Current zoning is Highway Business.

BLIGHTED PROPERTY LIST

May 6, 2025

1002 3rd Avenue

Owner: 8 Dunnigan, LLC

Address: 8 Dunnigan Drive

Pomona, NY 10970

Blight- fire at property – no repairs. Residential fire, substandard not suitable for rehabilitation. Fire was on 11/16/2023. No contact with owner. Exterior doors and windows are boarded to deter unauthorized entry. Foundation is cracked and failing under the front porch. Roof is satisfactory. Interior Fire at property caused heavy fire and water damage. Water, electric and gas are shut off. Outstanding Taxes – None. The City will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature.

1000 3rd Avenue

Owner: Charles E. and Carmen Frischkorn

Address 1002 3rd Avenue

Altoona, PA 16602

Abandoned camper on vacant lot. Spoke to a gentleman at this property in July 2024 when the camper was dropped off. He stated he was repairing it and he has purchased the lot. He was told to provide proof of ownership to our office, to which he said he would. When asked for name and phone number, he said, “I don’t have to provide that to you.” There has been no contact since. Water, electric, gas N/A Outstanding Taxes: N/A. The city will have the structure demolished and place a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature.

1010 3rd Avenue

Owner: Security National Servicing

Address: 1314 N. Mockingbird Ln

Dallas, TX 75247

Abandoned property. Residential property in substandard condition not suitable for rehabilitation. Vacant registration dating back to 2021. Wood structure, Vinyl siding damaged and deteriorating, Windows several broken and boarded up. Roof has soffit is damaged. Gutters and downspouts are loose. Interior is unknown, but property has been unsecure on multiple occasions. Some limited contact with owners through emails, but nothing has been done. Water has been shut-off since July 2023 and electric is shut-off as of March 2025. Gas is unknown. Outstanding Taxes for 2024 \$498.50. The City will have the structure demolished and place a

lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature.

903 2nd Avenue

Owner: Travis Pfahler

Address: 210 S 2nd Street

Altoona, PA 16602

Blighted/abandoned residential property in substandard condition not suitable for rehabilitation. Vacant since February 2023. Permits were obtained in 2023 for repairs to siding and roof. No repairs were completed. Owner is/was incarcerated. Exterior of property is in poor condition. Siding and window casings are rotted. Porch soffit/roof are in need of repairs. Interior is unknown; building materials are visible through window. Water shut-off since June 2023. Electric and Gas are unknown. Outstanding Taxes: None. The city will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature.

509 21st Street

Owner: Russell Frye

Address: 1304 3rd Avenue

Altoona, PA 16602

Vacant property residential in nature in substandard condition not suitable for rehabilitation. It is unknown how long the property has been vacant. Owner states he can't make the repairs; wishes to have the city demolish the property. Owner came into the office on 8/28/2024 and stated he no longer lives at this address and doesn't have the funds to make repairs. Exterior of property is in poor condition. Rear porch needs replaced, several cracks in the foundation. Holes in the roof, porch roof needs replaced. Windows are satisfactory. Interior unknown. Fence in rear needs repaired. Water is shut-off since October 2023. Electric and Gas are unknown Outstanding Taxes for 2024: \$359.52. The city will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse for this property is residential in nature.

619 4th Avenue

Owner: Tara Skipper

Address: 619 4th Avenue

Altoona, PA 16602

Vacant property residential in nature, substandard not suitable for rehabilitation. Vacant for approximately 3 years No contact with owner, owner found guilty in May 2024 and December 2024 for no show in court. Exterior siding is missing, needs scraped and painted. Foundation is satisfactory, roof is old in still within code. Window casings are rotted. Two exterior sheds; one is falling apart. Interior is unknown. Water is shut-off since January 2022. Electric and gas are unknown. Outstanding Taxes: 2022: \$1,303.87, 2023: \$237.51, 2024: \$1,763.01. The city will demolish the structure and put a lien on the property for the cost of the service. Appropriate reuse of this property is residential in nature.

227 3rd Avenue

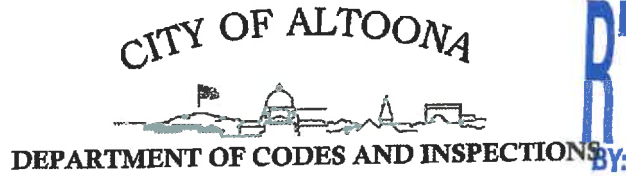
Owner: Leo Dale Baker (deceased)

227 3rd Avenue

Altoona, PA 16602

Property is a vacant residential structure in substandard condition not suitable for rehabilitation. Porch ceiling is falling, lots of accumulations on the front porch and around to the back of the house, fence has fallen, siding needs replaced, rear porch roof failed and not soffit in rear. Tarp on front porch roof and patch work on main roof. Owner is deceased, Utilities are still on and there are not outstanding taxes owed. The City will demolish the structure and place a lien on the property for the cost of demolition. Appropriate reuse for this property is residential in nature.

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 1002 3rd Ave

OWNER NAME: 8 Dunnigan LLC

OWNER ADDRESS: 8 Dunnigan Dr CITY STATE ZIP: Pomona NY 10970

OWNER PHONE: N/A OWNER EMAIL: N/A

REASON FOR SUBMISSION: Blight – fire at property – no repairs

TYPE OF PROPERTY: Residential Commercial Other: _____

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: fire was 11/16/2023

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 2/10/2025 (new owner)

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

No contact with owner

Water Shut-off: YES NO
Electric Shut-off: YES NO
Gas Shut-off: YES NO

Date Shut off: 12/4/23
Meter Observed: 2/26/25
Meter Observed: no, it must be inside

Outstanding Taxes: None

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	Boarded doors and windows to deter unauthorized entry
Foundation	Cracked/falling in under front porch
Roof	Satisfactory
Windows	Boarded up
Interior	Fire at the property; heavy fire and water damage
Accessory Building(s)	N/A
Other (Fencing, retaining walls, etc.)	N/A

EXTERIOR MATERIALS – Circle all that apply

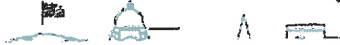
Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____
Structural System	Wood, Log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Log, Sandstone, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, Tin, Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 2/27/25 CODE OFFICIAL: Josh Kaufman

CITY OF ALTOONA



DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2025-0451
DATE ISSUED: 02/10/2025
TAX ID: 01.02-05..-122.00-000
CERTIFIED MAIL:

8 DUNNIGAN LLC
8 DUNNIGAN DR
POMONA, NY 10970

NOTICE OF VIOLATION

Location of Property: 1002 3RD AVE

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

PM 102.3 THE REPAIRS, ADDITIONS OR ALTERATIONS TO A STRUCTURE, OR CHANGES OF OCCUPANCY, SHALL BE DONE IN ACCORDANCE WITH THE PROCEDURES AND PROVISIONS OF THE CODES ADOPTED BY THE CITY OF ALTOONA UNDER THE PENNSYLVANIA UNIFORM CONSTRUCTION CODE. PLANS MAY BE REQUIRED TO OBTAIN PERMIT; CHECK WITH MUNICIPALITY

PM 108.2 PM 301.3 MAINTAIN VACANT STRUCTURES AND PREMISES SECURED AGAINST UNAUTHORIZED ENTRY.

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR.

BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

PM 110.3, FAILURE TO COMPLY: IF THE OWNER OF A PREMISES OR OWNER'S AUTHORIZED AGENT FAILS TO COMPLY WITH A DEMOLITION ORDER WITHIN THE TIME PRESCRIBED, THE CODE OFFICIAL SHALL CAUSE THE STRUCTURE TO BE DEMOLISHED AND REMOVED, EITHER THROUGH AN AVAILABLE PUBLIC AGENCY OR BY CONTRACT OR ARRANGEMENT WITH PRIVATE PERSONS, AND THE COST OF SUCH DEMOLITION AND REMOVAL SHALL BE CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

PM 302.8 MOTOR VEHICLES. EXCEPT AS PROVIDED FOR IN OTHER REGULATIONS, NO INOPERATIVE OR UNLICENSED MOTOR VEHICLE SHALL BE PARKED, KEPT OR STORED ON ANY PREMISES, AND NO VEHICLE SHALL AT ANY TIME BE IN A STATE OF MAJOR DISASSEMBLY, DISREPAIR, OR IN THE PROCESS OF BEING STRIPPED OR DISMANTLED.

WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.

THIS STRUCTURE IS UNDER A DEMOLITION ORDER AND MUST BE DEMOLISHED. A PERMIT MUST BE OBTAINED BY FEBRUARY 21, 2025 FOR THE DEMOLITION. THE PRIOR OWNER, ALTISOURCE, WAS DIRECTED THE PROPERTY MUST BE RAZED AND SOLD THE PROPERTY WITHOUT COMPLYING WITH DEMOLITION ORDER. FAILURE TO TAKE ACTION BY FEBRUARY 21, 2025 WILL RESULT IN THE CITY OF ALTOONA ENTERING THE STRUCTURE INTO OUR BLIGHT PROGRAM, WHERE THE CITY WILL HAVE THE STRUCTURE RAZED AND LIEN THE PROPERTY FOR THE COST OF THE SERVICE.

Please contact us immediately should you experience difficulty with corrections, if you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

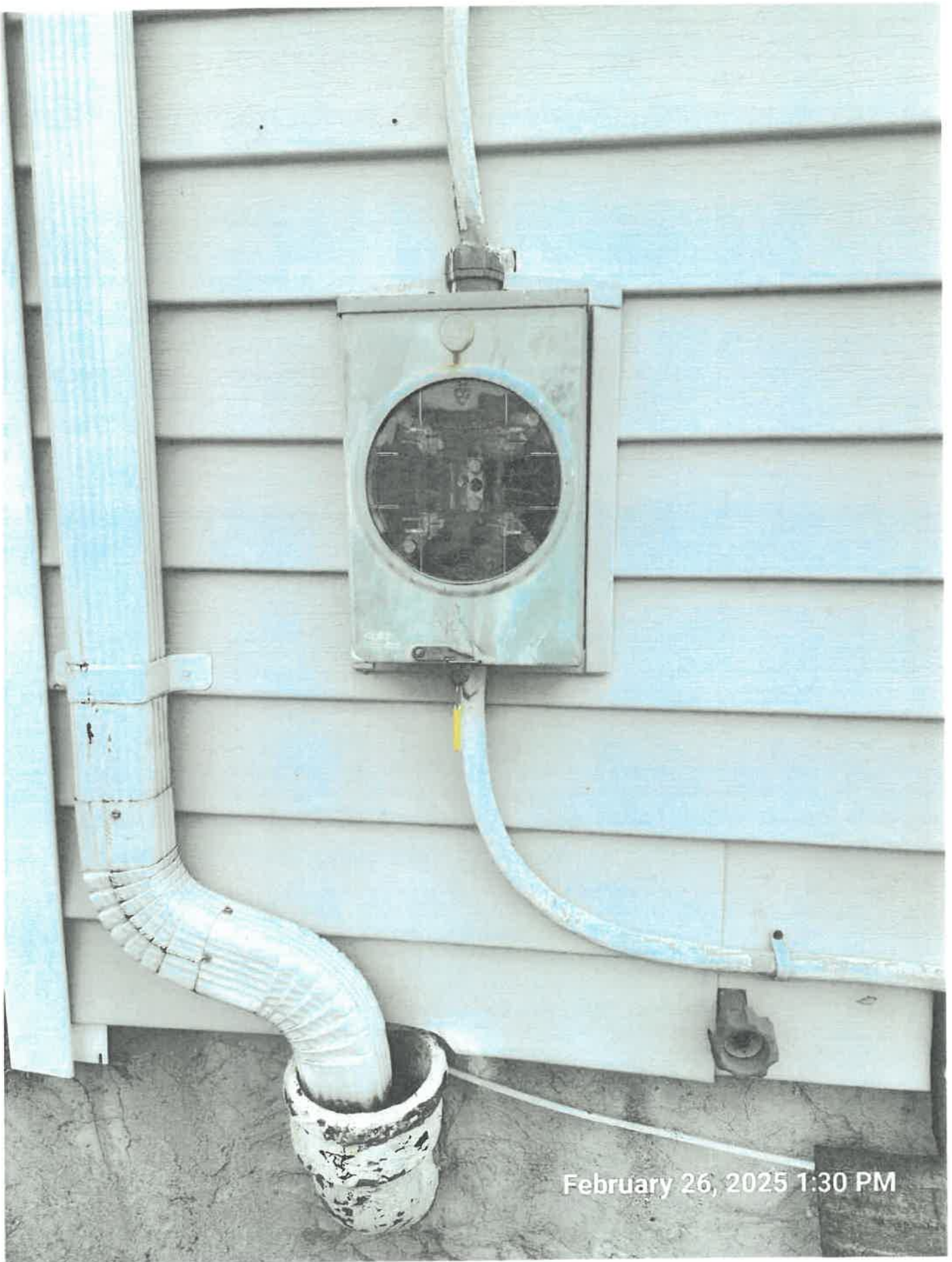
The City will conduct re-inspections and may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, JOSH KAUFMAN, Code Enforcement Officer

