



Board of Adjustment

Meeting Minutes

June 05, 2025, 6:30 PM

RM 110 | Council Chamber

Chair Thomas Grasty

Vice Chair Thomas Wortman

James Bartow

James Faron

Allan Fishkin

Emilio Garza

Benjamin Mcavoy-Bickford

Judith Miller

Andrew Strada

BJ Warshaw

For interpretation or translation services, call 919-969-5105.

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如需口头或书面翻译服务，请拨打 919-969-5105。

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Para servicios de interpretación o traducción, llame al 919 969-5105.

Opening

Roll Call

Tas Lagoos served as the staff liaison and James Baker served as the Board's attorney.

Present

10Chair Thomas Grasty, Vice-Chair Thomas Wortman, -James Faron, James Bartow, Allan Fishkin, Emilio Garza, Judith Miller, Andrew Strada, Benjamin Mcavoy-Bickford, and BJ Warshaw

Approval of Agenda

A motion was made by Wortman, seconded by Strada, to approved the agenda. The motion carried by a unanimous vote.

Announcements

Lagoos announced that Mr. Benjamin McAvoy-Bickford will leave the board after serving for one year and that Mr. Andrew Strada will leave the board after serving for six years. Staff and the Board thank both Mr. McAvoy-Bickford and Mr. Strada for their service to the Town of Chapel Hill.

Petitions

Approval of Minutes

1. [Approval of May 1, 2025, Draft Meeting Minutes](#)

[25-0283]

A motion was made by Wortman, seconded by Garza, to approve the minutes for the May 1, 2025 meeting. The motion carried by a unanimous vote.

New Business

2. [Dimensional Variance - 7608 Justin Place](#) **[25-0284]**

Lagoo presented an overview of the case. Michael McNulty presented his case and answered questions from the Board.

A motion was made by Miller, seconded by McAvoy-Bickford to end questioning and begin deliberations. The motion carried by a unanimous vote.

Following deliberations among the Board, a motion was made by Wortman, seconded by Strada, to close the evidentiary hearing. The motion carried by a unanimous vote.

A motion was made by Strada, seconded by Miller, to approve Resolution A, which directed staff to draft an order APPROVING the requested variance. The motion carried by a unanimous vote.

3. [Recommendations for Board of Adjustment Appointments](#) **[25-0285]**

A motion was made by Wortman, seconded by Strada, to:

- 1) recommend that the Town Council reappoint Faron, Grasty, and Miller to serve full regular terms on the Board of Adjustment;
- 2) recommend that the Town Council appoint David Nahm and Joseph Weiner to serve as alternate members to the Board; and
- 3) recommend that the Town Council allow the Board of Adjustment to operate with eight members until such time as it has seven members.

The motion carried by a vote of 9 ayes and 1 nay.

Aye: 9 - Chair Thomas Grasty, Vice-Chair Thomas Wortman, James Faron, James Bartow, Allan Fishkin, Emilio Garza, Judith Miller, Andrew Strada, and Benjamin Mcavoy-Bickford

Nay: 1 - BJ Warshaw

Adjournment

Next Meeting - TBD

Order of Consideration of Agenda Items:

- 1. Staff Presentation*
- 2. Applicant's Presentation*
- 3. Public Comment*
- 4. Board Discussion*
- 5. Motion*
- 6. Restatement of Motion by Chair*
- 7. Vote*
- 8. Announcement of Vote by Chair*

Public Charge: The Advisory Body pledges its respect to the public. The Body asks the public to conduct themselves in a respectful, courteous manner, both with the Body and with fellow members of the public. Should any member of the Body or any member of the public fail to observe this charge at any time, the Chair will ask the offending person to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until a genuine commitment to this public charge is observed.

Unless otherwise noted, please contact the Planning Department at 919-968-2728; planning@townofchapelhill.org for more information on the above referenced applications.

See the Advisory Boards page <http://www.townofchapelhill.org/boards> for background information on this Board.