

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, November 9, 2021
6:00 p.m.

1. Call to Order: Vice Chairman Frank Uhlhorn called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Regina Gibson called the roll and established a quorum.

Members Present: Vice Chairman Frank Uhlhorn; Vice Mayor Mary Anne Gibson; Mike Harless; Greg Hurley; Laura Meanwell; and Richard Towne.

Member Absent: Chairman Jodie Bowden; Mike Harless (PC Liaison)

Staff Present: Cameron Ross, Economic and Community Development (ECD) Director; Sheila Pounder, (ECD) Assistant Director; Regina Gibson, ECD Office Manager; and Alan Strain, Assistant City Attorney.

3. Approval of the Minutes

Rick Towne moved to approve the Board of Zoning and Appeals minutes of September 14, 2021, seconded by Laura Meanwell

ROLL CALL:

Hurley – Yes
Towne – Yes
Meanwell – Yes
Gibson – Yes
Uhlhorn - Yes

MOTION PASSED 5-0-0

4. Regular Agenda

- A. Case Number & Project Name: (21-032)
Location: 2222 Otterburn Lane
Property Owner/Applicant: Memphis T Investment Properties, LLC – Derek Downs
and Willie Watson
Zoning District: “R-1” Medium Density Single-Family Residential
Request: Approval of a Variance to Permit the Principal Structure to
Encroach into the Front Yard Setback

*Refer to complete application, plans and staff report on file.

ECD Assistant Director Sheila Pounder made a staff presentation.

The Board had no questions of staff.

Vice Chairman Frank Uhlhorn opened the public hearing.

The property owner’s representative, Attorney Vincent Perryman, 4719 Spotswood Ave, Memphis, TN 38117 spoke in favor of this item on behalf of the applicant.

The Board had no questions of the applicant’s representative.

No one spoke against this item.

Staff announced that no letters were received from the public in support or in opposition to this application. However, a letter from the Glenalden Homeowners Association in support of this application was received and was included in the staff report.

Vice Chairman Frank Uhlhorn closed the public hearing and called for a motion.

MOTION:

Rick Towne moved to approve a variance to allow the principal structure to encroach 17 feet into the required 30 feet front yard setback, resulting in the front building line being located 30 feet from the edge of the private street pavement at 2222 Otterburn LN in the “R-1” Single-Family Residential zoning district, subject to the Board’s discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Greg Hurley

Vice Chairman Frank Uhlhorn led the Board in a discussion and then called for a vote.

ROLL CALL:

Meanwell – Yes, due to the unusual narrowness and unique shape of the property as well as the topographic challenges with the slope in the back of the property.

Hurley – Abstain

Towne – Yes, as previously stated

Gibson – Yes, as previously stated

Uhlhorn – Yes, as previously stated

MOTION PASSED 4-0-1

5. **Old Business**

Vice Chairman Frank Uhlhorn asked if there was any old business. There was none.

6. **New Business**

Vice Chairman Frank Uhlhorn asked if there was any new business. There was none.

7. **Adjournment**

There being no further business, comments or questions by the Commission, Vice Chairman Frank Uhlhorn adjourned the meeting at 6:13 p.m.