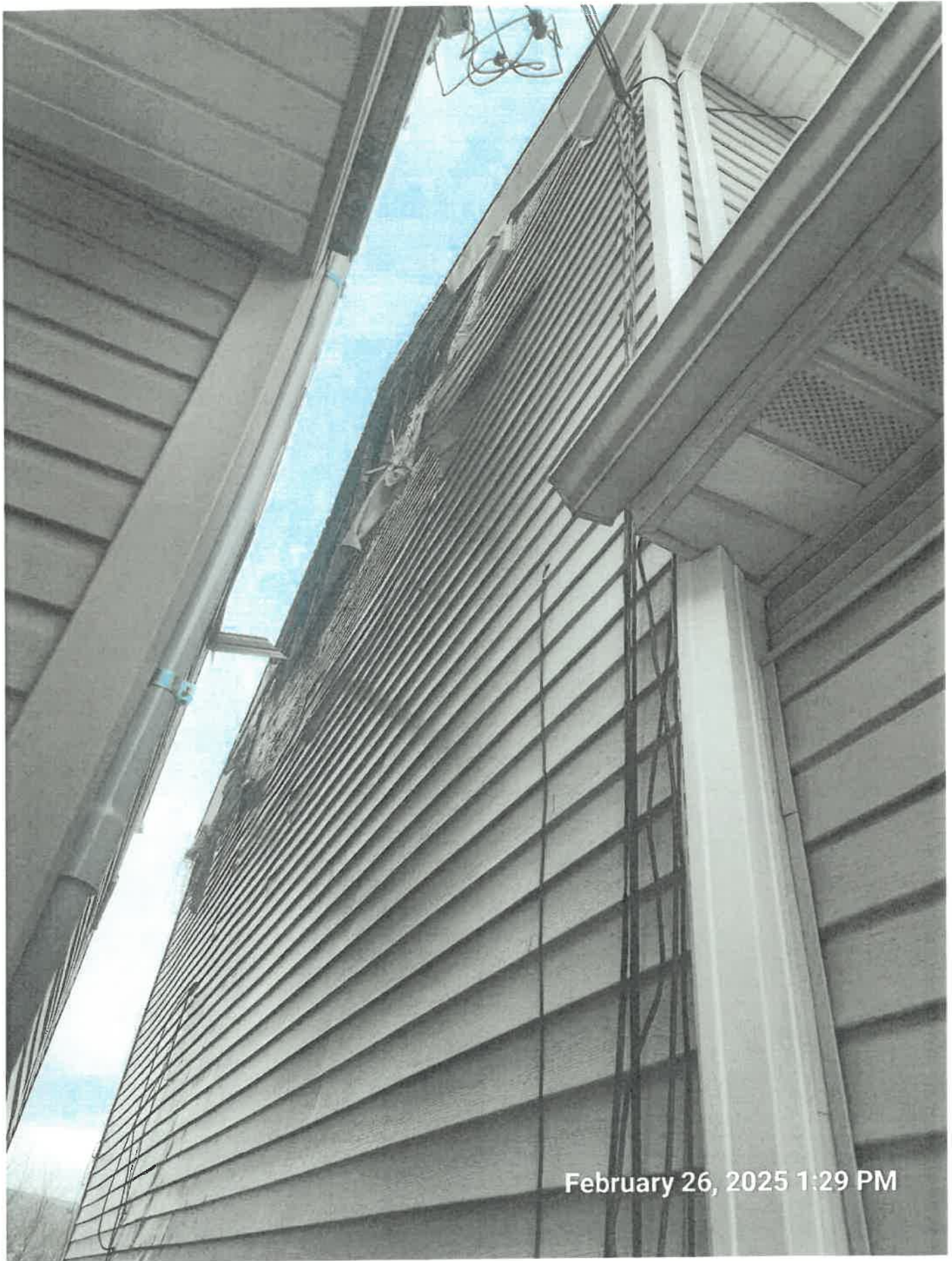
1002 3rd Ave

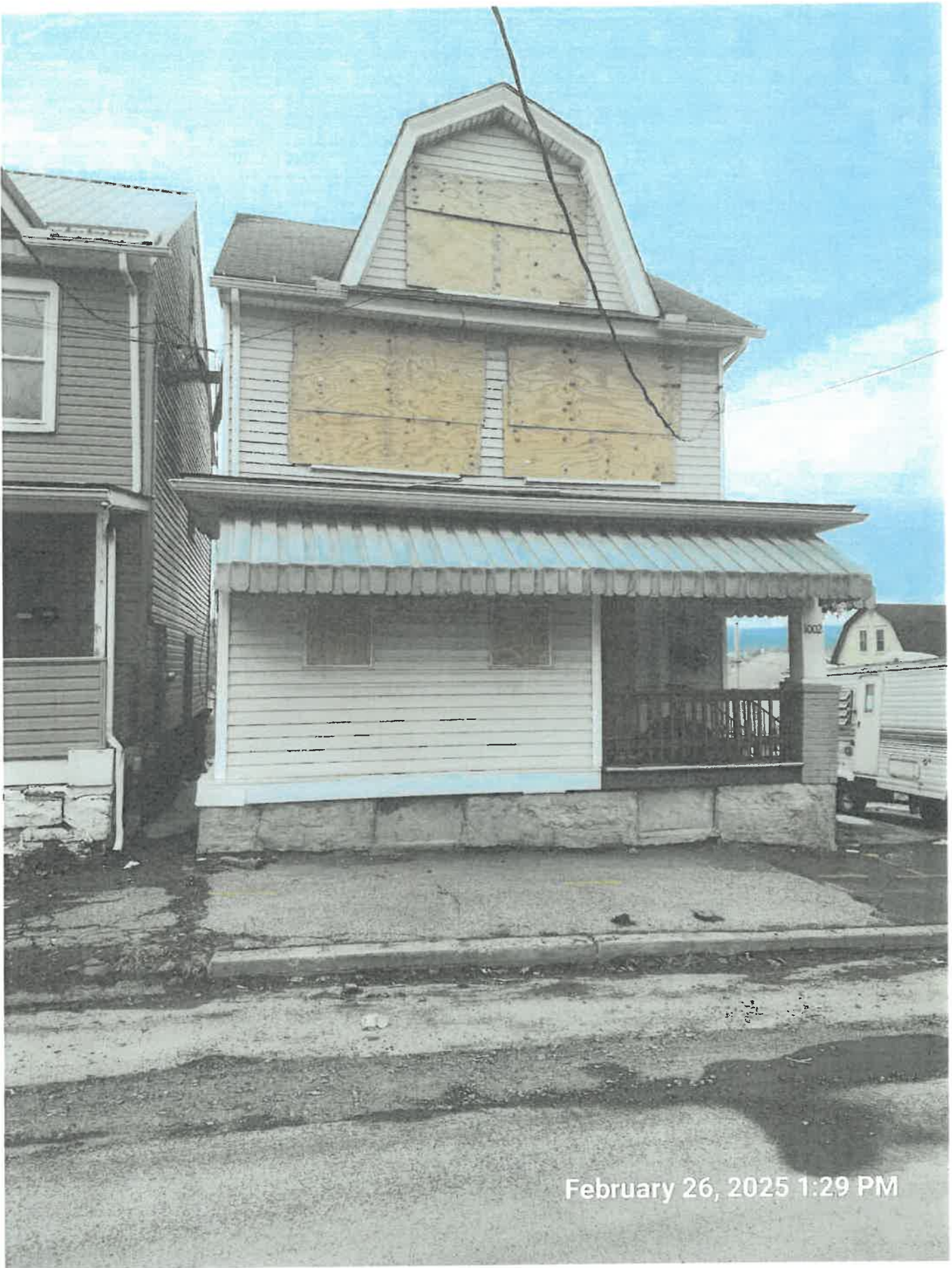


February 26, 2025 1:30 PM

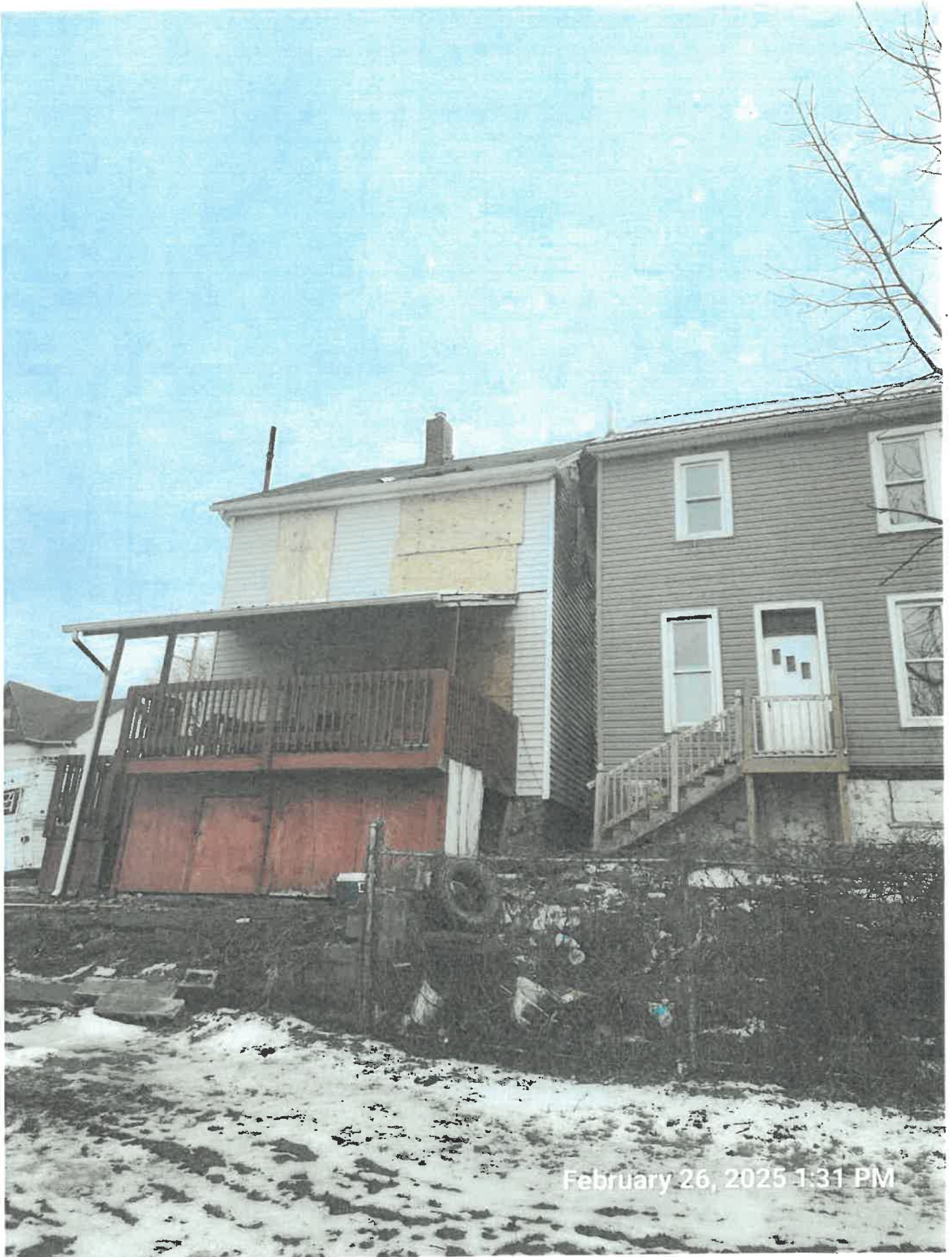


February 26, 2025 1:30 PM

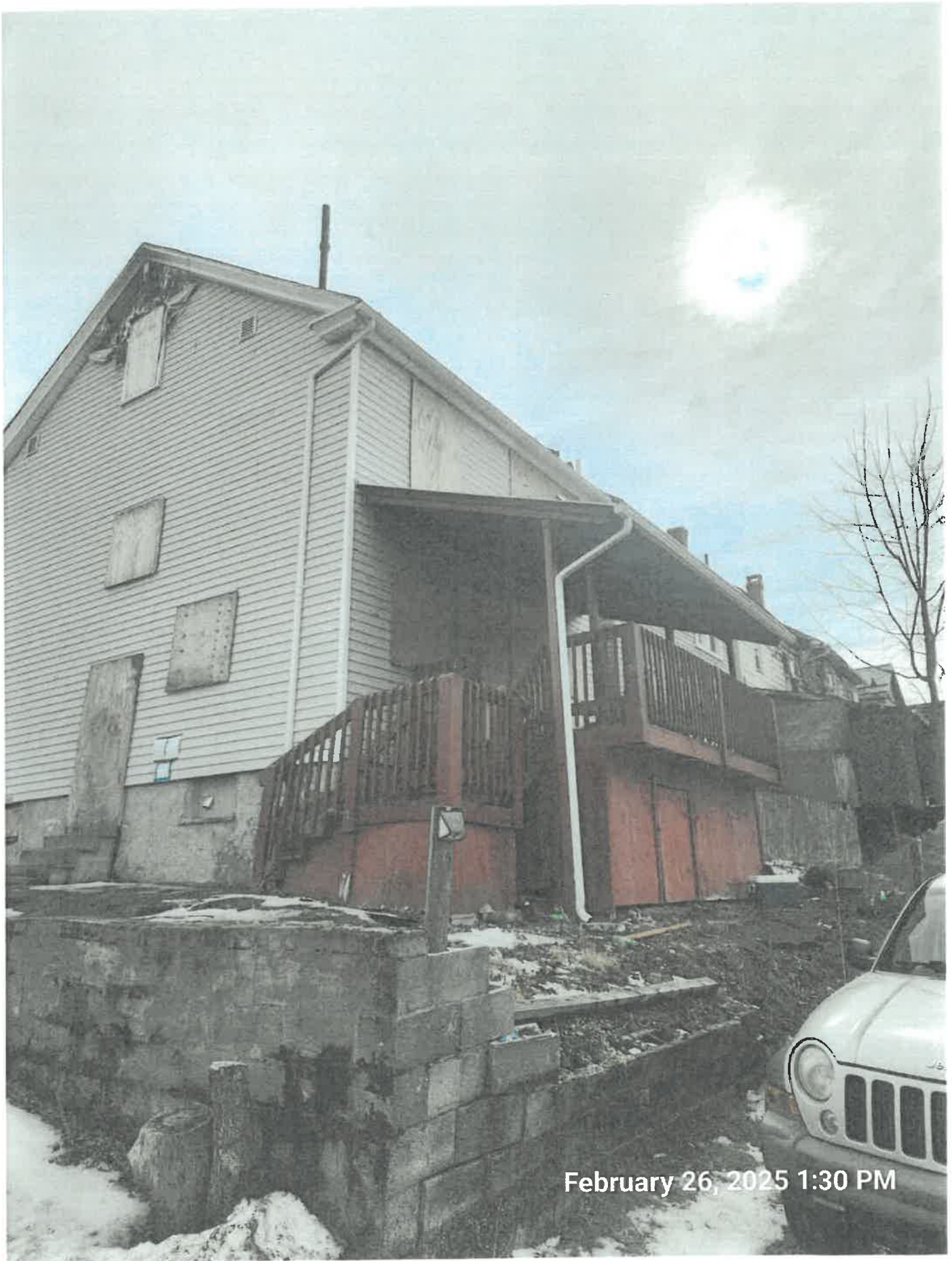




February 26, 2025 1:29 PM



February 26, 2025 1:31 PM



February 26, 2025 1:30 PM

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 1000 3rd Ave

OWNER NAME: Charles E and Carmen Frischkorn

OWNER ADDRESS: 1002 3rd Ave CITY STATE ZIP: Altoona PA 16602

OWNER PHONE: unknown OWNER EMAIL: unknown

REASON FOR SUBMISSION: abandoned camper on vacant lot

TYPE OF PROPERTY: Residential Commercial Other: vacant lot

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: N/A

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 3/7/25 (posted on property)

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

Spoke to a gentleman at this property in July of 2024 when the camper was dropped off. He stated he was repairing it and he has purchased the lot. He was told to provide proof of ownership to our office, to which he said he would. When asked for a name and phone number, he said, "I don't have to provide that to you." There has been no contact since.

Water Shut-off: YES NO

Electric Shut-off: YES NO

Gas Shut-off: YES NO

Date Shut off: N/A

Meter Observed: N/A

Meter Observed: N/A

Outstanding Taxes: N/A

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	Missing siding, broken glass in rear
Foundation	
Roof	
Windows	
Interior	
Accessory Building(s)	
Other (Fencing, retaining walls, etc.)	

EXTERIOR MATERIALS – Circle all that apply

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, <u>Tin</u> , Vinyl, Wood, Weatherboard, Wrought Iron Other: _____
Structural System	Wood, Log, Timber (post/beam), <u>Timber (light frame)</u> , Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, <u>Steel Frame</u> , Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Long, Sandstone, Log, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, <u>Tin</u> , Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 3/26/25 CODE OFFICIAL: Josh Kaufman

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2025-0768
DATE ISSUED: 03/07/2025
TAX ID: 01.02-05..-123.00-000
CERTIFIED MAIL:

CHARLES E & CARMEN FRISCHKORN OR CURRENT OWNER
1002 3RD AVE
ALTOONA, PA 16602-3706

NOTICE OF VIOLATION

Location of Property: **1000 3RD AVE**

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.

INSPECTOR COMMENTS: PLEASE REMOVE UNLAWFUL STRUCTURE BY 3-23-2025 FAILURE TO REMOVE STRUCTURE WILL RESULT IN THE CITY OF ALTOONA REMOVING THE STRUCTURE AND A LIEN PLACED AGAINST THE PROPERTY FOR THE COST OF THE REMOVAL.

Please contact us immediately should you experience difficulty with corrections, if you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

The City will conduct re-inspections and may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

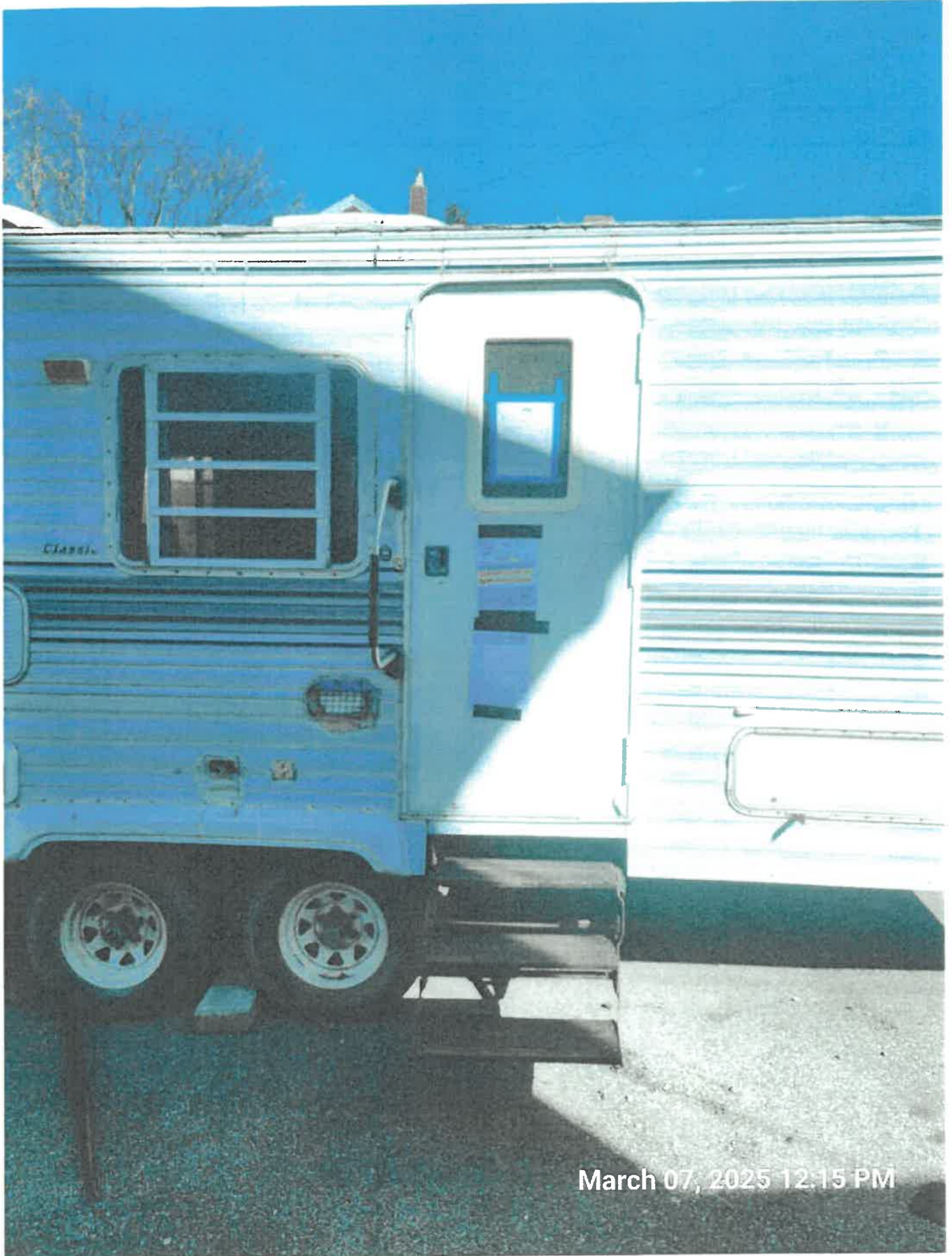
You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been

complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, JOSH KAUFMAN, Code Enforcement Officer

1000 3rd Ave



March 07, 2025 12:15 PM

CITY OF ALTOONA
DEPARTMENT OF CODES & INSPECTIONS
1361 4TH STREET SUITE 101
ALTOONA PA 16601
(814) 944-2434 www.cityofaltoona.gov

CASE NUMBER: E2025-0746
DATE ISSUED: 03-07-2025
TAX ID: 01-20-05 - 123.00-006
CERTIFIED MAIL:

CHARLES E & CARMEN FRISCHWORTH OR CURRENT OWNER
1002 3RD AVE
ALTOONA, PA 16602-3706

NOTICE OF VIOLATION
Location of Property: **1000 3RD AVE**

Dear Property Owner or Resident:

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assure residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. As an inspection of this above property found the following violation(s) of the City of Altoona Codes. Below are the violation details of this inspection and the date for compliance:

WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.

INSPECTOR COMMENTS: PLEASE REMOVE UNLAWFUL STRUCTURE BY 3-24-2025. FAILURE TO REMOVE STRUCTURE WILL RESULT IN THE CITY OF ALTOONA REMOVING THE STRUCTURE AND A LITEN PLACED AGAINST THE PROPERTY FOR THE COST OF THE REMOVAL.

Please contact us immediately should you experience difficulty with connections. If you need further explanation of this violation or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

The City will conduct re-inspections and may assess an inspection fee of \$75.00 for each re-inspection when the violation has been corrected. Additionally, summary citations may be issued to the Magisterial District Judge in accordance with Chapter 530 of the City of Altoona Code. For violations on rental properties, please refer to Section 530 of the City of Altoona Code which states the violation and citation fee shall be as follows: you shall file a lien against the structure for the fees. Additionally, failure to correct violation(s) could result in suspension or revocation of license or permits associated with this property.

You have the right to contest the Notice of Inspection within ten (10) days of receipt of this notice. Payment shall be made to the Director of the City of Altoona Code Appeals Board and subsequently the resolution fee of \$200.00. To make an appeal, you may wish to contact the City of Altoona Code Appeals Board and inquire as to the location of the board or appeal an appeal for any to appeal if you wish to structure to another code official or the notice have been

copies of this notice and copies of the above structure photographs, together with a true copy of this notice and payment of the code official's working fee, accepting the responsibility without liability for making inspections and reports required by the codes. If the code enforcement official obtains more information from the Department of Codes & Inspections, 1501 4th Street, Ste 101, Altoona, PA 16601.

This notice was placed on the above property on the number listed above, at about [redacted] o'clock, on [redacted] day of [redacted] 2025.
Secretary, 1361 4TH STREET, Code Enforcement Office

March 07, 2025 12:15 PM

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
301 15TH STREET SUITE 100
ALTOONA PA 16601
(717) 866-3455 inspection@altoona.gov

CASE NUMBER: U2021-0749
DATE ISSUED: 01/17/2023
TAX ID: 01-02-001-1-11-00-001
CERTIFIED MAIL

CHARLES E & CARMEN FRISCHEN OR CURRENT OWNER
1002 3RD AVE
ALTOONA PA 16602-3700

NOTICE OF VIOLATION
Location of Property: 1000 3RD AVE

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNFIT FOR HUMAN OCCUPANCY, OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.

INSPECTION COMMENTS: PLEASE REMOVE UNLAWFUL STRUCTURE BY 3-23-2023. FAILURE TO REMOVE STRUCTURE WILL RESULT IN THE CITY OF ALTOONA REMOVING THE STRUCTURE AND A LIEN PLACED AGAINST THE PROPERTY FOR THE COST OF THE REMOVAL.

