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David M. Albright, Chair
Lawrence Bilotto, Vice Chair
Michael Haire, Secretary
Richard Haines
Drew Brennan
Jesse Ickes
Devin Saylor

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, April 2, 2024 at 3:00 PM
4th Floor City Hall Common Room

AGENDA

CALL TO ORDER

ADMINISTRATIVE ITEMS

1. Approval of Minutes – The Commission will consider the approval of minutes from its previous meeting of March 5, 2024 which is included in the packet.
2. Public Comment Period – All public comments will be received at this time.

SUBDIVISION AND LAND DEVELOPMENT

1. New Expansion for Altoona Dermatology Associates – 1111 Logan Blvd – Altoona Dermatology Associates submitted a land development plan for a 2,000 SF addition to the existing medical building. A lot consolidation plan is included to merge two adjoining parcels to create a combined lot size of 0.496-acres. A total of ten (10) waivers is being requested. Your agenda packet includes the latest plans, technical review letter, developers' response letter, waiver list. A recommended resolution for approval has been included.
2. Lexington Ave Townhomes – 113-119 Lexington Ave (AMENDMENT) – Durbin Companies submitted an amendment to the previously approved land development plan presented to the planning commission November 7, 2023. The amendment consists of a proposal to construct a four-unit townhouse in lieu of a six-plex residential housing development. A total of six (6) waivers is being requested (all of which were granted previously but are required to be requested again with the amendment request). Your agenda packet includes the latest plans, waiver list, and amended resolution for approval has been included.

STAFF LEVEL REVIEWS

Staff has received the following updates to the staff level subdivision/land development applications since March 5, 2024 regular meeting:

- a. John J Castle – 413-421 E Southey Ave – No-Impact Subdivision Plan - Approved
- b. Barry Saylor – 515-521 Bellview Street – No-Impact Subdivision Plan – Under Review
- c. Dale Oxygen – 1315 Pleasant Valley Blvd - Low-Impact Land Development Plan – Under Review

SPOT BLIGHT DECLARATION

704 2nd Avenue

Owner: Investments Patron LLC

19 Meade Avenue, 1st Floor

Passaic, NJ 07055

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Property is an unsafe structure, hazard to the public and neighbor's house. This house is leaning against the neighboring property. Exterior has missing window glass, doors are not weathertight, missing siding, rotted cornice, gutters are incomplete, no railings, and foundation is failing. Electrical service to the property is still on and water has been off since 4/8/2014. Gas is also off, but don't know for how long. There are outstanding taxes owed on the property for 2022 and 2023 totaling \$819.35. 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. (Pictures are attached)

715 N. 6th Avenue

Owner: Ronald Miller

715 N. 6th Avenue

Altoona, PA 16601

Property is vacant, residential structure in substandard condition not suitable for rehabilitation. Structure is unsafe and owner has not provided any maintenance to the property. Foundation stone is chipping, cracking and needs repainted. Siding is damaged and/or missing, windows/window casing damaged, railing missing, roof is damaged, with holes, rotted and missing shingles. Outbuilding crushed by concrete retaining wall. All utilities are off and taxes owed for 2022 and 2023 totaling \$921.40. 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. (Pictures are attached)

628 N. 9th Avenue

Zerilda O. Temple (deceased)

628 N. 9th Avenue

Altoona, PA 16601

Property is vacant, residential structure in substandard condition not suitable for rehabilitation. Exterior siding missing and/or damaged, windows broken/damaged/missing, window casing are rotted/damaged, cornice damaged/rotting and or missing, rear attic window missing, causing a pigeon infestation. Foundation is in satisfactory condition. Shingles are damaged and chimney needs repointed. The City has received a number of complaints from residents due to the poor condition, no utilities and no maintenance to the property. Water and Gas have been shut off since 2017-2018 but the electric is still on. Taxes are owed for 2023 \$598.88. 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. (Pictures are attached)

INFORMATIONAL ITEMS

1. GAEDC Report
2. Blair County Planning Commission Report

COMMISSIONER FORUM

1. Comprehensive Plan Update

QUESTIONS FROM MEDIA AND PUBLIC

ADJOURNMENT

**MINUTES
ALTOONA CITY PLANNING COMMISSION
REGULAR MEETING
March 5, 2024**

MEMBERS PRESENT

David Albright – Chair
Larry Bilotto – Vice Chair
Drew Brennan
Richard Haines
Jesse Ickes
Devin Saylor

MEMBERS ABSENT

Michael Haire – Secretary

GUESTS PRESENT

Joe Keller, Keller Engineering
Bill Kibler – Altoona Mirror

STAFF PRESENT

Diana White – Director, Department of Community Development
Mary Johnson – Deputy Director, Department of Community Development
Sabrina Appel-McMillen – GIS/Land Use Coordinator
Rob Crossman – Division Chief, Engineering Services
Mayor Matthew Pacifico – Mayor City of Altoona
Bette Fischer – Clerical Associate III, Department of Community Development

The Altoona City Planning Commission (ACPC) held its regular monthly meeting on March 5, 2024, in the City Hall 4th Floor Common Room, 1301 12th Street, Altoona, PA. Chair David Albright called the meeting to order at 3:05 PM.

ADMINISTRATIVE ITEMS

1. Approval of Minutes

A motion was made by Mr. Haines to approve the minutes from the February 6, 2024, meeting. Mr. Bilotto seconded the motion. Motion passed unanimously.

2. Welcome New Commission Member

Mr. Albright introduced the new commission member Drew Brennan. Mr. Brennan gave a short bio of himself. The commission welcomed him to the group.

3. Public Comment Period

None at this time.

SUBDIVISION AND LAND DEVELOPMENT APPLICATIONS

1. Dr. Chopra Office Expansion – 1224 7th Avenue – Chopra Pediatrics submitted a land development plan for a 3,060 SF addition to the existing office building along with the construction of a 40-car parking area located at 1221 8th Avenue. A lot consolidation plan is included to merge two adjoining parcels to create a combined lot size of 0.415-acres. A total of four (4) waivers is being requested.
 - a. Section 620-12.B(4)(d)[8] – Facility shall be located to facilitate maintenance, considering the frequency and type of equipment that will be required. All detention ponds shall be provided with a suitable access road with a minimum width of 12-feet located with a twenty-foot minimum easement.
The applicant is requesting a waiver to this section.
 - b. Section 620-12.B(4)(d)[9] – Bottoms of detention basins should be graded with sufficient slope to provide positive surface drainage. A subdrainage system may be required, depending on the location of the pond bottom relative to groundwater levels.
The applicant is requesting a waiver to this section to allow a flat-bottom basin bottom.
 - c. Section 620-12.B(4)(d)[17] - Any stormwater management facility required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the one-hundred-year post-development conditions. The height of embankment must be set as to provide a minimum one foot of freeboard above the maximum pool elevation computed when the facility function for the one-hundred-year post-development inflow.
The applicant is requesting a waiver to this section to eliminate one foot of freeboard.
 - d. Section 640.65.D.4 – Foundational landscaping shall include low shrubbery at a ratio of at least one shrub for every five linear feet of wall and high shrub or tree for every 50 linear feet of wall.
The applicant if requesting a waiver to this section.

A discussion ensued regarding parking lot egress. There was concern that there may not be enough room the cars to turn around leaving the parking lot. A motion was made by Mr. Saylor to approve the plan with the condition that they remove two (2) parking spaces which will allow vehicles to turn around in the parking lot. Mr. Bilotto seconded the motion. Motion passed unanimously.

RESOLUTION 03-05-24-PAC23-15
A RESOLUTION APPROVING THE DR CHOPRA OFFICE EXPANSION
LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by RK II, LLC. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a 3,050 SF addition to the existing Chopra Pediatrics office at 1224 7th Avenue and a 40-vehicle parking lot at 1221 8th Avenue, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §620-12.B(4)(d)[8]: Facility shall be located to facilitate maintenance, considering the frequency and type of equipment that will be required. All detention ponds shall be provided with a suitable access road with a minimum width of 12-feet located within a twenty-foot minimum easement.
The applicant is requesting a waiver to this section.
2. §620-12.B(4)(d)[9]: Bottoms of detention basins should be graded with sufficient slope to provide positive surface drainage. A subdrainage system may be required, depending on the location of the pond bottom relative to groundwater levels.
The applicant is requesting a waiver to this section to allow a flat-bottom basin bottom.
3. §620-12.B(4)(d)[17]: Any stormwater management facility required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the one-hundred-year post-development conditions. The height of embankment must be set as to provide a minimum one foot of freeboard above the maximum pool elevation computed when the facility function for the one-hundred-year post-development inflow.

The applicant is requesting a waiver to this section to eliminate one foot of freeboard.

4. §640-65.D(4): Foundational landscaping shall include low shrubbery at a ratio of at least one shrub for every five linear feet of wall and high shrub or tree for every 50 linear feet of wall.

The applicant is requesting a waiver to this section.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. Revise plan; remove one parking space and stripe accordingly to meet the intent of §640-63.C(1).
3. All required signatures must be obtained on the plan.
4. Financial security to cover the cost of all public improvements must be provided to the City.
5. A developer's agreement prepared by the ACPC must be executed by the Developer.
6. Stormwater Maintenance agreement signed by the owner shall be provided to the City.
7. All necessary permits from DEP and/or PennDOT must be provided.
8. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
9. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on March 5, 2024:

David B. Albright, Chairman

STAFF LEVEL REVEIWS

Staff has received the following staff level subdivision/land development applications since the February 6, 2024 regular meeting.

1. None at this time.

SPOT BLIGHT DECLARATION

Location:

1229 4th Avenue

Owner:

Jeffrey McClure (deceased)
1229 4th Avenue
Altoona, PA 16602

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Owner is deceased and his son does not want anything to do with the property. Siding is missing from the left side of the house. Windows are broken out on the front of the second story and the rear of the property. The roof has bare spots and flashing and facia are missing in several locations. Electrical service to the property is on and gas and water have been turned off since 2022. There are outstanding taxes owed on the property for 2022 and 2023 totaling \$1,144.60. 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.

A motion to declare this property blighted and demolish was made by Mr. Ickes. Motion was seconded by Mr. Bilotto. Motion passed unanimously.

INFORMATIONAL ITEMS

GAEDC Report – No report. Next meeting is scheduled for March 27, 2024.

Blair County Planning Commission Report – No report.

COMMISSIONER FORUM –

1. Comprehensive Plan Update

Mr. Albright, Mr. Haines, Mr. Saylor, and Mr. Haire attended the February 26, 2024 Steering Committee meeting. czb representatives presented the draft of the comprehensive plan. According to those who attended, the plan was well received. Nothing came as a surprise. All agreed that there need to be changes

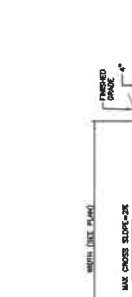
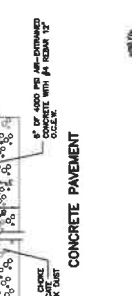
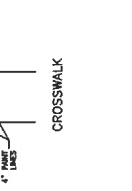
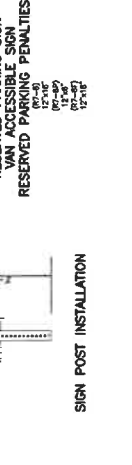
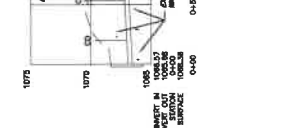
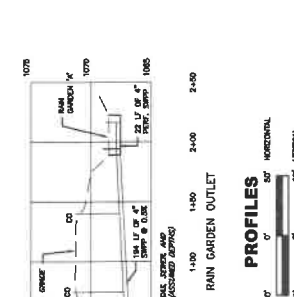
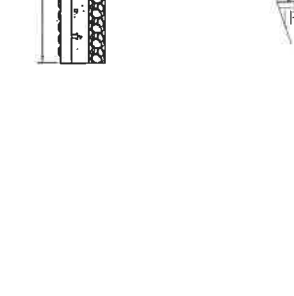
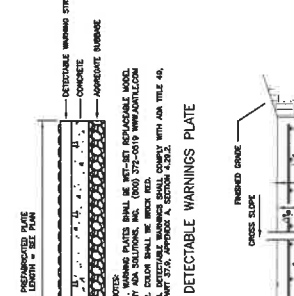
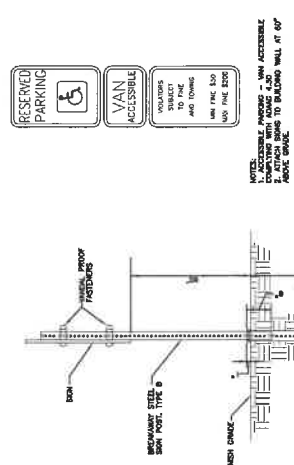
made in order to make the plan implementable and transformational. The City has limited capacity and resources as it is. Raising taxes and establishing the All Together Altoona Fund is the only way that we can implement the plan in the next 5 years. Mr. Haines asked Ms. White to ask the consultant to enumerate goals in time increments to help the ACPC to evaluate the plan annually. Mr. Albright encouraged the commission members to please go to the web-site, AlltogetherAltoona.org and review the draft plan. All comments are due to czb by April 1, 2024.

Under the PA Municipalities Planning Code, the Altoona City Planning Commission is required to hold a public meeting to present the final plan for comment and questions. This meeting is scheduled for Tuesday, April 23, 2024 at 6:00 P.M. at the City's Margaret Avenue Facility. czb representatives will be present to provide a brief presentation. The chair will run the meeting. The City will advertise the meeting through various channels, but pre-registration will not be required.

ADJOURNMENT

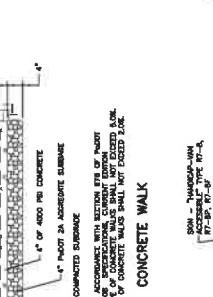
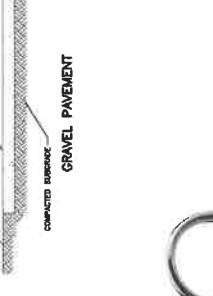
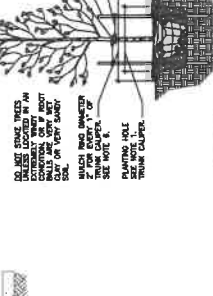
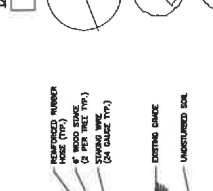
There being no further business the motion was made by Mr. Saylor to adjourn the meeting at 3:50 P.M. Mr. Ickes seconded the motion. The motion passed unanimously.

