

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, December 13, 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: Sheila Pounder called the roll and established a quorum.

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

Members Absent: Greg Hurley

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

3. Approval of the Minutes

Mike Harless moved to approve the Board of Zoning and Appeals minutes of November 8, 2022, seconded by Vice Chairman Frank Uhlhorn.

ROLL CALL:

Uhlhorn – Yes
Meanwell – Yes
Harless – Abstain
Towne – Yes
Vice Mayor Gibson - Yes
Chairman Bowden - Yes

MOTION PASSED 5-0-1

4. Public Hearings

A. Case Number & Location:	(22-033) 7819 Taylor Farms Cv. [CORRECT ADDRESS: 7918 Taylor Farms Cv.]
Property Owner/Applicant:	Rodney & Jennifer King
Agent:	Shapiro and Company Architects – Brad Shapiro, Agent
Zoning District:	“R” Low-Density Single-Family Residential
Request:	Approval of a Variance to Allow an Encroachment (Chimney) in the Rear Yard Setback

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

Cameron Ross made a staff presentation.

The applicant’s agent, Brad Shapiro, Shapiro and Company Architects 435 Madison Avenue, Memphis, TN 38103, 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, other than the previous referenced HOA letter.

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 chimney attached to a rear porch to encroach into the required rear 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 Mike Harless.

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

ROLL CALL:

Harless – Yes, meets requirement for variance of unusual narrowness of property, and blueline stream presence.

Meanwell – Yes, due to exceptional narrowness and shape of the property as well as the exceptional topographical conditions.

Towne – Yes, based on the topography of this lot and also because it got flipped years ago where the back became the front and the narrowness of the lot.

Uhlhorn – Yes, meets all the criteria of a variance.

Gibson – Yes, based on comments previously stated.

Bowden – Yes, for the same comments that were 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. Vice Mayor Gibson asked to frame her comments as a motion to honor Asst. City Attorney Alan Strain for his excellent service to our city, seconded by Richard Towne. Vice Mayor Gibson led the discussion on this request to thank Attorney Strain for his service.

7. **Adjournment**

There being no further business, comments or questions by the Commission, Chairman Jodie Bowden adjourned the meeting at 6:26 p.m.

Chairman Jodie Bowden
Board of Zoning Appeals