Please contact us immediately should you experience difficulty with corrections. If you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed in the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

The City will request reimbursement and file against re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magistrate District Judge in accordance with Chapter 350 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may attach the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this structure.

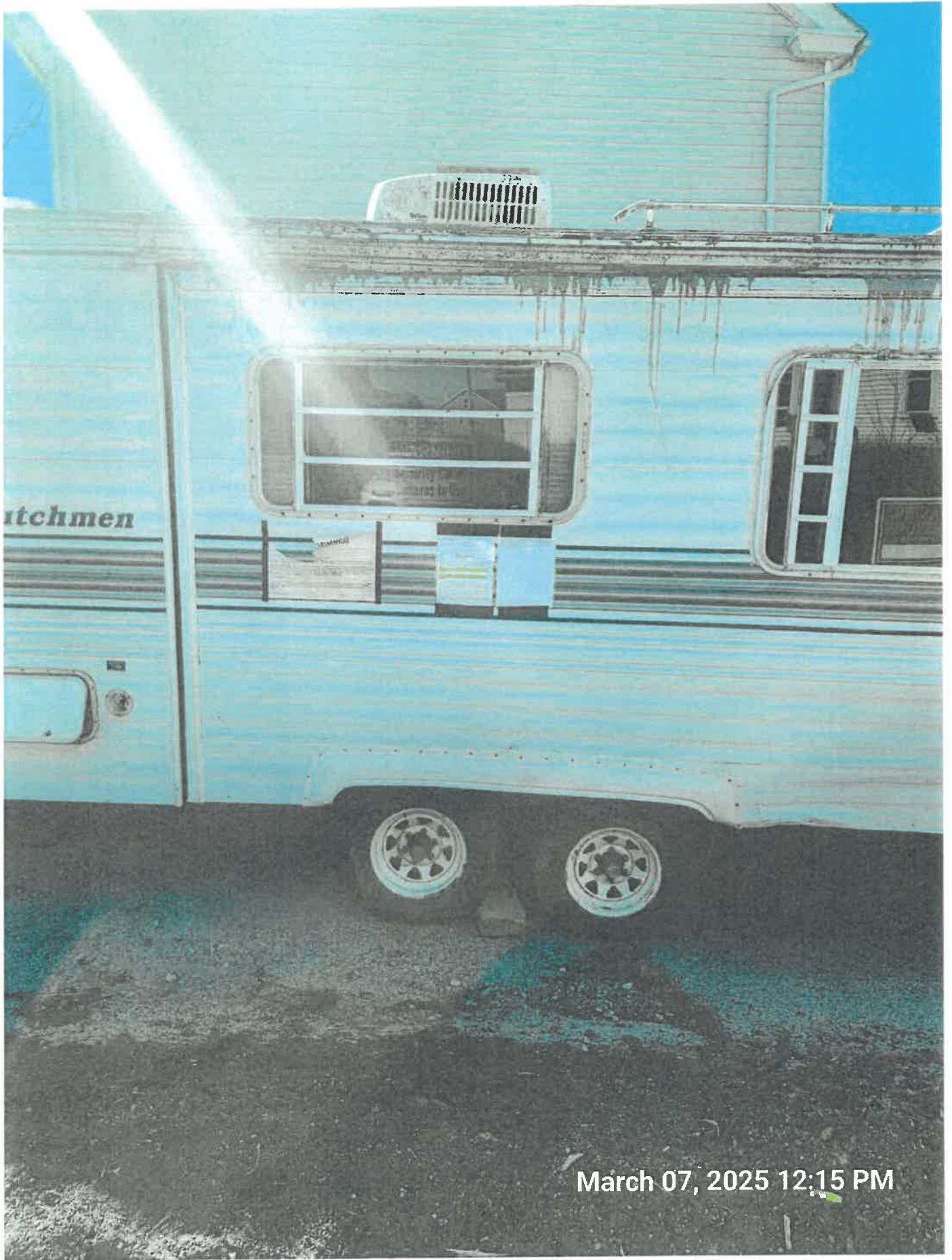
You have the right to appeal this Notice of Violation within the 1100 days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeal Board and accompany the application fee of \$500.00. It shall be your responsibility to dispose of said cost or structure to another until the provisions of this notice have been



complied with until you furnish the above information, including, when it applies a true copy of this notice and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 301 15TH STREET, SUITE 100, ALTOONA, PA 16601.

Thank you and please call our department at the number listed above, or email inspection@altoona.gov.
Sincerely, JERRY KALMICK, Code Enforcement Officer





March 07, 2025 12:15 PM

CITY OF ALTOONA

1000 WEST 1ST STREET
ALTOONA, PA 16601
TEL: 717.265.1234

CHARLES E. & CAMERON FISHAWSON OF CLEARCREEK HOMES
1800 3RD AVE
ALTOONA, PA 16601

NOTICE OF VIOLATION
Location of Property: 1800 3RD AVE

Dear Property Owner or Resident:

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Code Chapter 160000. It is our goal to work with property owners and tenants to ensure compliance with the City's building code. It is our goal to work with property owners and tenants to ensure compliance with the City's building code. It is our goal to work with property owners and tenants to ensure compliance with the City's building code.

WHEN A STRUCTURE OR EQUIPMENT IS FOUND BY THE CODE OFFICIAL TO BE UNSAFE, OR WHEN A STRUCTURE IS FOUND UNSUITABLE FOR HUMAN OCCUPANCY OR IS FOUND UNLAWFUL, SUCH STRUCTURE SHALL BE CONDEMNED PURSUANT TO THE PROVISIONS OF THIS CODE.

INSPECTOR COMMENTS: PLEASE REMOVE UNLAWFUL STRUCTURE BY 3-23-2015. FAILURE TO REMOVE STRUCTURE WILL RESULT IN THE CITY OF ALTOONA REMOVING THE STRUCTURE AND A LIEN PLACED AGAINST THE PROPERTY FOR THE COST OF THE REMOVAL.

Please contact us immediately should you encounter difficulty with construction. If you need further explanation of the conditions or if you need additional time to make corrections, failure to correct or will result in further enforcement to include fines and citations being filed at the Municipal Office. This may be avoided by calling our Department and consulting with the Code Enforcement Officer.

The City will conduct an inspection and may assess a citation. Fees of \$75.00 for each violation with the violation has been corrected. Additionally, necessary citations may be issued at the Municipal Office. If necessary, Chapter 160000 of the City of Altoona Code. The violation or other property, please be advised that the City of Altoona may assess the enforcement costs. It is our goal to work with property owners and tenants to ensure compliance with the City's building code. Additionally, failure to correct violations may result in a lien against the property for the costs. Additionally, failure to correct violations may result in a lien against the property for the costs. Additionally, failure to correct violations may result in a lien against the property for the costs.

violated with and you furnish the same. Citations, penalties, fines or penalties a lien may be placed against the property and the code official is not liable for any responsibility without liability for making corrections and repairs required by the code. It may be necessary to obtain a lien against the property for the costs of the City of Altoona Code. Chapter 160000 of the City of Altoona Code. It may be necessary to obtain a lien against the property for the costs of the City of Altoona Code. Chapter 160000 of the City of Altoona Code.

Thank you, and please call our Department at the address listed above to discuss code@altoonapenn.gov

Signature: KIM SALPETER, Code Enforcement Officer

Margaret 2015-03-27 PM



March 26, 2025 2:57 PM



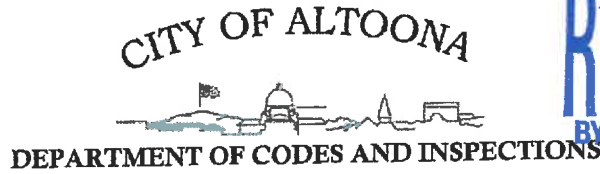


March 26, 2025 2:57 PM



March 26, 2025 2:57 PM

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 1010 3rd Ave

OWNER NAME: Security National Servicing

OWNER ADDRESS: 1341 N. Mockingbird Ln CITY STATE ZIP: Dallas TX 75247

OWNER PHONE: 877-338-3791 OWNER EMAIL: kim.jacobs@firstallegiance.com

REASON FOR SUBMISSION: abandoned property

TYPE OF PROPERTY: Residential Commercial Other: _____

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: vacant registration dating back to 2021

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 2/27/25

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

Attached email chain with responsible party

Water Shut-off: YES NO

Electric Shut-off: YES NO

Gas Shut-off: YES NO

Date Shut off: 7/11/23

Meter Observed: 3/28/25

Meter Observed: _____

Outstanding Taxes: 2024 \$498.50

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	
Foundation	
Roof	Roof soffit damaged
Windows	Several broken and boarded up
Interior	Unknown; property has been unsecure on multiple occasions
Accessory Building(s)	
Other (Fencing, retaining walls, etc.)	

EXTERIOR MATERIALS – Circle all that apply

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____
Structural System	Wood, log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Long, Sandstone, Log, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, Tin, Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 3/28/25 CODE OFFICIAL: Josh Kaufman

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2025-0702
DATE ISSUED: 02/27/2025
TAX ID: 01.02-05..-117.00-000
CERTIFIED MAIL:

SECURITY NATIONAL SERVICING
1341 N MOCKINGBIRD LN
DALLAS, TX 75247

NOTICE OF VIOLATION

Location of Property: 1010 3RD AVE

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

CHAPTER 563 - VACANT REGISTRATION IS REQUIRED FOR ALL PROPERTIES THAT HAVE BEEN VACANT FOR MORE THAN 180 CONSECUTIVE DAYS, WHETHER VACANT AND SECURE, VACANT AND OPEN, OR VACANT AND BOARDED. VACANT REGISTRATION DOCUMENTS ARE ENCLOSED. THE APPLICABLE VACANT REGISTRATION FEE IS DUE WHEN THE PROPERTY HAS BEEN VACANT FOR A PERIOD OF ONE YEAR.

INSPECTOR COMMENTS: PLEASE REGISTER THE PROPERTY AS VACANT.

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

PM 110.3, FAILURE TO COMPLY: IF THE OWNER OF A PREMISES OR OWNER'S AUTHORIZED AGENT FAILS TO COMPLY WITH A DEMOLITION ORDER WITHIN THE TIME PRESCRIBED, THE CODE OFFICIAL SHALL CAUSE THE STRUCTURE TO BE DEMOLISHED AND REMOVED, EITHER THROUGH AN AVAILABLE PUBLIC AGENCY OR BY CONTRACT OR ARRANGEMENT WITH PRIVATE PERSONS, AND THE COST OF SUCH DEMOLITION AND REMOVAL SHALL BE CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

INSPECTOR COMMENTS: PLEASE RAZE OR COMPLETE THE REQUIRED REPAIRS TO THE PROPERTY BY 3-27-2025. IF REPAIRS ARE INTENDED TO BE MADE A SCHEDULE OF REMEDIAL WORK MUST BE COMPLETED AND SUBMITTED FOR APPROVAL. FAILURE TO COMPLY WILL RESULT IN THE PROPERTY BEING ENTERED INTO THE CITY'S DEMOLITION PROGRAM.

PM 304.1.31 REPLACE ALL BROKEN WINDOW GLASS.

INSPECTOR COMMENTS: PLEASE REPAIR OR REPLACE ALL DAMAGED, BROKEN OR MISSING WINDOW GLASS.

PM 304.7 REANCHOR ALL LOOSE GUTTERING AND DOWNSPOUTS AS NEEDED.

INSPECTOR COMMENTS: PLEASE REANCHOR ALL GUTTERS WHERE DAMAGED, MISSING OR OTHERWISE NOT SECURELY ATTACHED TO THE STRUCTURE.

PM 304.7 REPAIR OR REPLACE THE ROOF FLASHING WHERE WORN, DAMAGED, MISSING OR OTHERWISE DETERIORATED. 304.7 ROOFS AND DRAINAGE. THE ROOF AND FLASHING SHALL BE SOUND, TIGHT AND NOT HAVE DEFECTS THAT ADMIT RAIN. ROOF DRAINAGE SHALL BE ADEQUATE TO PREVENT DAMPNES OR DETERIORATION IN THE WALLS OR INTERIOR PORTION OF THE STRUCTURE. ROOF DRAINS, GUTTERS AND DOWNSPOUTS SHALL BE MAINTAINED IN GOOD REPAIR AND FREE FROM OBSTRUCTIONS. ROOF WATER SHALL NOT BE DISCHARGED IN A MANNER THAT CREATES A PUBLIC NUISANCE.

INSPECTOR COMMENTS: PLEASE REPAIR OR REPLACE THE ROOF SOFFIT TO MAKE WEATHERTIGHT.