Signed: David Albright, Chair



LANDSCAPING LEGEND

SYMBOL	QTY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
	CC	7	CESTRUS CANADENSIS EASTERN REDBUD (TREE TYPE)	REDBUD	NOTE 3	BAR
	CK	2	CORNUS FLORIDA YOGURT BERRY	BAR	48\"/>	
	PM	4	PRUNUS SPINA THORN	24\"/>		
	TD	8	THUJA OCCIDENTALIS WOODROW ARBORVITAE	6\"/>		
	JP	3	JUNIPERUS HORIZONTALIS SPREADER	24\"/>		
	PA	12	POTENTILLA ANSERINA CREEPER	24\"/>		
	EP	12	PURPLE CONOCLINIUM CREEPER	18\"/>		
	BA	2	BRIZA AQUILONALIS LOW GROW PERENNIAL	12\"/>		
	MP	8	MONARDA NUTTIANA RED BUTTERFLY	24\"/>		
	BD	8	RED BEECHAM CREEPER	18\"/>		



RESERVED PARKING SIGN VAN ACCESSIBLE SIGN PARKING PENALTIES

NOTES:
 1. ACCURATELY POSITION SIGN ACCORDING TO THE SIGN MANUAL.
 2. SIGN SHALL BE MOUNTED TO A 4\"/>

STOP SIGN

NOTES:
 1. SIGN SHALL BE MOUNTED TO A 4\"/>

DETECTABLE WARNING PLATE

NOTES:
 1. DETECTABLE WARNING STRIP SHALL BE INSTALLED ACCORDING TO THE SIGN MANUAL.
 2. COLOR SHALL BE BROWN.
 3. DETECTABLE WARNING STRIP SHALL BE MOUNTED TO A 4\"/>

CONCRETE PAVEMENT

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

GRAVEL PAVEMENT

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

CONCRETE WALK

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

TREE PLANTING

NOTES:
 1. ALL TREES SHALL BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
 2. ALL TREES SHALL BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
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SCHEMATIC BORE-TENTION PLAN

NOTES:
 1. ALL TREES SHALL BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
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RAIN GARDEN OUTLET

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

RAMP PLAN

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

ACCESSIBLE PARKING

NOTES:
 1. FINISHED GRADE SHALL BE 4\"/>

SHRUB PLANTING DETAIL

NOTES:
 1. ALL SHRUBS SHALL BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
 2. ALL SHRUBS SHALL BE PLANTED TO THE SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF ARBORICULTURISTS.
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DATE	BY	REVISION DESCRIPTION
3/15/21	MS	ISSUE FOR PERMIT

NEW EXPANSION FOR ALTOONA
1101 LOYAL BLVD
CITY OF ALTOONA, PA COUNTY OF PENNSYLVANIA

HOP NOTES

PROJECT NO.	21-11
DATE	3/15/21
DESIGNED BY	MS
CHECKED BY	MS
SCALE	AS SHOWN
DATE	3/15/21
PROJECT NAME	NEW EXPANSION FOR ALTOONA
CLIENT	HOLLER ENGINEERS, INC.

1. THE CITY OF ALTOONA HAS REVIEWED THIS PERMIT APPLICATION AND HAS GRANTED PERMIT STATUS TO THIS PROJECT. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PERMIT APPLICATION AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED. THE CITY ENGINEER'S REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PERMIT APPLICATION AND DOES NOT CONSTITUTE AN ENDORSEMENT OF THE PROJECT OR A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED.

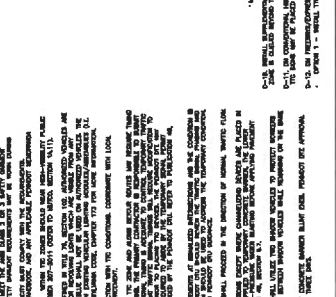
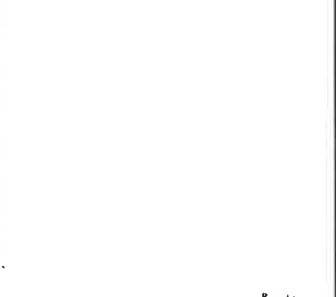
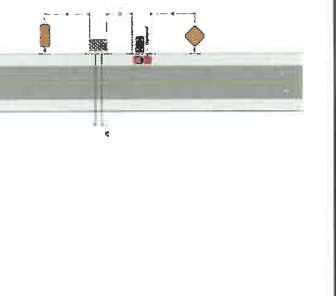
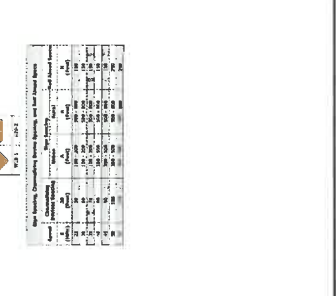
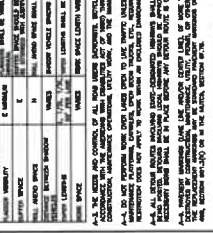
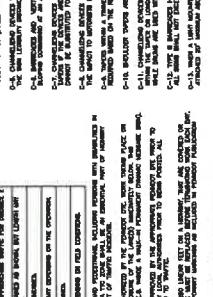
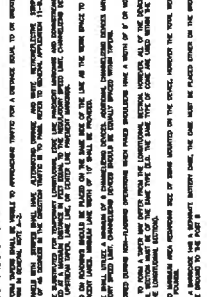
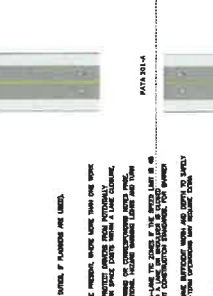
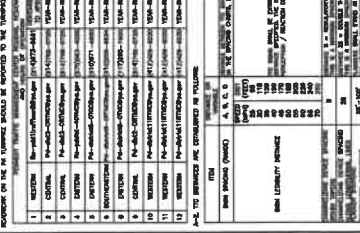
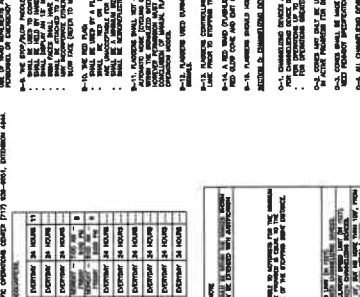
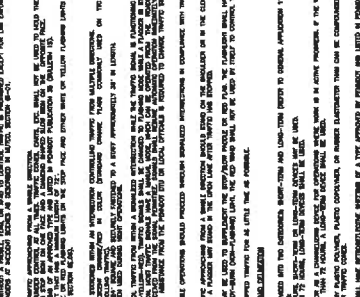
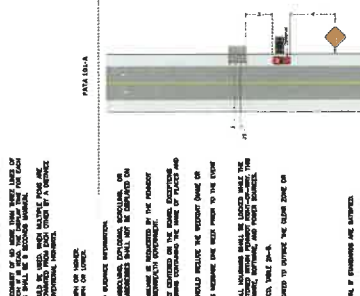
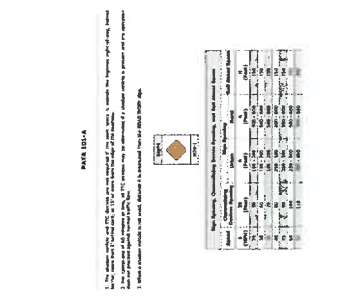
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6. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES. THE PERMITTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES AND AGENCIES.



March 15, 2024

Ms. Rebecca Brown
Director
City of Altoona
Department of Codes and Inspections
1301 12th Street, Suite 103
Altoona, PA 16601

RE: Altoona Dermatology Associates
Land Development Review

Dear Ms. Brown:

At the request of the City of Altoona, we have completed our review of the land development plan for the above-referenced project. The following information was provided to our office on March 6, 2024 for review of a land development located at 1101 Logan Boulevard in the City of Altoona, Blair County:

- Final Land Development Plans for New Expansion for Altoona Dermatology Associates as prepared by Keller Engineers, 9 sheets, project no. 4761-1, dated 3/1/2024
- Preliminary/Final Lot Merge Plan for Skin Care Center Altoona LLC as prepared by Keller Engineers, 1 sheet, project no. 4761-1, dated 2-20-24
- Design Report New Expansion for Altoona Dermatology Associates as prepared by Keller Engineers, project no 4761-1, dated March 1, 2024
- Submittal letter dated March 1, 2024, city application, project narrative, waiver requests, property deed, adjoining properties list, stormwater maintenance email to owner

The above information has been reviewed for conformance with Chapter 620 and Chapter 640 of the Code of Ordinances for the City of Altoona, Blair County, Pennsylvania. This review was completed for ordinance conformance only. We do not accept any liability for any potential design errors or oversights made by the design engineer. Members of the City of Altoona Planning Commission have the final decision regarding comments for the construction plans. The developer shall address the following comments and proceed with final plan preparation.

General

1. All signature blocks are to be executed.
2. No changes can be made to the approved plans during construction without the approval of the City. After construction is complete provide record or as-built drawings to the city of all approved changes made during construction.
3. Please include note that all asphalt joints within right of way shall be sawcut neat and sealed with AC-20.
4. Please add note to plan sheet stating that contractor is responsible for keeping City streets free of debris and mud.
5. Please note the following items in the stormwater design report:
 - The CN for macadam or concrete is being used for the gravel area in the predevelopment condition in both the volume and routing calculations. Please revise.

- The CN for the pervious condition in the volume calculations is 78/80 but 58/61 in the routing calculations. Please explain/revise for consistency.
6. Property is zoned R-SH: Single-Household. It is an existing non-conforming use and the certain variances have been granted for this project.

Chapter 620 Stormwater Management, Erosion and Sediment Control

7. 620-1.B. Proof of E&S approval from the Blair County Conservation District has been received.
8. 620-12.B(2a) Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Provide percolation test results and in-depth studies by a competent Geotechnical Engineer. It appears a waiver is desired to this section as the site is unlikely to infiltrate and the engineer has provided an underdrain as backup instead. We would have no objection to that request.
9. 620-12.B(4d10) Fencing shall be provided around the entire perimeter for all above ground retention/detention stormwater facilities. A waiver has been requested to this section with the plans indicating the maximum ponding depth of 1.25' (although it should be noted that the outlet structure crest elevation is at a depth of 6". Please provide a dewatering time calculation. We recommend a hold harmless agreement should a waiver be granted.
10. 620-12.B(4d17) Any stormwater management facility required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the one-hundred-year post-development conditions. Developer is requesting a waiver to allow less than 1' freeboard. As the facility appears to be primarily a sump condition, we have no objection.
11. 620-12.C(2f) Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15 inches. Staff has not objected to prior use of HDPE, but it will require a waiver.
12. 620-12.C(2i) Any connection to the City storm sewer system, whether to an inlet, manhole, or direct connection must be approved by the City of Altoona. Fee for tapping/inspection of an existing inlet/manhole/pipe is \$250. Contractor should contact the public works office, 949-2446, 24 hours in advance of the work being done.
13. 620-13.F(1) The developer or their engineer shall be responsible for providing as-built plans of all stormwater management (SWM) BMPs included in the approved SWM site plan in accordance with this section. Any changes proposed during construction must receive the approval of the City prior to implementation.
14. 620-13.F(2) A licensed professional or a designee shall be present onsite and be responsible during all critical stages of implementation of the approved post construction stormwater maintenance plan. The critical stages will include critical processes of the installments of underground treatment or storage BMPs, structurally engineered BMPs, and all other BMPs unless deemed inappropriate or unnecessary by the City of Altoona or the Department of Environmental Protection. This is included in the report, please show this on the plan.
15. 620-15.A(1) Facilities, areas or structures used as stormwater management BMPs shall be enumerated as permanent real estate appurtenances and recorded as deed restrictions or conservation easements that run with the land. Any existing or proposed inlets, piping, ponds, raingardens, swales, etc. located within the site are considered stormwater facilities. These storm water facilities are private and maintenance of the storm water management facilities will be the responsibility of the owner.
 - A copy of the maintenance agreement, signed by the owner, should be included in both the plans and Stormwater management report. Please add the maintenance information depicted in the design report to the plan.
16. 620-15.B(1c) The owner shall keep on file with the City of Altoona the name, address and telephone number of the person or company responsible for operation and maintenance activities. In the event of a change, new information will be submitted by the owner to the City of Altoona within 10 working days of the change. Please state this on the plan.

17. 620-15.B(1d) The engineer must meet with and provide the developer or owner with a copy of the operation and maintenance plan. The engineer has provided the owner with a copy of the approved maintenance plan/agreement and explained its requirements. No further action is necessary.
18. 620-15.B(3a) Persons installing stormwater storage facilities shall be required to pay a specified amount to the municipal stormwater maintenance fund to help defray costs of periodic inspections and maintenance expenses. The long-term stormwater management inspection fee for a standard system is \$3,000.00.
19. 620-15.C(1) The owner of the stormwater management facilities shall a keep record or log of all activities undertaken in compliance with the approved maintenance schedule, as well as any other maintenance activities that were necessary.) Please add this to the plan.
20. 620-15.C(2) Said records shall be kept on site, accessible and opened to the Stormwater Officer upon request so that he or she may verify that maintenance is proceeding as approved. A copy of the prior year's maintenance records will be submitted to the City of Altoona Public Works Department, no later than January 31 of each year. Send to the attention of: Stormwater Officer, City Hall, Suite 300, 1301 12th Street, Altoona, PA, 16601. Please state this on the plan.
21. 620-16.A. The city Department of Public Works (DPW) requires a review fee. This fee is \$275.00. The consultant review fee will be in addition to the in-house reviews.

Chapter 640 Subdivision of Land and Land Developments

Subdivision:

22. 640-29.H. Provide proof of review and approval (for the Subdivision Plan) from the County Planning Commission.

Land Development:

23. 640-57.C. Update list of waivers as needed.
24. 640-57.H Provide proof of review and approval (for the Land Development Plan) from the County Planning Commission.
25. 640-57.L. Sewage calculations for the proposed project were submitted. We concur, no sewage planning is necessary.
26. 640-58.K. The zoning district(s) shall be clearly marked on the plan. Please show the zoning district, the district boundary, and state the approved variances on the plan.
27. 640-58.P. Indicate dimensions of driveways, aisles, stalls, and pedestrian facilities (existing and proposed).
28. 640-63.A(2) No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. Please request a waiver. The existing access for the facility falls within this limit; however, it is in compliance with distance requirements of the City driveway ordinance.
29. 640-63.A(10) City permits are required to access a City street. A Driveway permit will be required for all proposed driveways as well as any existing driveway with no permit on record. All driveways shall adhere to the City's driveway ordinance and current ADA standards.
30. 640-63.C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without moving any other legally parked vehicle. It is recommended that a bump out is considered at the end of any dead end parking facilities to facilitate parking movements.
31. 640-63.C(6) All parking areas shall be paved with a nonerosive material suitable to bear the load of vehicular traffic, with stall lines clearly marked on the surface. If there is not an intention to use the area behind the new addition for parking the note to add gravel should be removed.
32. 640-63.C(7) Curbing shall be placed at the edges of all surfaced areas, including islands. No curbing exists on the outer edge of the existing parking lot and none is proposed. Appears a waiver is needed.

