

Minutes of the Board of Zoning Appeals

Chapel Hill Town Hall

July 27, 2026

CALL TO ORDER

Chairman Isaac Zimmerle called the meeting to order at 5:30 p.m. with a quorum present.

ROLL CALL

Isaac Zimmerle – Present

Marisa Cali – Present

Harley Ezell – Present

Hawken King – Absent

Joe Sedlak - Present

STAFF

Todd Moore, Town Attorney

Steve Foster, Town Engineer

Phillip Dye, Town Administrator

Amy Davis, Town Recorder

Donny Groves, Utility Superintendent

ADOPTION OF THE AGENDA

Motion to Approve: Marisa Cali

Seconded By: Harley Ezell

Motion Passed: 4 – 0

NEW BUSINESS

Variance request made by Jim & Tina Vincent for property located at 505 Depot Street (Parcel ID #021I, 004.00) to reduce rear and side setbacks.

Isaac Zimmerle opened the public hearing.

- Ben Hudson spoke in favor of Mr. James Vincent's variance request.

No further comments, Isaac Zimmerle closed the public hearing

Mr. Jim Vincent spoke regarding the intended use and reasoning for the variance. The request would allow the side setbacks would be a minimum of 14 feet and the rear setback would be 11 feet.

After discussion, a motion was made to approve the variance on the grounds of the shape and size of the lot, the intended use not being detrimental to the welfare of others, and consideration of the letters of neighbor support.

Motion to Approve: Harley Ezell

Seconded By: Joe Sedlak

Motion Passed: 4-0

Variance request made by H&N Group, LLC for property located at 407 Maple Street (Parcel ID #021I, B, 002.00) to reduce minimum lot size and lot width requirement.

Isaac Zimmerle opened the public hearing.

No comments.

Isaac Zimmerle closed the public hearing

Mr. Russell White spoke with regard to the request for variance and noted encroachment on the lot. The request would allow a minimum lot width of 74.88 feet and the minimum lot size would be 8,345 square feet.

After discussion, a motion was made to approve the variance on the grounds that the original pre-existing deed from an over 100 years ago subdivision showing the property as three separate lots and the deed of record not matching the surveyor lines.

Motion to Approve: Marisa Cali

Seconded By: Joe Sedlak

Motion Passed: 4-0

ADJOURNMENT

Motion to Approve: Harley Ezell

Seconded By: Hawken King

Motion Passed: 3-0

Meeting ended at 6:02 p.m.

Isaac Zimmerle, Chairman

Amy Davis, Town Recorder