PM 505.1 PM 505.3 THERE IS NO WATER SERVICE FOR THE DWELLING UNIT. PROVIDE OR RESTORE WATER SERVICE

PM 601.2 PM 603.1 THE GAS UTILITY SERVICE IS OFF. REPAIR OR RESTORE SERVICE

INSPECTOR COMMENTS: PLEASE RESTORE THE GAS, WATER AND ELECTRICITY TO THE PROPERTY.

PM 604.1 ELECTRIC UTILITY SERVICE IS OFF. REPAIR OR RESTORE SERVICE.

Please contact us immediately should you experience difficulty with corrections, if you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

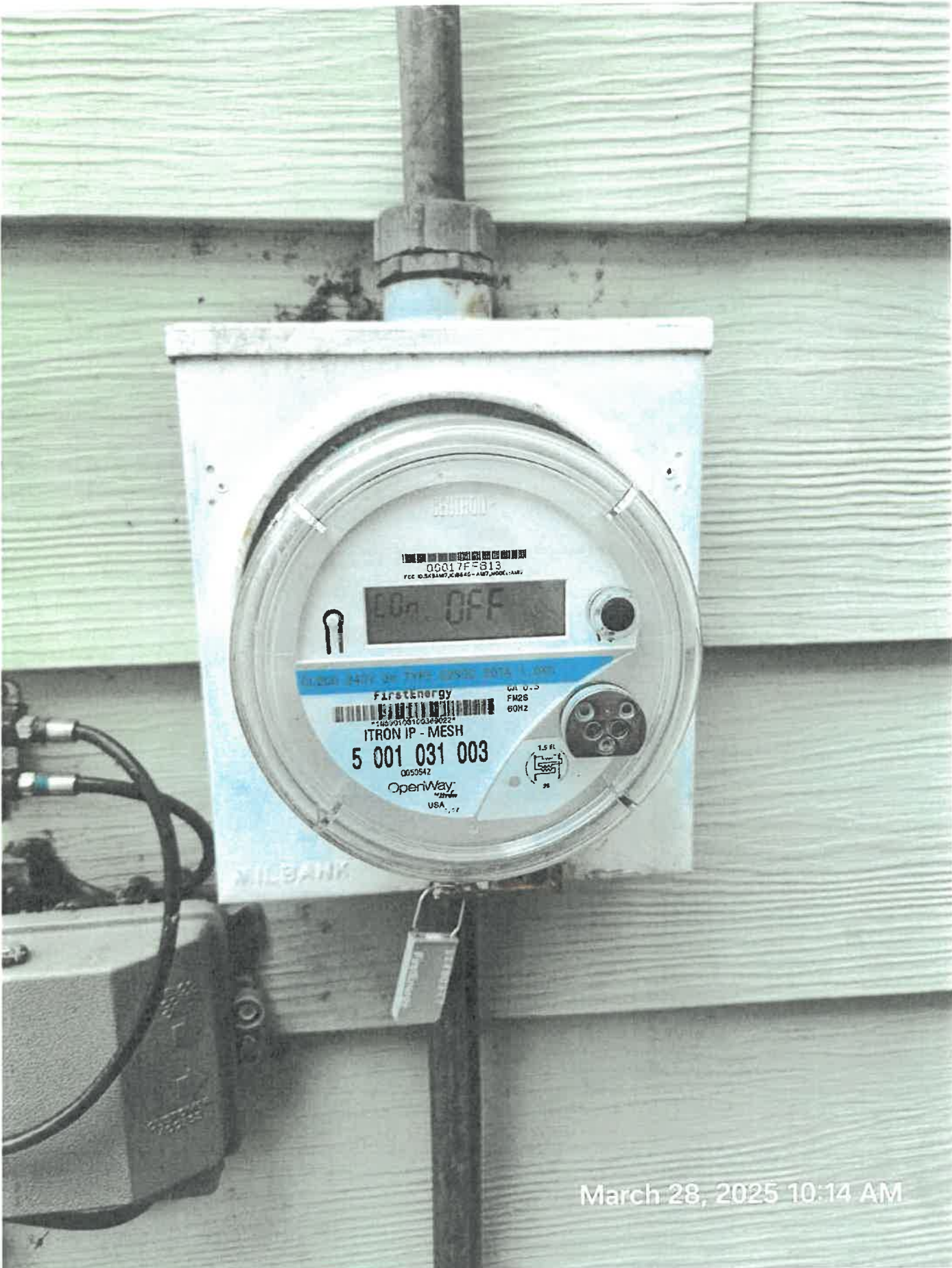
CASE NUMBER: E2025-0702
DATE ISSUED: 02/27/2025
TAX ID: 01.02-05..-117.00-000
CERTIFIED MAIL:

The City will conduct re-inspections and may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, JOSH KAUFMAN, Code Enforcement Officer



06017F-813
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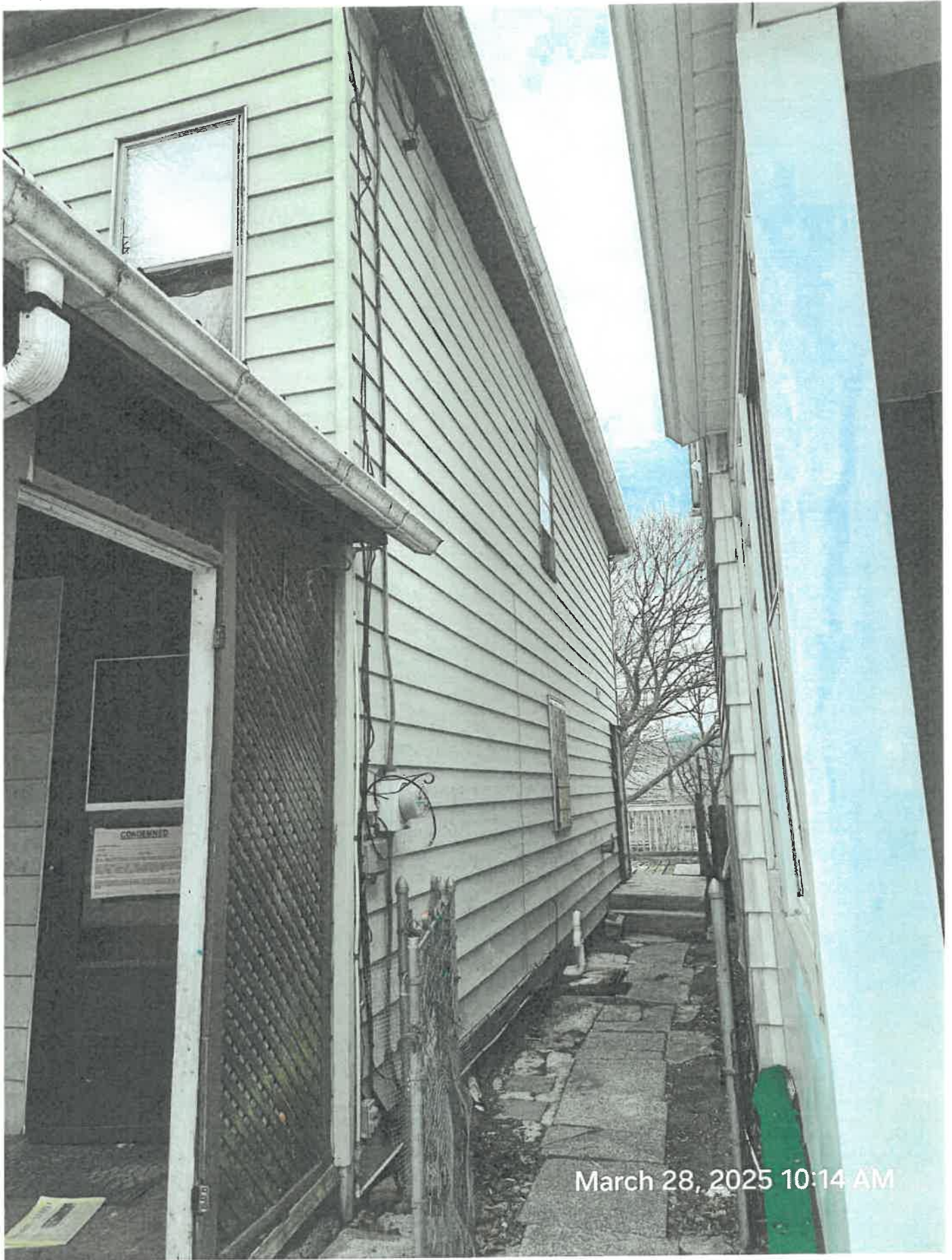


MILBANK

March 28, 2025 10:14 AM



March 28, 2025 10:15 AM



March 28, 2025 10:14 AM



March 28, 2025 10:14 AM



Josh Kaufman <jkaufman@altoonapa.gov>

RE: 1010 THIRD AVENUE, ALTOONA, PA 16602

2 messages

Kim Jacobs <Kim.Jacobs@firstallegiance.com>

Tue, Oct 29, 2024 at 5:12 PM

To: Josh Kaufman <jkaufman@altoonapa.gov>

Cc: Rebecca Brown <rbrown@altoonapa.gov>, Tanya Crowie <Tanya.Crowie@firstallegiance.com>

Good day

Thank you for reaching out to us and advising us of the situation.

Tanya Crowie handles any violation concerns for this property. I have looped her in on this mail.

With regards to the window, we had a vendor there 10/28 and secured a window. I have attached before and after pictures for your review. Are you able to confirm this is the same window?

With regards to the condition, this property is currently pre-foreclosure and still owned by the borrower.

Until such time change of ownership takes place, the investors are limited as to what they can remedy as this is still personal property.

At this time, we can only take care of preservation services and ensure the property remains secure.

Once we receive a copy of the violation, we will forward to the investors to review and provide direction.

Many thanks,

Kim Jacobs

Eviction & Violation Coordinator

Phone (551) 261-7403

Email Kim.Jacobs@firstallegiance.com



How am I doing? Please send feedback.

From: Josh Kaufman <jkaufman@altoonapa.gov>
Sent: Tuesday, October 29, 2024 4:09 PM
To: Kim Jacobs <Kim.Jacobs@firstallegiance.com>
Cc: Rebecca Brown <rbrown@altoonapa.gov>
Subject: 1010 3rd Ave

Hello Mrs Jacobs,

My department has you listed as the representative for the foreclosure company for the property of 1010 3rd Ave, Altoona Pa. 16602. So I am reaching out to you in regards to some information that was brought to our attention by the Altoona Police Department.

I have received an email with the following information on it.

"On October 27th, APD Officers observed that someone had broken through the boarded up window at the rear of 1010 3rd Ave. Codes posted signs on the front door indicating that it was condemned. Nobody was found inside when Officers entered. I am just making you aware of the incident and that the back window needs to be secured again."

There are some serious issues going on with the property and I fear that squatters may see this property as a target if nothing is done to get this property secured. Properties within the City of Altoona must meet the standards of the international property maintenance code and this property is falling short of that standard. There will be a full detailed notice of violation being sent to your office in the coming days detailing the repairs that will need to be made to this property and a time frame that these actions must be completed in. If you have any questions please reach out to myself or my office.

Thank you!

Josh

PERSONAL & CONFIDENTIAL. The E-Mail message (Including any attachments) from this sender is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, unauthorized review, use or disclosure of this E-Mail is prohibited. If you have received this communication in error, please immediately notify us, by contacting ITMGR@AltoonaPA.gov, returning the original message to the sender and deleting any copies from your system. Thank you

3 attachments



After.jpg
72K



Before 2.jpg
68K



Before 1.jpg
55K

Josh Kaufman <jkaufman@altonapa.gov> Thu, Feb 27, 2025 at 3:50 PM
To: Kim Jacobs <Kim.Jacobs@firstallegiance.com>
Cc: Rebecca Brown <rbrown@altonapa.gov>, Tanya Crowie <Tanya.Crowie@firstallegiance.com>

Hello Kim and Tanya

Just looking to get a little information in regards to this property.

More specifically the future of this property.

This property is a major concern for some surrounding neighbors and if let to deteriorate it's just going to end up in the city's demolition program.

I have issued a new notice of violation today to include all the repairs that are needed or demolition. Please see attached.

I have also sent this via mail to 1341 N MOCKINGBIRD LN, DALLAS, TX 75247

If there is no schedule of remedial work and/or permits pulled for this property March 27th 2025 it will be entered into the city's demolition program.

If you have any questions please let me know!

Thank you!