33. 640-63.D(2) Provide a parking calculation on the plan to show conformance with this section.
34. 640-64.A(2) All Sidewalks shall be constructed to provide adequate access to the physically disabled.
 - Please provide grades on the ADA ramp(s) in the right-of-way.
 - Please show detectable warning surface on the ADA ramp at the alley. DWS in the Right-of-Way to be Brick Red Composite.
 - Provide proof of PennDOT Highway Occupancy Permit for work within right-of-way upon receipt.
35. 640-65.B(8) Requires a 10' buffer from the adjacent residential use. Developer is requesting to not provide a buffer stating the existing building does not provide a buffer.
36. 640-65.C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land. Such vegetation shall be planted so as to provide a full screen within five years. The city requires bushes planted at 3' on center. The existing parking lot is not proposed to be altered and the only space adjacent to it is where the sidewalk is proposed. Appears a waiver is needed.
37. 640-65.D(4) Foundational landscaping shall include low shrubbery at a ratio of at least one shrub for every five linear feet of wall and high shrub or tree for every 50 linear feet of wall. Developer is requesting a waiver to not provide foundation landscaping along the south façade (which is the short side of the building).
38. 640-65.E(5) DPW requests that a stop sign be added at the exit point of the existing parking lot.

Should you have any questions please do not hesitate to contact The EADS Group at (814) 944-5035 or sshoenfelt@eadsgroup.com.

Sincerely,
The EADS Group, Inc. (Altoona)



By: Stephanie C. Shoenfelt, P.E.

cc: Project File

R:\0283 City of Altoona\19478 City of Altoona\Phase 80 - Task Order 74 - Plan Reviews 2024\Altoona Dermatology LD\20240313 Altoona Dermatology Review 1.docx



www.eadsgroup.com



420 Allegheny Street
Hollidaysburg, PA 16648
Phone: 814.696.7430
Fax: 814.696.0150

www.keller-engineers.com

March 19, 2024

4761-1

Ms. Rebecca Brown
Director of Codes and Inspections
City of Altoona
1301 12th Street
Altoona, PA 16601

**RE: FINAL LAND DEVELOPMENT PLAN
NEW EXPANSION FOR ALTOONA DERMATOLOGY ASSOCIATES
CITY OF ALTOONA, BLAIR COUNTY**

Dear Ms. Brown:

The following is offered in response to the land development review by Stephanie Shoenfelt received in a letter dated March 15, 2024. The responses relate point-by-point to the comments in the review letter.

General:

1. The signature blocks will be executed at approval.
2. No response necessary.
3. The note has been added to sheet 2.
4. The note has been added to sheet 2.
5. A. The CN and quantities have been revised for gravel and impervious.
B. The CN numbers have been rectified.
6. No response necessary.

Chapter 620

7. The E&S approval was sent to the City on 3/15/24.
8. No response necessary.
9. A dewatering calculation cannot be provided without infiltration testing rates, and a waiver has been requested and supported by the review engineer to not perform infiltration testing. An underdrain is located in the basin bottom to dewater the rain garden.
10. No response necessary.
11. The waiver has been added to the request list.
12. No response necessary.
13. No response necessary.
14. The critical stages were added to sheet 2.
15. The maintenance notes were added to sheet 2. There is a signature block on sheet 1 where the developer agrees to maintain the stormwater facilities.
16. The note has been added to sheet 2.
17. No response necessary.
18. No response necessary.
19. The note has been added to sheet 2.
20. The note has been added to sheet 2.
21. No response necessary.

Chapter 640

22. The BCPC review will be provided upon receipt.
23. The updated waiver list is enclosed.
24. The BCPC review will be provided upon receipt.
25. No response necessary.
26. The zoning district lines and the zoning decision were added to sheet 2.
27. The dimensions have been added. A waiver has been added to the list for the length of the existing parking spaces.
28. The waiver has been added to the list.
29. No response necessary.
30. There is sufficient room; the bump-out will not be added.
31. The area is gravel now and will be used as a pull-off area for doctors to enter and exit the building quickly when needed.
32. The waiver has been added to the list.
33. The parking calculation has been provided.
34.
 - a. Grades have been provided on the curb ramp.
 - b. The DWS plate has been provided.
 - c. The HOP will be provided upon receipt.
35. No response necessary.
36. The waiver has been added to the list.
37. No response necessary.
38. A Stop sign has been added.

Please contact me at 814-696-7430 or along@keller-engineers.com if you have any questions or would like additional information.

Sincerely,



Adam J. Long, RLA
Land Development Division

cc: file

Section 640.65.B.8– Request to eliminate the required buffer along the alley side of the property.

Justification: The existing site/building does not contain the buffer.

Section 640.65.C.4– Request to eliminate the landscaping along the Logan Boulevard parking.

Justification: The condition is existing and has existed for many years. There is no room to install the required landscaping.

RESOLUTION 04-02-24-PAC24-01
A RESOLUTION APPROVING
NEW EXPANSION FOR ALTOONA DERMATOLOGY ASSOCIATES
SUBDIVISION & LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Altoona Dermatology Associates (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a 2,000 SF addition to the existing medical building at 1111 Logan Blvd, Altoona, Pennsylvania; and

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's zoning, subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §620-12B(2)(a): Infiltration systems shall be sized and designed based upon local soil and groundwater conditions as well as subsurface geological features. Provide percolation test results. **The applicant is requesting a waiver to eliminate infiltration testing.**
2. §620-12B(4)(d10): Fencing shall be provided around the entire perimeter for all above ground retention/detention stormwater facilities. **The applicant is requesting a waiver to eliminate fence around the basin.**
3. §620-12B(4)(d17): Any stormwater management facility required or regulated by this chapter shall be designed to provide an emergency spillway to handle flow up to and including the 100-year post-development conditions. The height of embankment must be set as to provide a minimum one foot of freeboard above the maximum pool elevation computed when the facility functions for the 100-year post development inflow. **The applicant is requesting a waiver to allow <1' of freeboard in the basin.**
4. §620-12C(2)(f): ... Pipe within a municipal right-of-way shall be reinforced concrete pipe with a minimum diameter of 15", unless otherwise directed or approved by the Stormwater Office. **The applicant is requesting a waiver to this section.**
5. §640-63A(2): No access driveway shall be located within 50 feet of an intersection or as otherwise directed by the Planning Commission. **The applicant is requesting a waiver to this section.**

6. §640-63C(3)(a): All stalls shall be 19 feet long. **The applicant is requesting a waiver to this section.**
7. §640-63C(7): Curbing shall be placed at the edges of all surfaced areas, including islands. **The applicant is requesting a waiver to this section.**
8. §640-65B(8): A buffer yard is required in addition to the five-foot minimum required for all proposals. **The applicant is requesting a waiver to eliminate the buffer along the alley side of the property.**
9. §640-65C(4): Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. **The applicant is requesting a waiver to eliminate the landscaping along the Logan Boulevard parking.**
10. §640-65D(4): Foundational landscaping shall include low shrubbery at a ratio of at least one shrub for every five linear feet of wall and high shrub or tree for every 50 linear feet of wall. **The applicant is requesting a waiver to not provide foundation landscaping along the south façade and to allow an alternate foundation landscaped arrangement.**

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. All required signatures must be obtained on the plan.
3. If required, financial security to cover the cost of all public improvements must be provided.
4. A developer's agreement prepared by the ACPC must be executed by the Developer.
5. Stormwater Maintenance agreement signed by the owner shall be provided to the City.
6. Any necessary permits from DEP and/or PennDOT must be provided.
7. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
8. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on April 2, 2024:

David B. Albright, Chairman



3075 Enterprise Drive
State College, PA 16801
814-231-8285 | PennTerra.com

October 31, 2023

City of Altoona, Codes & Inspections Dept.
Attn: Rebecca Brown, Director
1301 12th Street, Suite 103
Altoona, PA 16601

**Re: Project Narrative and Waiver Requests for Lexington Ave. Apartments
Preliminary/Final Land Development Plan (PTE #16134)**

Dear Rebecca,

In regard to the above referenced project, we are requesting the following waivers from the City of Altoona's SALDO:

Chapter 640 Subdivision of Land and Land Developments

1. 640-63. Parking and vehicular access.

A(4) No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line.

A(6) The minimum curb radius on an access driveway at the street or alley shall be 10 feet.

B(3) Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet

C(1) Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle.

640-65.C(4) Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. The intent is to mitigate the impact of vehicle noise, lights, and fumes on adjacent land

640-65.E(1-3) Landscaping shall be required to provide definition and traffic control within a parking lot. Such landscaping shall be provided at the ends of all stall rows. There shall be one tree for each 18 feet of length. For each tree required in the island, six shrubs shall be required.

The proposed 9 parking stalls are designed to back into the exiting alley, similar to the other users on the alley. The alley sees little traffic and there is not a great deal of traffic anticipated for this project. The proposed parking lot will have no significant impact of adjoining properties.

If you have any questions, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "John C. Sepp". The signature is written in a cursive style with a large initial "J" and "S".

John C. Sepp, P.E.
President

CC: Blair County Planning Commission

RESOLUTION 04-02-24-PAC23-11
A RESOLUTION APPROVING
THE LEXINGTON AVE TOWNHOMES
SUBDIVISION & LAND DEVELOPMENT PLAN

WHEREAS an application for a land development project has been filed with the Altoona City Planning Commission (hereinafter "ACPC") by Durbin Companies. (hereinafter referred to as the "DEVELOPER"); and

WHEREAS, the DEVELOPER desires to construct a four-unit townhouse at 113-119 Lexington Avenue, Altoona, Pennsylvania; and

WHEREAS, the ACPC previously approved the Land Development Plan for the Developer pursuant to resolution no. 11-07-23-PAC23-11 dated November 7, 2023 which outlined several conditions the Developer was required to satisfy no later than February 7, 2024.

WHEREAS, the Developer has submitted an amendment to the previously approved plan;

WHEREAS, staff has reviewed the LAND DEVELOPMENT PLAN, incorporated herein by this reference and filed with the ACPC by the Developer, and has found it to be in compliance, as a FINAL LAND DEVELOPMENT with all applicable provisions of the City of Altoona's subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has determined that this LAND DEVELOPMENT PLAN constitutes a FINAL LAND DEVELOPMENT PLAN in full compliance with the City of Altoona's subdivision/land development, and storm water ordinances subject to the conditions of this resolution; and

WHEREAS, the ACPC has the power to APPROVE modifications to the City of Altoona's subdivision and land development requirements, and the Developer has requested the following waivers that are hereby approved by the ACPC:

1. §640-63A(4): No bidirectional access driveway shall be wider than 24 feet or narrower than 16 feet at the point where such a driveway crosses the street or alley right-of-way line. **The applicant is requesting a waiver to this section.**
2. §640-63A(6): The minimum curb radius on an access driveway at the street or alley shall be 10 feet. **The applicant is requesting a waiver to this section.**
3. §640-63B(3): Parking facilities shall be set back from street right-of-way lines, property lines, and building foundations a minimum of five feet. **The applicant is requesting a waiver to this section.**
4. §640-63C(1): Facilities shall be designed so that each vehicle may enter and exit a parking space without maneuvering into a public right-of-way or pedestrian facility or without moving any other legally parked vehicle. **The applicant is requesting a waiver to this section.**
5. §640-63C(4): Along the parking lot, trees and shrubs shall be planted so as to screen the parking facility from all surrounding streets and properties. **The applicant is requesting a waiver to this section.**

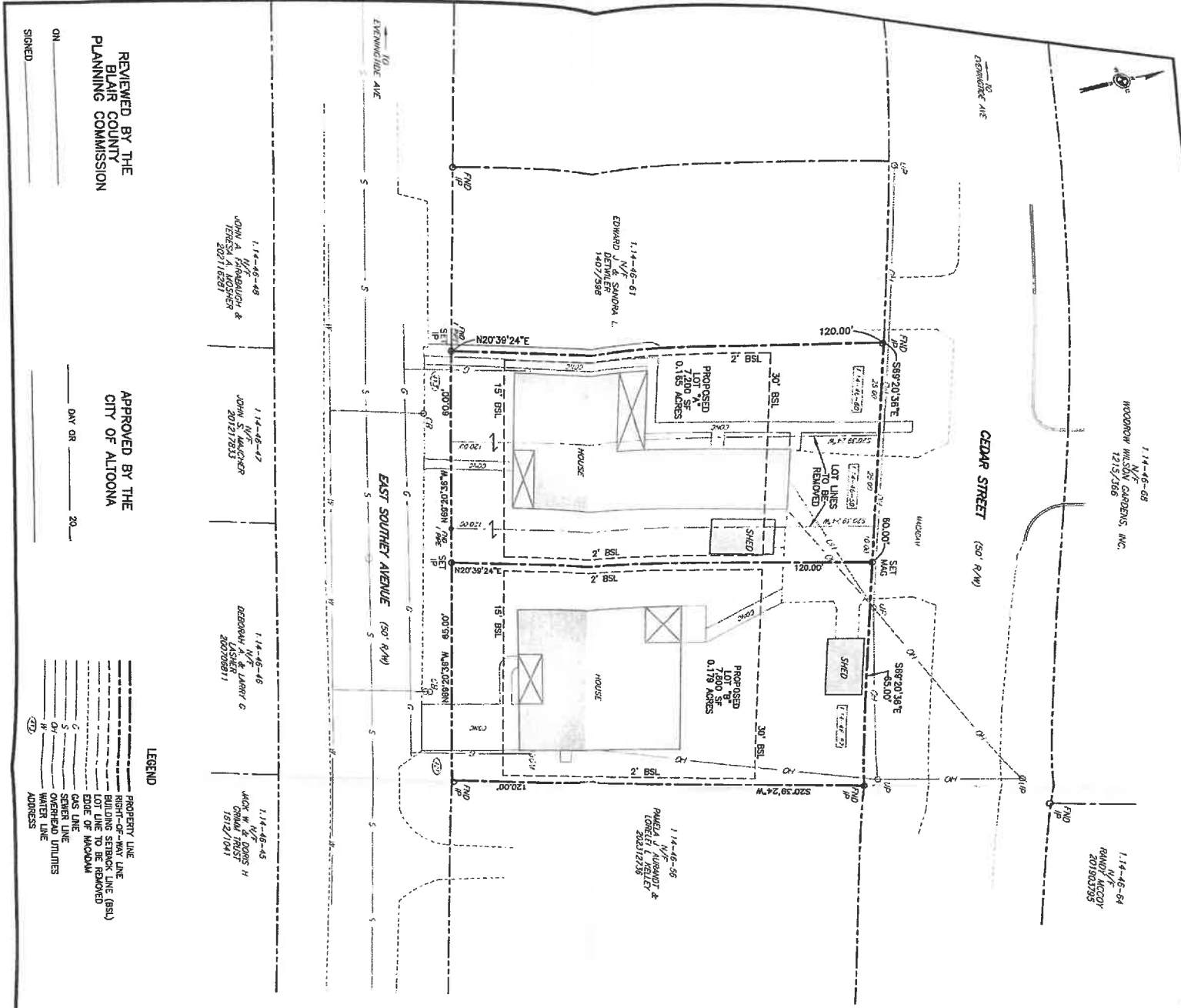
6. §640-65E(1-3): Landscaping shall be required to provide definition and traffic control within a parking lot. Such landscaping shall be provided at the ends of all stall rows. There shall be one tree for each 18 feet of length. For each tree required in the island, six shrubs shall be required. **The applicant is requesting a waiver to this section.**

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Altoona, Blair County, Pennsylvania, that the application and plans, as filed by the DEVELOPER, are hereby approved subject to the following conditions:

1. The conditions of the plan must be accepted in writing by developer within 30 days of plan approval.
2. All required signatures must be obtained on the plan.
3. Financial security to cover the cost of all public improvements must be provided to the City.
4. A developer's agreement prepared by the ACPC must be executed by the Developer.
5. Stormwater Maintenance agreement signed by the owner shall be provided to the City.
6. All necessary permits from DEP and/or PennDOT must be provided.
7. A copy of the RECORDED plan must be provided to the ACPC as soon as it is recorded.
8. All conditions must be met, fees paid, and the plan signed and recorded within the plan deadline.

