

**CITY OF WHITEHALL
BOARD OF ZONING AND BUILDING APPEALS
JUNE 14, 2021**

The City of Whitehall Board of Zoning and Building Appeals meeting of June 14, 2021, was called to order by Chairperson Bailey at 6:30 p.m.

All members were present.

Bailey - Present
Weatherby – Present
Arends – Present
Spater – Present
DeWitt – Present

Chairperson Bailey asked for a motion to approve the March 8, 2021, minutes as written. Mr. Weatherby motioned and Ms. Spater seconded the motion. Bailey – Yes, Weatherby – Yes, Arends, Spater – Yes, DeWitt – Yes. Voting was unanimous.

Chairperson Bailey announced Cases BA-21-02, BA-21-03, BA-21-04, and BA-21-05. Frank Fugate, from development at Woda Cooper presented the cases which are a Building Area and Height Variance, 1123.06(d)(1); Maximum Building Height Variance, 1123.06(d)(4); Front Yard Setback Variance, 1125.13(a)(c); and a Parking Space Variance, 1126.19(a)(1). Mr. Fugate was sworn in. Mr. Fugate briefly went over the function of Woda Cooper – a fully integrated company, construction, development, management, preconstruction. Mr. Fugate stated that multifamily units is their Woda Cooper’s focus. Mr. Fugate stated this development is 102 units with one, two, and three-bedroom units, 750 to 1150 square feet with 10 percent of those units being handicapped units. Mr. Fugate began with Case BA-21-03. Woda Cooper is proposing a four-story building. The Whitehall Works Blueprint allows 60 to 120 feet. Woda Cooper is asking for 45 feet. The building will front on East Main Street, and the side lot will be on Maplewood Avenue. Lot coverage, Case BA-21-02: Mr. Fugate stated the current zoning code is 40 percent or 60,000 square feet. Woda Cooper is asking for 49 percent, again referring to the Whitehall Works, higher density, a better use of the land. Mr. Fugate stated this would be a “lean, green development.” Adding height to the building does not eat up as much land, allowing for more green space. Front Yard Setback, Case BA-21-04: Mr. Fugate stated the code requires 35 feet. Woda Cooper is asking for 20 feet. Whitehall Works states 0 (zero) to 20 feet. Twenty feet will provide enough space for tall trees to prevent people on the fourth floor from looking into neighboring properties. The first floor units will also have access to the sidewalk giving an urban feel plus maintain a residential feel. Mr. Fugate stated this would also lower the impact on the corner – stating he was aware of the concerns regarding traffic (turns from the corner). Parking Space Variance, Case BA-21-05: City code requires 2 parking spaces/unit. Woda Cooper is asking for 1.3 parking spaces/unit which is 134 parking spaces. Woda Cooper advocates TOD (transit-oriented developments) – pieces

of ground within one-quarter mile of some type of transit. Woda Cooper feels with the transit, shopping, and what is going on around East Main Street that residents really will not need a car. Mr. Fugate stated Woda Cooper has never sold a development. Mr. Fugate feels that in five years that people will not have cars like they do now. Mr. Fugate stated the initial idea was 1:1 parking spaces but stated 1.31 parking spaces would be a better fit for this development. Mr. Fugate stated Woda Cooper does not permit abandoned cars or unlicensed vehicles. Mr. Fugate feels there will be a lessened demand for parking given car-sharing platforms.

Ms. Spater asked for clarification regarding green space. If parking is reduced, will there be more room for green space? Mr. Fugate stated they will push for green space with added vegetation, gazebo, and fields. Mr. Fugate stated green space is a less expensive option than pavement. Chairperson Bailey asked for clarification how the needs for additional parking be met in the future if additional parking is required. Mr. Fugate stated there is room by using some of the green space. Mr. Fugate stated there will be nine parking spaces along Maplewood Avenue. Mr. Weatherby asked for the plot plan which Jenna Goehring provided to the BZBA members. Mr. Fugate stated the parking is at the back of the property at the northwest corner. Ms. Spater asked if the units were subsidized. Mr. Fugate said no but if someone has a voucher, they can live in these units with a voucher but go through a background check. Mr. Fugate stated there are income levels. Mr. Fugate stated there are a certain amount of units that meet those requirements. Mr. Fugate stated that the levels are 30, 50, 70, and 80 percent median income in Franklin County. Twenty percent of the units will be the 30 percent level. Ms. Spater stated she recognized this is not part of the variance. Mr. Fugate stated Woda Cooper looks at their developments as a hand up to live in safe, professionally-managed developments. Chairperson Bailey asked about entrances to the development. Mr. Fugate reviewed the plot plan with the members of BZBA. There will be an entrance in the front and an entrance in the back. The first four units on Maplewood Avenue will have their own entrance.

Chairperson Bailey asked if there were any other questions. Ms. Goehring stated the City is in favor of all four variances. Jenna Goehring read the staff report, recommending approval of all four cases. These variances are in line with the Whitehall Development Blueprint. Ms. Goehring stated this project was given a favorable recommendation at Planning Commission on June 3, 2021. In addition, Ms. Goehring compared the density per acre to 2019 projects for planned apartment district. A similar project, Etna Flats, the density was 53 units/acre. Woda Cooper is 25 units/acre. The parking ratio per unit at Etna Flats was 1.2 spaces/unit. Woda Cooper is 1.31 spaces/unit. The building height at Etna Flats was 48 feet. Woda Cooper is 45 feet. Broadwood Apartments density is 26 units/acre. The parking ratio is 1.64 spaces/unit. The building height is 49 feet.

Chairperson Bailey asked for a motion to approve Case BA-21-02, Case BA-21-03, Case BA-21-04, and Case BA-21-05. Mr. Arends motioned. Mr. Weatherby seconded the motion. Chairperson Bailey asked for a vote. Bailey – Yes, Weatherby – Yes, Arends – Yes, Spater – Yes, DeWitt – Yes. **BA-21-02, BA-21-03, BA-21-04, and BA-21-05** was **APPROVED**.

There being no further business, Chairperson Bailey asked for a motion to adjourn. Mr. Arends motioned and Ms. Spater seconded. Roll was called. Bailey – Yes, Weatherby – Yes, Arends – Yes, Spater – Yes, DeWitt – Yes. The meeting adjourned at 7:04 p.m.

APPROVED: _____, 2021

Respectfully submitted,

AUBREY BAILEY, CHAIRPERSON

Lori Morton, Clerk