

**CITY OF WHITEHALL
BOARD OF ZONING AND BUILDING APPEALS
MAY 13TH, 2019**

The City of Whitehall Board of Zoning and Building Appeals meeting of MAY 13th, 2019 was called to order by Chairman Armes at 7:00 PM.

Chairman Armes asked for a roll call.

Armes-Present
Weatherby-Present
Arends-Present
Bailey-Absent
Spater- Present

Chairman Armes asked for a motion excuse the absent member. Mr. Arends motioned and Mr. Weatherby seconded. The absent member was excused.

Chairman Armes asked for a motion to approve the minutes from April 8, 2019. Mr. Weatherby motioned and Mrs. Spater seconded. The minutes were approved.

Chairman Armes announced Case BA-19-03. Whitehall City Schools is seeking Fence Ht. Variance, 1125.06(b) on property located at 675 S Yearling Rd. and owned by Whitehall Board of Education.

Mr. Hausmann is the Director of Operations for Whitehall City Schools and was presenting the case on behalf of the schools.

He said the tennis courts are being replaced this year and while they are replacing that they felt it would be a good time to replace the fence around the courts. They are asking for a fence height variance to be allowed to replace the 10 ft. fence. They will replace it exactly as it is right now and that is a 10 ft. fence. They want to start when school is out in May and have this completed by August 1, 2019.

They have a local contractor, Heiberger Paving, in place to do the work.

Chairman Armes asked for a motion asked for a motion to approve Case BA-19-03. Mr. Arends motioned and Mrs. Spater seconded.

Voting was unanimous.

Case BA-19-03 was APPROVED.

Chairman Armes announced Case# BA-19-05 Plaza Properties is seeking a Lot Split on property located at 3596-3648 E Main St.

Jack Reynolds, attorney with Smith & Hale LLC, was presenting on behalf of Whitehall Retail Ventures.

Mr. Reynolds stated he was the attorney that worked on getting that very shopping center on that site. He said they have been marketing the lot that sits at the corner of Main St and Collingwood.

They felt it was time to get a lot split so the lot in question has its own parcel and can be marketed as a standalone site.

The lot has 127 ft. of frontage on E Main St and 201 ft. on Collingwood. They have been working with Joe Ryan to ensure the codes and regulations for the lot are being met.

Mrs. Spater asked if there was enough room for a building, parking and the proper landscaping.

Mr. Reynolds said the lot is .689 acres. He said the building will be to the front of the lot with the parking to the rear and side of the building.

Mr. Reynolds stated there will be a cross access easement that will allow for vehicles to come into the site and allow for excess parking.

Chairman Armes asked for a motion to approve Case BA-19-05. Mr. Arends made a motion and Mrs. Spater seconded. Case#BA-19-05 was approved.

Chairman Armes stated Findings of Fact:

1. City has no objections.
2. All the code requirements have been met.
3. No objections from adjacent properties.

Chairman Armes asked for a motion to adjourn. Mr. Weatherby motioned and Mr. Arends seconded.

Roll was called and meeting was adjourned at 7:16 pm

APPROVED: _____, 2019

Respectfully submitted,

WALTER ARMES, CHAIRMAN

Teresa Netotian, Clerk