RESOLVED by the Altoona City Planning Commission on April 2, 2024:

David B. Albright, Chairman



REVIEWED BY THE
BLAIR COUNTY
PLANNING
COMMISSION

APPROVED BY THE
CITY OF ALTOONA

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE (BSL)
- EDGE OF PAVEMENT
- CURB LINE
- SEWER LINE
- OVERHEAD UTILITIES
- WATER LINE
- ADDRESS

1.14-46-48
N/E
JOHN A. HANBROUGH &
JENNIFER A. HOSNER
202116281

1.14-46-47
N/E
JOHN S. MACHOR
201217833

1.14-46-46
N/E
DEBORAH A. & LARRY G.
LADON
20100811

1.14-46-45
N/E
JOHN W. ROBERT H.
CRINAL TRUST
1812/1041

1.14-46-61
N/E
EDWARD J. SINDRA L.
DEWILDER
1407/598

PROPOSED
LOT #1
1,200 SF
0.128 ACRES

PROPOSED
LOT #2
7,800 SF
0.178 ACRES

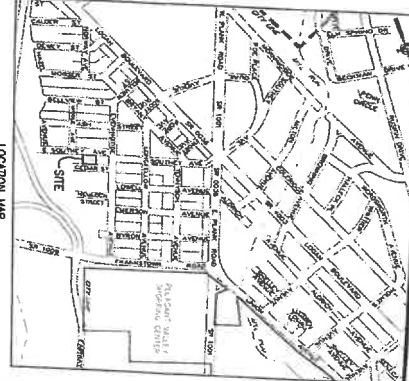
1.14-46-56
N/E
PAULA J. HUNDAULT &
LORETTA L. VELEY
20231238

1.14-46-68
N/E
WOODROW WILSON CARENS, INC.
1215/566

1.14-46-84
N/E
RANDY MCCOY
201502795

GENERAL NOTES:

1. PROPERTY IS CURRENTLY OWNED BY JOHN A. CASTLE AS RECORDED IN BLAIR COUNTY INSTRUMENT NUMBER 201917129, 1.14-46-50, (AX PARCEL NUMBERS 1.14-46-57, 1.14-46-58, & 1.14-46-60).
2. PROPERTIES BEING ALL OF LOTS 108 THRU 113 IN THE PLOT RECORDED IN BLAIR COUNTY INSTRUMENT NUMBER 201917129.
3. THE PURPOSE OF THIS PLAN IS TO RECONSTRUCT/REINSTATE THE EXISTING BUILDINGS AND TO RELOCATE THE PROPOSED LOTS TO BETTER ENCOMPASS THE EXISTING STRUCTURES.
4. SUBJECT PROPERTIES ARE CURRENTLY ZONED R-SH - SINGLE HOUSEHOLD DISTRICT.
5. BUILDING SETBACK RESTRICTIONS:
FRONT = 30'
SIDE = 10'
REAR = 30'
6. NO PORTION OF THE SUBJECT PROPERTIES LIE WITHIN THE 100 YEAR FLOOD PLAIN ACCORDING TO THE DIGITAL FLOOD INSURANCE RATE MAP FOR BLAIR COUNTY.
7. THE LOCATION OF UNDERGROUND UTILITIES ARE BASED ON EXISTING FIELD EVIDENCE AND PROVIDED PLANS AND SHOULD BE CONSIDERED APPROXIMATE.



CERTIFICATION OF OWNERSHIP

COMMONWEALTH OF PENNSYLVANIA, COUNTY OF BLAIR, ON THIS DAY OF MAY, 2024 BEFORE ME, A NOTARY PUBLIC IN AND FOR THE COMMONWEALTH OF PENNSYLVANIA, JOHN J. CASTLE, HUSBAND AND SINGLY SOLE PROPRIETOR OF KELLER ENGINEERS, INC., HAS APPEARED AND HAS DECLARED UNDER OATH THAT HE IS THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN BEING RECORDED IS HIS OWN WORK, AND THAT HE HAS A RIGHT AND LEGAL INTEREST IN THE SAME TO BE RECORDED AS SUCH ACCORDING TO LAW. WITNESS MY HAND AND SEAL THIS DAY AND DATE ABOVE WRITTEN.

John J. Castle
NOTARY PUBLIC

DESIGNED BY: *John J. Castle*
DRAWN BY: *John J. Castle*
CHECKED BY: *John J. Castle*

Commission Expires: May 24, 2024
My Commission Expires: May 24, 2024
Notary Public
John J. Castle
1812/1041

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PROJECT NO.:	4653
FILE NAME:	4652-3 SUB.DWG
DATE:	11-21-23
DESIGNED BY:	X
DRAWN BY:	JSC
CHECKED BY:	MVB

**PRELIMINARY / FINAL
LOT LINE RELOCATION / MERGER**

FOR
JOHN J. CASTLE
(413 TO 421 E. SOUTHEY AVENUE)

CITY OF ALTOONA, BLAIR COUNTY
PENNSYLVANIA

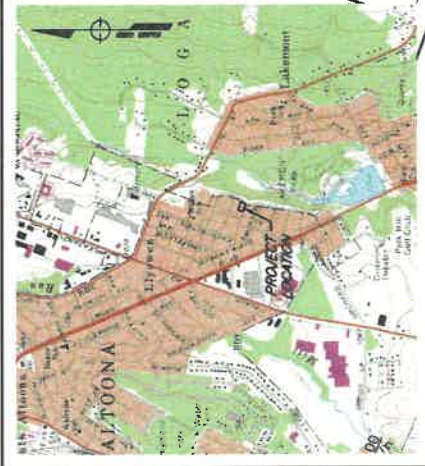
DATE & INITIALS	REVISION DESCRIPTION

SCALE: 20' 0" 20'
1" = 20'



420 Allegheny Street
Holidaysburg, PA 16648
P. (814) 686-7430
www.keller-engineers.com

KELLER ENGINEERS
CIVIL • STRUCTURAL • SURVEY



LOCATION MAP:

1" = 2000'
ALTOONA, PA QUADRANGLE

NOTES:

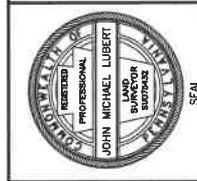
1. THE PURPOSE OF THIS PLAN IS TO SHOW A LOT LINE ADJUSTMENT OF BLAIR COUNTY PARCEL ID'S: 01.14-46.-001.00-000 & 01.14-46.-002.00-000. PARCEL ID: 01.14-46.-002.00-000 CONVEYS 2,142.79 S.F. (0.049 ACRES) TO PARCEL ID: 01.14-46.-001.00-000. THIS PLAN ALSO SHOWS A BOUNDARY RETRACEMENT SURVEY OF PARCEL ID: 01.14-46.-016.00-000.
2. NO NEW DEVELOPMENT IS PROPOSED.
3. BEARINGS ARE BASED ON PA-SOUTH ZONE -- NAD-83 GRID COORDINATES.
4. ADJOINING PROPERTY OWNERS ARE SHOWN WITH RESPECT TO TAX RECORDS AND RECORDED DEED INSTRUMENTS.
5. THE SUBJECT PROPERTIES SHOWN HEREON MAY OR MAY NOT BE ENCLUMBERED BY ONE OR MORE ADVERSE EASEMENTS, SERVITUDES OR LIENS THAT COULD BE REVEALED BY A COMPLETE TITLE REPORT. THE SURVEYOR IS NOT RESPONSIBLE FOR THIS PLAN WAS NOT FURNISHED WITH A COMPLETE TITLE REPORT PRIOR TO COMPLETION OF THIS SURVEY.
6. ALL UTILITIES SHOWN HEREON ON THIS PLAN ARE ZONED RESIDENTIAL SINGLE HOUSEHOLD AS PER CITY OF ALTOONA ZONING MAP, EFFECTIVE DATE NOVEMBER 13, 2013.
7. THE SUBJECT PROPERTIES SHOWN ON THIS PLAN DO NOT LIE WITHIN A DESIGNATED FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF ALTOONA.

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- BUILDING SET BACK LINE
- WATER LINE
- GAS LINE
- SEWER
- UNDERGROUND ELECTRIC
- ELECTRIC LINE
- 5/8" REBAR WITH CAP SET (UNLESS NOTED OTHERWISE)
- (UNLESS NOTED OTHERWISE)

IN WITNESS WHEREOF, I HERETOBY SET MY HAND AND OFFICIAL SEAL

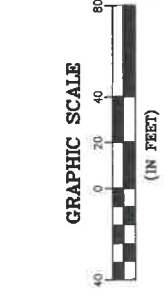
NOTARY SEAL
TITLE
MY COMMISSION EXPIRES



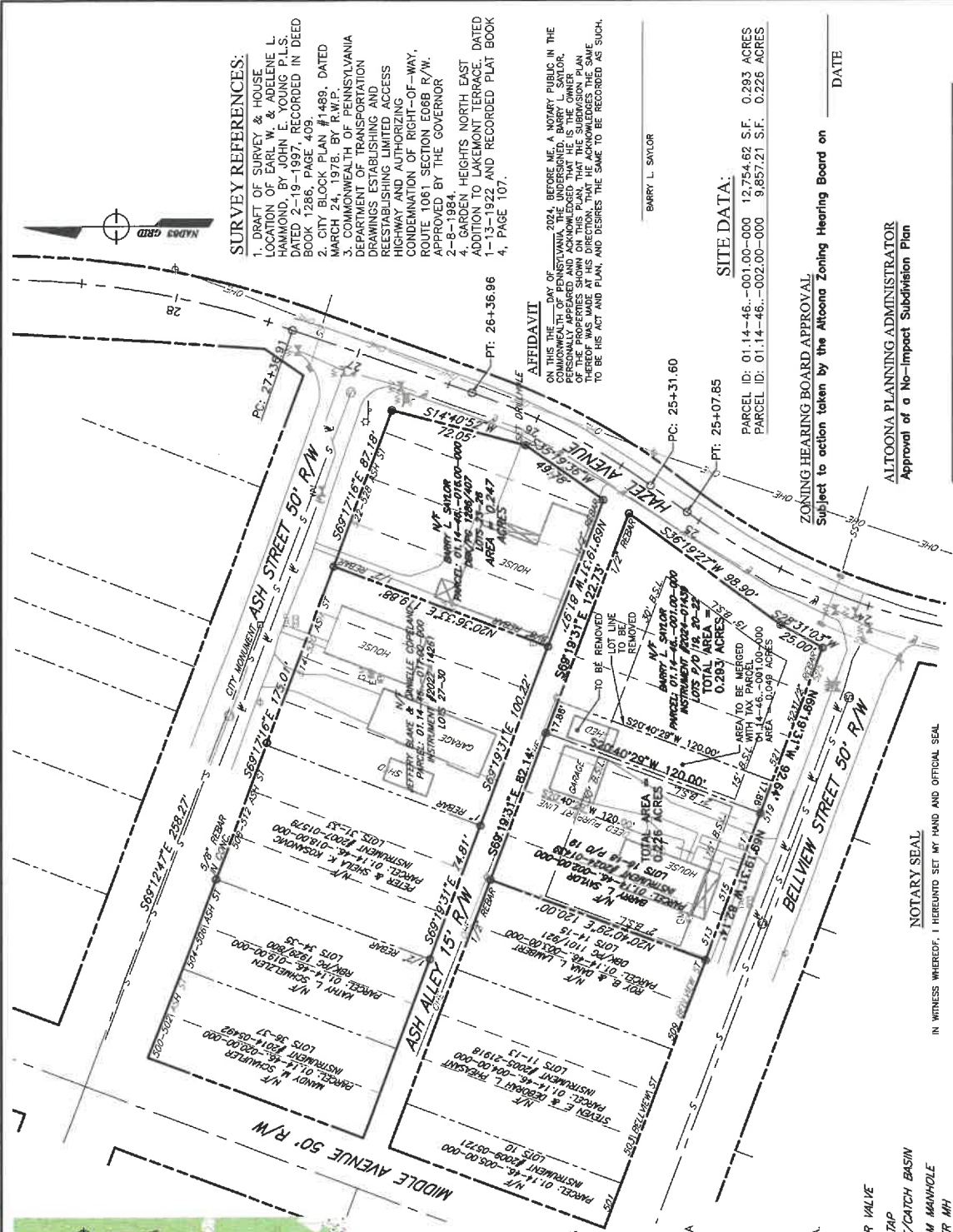
NO IMPACT SUBDIVISION PLAN

SHOWING
PARCEL ID'S:
01.14-46.-001.00-000 & 01.14-16.-002.00-000
PREPARED FOR
BARRY L. SAYLOR
SITELAZE
CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA

GRAPHIC SCALE



(IN FEET)



SURVEY REFERENCES:

1. DRAFT OF SURVEY & HOUSE LOCATION OF EARL W. & ADELENE L. HAMMOND, BY JOHN E. YOUNG P.L.S. DATED 2-19-1997, RECORDED IN DEED BOOK 1286, PAGE 409.
2. CITY BLOCK PLAN #1489, DATED MARCH 24, 1978, BY R.W.P.
3. COMMONWEALTH OF PENNSYLVANIA DEPARTMENT OF TRANSPORTATION RECORDS ESTABLISHING AND RESTRICTING ACCESS TO HIGHWAY AND AUTHORIZING CONDEMNATION OF RIGHT-OF-WAY, ROUTE 1061 SECTION E068 R/W, 2-8-1984.
4. GARDEN-HEIGHTS NORTH EAST ADDITION TO LAKEMONT TERRACE, DATED 1-13-1922 AND RECORDED PLAT BOOK 4, PAGE 107.