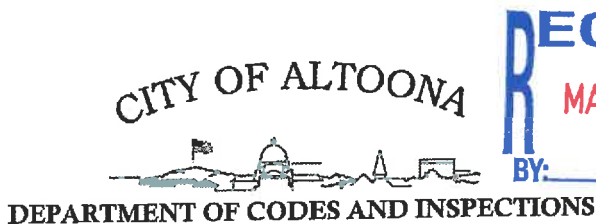
Josh

[Quoted text hidden]



1010 3rd ave demo letter..rtf
246K

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 903 2nd Ave

OWNER NAME: Travis Pfahler

OWNER ADDRESS: 210 S 2nd St CITY STATE ZIP: Altoona PA 16602

OWNER PHONE: Unknown OWNER EMAIL: Unknown

REASON FOR SUBMISSION: Blighted/abandoned property

TYPE OF PROPERTY: Residential Commercial Other: _____

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: Feb 2023 (estimated)

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 2/27/25

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

Permits obtained in 2023 for repairs to siding and roof. No repairs completed. Owner is/was incarcerated.

Water Shut-off: YES NO

Electric Shut-off: YES NO

Gas Shut-off: YES NO

Date Shut off: 6/21/23

Meter Observed: _____

Meter Observed: _____

Outstanding Taxes: None

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	Siding and window casing rotted
Foundation	
Roof	Porch soffit/roof in need of repair
Windows	
Interior	Unknown; building materials visible through window
Accessory Building(s)	
Other (Fencing, retaining walls, etc.)	

EXTERIOR MATERIALS – Circle all that apply

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, <u>Shingle</u> , Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, <u>Wood</u> , Weatherboard, Wrought Iron Other: _____
Structural System	<u>Wood</u> , Log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, <u>Brick</u> , Concrete, Earth, Limestone, Long, Sandstone, Log, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, <u>Shingle</u> , Slate, Tin, Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 3/28/25 CODE OFFICIAL: Josh Kaufman

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2025-0700
DATE ISSUED: 02/27/2025
TAX ID: 01.02-06.-188.00-000
CERTIFIED MAIL:

TRAVIS PFAHLER
210 S 2ND ST
ALTOONA, PA 16602

NOTICE OF VIOLATION

Location of Property: 903 2ND AVE

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

PM 110.3, FAILURE TO COMPLY: IF THE OWNER OF A PREMISES OR OWNER'S AUTHORIZED AGENT FAILS TO COMPLY WITH A DEMOLITION ORDER WITHIN THE TIME PRESCRIBED, THE CODE OFFICIAL SHALL CAUSE THE STRUCTURE TO BE DEMOLISHED AND REMOVED, EITHER THROUGH AN AVAILABLE PUBLIC AGENCY OR BY CONTRACT OR ARRANGEMENT WITH PRIVATE PERSONS, AND THE COST OF SUCH DEMOLITION AND REMOVAL SHALL BE CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

INSPECTOR COMMENTS: PLEASE RAZE OR REPAIR STRUCTURE BY 3-27-2025.
PLEASE NOTE IF YOUR INTENT IS TO REPAIR THE PROPERTY A SCHEDULE OF REMEDIAL
WORK AS WELL AS ALL PERMITS WILL BE REQUIRED. FAILURE TO COMPLY WILL RESULT
IN THE PROPERTY BEING ENTERED INTO THE CITY'S DEMOLITION PROGRAM.

Please contact us immediately should you experience difficulty with corrections, if you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

The City will conduct re-inspections and may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, JOSH KAUFMAN, Code Enforcement Officer



March 28, 2025 10:31 AM





March 28, 2025 10:34 AM



March 28, 2025 10:34 AM

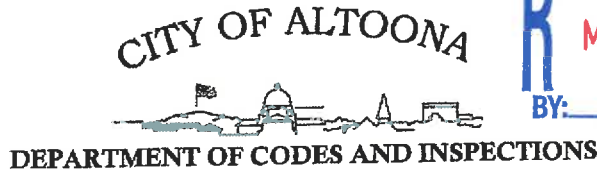


March 28, 2025 10:31 AM



March 28, 2025 10:31 AM

301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 509 21st St

OWNER NAME: Russell Frye

OWNER ADDRESS: 1304 3rd Ave CITY STATE ZIP: Altoona PA 16602

OWNER PHONE: 814-937-8646 OWNER EMAIL: N/A

REASON FOR SUBMISSION: Vacant property; owner state he can't make repairs; owner state to have City demolish property

TYPE OF PROPERTY: Residential Commercial Other: _____

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: unknown

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 2/28/25

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

8/28/24 owner came in office and stated he no longer lives at this address; spoke with Russell – stated he doesn't have the funds to make repairs; said to put the property into the City demo program

Water Shut-off: YES NO

Electric Shut-off: YES NO

Gas Shut-off: YES NO

Date Shut off: 10/30/23

Meter Observed: Unknown

Meter Observed: Unknown

Outstanding Taxes: 2024 \$359.52

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	Rear porch needs replaced
Foundation	Several cracks in foundation
Roof	Holes in roof, porch roof needs replaced, rear porch roof needs replaced
Windows	Satisfactory
Interior	Unknown
Accessory Building(s)	N/A
Other (Fencing, retaining walls, etc.)	Fence in rear needs repaired

EXTERIOR MATERIALS – Circle all that apply

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____
Structural System	Wood, Log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Log, Sandstone, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, Tin, Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: N/A

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 4/4/25 CODE OFFICIAL: Will Cokrlc

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2025-0693
DATE ISSUED: 02/28/2025
TAX ID: 01.06-08...-192.00-000
CERTIFIED MAIL:

RUSSELL V FRYE
1304 3RD AVE
ALTOONA, PA 16602

NOTICE OF VIOLATION

Location of Property: 509 21ST ST

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes through routine, periodic inspections to assist residents in identifying violations and ensuring continued maintenance of the City's housing stock. It is our goal to work with property owners to achieve voluntary compliance. An inspection of the above property found one or more violation(s) of the City of Altoona Codes. Below are the violation results of this inspection and the date for compliance:

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

PM 110.3, FAILURE TO COMPLY: IF THE OWNER OF A PREMISES OR OWNER'S AUTHORIZED AGENT FAILS TO COMPLY WITH A DEMOLITION ORDER WITHIN THE TIME PRESCRIBED, THE CODE OFFICIAL SHALL CAUSE THE STRUCTURE TO BE DEMOLISHED AND REMOVED, EITHER THROUGH AN AVAILABLE PUBLIC AGENCY OR BY CONTRACT OR ARRANGEMENT WITH PRIVATE PERSONS, AND THE COST OF SUCH DEMOLITION AND REMOVAL SHALL BE CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

INSPECTOR COMMENTS: PLEASE RAZE OR REPAIR THE PROPERTY LISTED ABOVE. THIS PROPERTY WILL BE ENTERED INTO THE CITY OF ALTOONA DEMOLITION PROGRAM IF NO CONTACT IS MADE WITH THE OWNER BY: 03-31-25

PLEASE CONTACT CODE OFFICER WILL @ CELL (814) 505-4693 OFFICE (814) 949-2419

Please contact us immediately should you experience difficulty with corrections, if you need further explanation of the violations or if you need additional time to make corrections. Failure to contact us will result in further enforcement to include fines and citations being filed at the Magistrate. This may be avoided by calling our Department and speaking with the Code Enforcement Officer.

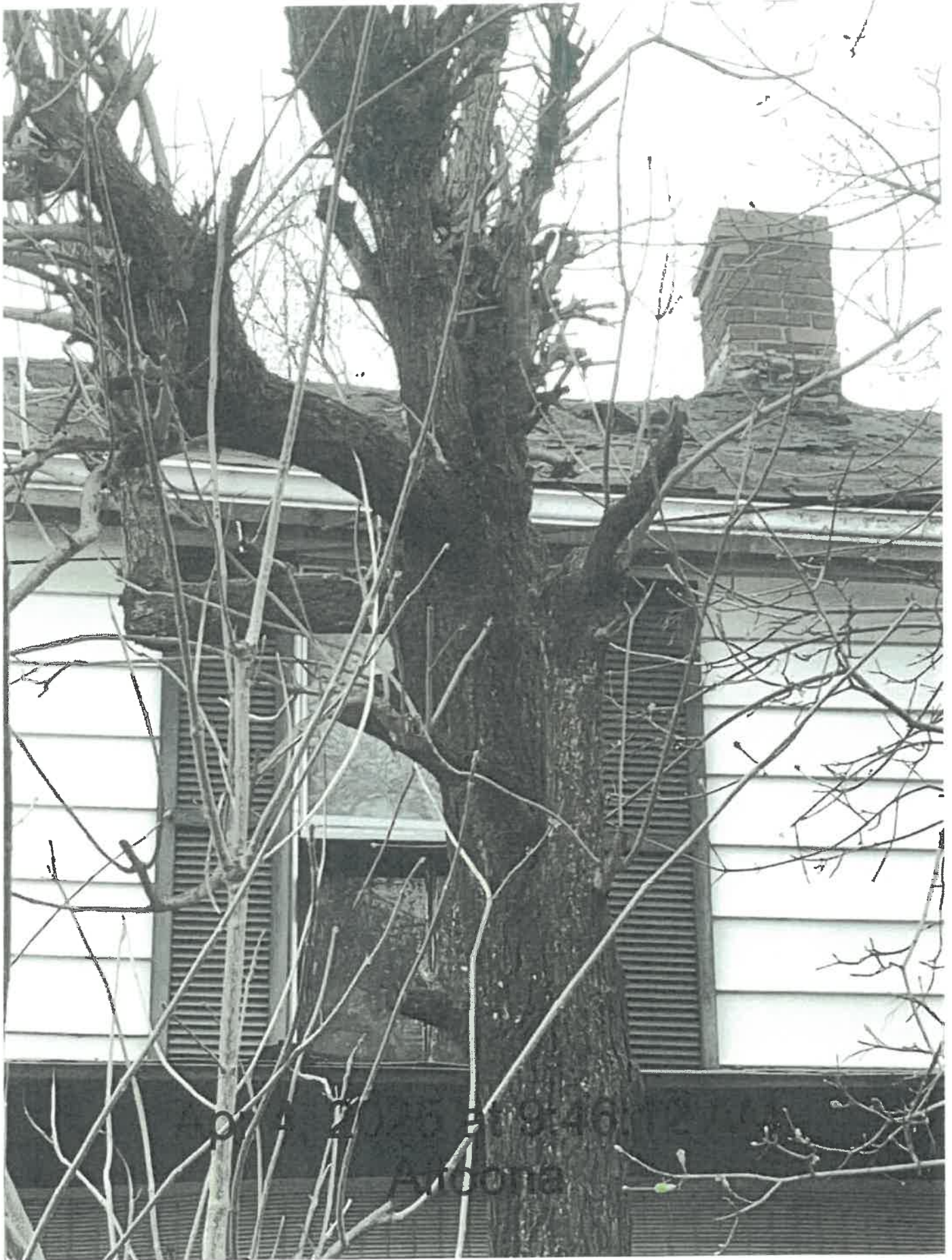
The City will conduct re-inspections and may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

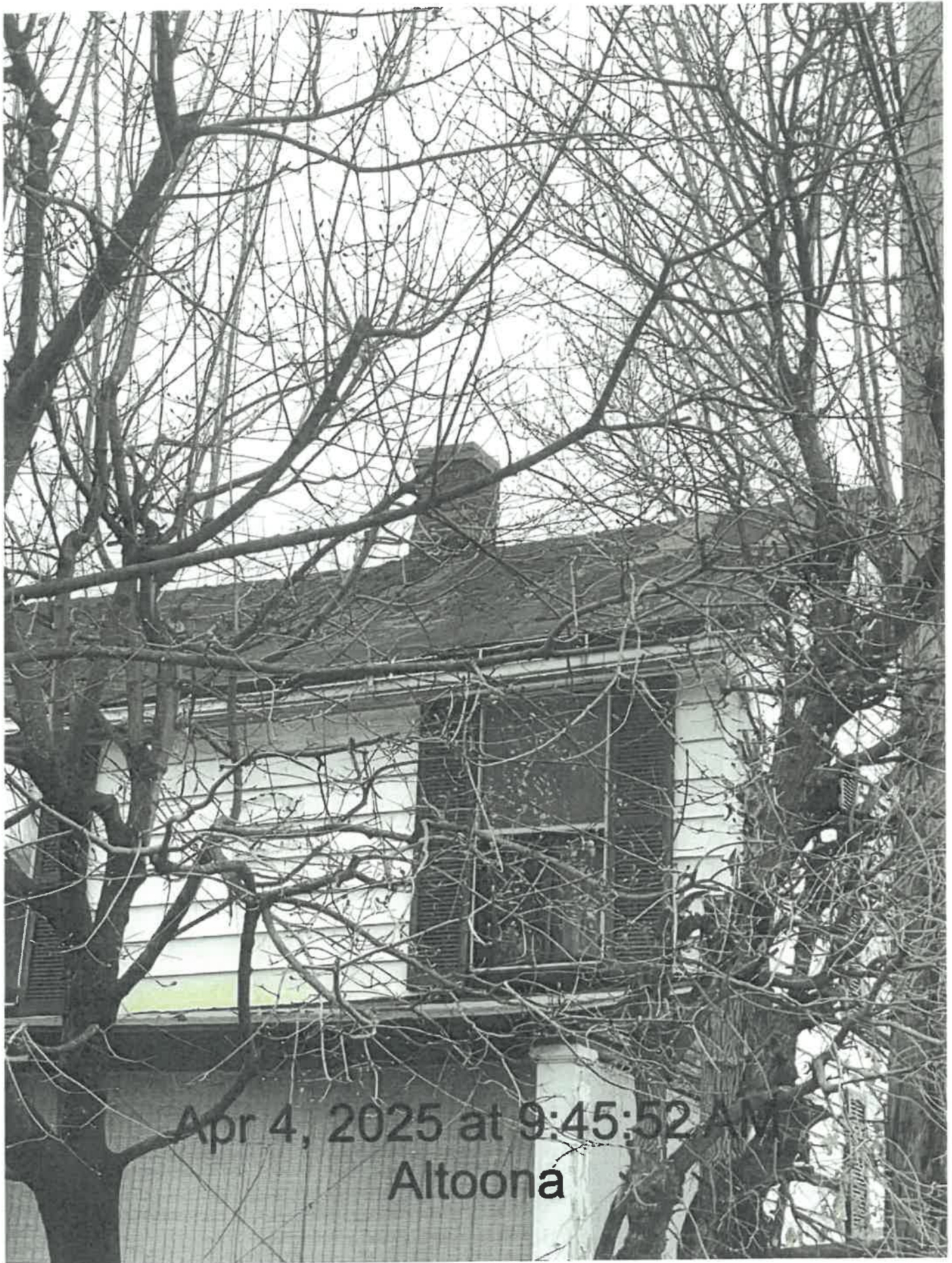
Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, WILL COKRLIC, Code Enforcement Officer

