



TOWN OF CHAPEL HILL

Board of Adjustment Meeting Minutes

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

Chair Joseph Parrish
Vice-Chair Katherine Murphy
James Bartow
Brian Godfrey
Thomas Grasty
Daniel Hatley
Enton Hito

Phillip Lyons
Ian Morse
Michael Murphy
Carl Schuler
Andrew Strada
Thomas Wortman

Thursday, March 5, 2020

6:30 PM

RM 110 | Council Chamber

Opening

Roll Call

Ralph Karpinos, Counsel to the Board, Jake Lowman, Staff Liaison to the Board,
Becky McDonnell, Staff Liaison to the Board

Present 1 - Chair Joseph Parrish, Vice-Chair Katherine Murphy, James
Bartow, Brian Godfrey, Thomas Grasty, Daniel Hatley, Enton
Hito, Phillip Lyons, Michael Murphy, Carl Schuler, and
Thomas Wortman

Absent 2 - Ian Morse, and Andrew Strada

Secretary reads procedures into the record

Approval of Agenda

Announcements

Chair Parrish announced that Devon Bass has resigned, and Thomas Grasty has
been appointed to the Board.

Bartow announced that Mr. Karpinos, Counsel to the Board, will be retiring in a few
months, and thanked him for his time with the Board.

Eleven members were in attendance at the start of the meeting. Schuler
were subsequently excused prior to hearing New Business items, as the ten
member maximum for the Board was reached.

Petitions

Approval of Minutes

1. January 9, 2020 Meeting Minutes [\[20-0094\]](#)

A motion was made by Hatley, seconded by Wortman, to approve the January 9, 2020 minutes. The motion carried by a unanimous vote.

Old Business

2. 811 Old Mill Road: After-the-Fact Dimensional Variance [\[20-0095\]](#)

A motion was made by Wortman, seconded by Bartow, to continue the item to the April 2, 2020 agenda, as the applicant was unable to attend the March meeting. The motion carried by a unanimous vote.

New Business

3. 311 Clayton Road: Dimensional Variance [\[20-0096\]](#)

Jake Lowman, Staff, presented the case overview to the Board. Kelly McKenna, owner and applicant, gave a detailed presentation of the variance request and summarized the associated hardships. Members of the public commented on various aspects of the case, including the extent of the variance, the physical nature of the lot and character of the neighborhood, and the background of the Coker Hills Neighborhood Conservation District. A motion was made by Vice-Chair Murphy, seconded by Wortman, to approve Resolution B, a resolution to deny the variance request. The motion carried by the following vote, and the application was denied:

Aye: 8 - Chair Joseph Parrish, Vice-Chair Katherine Murphy, James Bartow, Thomas Grasty, Enton Hito, Phillip Lyons, Michael Murphy, and Thomas Wortman

Nay: 2 - Brian Godfrey, and Daniel Hatley

Excused: 1 - Carl Schuler

Adjournment

Next Meeting - April 2, 2020

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.