

CITY OF GERMANTOWN  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, September 13, 2022  
6:00 p.m.

1. Call to Order: Chairman Jodie Bowden called the meeting to order at 6:01 p.m.
2. Roll Call and Establishment of a Quorum: Sarah Goralewski called the roll and established a quorum.

Members Present: Jodie Bowden, Chairman; Frank Uhlhorn, Vice Chairman; Vice Mayor Mary Anne Gibson; Mike Harless; and Richard Towne.

Members Absent: Greg Hurley; Laura Meanwell

Staff Present: Cameron Ross, Economic and Community Development (ECD) Director; Sarah Goralewski, Planning Division Manager; Saba Mortazavi, Planner; Lillian Haddock, Planning Technician; 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 May 10, 2022, seconded by Richard Towne.

ROLL CALL:

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

**MOTION PASSED 5-0-0**

4. Regular Agenda

- A. Case Number & Project Name: (22-020) Bodine School  
Location: 2432 Yester Oaks Dr.  
Property Owner: Bodine of Germantown, Inc.  
Applicant: John Murphy – Head of School  
Zoning District: “R” Low-Density Single-Family Residential  
Request: Approval of a Variance to Allow An Accessory Structure (Dumpster Enclosure) to Extend Beyond the Front Line of the Principal Building

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

Vice Chairman Frank Uhlhorn recused himself.

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

The applicant, John Murphy, 1630 Abingdon Cv., Memphis, TN, 38119, addressed the Board.

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 favor of this item.

The following individuals spoke in opposition to this application:

- Rand Bouldin, 2422 Yester Oaks Dr., Germantown, TN, 38139
- Mark Busseret, 2411 Yester Oaks Dr., Germantown, TN, 38139

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

**MOTION:**

Richard Towne moved to approve a variance to allow an accessory structure (dumpster enclosure) to extend beyond the front line of the principal building at the Bodine School (2432 Yester Oaks Dr.), to be in line with the existing accessory building (approximately 25 ft. from the northern side property line) and approximately 26 ft. from the front property line, subject to the Board's discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Mike Harless.

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

**ROLL CALL:**

Harless – Yes, by reason of exceptional topographic conditions  
Towne – Yes, due to the exceptional nature of the situation  
Gibson – Yes, based on the exceptional topographic conditions  
Bowden – Yes, for all of the previous reasons mentioned

**MOTION PASSED 4-0-0**

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.