

CITY OF GERMANTOWN
BOARD OF ZONING APPEALS
COUNCIL CHAMBERS – CITY HALL
Tuesday, January 10, 2023
6:00 p.m.

1. Call to Order: Vice Mayor Gibson called the meeting to order at 6:00 p.m.
2. Roll Call and Establishment of a Quorum: Sarah Goralewski called the roll and established a quorum.

Members Present: Jodie Bowden; Frank Uhlhorn; Vice Mayor Mary Anne Gibson; Mike Harless; Andrew Bland; 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; Saba Mortazavi, Planner; and Josh Whitehead, Assistant City Attorney.

3. Election of Officers:

Alderman Mary Anne Gibson called for nominations for BZA Chairman.

Mike Harless moved to nominate Jodie Bowden for Chairman, seconded by Laura Meanwell.

No additional nominations were made; Vice Mayor Mary Anne Gibson called for a motion to close the call for nominations. Mike Harless moved to close the call for nominations, seconded by Laura Meanwell.

Vice Mayor Mary Anne Gibson asked the secretary to call role.

ROLL CALL:

Harless – Yes
Uhlhorn – Yes
Meanwell – Yes
Towne – Yes
Bland – 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.

Mike Harless moved to nominate Frank Uhlhorn as Vice Chairman, seconded by Rick Towne.

No additional nominations were made; Chairman Jodie Bowden called for a motion to close the call for nominations. Laura Meanwell moved to close the call for nominations, seconded by Vice Mayor Mary Anne Gibson.

Chairman Jodie Bowden asked the secretary to call the roll for a vote.

ROLL CALL:

Meanwell – Yes
Bland – Yes
Towne – Yes
Harless – Yes

Gibson – Yes
Bowden - Yes

MOTION PASSED 6-0-0

4. Approval of the Minutes

Richard Towne moved to approve the Board of Zoning and Appeals minutes of December 13, 2022, seconded by Mike Harless.

ROLL CALL:

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

MOTION PASSED 7-0-0

5. Regular Agenda

A. Case Number:	(23-001)
Location:	2552 Moore Rd.
Property Owner/Applicant:	Kerry Stockslager
Zoning District:	“R” Low-Density Single-Family Residential
Request:	Approval of a Variance to Allow the Principal Structure (Garage) to Encroach into the Required Front Yard Setback

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

Cameron Ross, ECD Director, made a staff presentation.

The Board questioned staff about the variance request.

The property owner, Kerry Stockslager of 2552 Moore Rd., made a presentation and answered the Board’s questions.

Chairman Jodie Bowden opened the public hearing.

The following individuals spoke in support of this item:

Sandy Branson, 4525 Moore Rd.

No one spoke in opposition of this item.

Staff announced that there were no letters received in support or in opposition to this application. Staff also announced that the applicant submitted a petition signed by surrounding neighbors in support of the application that was included in the Board’s web agenda packet.

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

MOTION:

Vice Chairman Frank Uhlhorn moved to approve a variance to allow the principal structure (attached garage) to encroach 18' into the required 50' front yard setback at 2552 Moore Rd., 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 – No, the exception could become the rule in this subdivision. Important to maintain the front zoning setback that the city set (not the one on the subdivision set).

Towne – No, for the same reasons as Mr. Harless.

Bland – No, property is very similar to other properties in the area and is not extraordinary or exceptional.

Uhlhorn – Yes, due to the uniqueness of the situation and topographical conditions.

Meanwell – Yes, due to extraordinary and exceptional situation resulting in peculiar and exceptional practical difficulties

Gibson – Yes, due to the topographical conditions.

Bowden – Yes, due to the topography and narrowness, as well as peculiar circumstances

MOTION PASSED 4-3-0

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 7:15 p.m.

Chairman Jodie Bowden
Board of Zoning Appeals
