

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, May 10, 2022
6:00 p.m.

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

Members Absent: Greg Hurley

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; and Alan Strain, Assistant City Attorney.

3. Approval of the Minutes

Vice Chairman Frank Uhlhorn moved to approve the Board of Zoning and Appeals minutes of January 11, 2022, seconded by Richard Towne.

ROLL CALL:

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

MOTION PASSED 6-0-0

4. Regular Agenda

A. Case Number:	(22-011)
Location:	3070 Forest Hill-Irene Rd
Property Owner/Applicant:	Kenneth & Debra Schweighofer
Agent:	Blair Parker Design – Blair Parker
Zoning District:	“C-2” General Commercial
Request:	Approval of 2 Variances to Allow: 1) Front Yard Setback Encroachment, and 2) Parking Reduction

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

Sarah Goralewski (Planning Division Manager) made a staff presentation.

The applicant’s agent Blair Parker with Blair Parker Design, 5100 Wheelis Drive, Suite 100, Memphis, TN 38117 made a presentation.

Both ECD staff and the applicant answered the Board’s questions.

Chairman Jodie Bowden opened the public hearing.

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

No one spoke in opposition of this item.

Sue Turner, of Crye Leike, 3034 Forest Hill-Irene spoke in favor of this item.

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

MOTION 1:

Vice Chairman Frank Uhlhorn moved to approve a variance to allow a front yard setback encroachment of 10-20 ft at 3070 Forest Hill-Irene Rd., subject to the Board's discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Laura Meanwell.

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

ROLL CALL:

Harless – Yes, due to the exceptional narrowness, shallowness or shape of the property.

Uhlhorn – Yes, due to safety reasons presented by the Fire department's evaluation

Meanwell – Yes, due to the exceptional narrowness of the property and presents a hardship upon the owner

Towne – Yes, due to the shape of the property and the Fire department's evaluation

Gibson – Yes, based on the exceptional condition of the property

Bowden – Yes, for all of the previous reasons mentioned

MOTION PASSED 6-0-0

MOTION 2:

Vice Chairman Frank Uhlhorn moved to approve a variance to allow a parking reduction to a total of 48 required parking spaces at 3070 Forest Hill-Irene Rd., subject to the Boards 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:

Meanwell – Yes, due to the exceptional narrowness and shape of the property

Towne – Yes, based on the narrowness and topography. Having someone from Crye Leike [the immediately affected neighbor] to speak in favor of this project made a difference

Harless – Yes, due to the willingness of the neighbors to work with the developer on this project.

Uhlhorn – Yes, for safety reasons

Gibson – Yes, based on the exceptional narrowness of the property as well as others comments

Bowden – Yes, as previously stated

MOTION PASSED 6-0-0

5. Old Business

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

6. New Business

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

7. Adjournment

There being no further business, comments or questions by the Commission, Chairman Jodie Bowden adjourned the meeting at 7:03 p.m.

Chairman Jodie Bowden
Board of Zoning Appeals