AFFIDAVIT

ON THIS DAY OF FEBRUARY 2024, BEFORE ME, A NOTARY PUBLIC IN THE STATE OF PENNSYLVANIA, BARRY L. SAYLOR, LAND SURVEYOR, PERSONALLY APPEARED AND ACKNOWLEDGED THAT HE IS THE OWNER OF THE PROPERTIES SHOWN ON THIS PLAN, THAT THE SUBDIVISION PLAN THEREOF WAS MADE AT HIS DIRECTION, THAT HE ACKNOWLEDGES THE SAME TO BE HIS ACT AND PLAN, AND DESIRES THE SAME TO BE RECORDED AS SUCH.

BARRY L. SAYLOR

SITE DATA:

PARCEL ID: 01.14-46.-001.00-000 12,754.62 S.F. 0.293 ACRES
PARCEL ID: 01.14-46.-002.00-000 9,857.21 S.F. 0.226 ACRES

ALTOONA PLANNING ADMINISTRATOR
Approval of a No-impact Subdivision Plan

ZONING HEARING BOARD APPROVAL
Subject to action taken by the Altoona Zoning Hearing Board on _____ DATE

DATE: _____
REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION
DATE: 2/29/24

DATE:	2/29/24
REVISION:	
SHEET:	1
OF	1

STIFFLER MCGRAW
ENGINEERS-SURVEYORS-ARCHITECTS
1731 N. Junata Street
Hollidaysburg, PA 16648
Phone: 814.696.6280 Fax: 814.696.6240

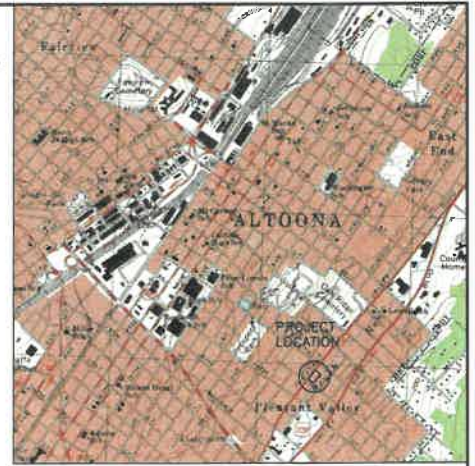
DRAWN BY:	JML	FIELD BK/PG:	285/70	PROJECT NO.:	23-5045
CHECKED BY:	JUDY	SCALE:	1" = 40'		
SURVEY:	S.M.A.I.				

NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE LOCATION OF A PROPOSED OPEN-AIR STORAGE AREA IN RELATION TO THE PROPERTY BOUNDARIES AND THE BUILDABLE AREA WITHIN BLAIR COUNTY TAX PARCEL 1.04-12-47. SUBJECT PROPERTY OWNED BY BENN-AIR HOLDINGS, LLC. INSTRUMENT #201102280.
2. THE ADJOINING PROPERTY OWNERS ARE SHOWN WITH RESPECT TO TAX RECORDS AND RECORDED DEED INFORMATION.
3. BEARINGS BASED ON PA-SOUTH ZONE - NAD83 - STATE PLANE COORDINATES.
4. THE PROPERTY SHOWN HEREON (TAX PARCEL 1.04-12-47) MAY OR MAY NOT BE ENCUMBERED BY ONE OR MORE EASEMENTS, SERVITUDES, OR LIENS THAT COULD BE REVEALED BY A COMPLETE TITLE REPORT. THE SURVEYOR RESPONSIBLE FOR THIS PLAN WAS NOT FURNISHED WITH A COMPLETE TITLE REPORT PRIOR TO COMPLETION OF THIS SURVEY.
5. FLOODWAY AND 100-YEAR FLOODPLAIN BOUNDARIES ARE SHOWN PER FEMA - FLOOD INSURANCE RATE MAP FOR BLAIR COUNTY, EFFECTIVE DATE MARCH 2, 2012.
6. THE TOTAL AREA OF THE SUBJECT PROPERTY IS 0.873 ACRES (38,028 SQ. FT.).

**ALTOONA CITY PLANNING ADMINISTRATOR
APPROVAL OF A LOW IMPACT LAND DEVELOPMENT PLAN**

REVIEWED BY THE BLAIR COUNTY PLANNING COMMISSION
ON THIS THE _____ DAY OF _____, 2024.



PROJECT LOCATION
1" = 2000'

SURVEY REFERENCE:

NO IMPACT SUBDIVISION AND LOT MERGER PLAN PREPARED FOR DALE OXYGEN, LLC BY STIFFLER MCGRAW & ASSOCIATES, INC., DATED MAY 17, 2010. SEE PLOT BOOK 59 PG 40.

SITE ADDRESS:

1315 PLEASANT VALLEY BLVD.,
ALTOONA PA 16602.

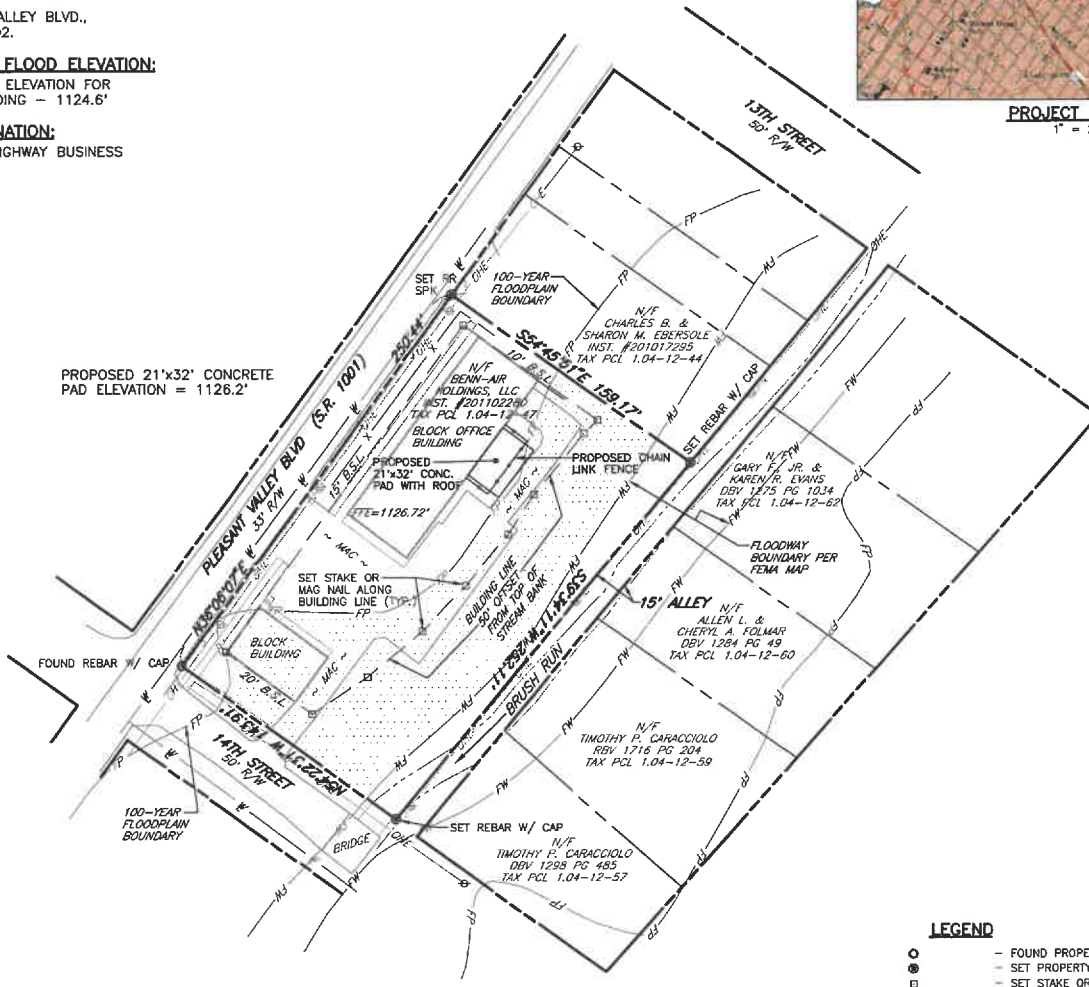
FEMA - BASE FLOOD ELEVATION:

THE BASE FLOOD ELEVATION FOR
THE OFFICE BUILDING - 1124.6'

ZONING DESIGNATION:

COMMERCIAL - HIGHWAY BUSINESS

PROPOSED 21'x32' CONCRETE
PAD ELEVATION = 1126.2'



LEGEND

- - FOUND PROPERTY CORNER (AS NOTED)
- - SET PROPERTY CORNER (AS NOTED)
- - SET STAKE OR MAG NAIL ALONG BUILDING LINE
- ⊙ - UTILITY POLE
- - PROPERTY LINE
- - RIGHT-OF-WAY LINE
- S - SANITARY SEWER LINE
- W - WATERLINE
- OHE - OVERHEAD ELECTRIC LINE
- FW - FEMA - FLOODWAY BOUNDARY
- FP - FEMA - 100-YEAR FLOODPLAIN BOUNDARY

NOTARY SEAL

IN WITNESS WHEREOF, I HERETO SET MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

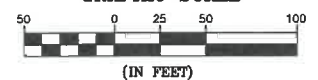
MY COMMISSION EXPIRES

OWNERSHIP CERTIFICATION

COMMONWEALTH OF PENNSYLVANIA
COUNTY OF BLAIR

ON THIS THE _____ DAY OF _____, 2024, THE UNDERSIGNED, A REPRESENTATIVE OF BENN-AIR HOLDINGS, LLC, PERSONALLY APPEARED AND ACKNOWLEDGED THAT BENN-AIR HOLDINGS, LLC ARE THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE NO IMPACT LAND DEVELOPMENT PLAN THEREOF WAS MADE AT THEIR DIRECTION, THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND PLAN, AND DESIRE THE SAME TO BE RECORDED AS SUCH.

GRAPHIC SCALE



BENN-AIR HOLDINGS, LLC



LOW IMPACT LAND DEVELOPMENT PLAN
PREPARED FOR
DALE OXYGEN, INC.
BLAIR COUNTY TAX PARCEL 1.04-12-47

SITUADE
CITY OF ALTOONA
BLAIR COUNTY, PENNSYLVANIA



1731 N. Juniata Street
Hollidaysburg, PA 16648
Phone: 814.696.6280 Fax: 814.696.6240

DATE:
2-29-2024

REVISION:

SHEET: 1

OF 1

SURVEY: S.M.A.I.	DRAWN BY: TMH	CHECKED BY: TMH	SCALE: 1" = 50'	FIELD BK/PG: 283/20	PROJECT NO.: 23-8034
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704 2nd Avenue

Owner: Investments Patron LLC
19 Meade Avenue, 1st Floor
Passaic NJ 07055

Property is a vacant, residential structure in substandard condition not suitable for rehabilitation. Property is an unsafe structure, hazard to the public and neighbor's house. This house is leaning against the neighboring property. Exterior has missing window glass, doors are not weathertight, missing siding, rotted cornice, gutters are incomplete, no railings, and foundation is failing. Electrical service to the property is still on and water has been off since 4/8/2014. Gas is also off, but don't know for how long. There are outstanding taxes owed on the property for 2022 and 2023 totaling \$819.35. 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.

715 N. 6th Avenue

Owner: Ronald Miller
715 N. 6th Avenue
Altoona, PA 16601

Property is vacant, residential structure in substandard condition not suitable for rehabilitation. Structure is unsafe and owner has not provided any maintenance to the property. Foundation stone is chipping, cracking and needs repainted. Siding is damaged and/or missing, windows/window casing damaged, railing missing, roof is damaged, with holes, rotted and missing shingles. Outbuilding crushed by concrete retaining wall. All utilities are off and taxes is owed for 2022 and 2023 totaling \$921.40. 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.

