



TOWN OF CHAPEL HILL

Board of Adjustment Meeting Minutes

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Chair James Bartow
Vice-Chair Brian Godfrey
Devon Bass
Lawrence K. Daquioag
Michael E. Fox
Daniel Hatley

Phillip Lyons
Katherine Murphy
Joseph Parrish
Carl Schuler
Andrew Strada
Josephine Tetteh

Thursday, May 2, 2019

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Present 8 - Chair James Bartow, Vice-Chair Brian Godfrey, Michael E. Fox, Phillip Lyons, Katherine Murphy, Joseph Parrish, Carl Schuler, and Josephine Tetteh

Absent 4 - Devon Bass, Lawrence K. Daquioag, Daniel Hatley, and Andrew Strada

Announcements

Ralph Karpinos, Counsel to the Board, provided an update on the Chapel Hill Cooperative Preschool cases.

Approval of Minutes

1. April 4, 2019 Meeting Minutes [\[19-0380\]](#)

A motion was made by Parrish, seconded by Murphy, to approve the April 4, 2019 meeting minutes. The motion carried by a unanimous vote.

New Business

2. Dimensional Variance: 1017 Laurel Hill Road (Project 19-014) [\[19-0285\]](#)

Jackie Villard, applicant, presented. The Board discussed the existing conditions on the site, such as the slope, vegetation, and siting of the existing house.

A motion was made by Schuler, seconded by Parrish, to approve Alternative Resolution A, a resolution approving the dimensional variance request. The

motion carried by a unanimous vote.

**3. Appeal of Historic District Commission Decision - 412 & 417 W
Patterson Place (Project 19-027 & 19-026)**

[19-0381]

LeAnn Brown presented the appeal of the Historic District Commission's denial of Certificates of Appropriateness for two new single-family residences at 412 and 417 W Patterson Pl on behalf of the owner and architect. Brian Ferrell, Counsel to the Historic District Commission, presented the Commission's defense.

A motion was made by Vice-Chair Godfrey, seconded by Tetteh, that this Discussion Item be remanded to the Historic District Commission and requested that the Commission review the Design Guidelines for parking and make a determination. The motion failed by the following vote:

Aye: 4 - Chair Bartow, Vice-Chair Godfrey, Lyons, and Tetteh

Nay: 4 - Fox, Murphy, Parrish, and Schuler

A motion was made by Parrish, seconded by Tetteh, to adopt Resolutions B1 and B2, resolutions to deny the appeal and uphold the Historic District Commission's decision. A friendly amendment was made by Murphy, to strike (ii) in section III. C contained in the Written Decision of the Historic District Commission. The amendment was accepted, and the motion failed by the following vote:

Aye: 5 - Chair Bartow, Lyons, Murphy, Parrish, and Tetteh

Nay: 3 - Vice-Chair Godfrey, Fox, and Schuler

A motion was made by Godfrey, seconded by Parrish, to reconsider the previous motion. The motion carried by the following vote:

Aye: 6 - Chair Bartow, Fox, Lyons, Murphy, Parrish, and Tetteh

Nay: 2 - Vice-Chair Godfrey, and Schuler

Adjournment

Next Meeting - June 6, 2019

The meeting adjourned at 9:56 pm.

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 and Development Services Department at 919-969-5066; 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.