

CITY OF GERMANTOWN  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, November 8, 2022  
6:00 p.m.

1. Call to Order: Chairman Jodie Bowden called the meeting to order at 6:06 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; Greg Hurley; and Richard Towne.

Members Absent: Laura Meanwell and Mike Harless

Staff Present: Cameron Ross, Economic and Community Development (ECD) Director; 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 September 13, 2022, seconded by Greg Hurley.

ROLL CALL:

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

**MOTION PASSED 5-0-0**

4. Public Hearings

- A. Case Number & Project Name: (22-024) 9076 Fernbrook Rd.  
Location: 9076 Fernbrook Rd.  
Property Owner/Applicant: Haitham & Nisreen Alyousef  
Agent: Reaves Firm – Tim McCaskill  
Zoning District: “R-E-1” Residential Estate  
Request: Approval of a Variance to Allow A Fence over 30” High in the Front Yard Setback

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

Cameron Ross made a staff presentation.

The applicants, Haitham & Nisreen Alyousef, 7583 Tagg Drive, Germantown, TN 38138, 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 or in opposition of this item.

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

**MOTION:**

Vice Chairman Frank Uhlhorn moved to approve a variance to allow a fence over 30” high in the front yard setback and over 6’ in the side yard setback, 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:**

Hurley – Abstain

Uhlhorn – Yes, due to extraordinary and exceptional situation or condition of the piece of property.

Towne – Yes, as previously stated

Gibson – Yes, due to peculiar and exceptional practical difficulties.

Bowden – Yes, due to the exceptional situation and the house having to be repositioned on the lot.

**MOTION PASSED 4-0-1**

5. Regular Agenda

A. Case Number & Project Name: Forward 2035 Plan

**Motion:**

Vice Chairman Frank Uhlhorn made a motion to approve the Forward 2035 Plan, seconded by Richard Towne.

**Roll Call:**

Uhlhorn – Yes

Towne – Yes

Hurley – Yes

Gibson – Yes

Bowden - Yes

**MOTION PASSED 5-0-0**

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 6:35 p.m.