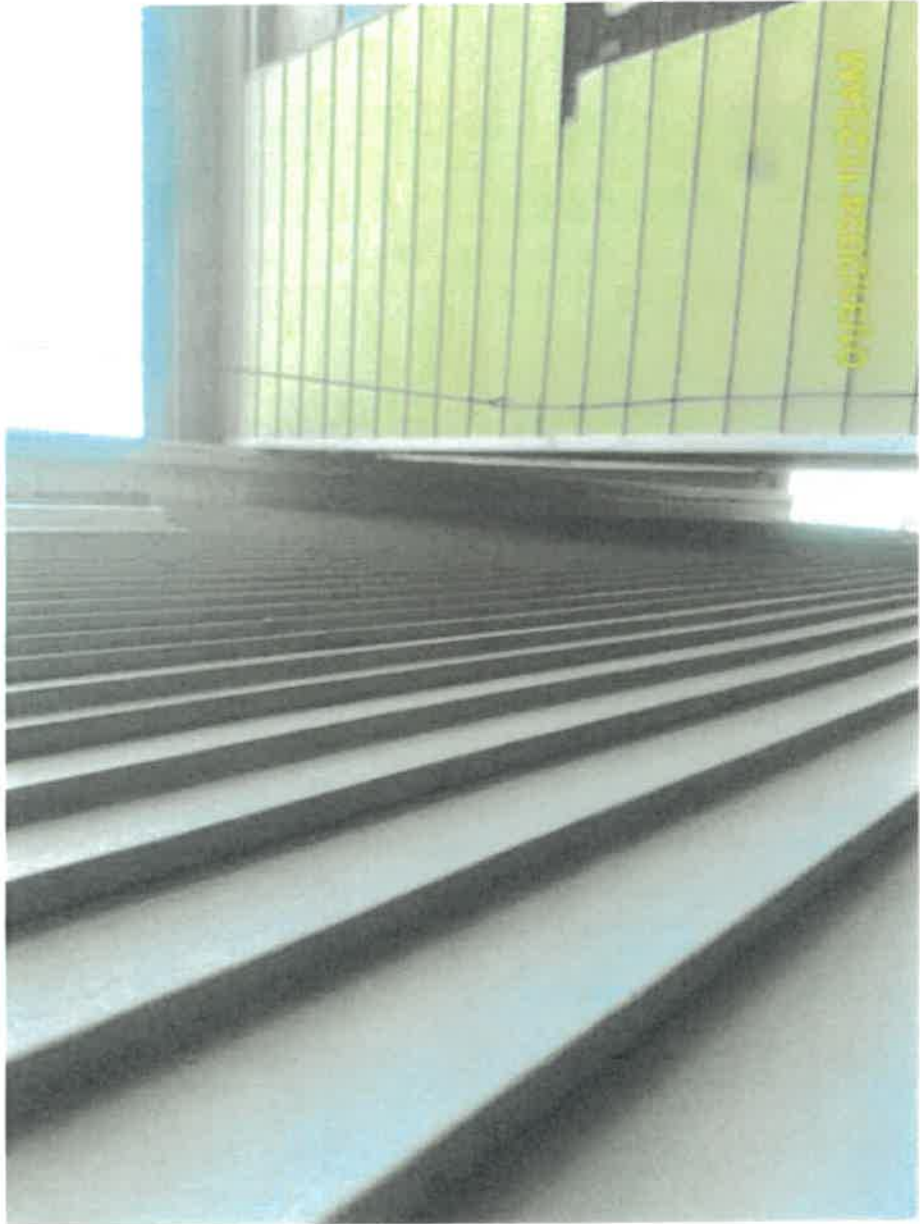
628 N. 9th Avenue

Zerilda O. Temple (Deceased)
628 N 9th Avenue
Altoona, PA 16601

Property is vacant, residential structure in substandard condition not suitable for rehabilitation. Exterior siding missing and/or damaged, windows broken/damaged/missing, window casing are rotted/damaged, cornice damaged/rotting and or missing, rear attic window missing, causing a pigeon infestation. Foundation is in satisfactory condition. Shingles are damaged and chimney needs repointed. The City has received number complaints from residents due to the poor condition, no utilities and no maintenance to the property. Water and Gas have been shut off since 2017-2018 but the electric is still on. Taxes are owed for 2023 \$598.88. 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.