509 21st St



© 2000 K&E Photo
Arborea

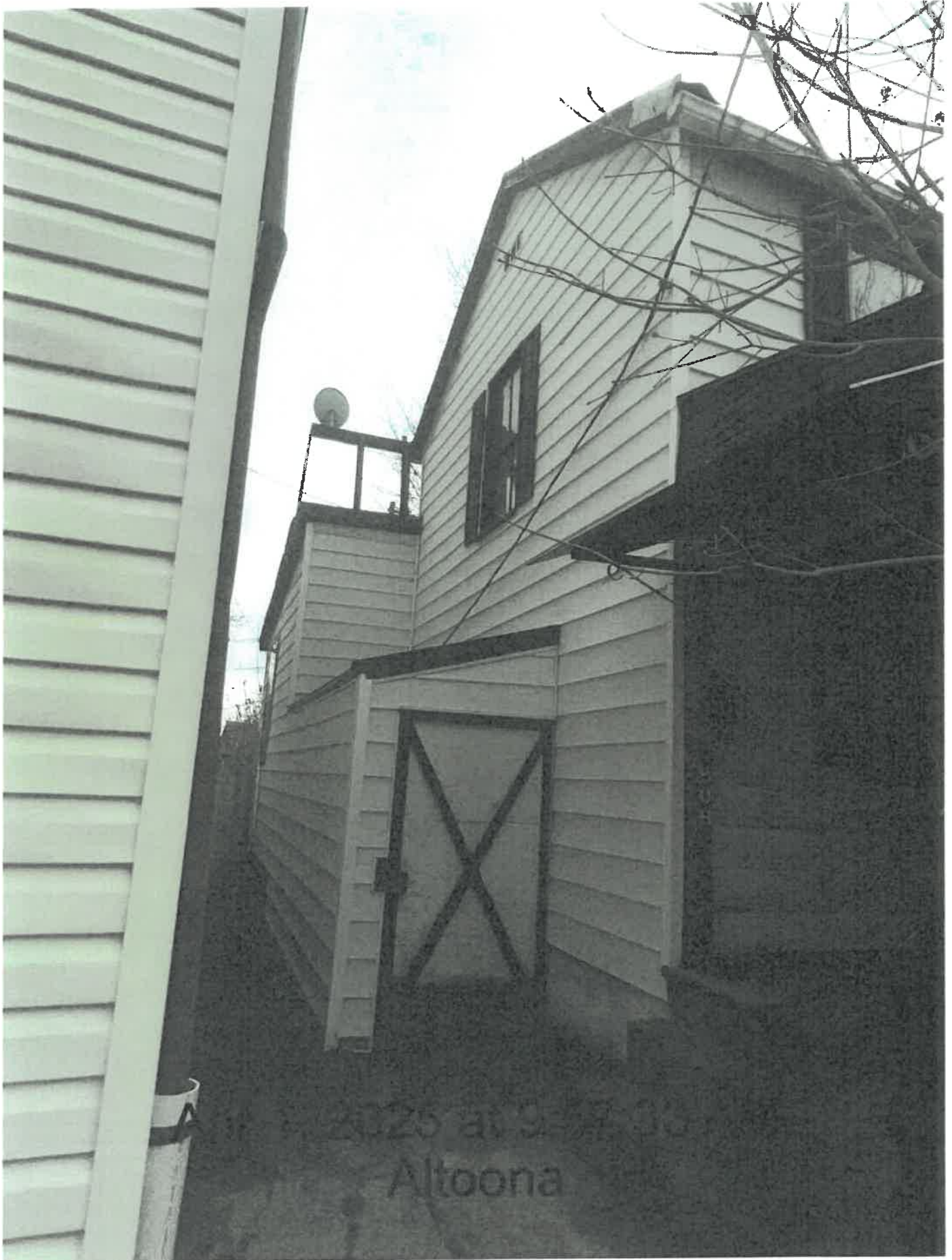


Apr 4, 2025 at 9:45:52 AM
Altoona



Apr 4, 2025 at 9:45:19 AM
Altoona





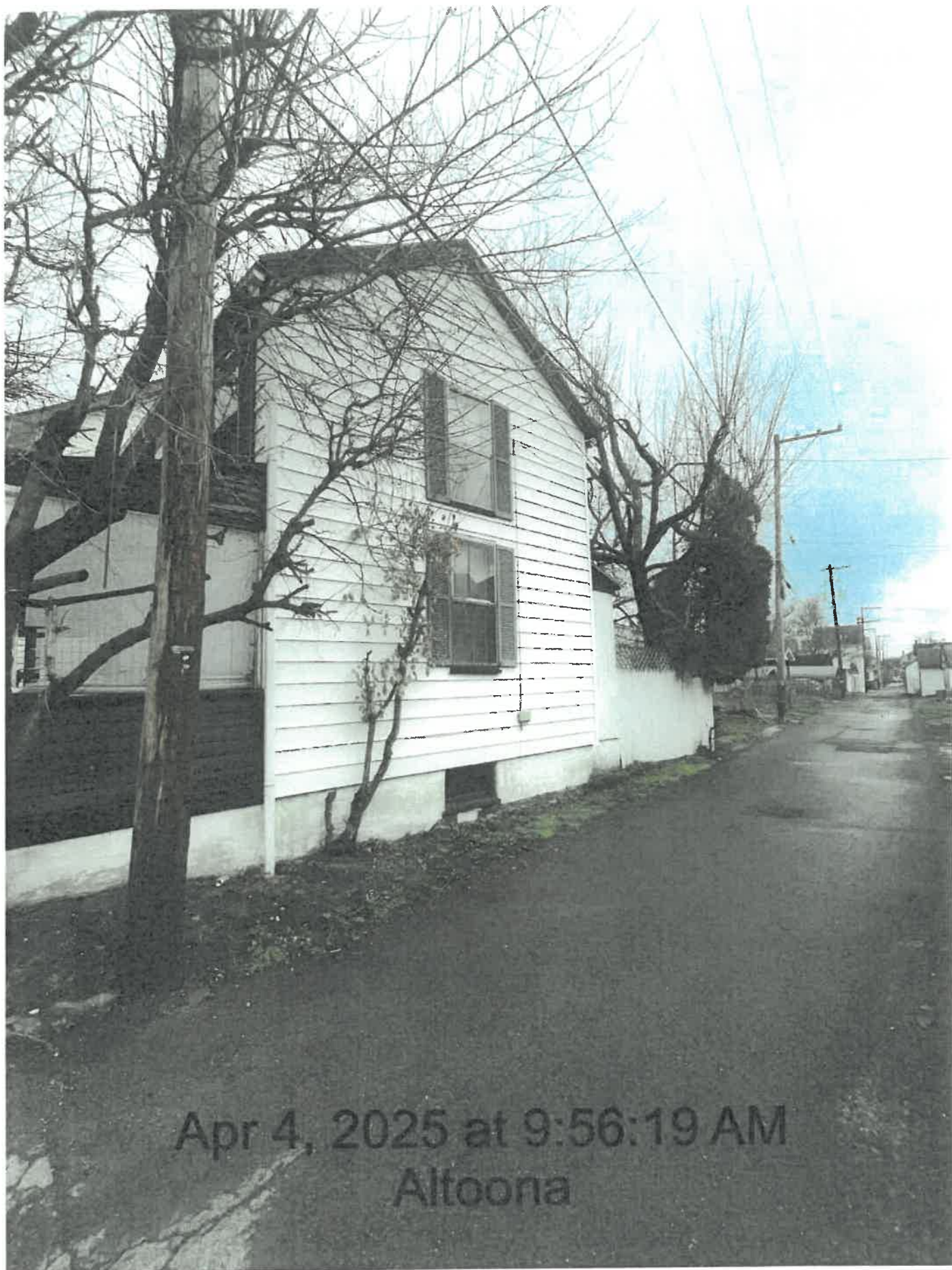
2025 at 9:30
Altoona



Apr 4, 2025 at 9:56:57 AM
Altoona



Apr 4, 2025 at 9:56:50 AM
Altoona

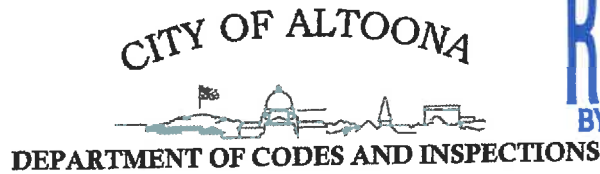


Apr 4, 2025 at 9:56:19 AM
Altoona



Apr 4, 2025 at 9:56:03 AM
Altoona

1301 12th Street, Suite 103
Altoona, PA 16601
Phone (814) 949-2456
Fax (814) 949-2203



Rebecca M. Brown
Director

BLIGHTED PROPERTY ASSESSMENT FORM

ADDRESS OF PROPERTY: 619 4th Ave

OWNER NAME: Tara Skipper

OWNER ADDRESS: 619 4th Ave CITY STATE ZIP: Altoona PA 16602

OWNER PHONE: 814-405-0757 OWNER EMAIL: Unknown

REASON FOR SUBMISSION: Demolition

TYPE OF PROPERTY: Residential Commercial Other: _____

PROPERTY CONDITION: Substandard Substandard but suitable for rehabilitation

LENGTH OF TIME PROPERTY HAS BEEN VACANT: approx. 3 yrs

DEMOLITION NOTICE ISSUED: YES NO DATE ISSUED: 11/6/24

DESCRIBE IN DETAIL ALL CONTACT WITH OWNER, OWNER'S REPRESENTATIVE, NEXT OF KIN, ATTORNEYS, AND CONTACT INFORMATION (EMAIL/PHONE, ETC):

No contact, guilty 5/2024 and 12/2024 (no show)

Water Shut-off: YES NO

Electric Shut-off: YES NO

Gas Shut-off: YES NO

Date Shut off: 1/11/22

Meter Observed: Unknown

Meter Observed: Unknown

Outstanding Taxes: 2022 \$\$1,303.87; 2023 \$237.51; 2024 \$1,763.01

DETAILED DESCRIPTION OF PROPERTY CONDITION:

Exterior	Needs scraped and painted/siding is missing
Foundation	Satisfactory
Roof	Old but within code
Windows	Rotted casings
Interior	Unknown
Accessory Building(s)	Two sheds; one falling apart
Other (Fencing, retaining walls, etc.)	No code violations

EXTERIOR MATERIALS – Circle all that apply

Exterior Wall Materials	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____
Structural System	Wood, Log, Timber (post/beam), Timber (light frame), Plank, Masonry, Brick, Stone, Iron, Iron Frame, Iron Columns, Steel, Steel Frame, Steel Columns, Concrete (general), Concrete (reinforced) Other: _____
Foundation	Asphalt, Brick, Concrete, Earth, Limestone, Long, Sandstone, Log, Stone Other: _____
Roof	Aluminum, Asbestos, Asphalt, Metal, Plywood/Particle Board, Rubber, Shake, Shingle, Slate, Tin, Vinyl, Wood Other: _____
Accessory Building	Aluminum, Asbestos, Asphalt, Block, Brick, Concrete, Glass, Iron, Lead, Limestone, Log, Plywood/Particle Board, Rubber, Sandstone/Brownstone, Shake, Shingle, Slate, Steel, Stone, Stucco, Synthetics, Terra Cotta, Tin, Vinyl, Wood, Weatherboard, Wrought Iron Other: _____

Copy of Demolition Notice attached: YES NO

Pictures of property front/side/back/interior attached: YES NO

DATE SUBMITTED: 4/23/25 CODE OFFICIAL: Joseph Dodson

CITY OF ALTOONA

DEPARTMENT OF CODES & INSPECTIONS
1301 12TH STREET SUITE 103
ALTOONA PA 16601
(814) 949-2456 inspections@altoonapa.gov

CASE NUMBER: E2024-3908
DATE ISSUED: 11/06/2024
TAX ID: 01.08-03..-024.00-000
CERTIFIED MAIL:

TARA SKIPPER
619 4TH AVE
ALTOONA, PA 16602

NOTICE OF VIOLATION

Location of Property: 619 4TH AVE

Dear Property Owner or Resident,

The City of Altoona Department of Codes and Inspections is responsible for enforcing the regulations of City Codes. Through routine, periodic inspections, our department can assist residents by identifying violations to ensure continued maintenance of property in the City and preserve the City's housing stock. It is the goal of the Department of Codes and Inspections to work with property owners to achieve voluntary compliance.

