

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, January 11, 2022
6:00 p.m.

1. Call to Order: Alderman Gibson 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: Jodie Bowden; Frank Uhlhorn; Vice Mayor Mary Anne Gibson; Mike Harless; Greg Hurley; Laura Meanwell; and Richard Towne.

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

3. Election of Officers:

Alderman Mary Anne Gibson called for nominations for BZA Chairman.

Richard Towne moved to nominate Jodie Bowden for Chairman, seconded by Greg Hurley.

No additional nominations were made; Vice Mayor Mary Anne Gibson asked the secretary to call the roll for a vote.

ROLL CALL:

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

MOTION PASSED 6-0-0

Vice Mayor Mary Anne Gibson turned the meeting over to Chairman Jodie Bowden.

Chairman Jodie Bowden called for nominations for BZA Vice Chairman.

Richard Towne moved to nominate Frank Uhlhorn as Vice Chairman, seconded by Laura Meanwell.

No additional nominations were made; Chairman Jodie Bowden asked the secretary to call the roll for a vote.

ROLL CALL:

Meanwell – Yes
Hurley – Yes
Towne – Yes
Harless – Yes
Gibson – Yes
Bowden - Yes

MOTION PASSED 6-0-0

4. Approval of the Minutes

Mike Harless moved to approve the Board of Zoning and Appeals minutes of November 9, 2021, seconded by Richard Towne.

ROLL CALL:

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

MOTION PASSED 7-0-0

5. Regular Agenda

A. Case Number:	(22-001)
Location:	8889 Colins Barre Cv.
Property Owner/Applicant:	Jeremiah Watson
Zoning District:	“R” Low-Density Single-Family Residential
Request:	Approval of a Variance to Allow a 13.5’ High Accessory Structure (Play Fort) to be Less Than the Required Minimum Distance from the Rear and Side Property Lines

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

Sarah Goralewski Planning Division Manager, made a staff presentation.

The Board had no questions of staff.

Chairman Jodie Bowden opened the public hearing.

The property owner, Jeremiah Watson of 8889 Colins Barre Cv., made a presentation and answered the Board’s questions. Mr. Watson also gave the Planning staff a list of neighbors’ signatures that approved of the structure.

No one spoke in support or opposition of this item.

Staff announced that no letters in support or in opposition to this application were received.

Chairman Bowden closed the public hearing and called for a motion.

MOTION:

Vice Chairman Frank Uhlhorn moved to approve a variance to allow an accessory structure (play fort), that is 13’6” in height, within the required side and rear yard setbacks (approximately 7’11” from the east side property line and 8’3” from the south rear property line) at 8889 Colins Barre Cv., subject to the Board’s discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Richard Towne.

Chairman Jodie Bowden led the Board in a discussion and then called for a vote.

ROLL CALL:

Towne – Yes, due to exceptional topographic conditions and approval signatures of the neighbors.

Harless – Yes, this lot has an exceptional topographic condition.

Hurley – Yes, due to the hardship and constraints that the topography of the land has placed on the applicant as well as the minimal nature of the structure.

Uhlhorn – Yes, due to the topographical consideration.

Meanwell – Yes, due to the exceptional topographic conditions and other extraordinary and exceptional situations.

Gibson – Yes, based on previous statements.

Bowden – Yes, as previously stated.

MOTION PASSED 7-0-0

6. Old Business

Chairman Jodie Bowden asked if there was any old business. There was none.

7. New Business

Chairman Jodie Bowden asked if there was any new business. There was none.

8. Adjournment

There being no further business, comments or questions by the Commission, Chairman Jodie Bowden adjourned the meeting at 6:46 p.m.

Chairman Jodie Bowden
Board of Zoning Appeals