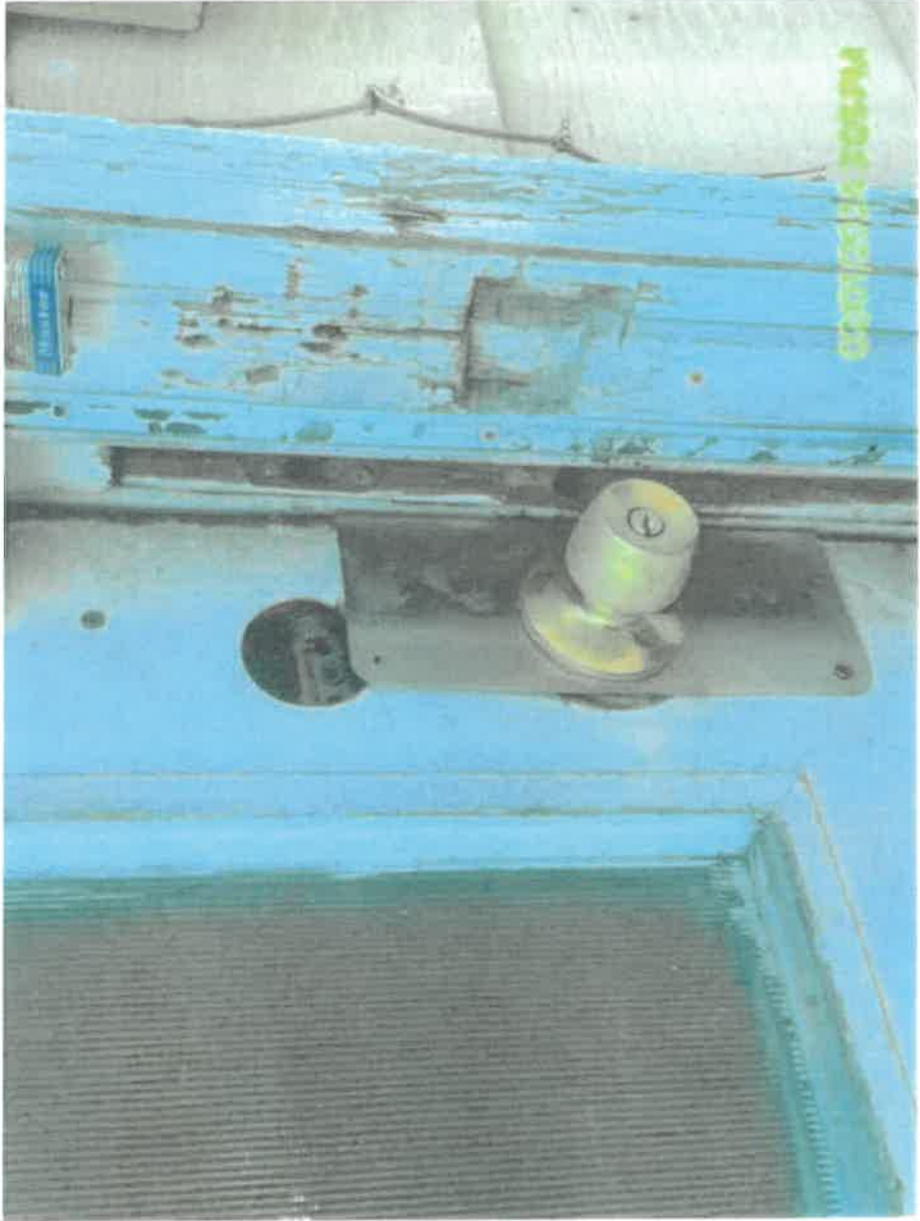
704 2nd Ave



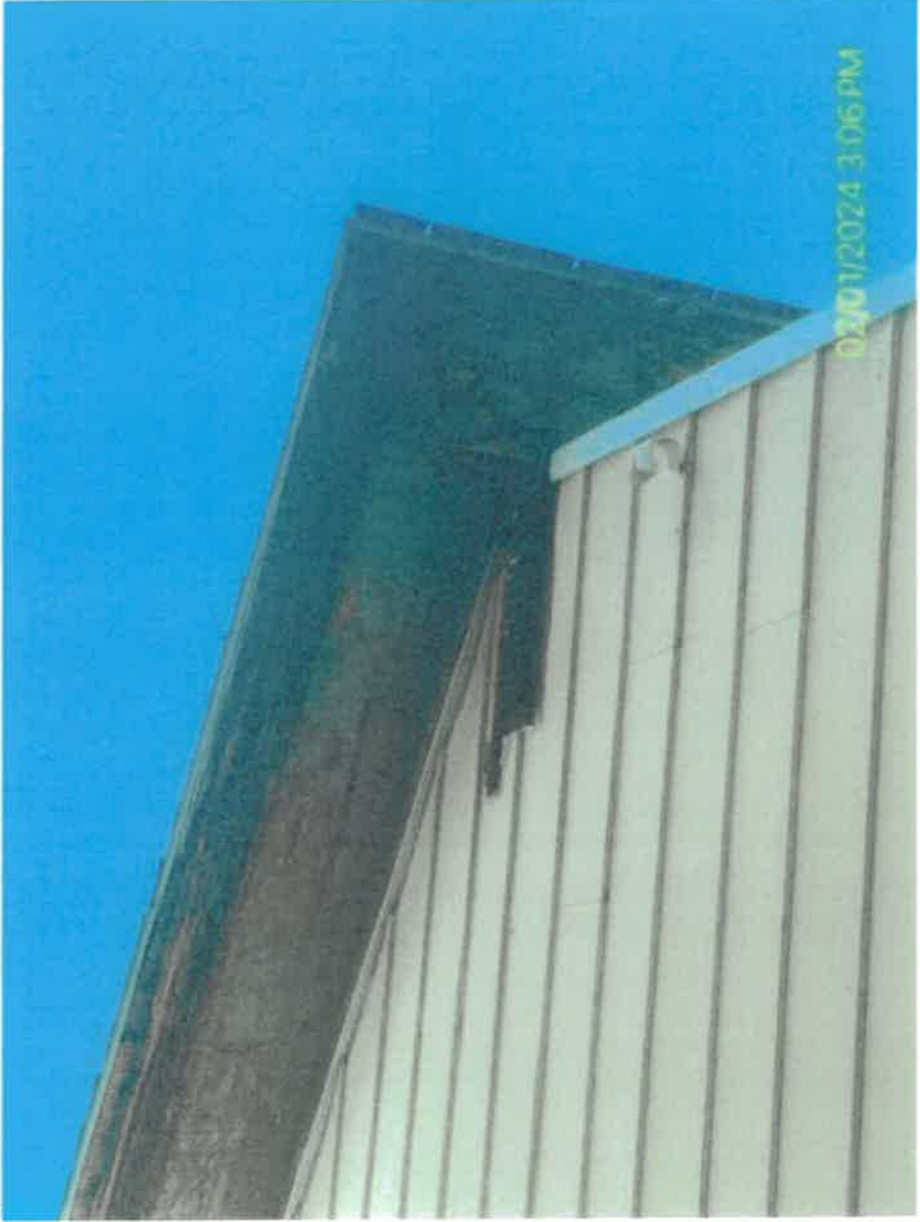






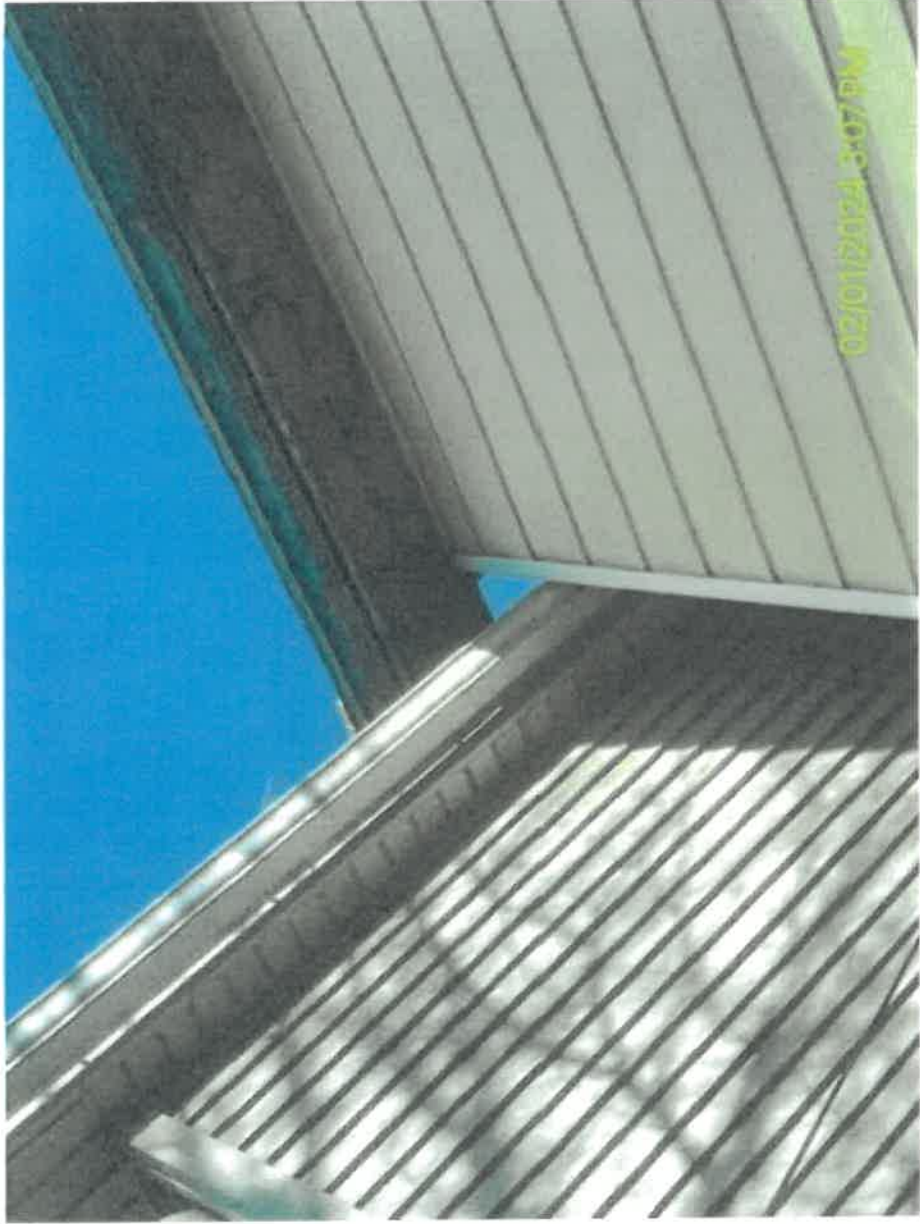




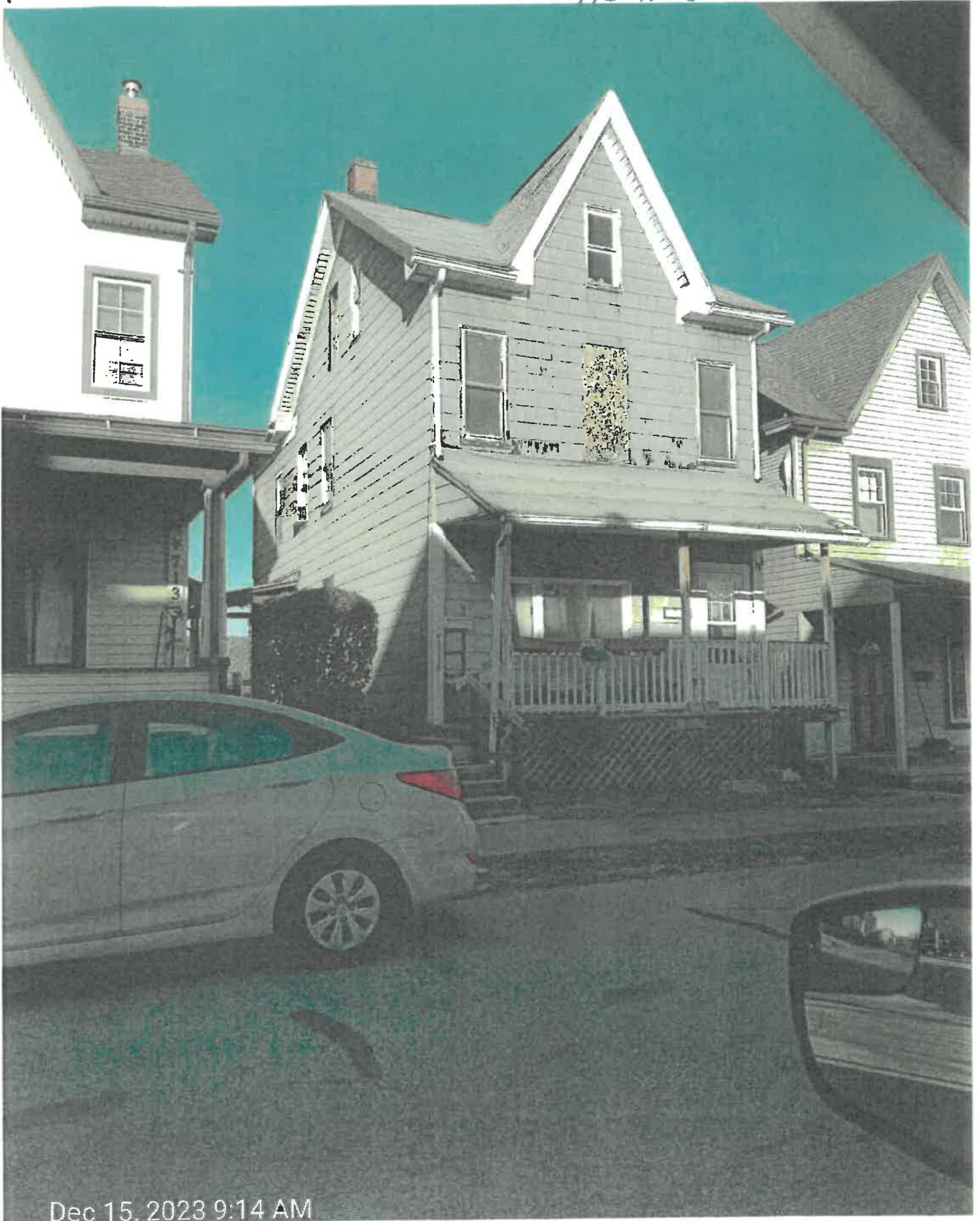




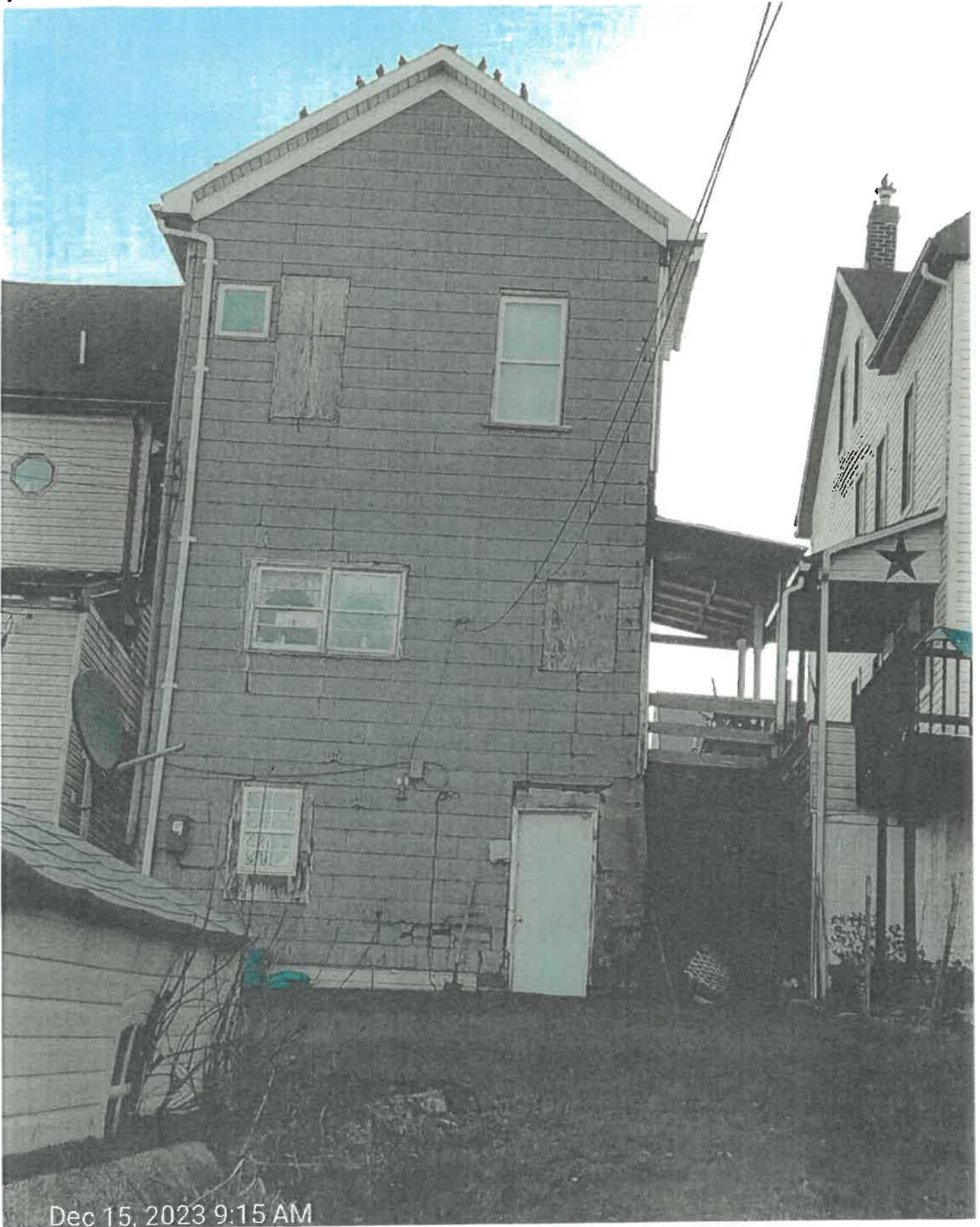




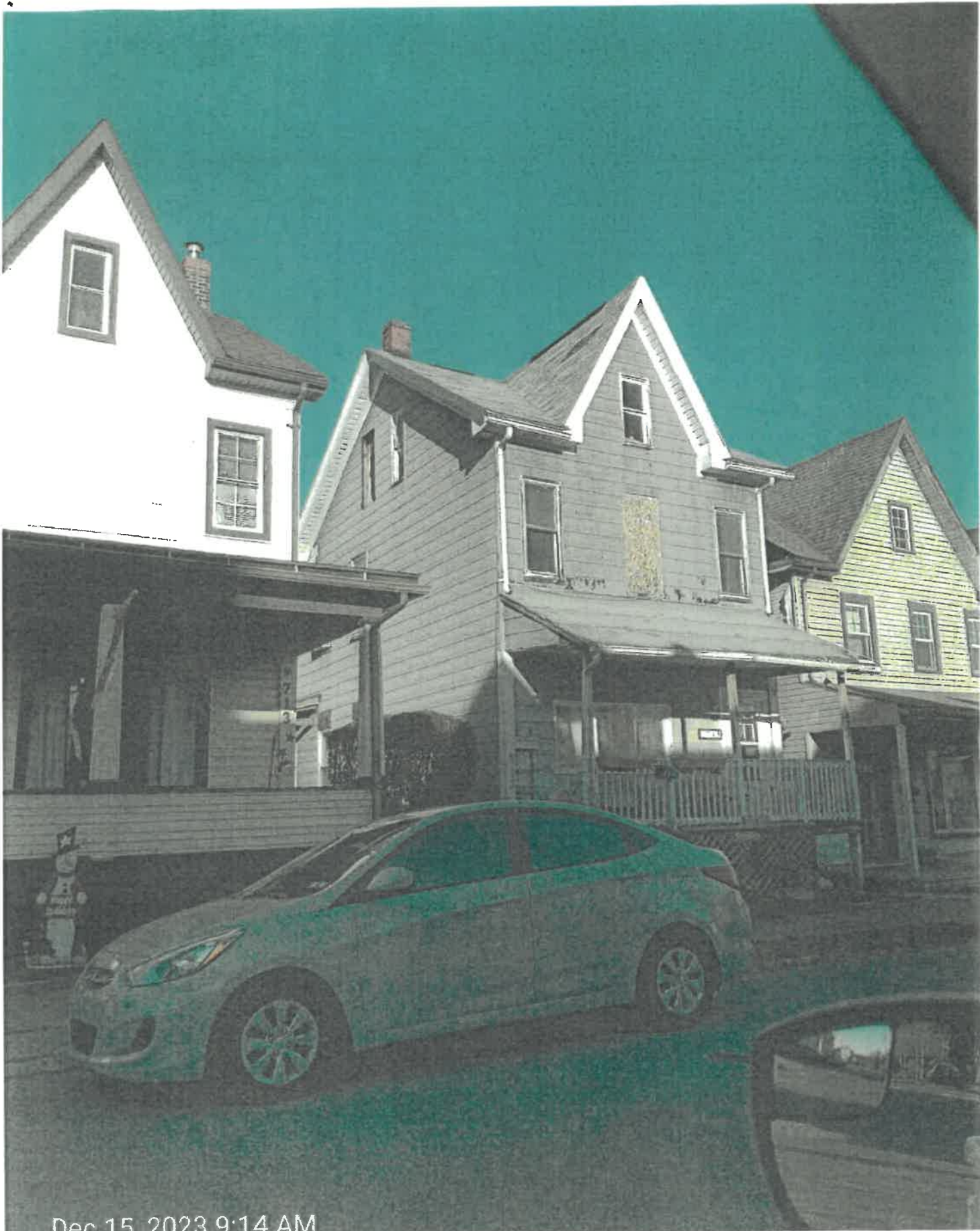
715 N. 6th Avenue



Dec 15, 2023 9:14 AM

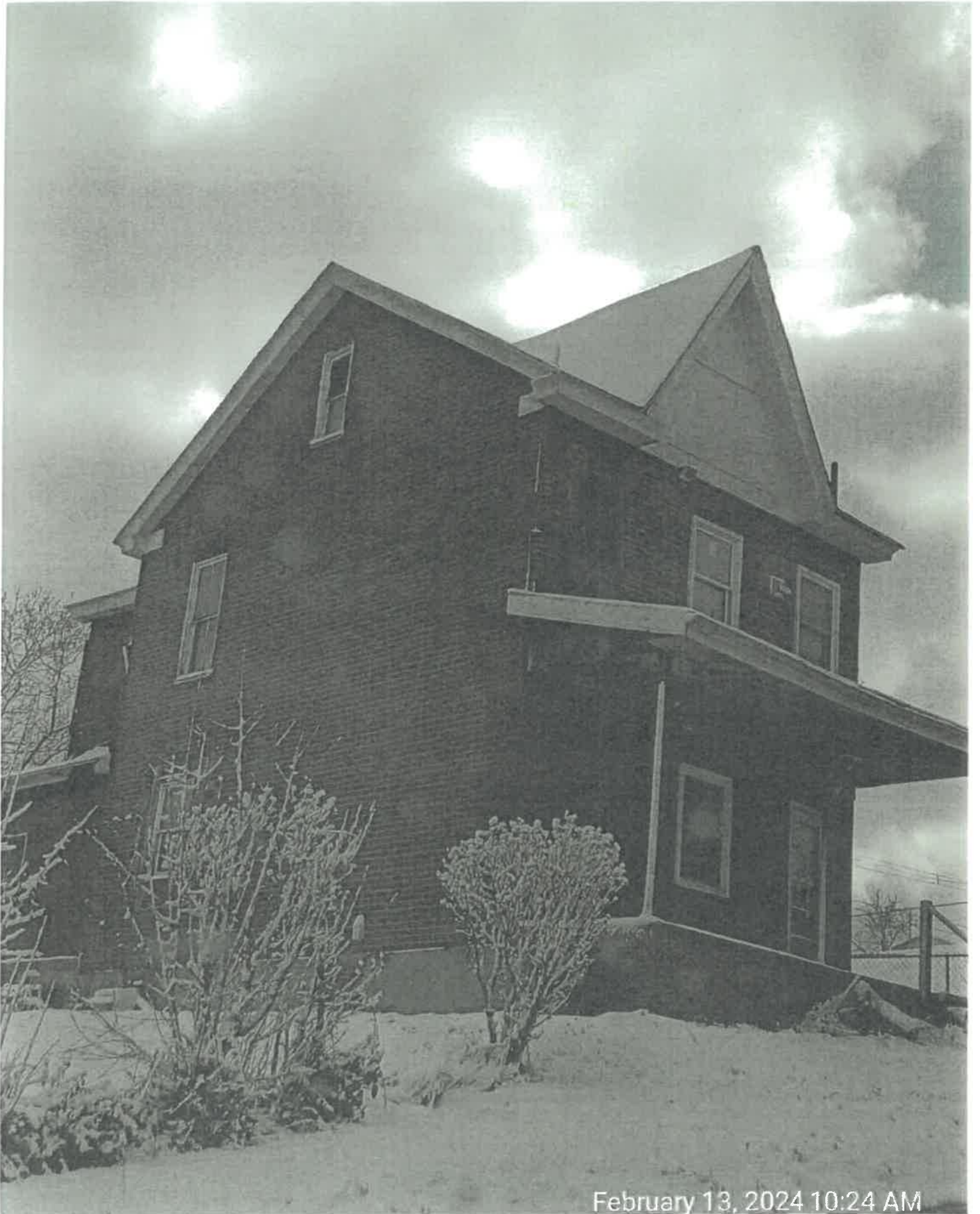


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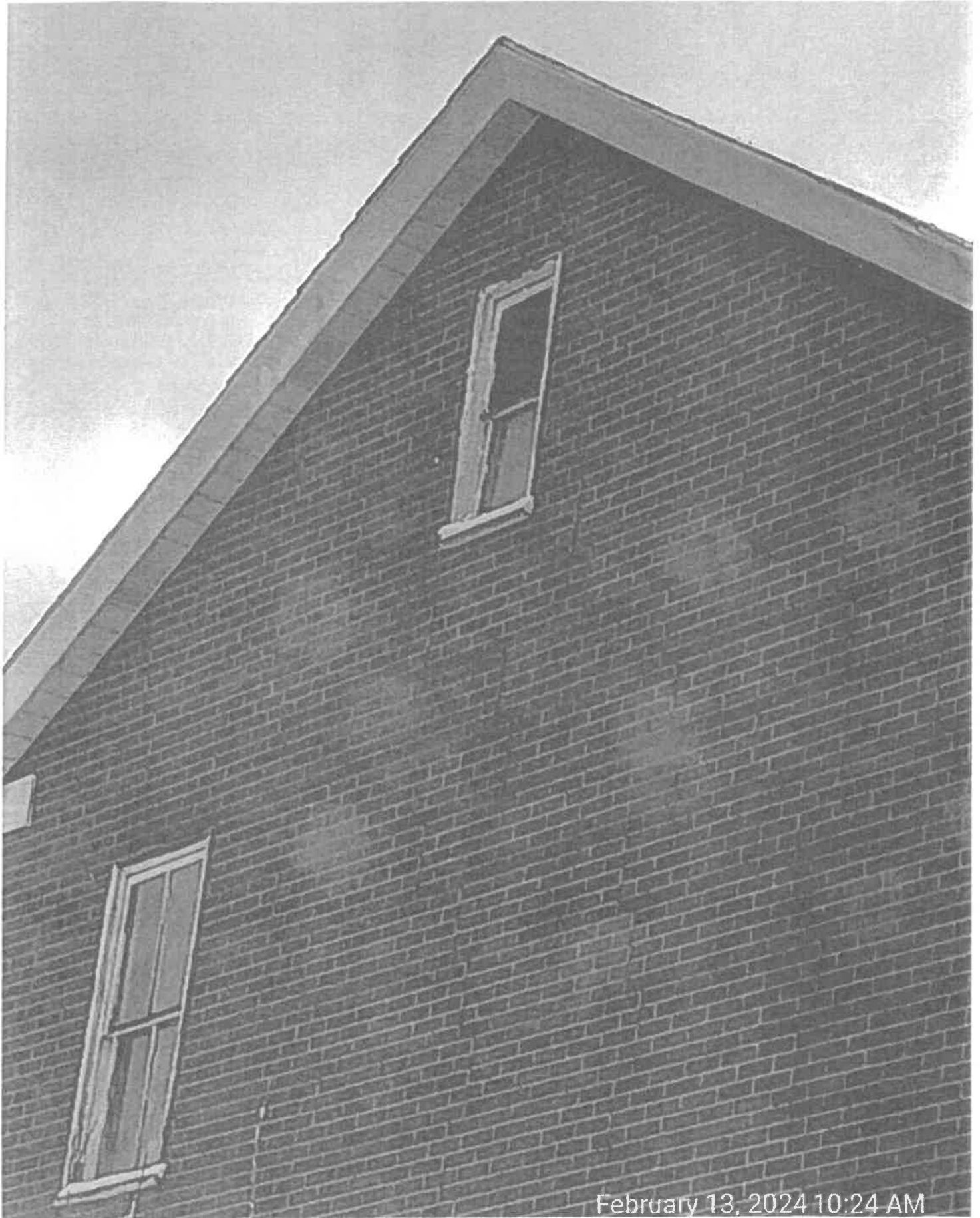