Please be advised the City of Altoona Department of Codes and Inspections conducted an inspection of the above property and found one or more violation(s) of the City of Altoona Codes. The results of the inspection and the time frame for compliance are indicated below, as well as the section(s) of the City of Altoona Code referencing the violation. Code Enforcement Officer comments and date(s) to comply:

PM 110.1, DEMOLITION: THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT OF ANY PREMISES UPON WHICH IS LOCATED ANY STRUCTURE, WHICH IN THE CODE OFFICIAL'S OR OWNER'S AUTHORIZED AGENT JUDGMENT AFTER REVIEW IS SO DETERIORATED OR DILAPIDATED OR HAS BECOME SO OUT OF REPAIR AS TO BE DANGEROUS, UNSAFE, INSANITARY OR OTHERWISE UNFIT FOR HUMAN HABITATION OR OCCUPANCY, AND SUCH THAT IT IS REASONABLE TO REPAIR THE STRUCTURE, TO DEMOLISH AND REMOVE SUCH STRUCTURE; OR IF SUCH STRUCTURE IS CAPABLE OF BEING MADE SAFE BY REPAIRS, TO REPAIR AND MAKE SAFE AND SANITARY, OR TO BOARD UP AND HOLD FOR FUTURE REPAIR OR TO DEMOLISH AND REMOVE AT THE OWNER'S OPTION; OR WHERE THERE HAS BEEN A CESSATION OF NORMAL CONSTRUCTION OF ANY STRUCTURE FOR A PERIOD OF MORE THAN TWO YEARS, THE CODE OFFICIAL SHALL ORDER THE OWNER OR OWNER'S AUTHORIZED AGENT TO DEMOLISH AND REMOVE SUCH STRUCTURE, OR BOARD UP UNTIL FUTURE REPAIR. BOARDING THE BUILDING UP FOR FUTURE REPAIR SHALL NOT EXTEND BEYOND ONE YEAR, UNLESS APPROVED BY THE BUILDING OFFICIAL.

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CHARGED AGAINST THE REAL ESTATE UPON WHICH THE STRUCTURE IS LOCATED AND SHALL BE A LIEN UPON SUCH REAL ESTATE.

INSPECTOR COMMENTS: PLEASE OBTAIN A DEMO PERMIT BY 12/9/2024 - PROPERTY WILL BE ENTERED INTO CITY'S DEMO PROGRAM IF NOT COMPLIED.

It is recommended that you contact us immediately should you experience difficulty with corrections or if you need additional time.

We will be conducting a re-inspection on the date given to ensure the violation has been corrected. Should the violation remain uncorrected following the date ordered to comply, the City may assess re-inspection fees of \$75.00 for each re-inspection until the violation has been corrected. Additionally, summary citations may be issued at the Magisterial District Justice in accordance with Chapter 550 of the City of Altoona Code. For violations on vacant property, please be advised that the City of Altoona may abate the violation and collect its costs to do so from you and/or file a lien against the property for the costs. Additionally, failure to correct violation(s) could result in revocation or suspension of licenses and/or permits associated with this property.

APPEALS PROCEDURE: You have the right to appeal this Notice of Violation within ten (10) days of receipt of this Notice. Appeals must be made by application to the City of Altoona Code Appeals Board and accompany the application fee of \$500.00. It shall be unlawful for you to dispose of said unit or structure to another until the provisions of this notice have been complied with until you furnish the buyer, transferee, mortgagee, leasee or grantee a true copy of this notice and furnish the code official a notice fully accepting the responsibility without condition for making corrections and repairs required by the notice. It may be necessary to obtain required permits from the Department of Codes & Inspections, 1301 12th Street, Ste 103, Altoona, PA 16601.

Thank you, and please call our department at the number listed above, or email inspections@altoonapa.gov.

Sincerely, JOSEPH DODSON, Code Enforcement Officer

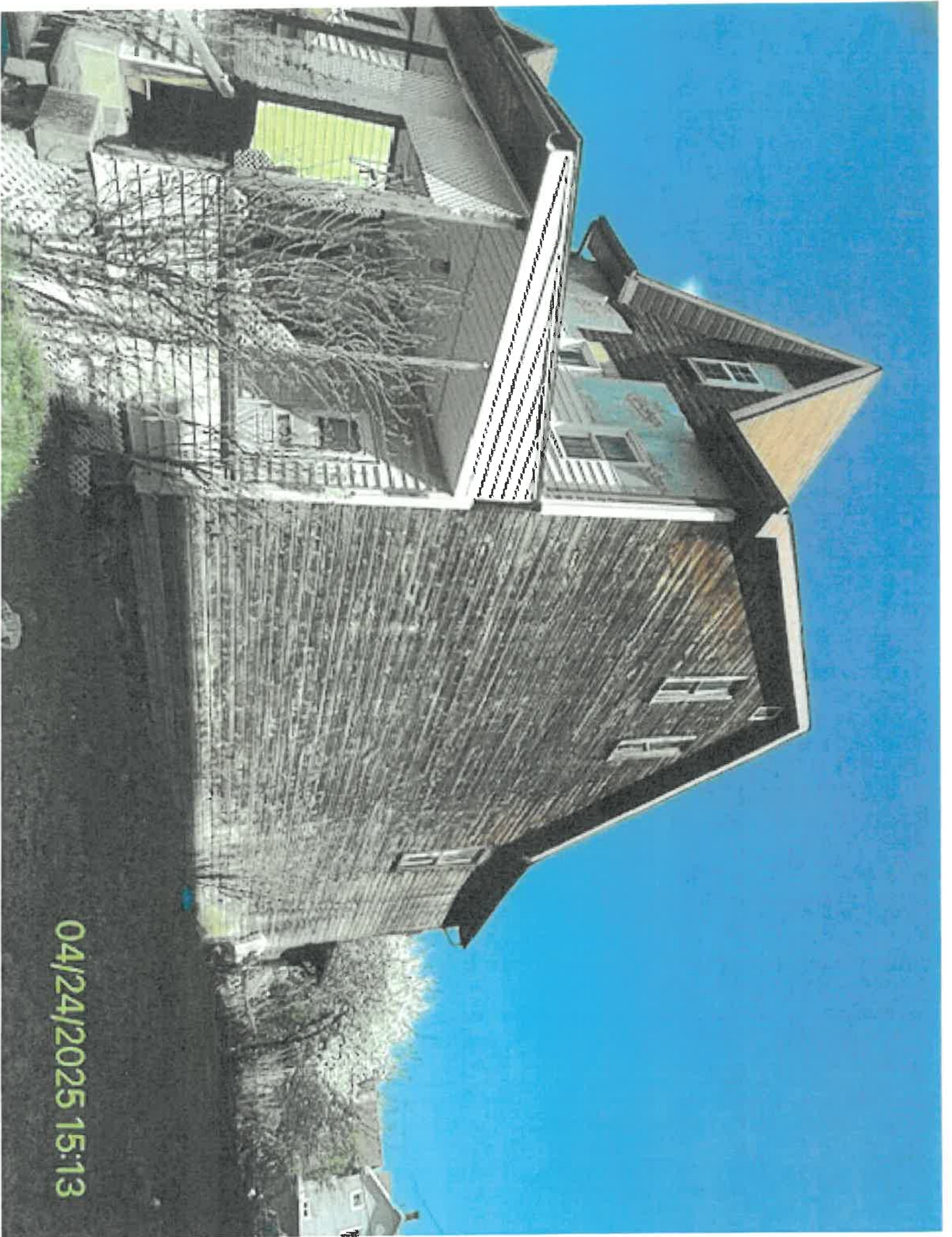
1019 4th Ave



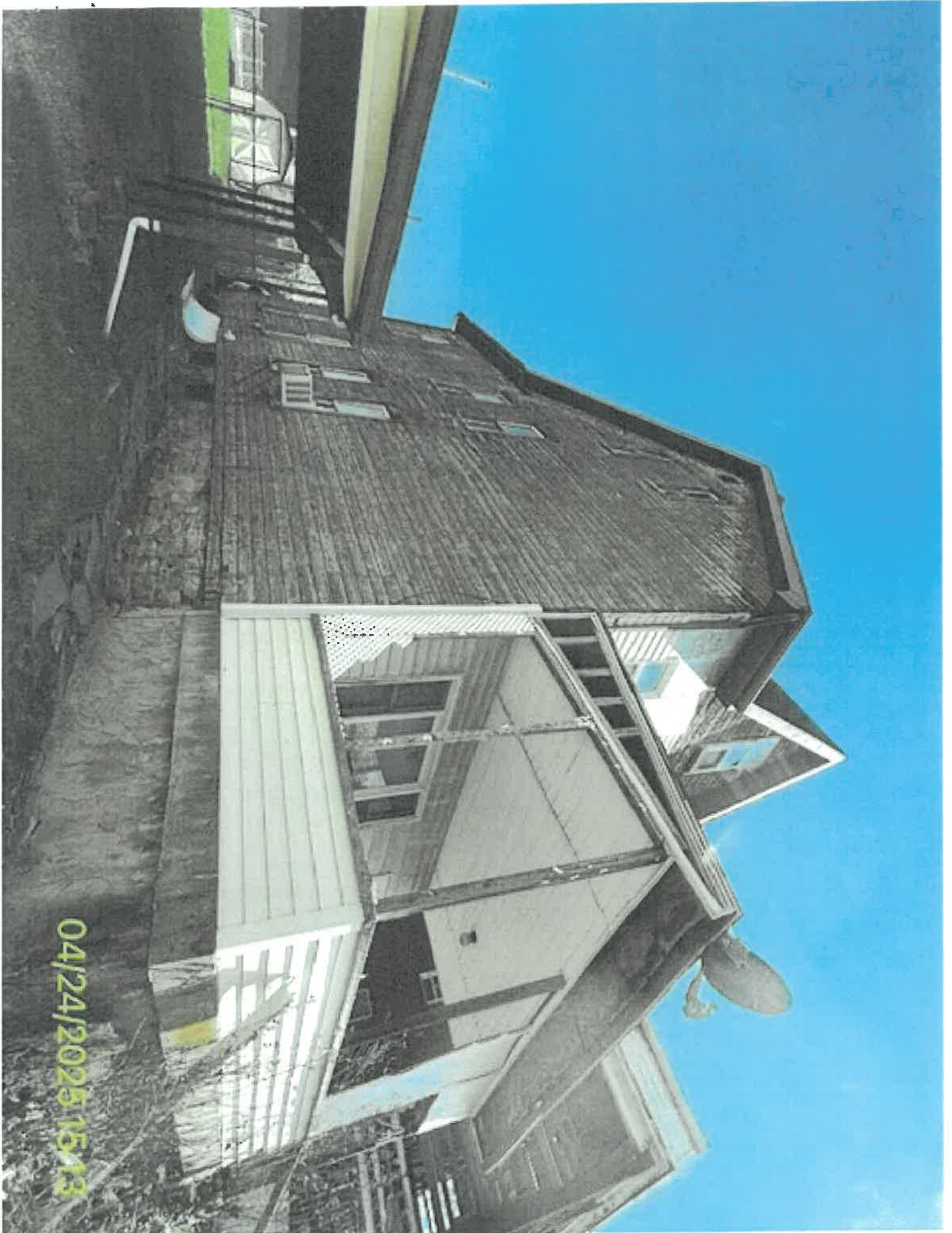
04/15/2025 09:41



04/15/2025 09:44



04/24/2025 15:13



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