

CITY OF GERMANTOWN  
BOARD OF ZONING APPEALS  
COUNCIL CHAMBERS – CITY HALL  
Tuesday, August 8, 2023  
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: Lillian Haddock called the roll and established a quorum.

Members Present: Chairman Jodie Bowden; Vice Chairman Frank Uhlhorn; Laura Meanwell; Mike Harless; Richard Towne; and Andrew Bland.

Members Absent: Vice Mayor Mary Anne Gibson

Staff Present: Sheila Pounder, Assistant ECD Director; Sarah Goralewski, Planning Division Manager; Nathan Bicks, Assistant City Attorney; Lillian Haddock, Planner .

3. Approval of the Minutes

Mr. Bland moved to approve the Board of Zoning and Appeals minutes of July 11, 2023, seconded by Ms. Meanwell.

ROLL CALL:

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

**MOTION PASSED 6-0-0**

4. Regular Agenda

- A. Case Number & Project Name: (19-946) Evangelical Christian School (ECS)  
Location: 1920 Forest Hill-Irene Rd.  
Property Owner/Applicant: ECS – Braxton Brady, Head of School  
Zoning District: “R” Low-Density Single-Family Residential  
Request: Approval of a Variance to Allow a Gate Over 30” in the Front Yard Setback

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

Sarah Goralewski, Planning Division Manager, made a staff presentation.

City staff answered the Board’s questions regarding the request.

The COO of ECS, Scott Vogel at 1920 Forest Hill-Irene Rd., answered the Board’s questions. The applicant’s representative, Marissa Nowlin of Allen Hoshall at 1661 International Dr., Ste. 100, Memphis, TN, also answered the Board’s questions.

Chairman Jodie Bowden opened the public hearing.

No one spoke in support of this item.

No one spoke in opposition of this item.

Staff announced that they had received no letters speaking for or against the request.

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

**MOTION:**

Mr. Uhlhorn moved to approve a variance to allow 6' high gates and 6' high black steel fence in the front yard setback at Evangelical Christian School (ECS) at 1920 Forest Hill-Irene Rd. in the "R" Low-Density Single-Family Residential zoning district, subject to the Board's discussion, staff comments noted in the staff report and the site plan submitted with the application.

Mr. Harless proposed an amendment to that motion which was accepted by Mr. Uhlhorn.

Mr. Uhlhorn motioned to approve a variance to allow a gate and steel fences over 30" but not in excess of 6' in the front yard setback at Evangelical Christian School (ECS) at 1920 Forest Hill-Irene Rd. in the "R" Low-Density Single-Family Residential zoning district, subject to the Board's discussion, staff comments noted in the staff report and the site plan submitted with the application, seconded by Ms. Meanwell.

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

**ROLL CALL:**

Uhlhorn – Yes, due to the extraordinary and exceptional situation and condition of the property, resulting in peculiar and practical difficulties

Meanwell – Yes, due to other extraordinary and exceptional situation or condition of the property, I agree with the applicant's justification that the traffic can be treacherous and am always in favor of being safe for the children; this results in peculiar and exceptional practical difficulties

Towne – Yes, due to safety and traffic flow for this property on Wolf River Blvd. and Forest Hill-Irene Rd..

Bland – Yes, by reason of other extraordinary and exceptional situation or condition of such a piece of property resulting in peculiar and exceptional practical difficulties of the use of this property being not residential; the improvements will better allow for the safety of the kids and community together

Harless – Yes, for the reasons as stated by the other commissioners

Bowden – Yes, I agree with the other commissioners and the reasons they 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. Mr. Towne requested that more information regarding the Board's continuing education requirement be sent out to members again.

7. Adjournment

There being no further business, comments or questions by the Commission, Chairman Jodie Bowden adjourned the meeting at 6:27p.m.

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Chairman Jodie Bowden  
Board of Zoning Appeals

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