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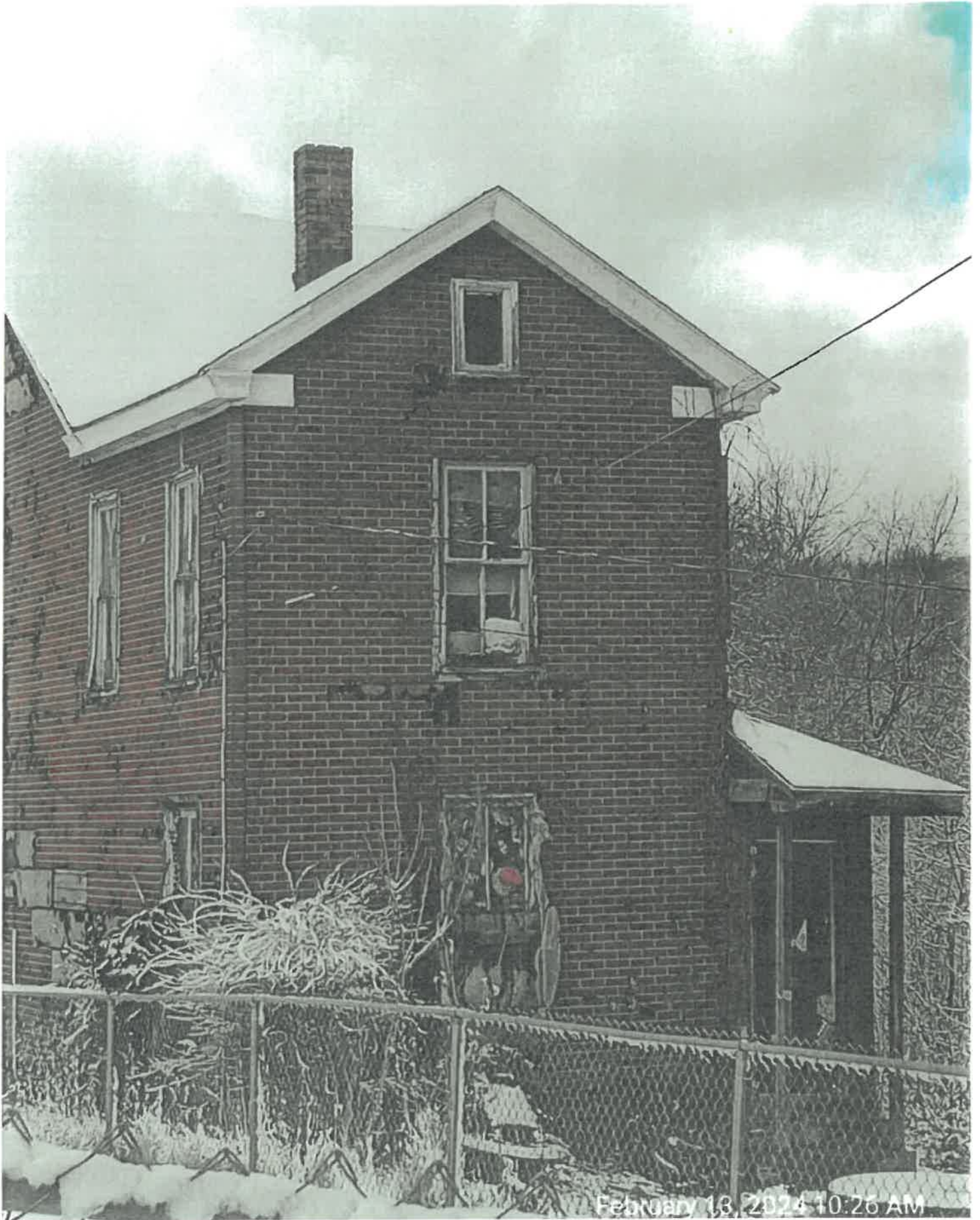
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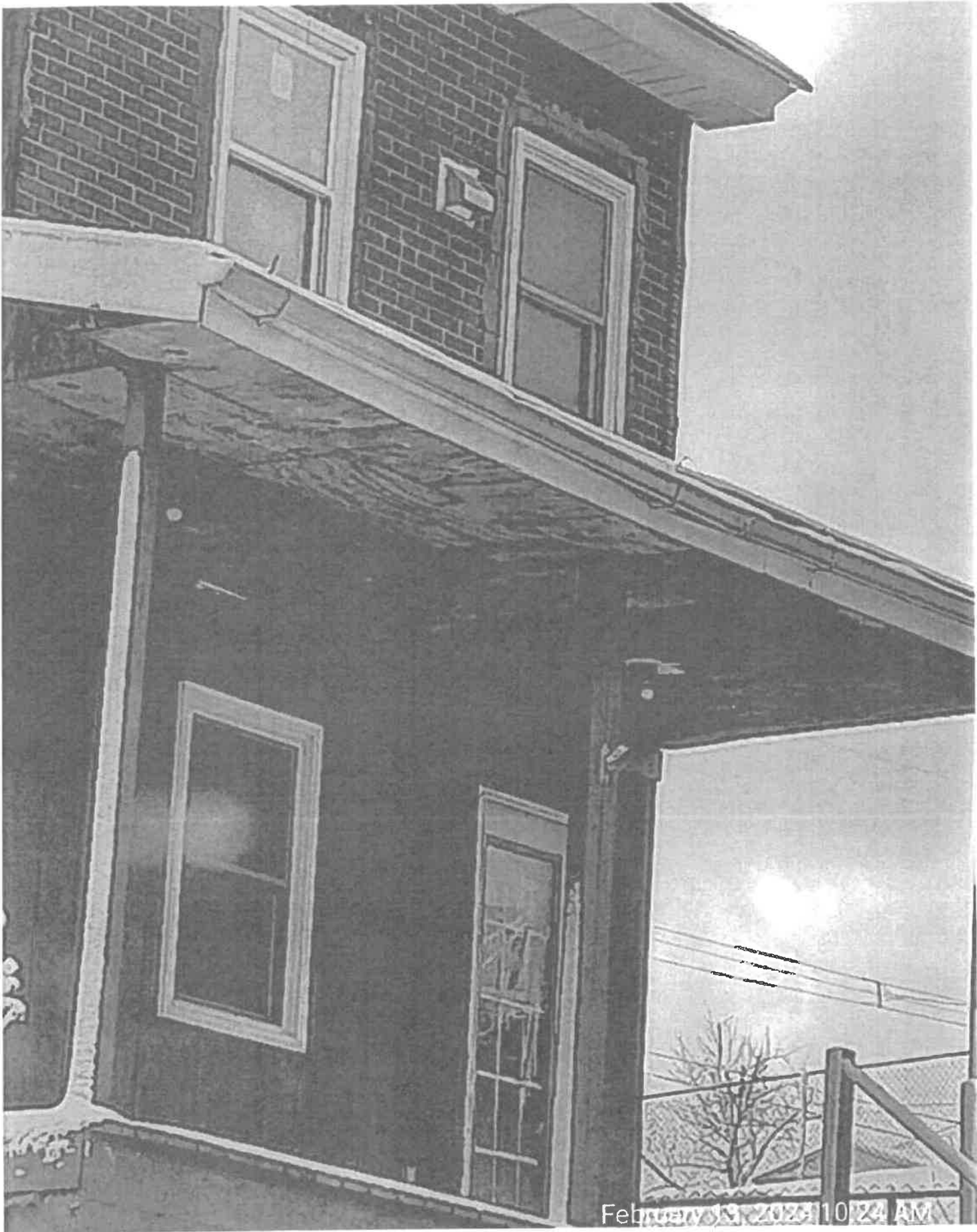
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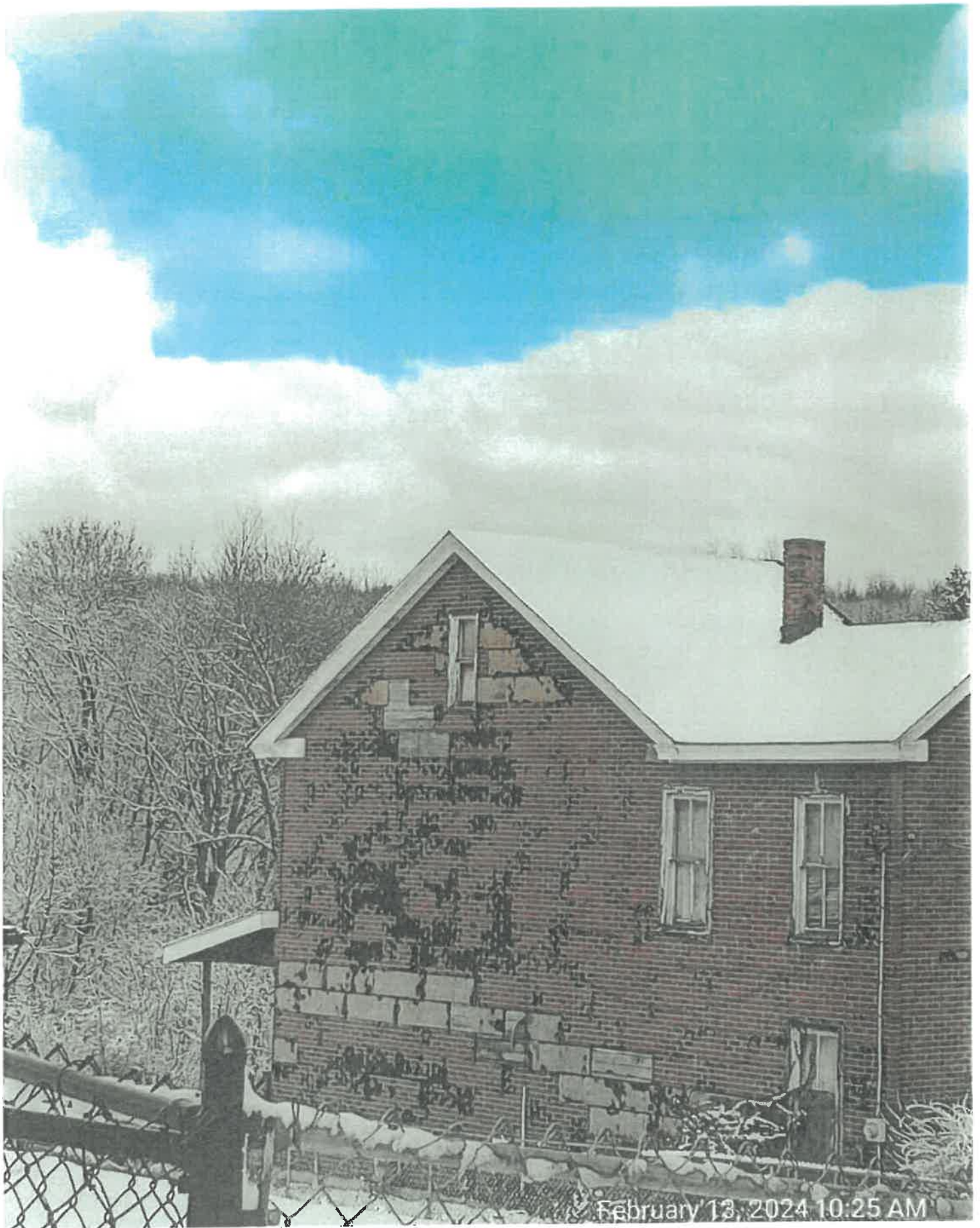


February 13, 2024 10:24 AM



February 13, 2024 10:26 AM







February 13, 2024 10:26 AM



February 13, 2024 10:24 AM



February 13, 2024 10:26 AM