

BOARD OF ZONING APPEALS
September 4, 2018

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on September 4, 2018 in the City Hall conference room, 2nd floor, 1207 Palm Boulevard, at 5:30pm.

- A. Call to order
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: July 10, 2018
- D. Swearing of any person giving testimony
- E. Home Occupations: 3100 Waterway Boulevard
- F. Miscellaneous business: Board vacancies
Airbnb of parking
- G. Adjournment

Board of Zoning Appeals
Minutes
July 10, 2018

I. Call to order

The regular meeting of the Board of Zoning Appeals was called to order on July 10, 2018 at 5:30 p.m. in the City Hall Conference Room, 1207 Palm Boulevard. Members present were Elizabeth Campsen, Pete Doherty, Carolyn Holscher, Glenn Thornburg and Arnold Karig; also secretary Douglas Kerr was present.

Mr. Kerr acknowledged that the meeting had been advertised in compliance with State law and the properties had been posted.

II. Approval of minutes

The next item on the agenda was the review of the minutes of the May 1, 2018 meeting. Ms. Campsen made a motion to approve the minutes and Ms. Holscher seconded the motion. The vote was unanimous in favor of the motion.

IV. Special Exceptions

Mr. Karig explained that the Board acted as a quasi-judicial body and all comments made were treated in the same manner as court testimony; therefore, any person who would like to speak to the Board should be sworn in. He then swore in all members of the audience that would be speaking.

3805 Hartnett Boulevard

Mr. Kerr explained that the request was to establish a nursing business at 3805 Hartnett Boulevard. He explained that the applicant has indicated on her application that there would be no work other than office work at the house and no exterior evidence of a business and no business-related traffic would be coming to the house. He mentioned that there was already a home occupation operating from the house, which was a computer consulting business owned by the applicant's husband. He explained that having more than one home occupation used to be prohibited in the code, which is the reason the question is on the application, but the code was amended to allow multiple home occupations at a residence.

Mr. Karig asked the applicant if she had anything to add to what has been presented already. The applicant, Ms. Hooper, answered no.

Ms. Campsen stated that she noticed on the application that it was indicated that more than 25% of the floor area of the house would be dedicated to the home occupation and she asked why so much area was required. Ms. Hooper responded that she misunderstood the question on the application and there would not be more than 25% of the house dedicated to the

business and she would only have a desk and computer at the home associated with the business.

Ms. Campsen stated that as an aside, she looked the house up in the tax records to help her understand why such a large percentage of the floor area would be dedicated to the home office and she noticed that the tax records show the house as being waterfront with an associated tax value, which the applicants may want to investigate. The applicant indicated she would look into this.

Ms. Campsen made a motion to approve the request as amended and Mr. Thornburg seconded the motion. The vote was unanimous in favor of the motion.

1 Tabby Lane

Mr. Kerr explained that the next request was for a home office for a home repair business at 1 Tabby Lane. He explained that the applicant has indicated that the home would be used for office work only and that there would be no traffic coming to the house and no exterior evidence of a business.

Mr. Doherty asked if any workers would be coming to the house or if any signs would be visible on trucks. The applicant, Mr. Efremov, answered no that he was the only employee of the business and he did not have any signs on trucks or otherwise visible.

Ms. Campsen made a motion to approve the request and Mr. Doherty seconded the motion. The vote was unanimous in favor of the motion.

V. Adjournment

With no other business, the meeting was adjourned at 5:45 PM.

Appeal Number: 18-11

Applicant: Mary Wood

Address: 3100 Waterway Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a business that involves painting of small objects, including ornaments, stemware and furniture, in her home.

There will be no exterior evidence of a business, no business-related traffic coming to the residence, no work done outside of the home, and that there will be no employees working in the residence. The business is classified in Table B1 as 7336- commercial art and graphics.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed: 8-17-18

Appeal Number 18-11

Instructions:

This form must be completed for a hearing on appeal from action of a zoning official, application for a variance, or application for a special exception. Entries must be printed or typewritten. If the applicant is not the owner of the property, all must sign.

Property Address 3100 Waterway Blvd

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Mary Wuan Woods

Address 3100 Waterway

Telephone 443-253-9037

Interest (i.e. Owner, Owner's attorney, Architect, etc.) owner

Owner(s) (if different from applicant) Thomas M Wood & Mary Wuan

Name _____ Woods

Address _____

Telephone 443-253-9036 (T) 443-253-9037 (M)

I (We) certify that this application and all supporting documents attached are correct.

Mary Wuan 8/17/18
Applicant signature/date

[Signature]
Owner signature (if different from applicant)/date

Board of Zoning Appeals
Special Exception Application
Home Occupation
City of Isle of Palms

1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Hand painted ornaments & stoneware

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes painting small furniture pictures No _____. If yes, please explain: _____

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No If yes, please explain: _____

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No _____

5. Will there be any business related traffic coming to this residence? Yes _____ No _____. If yes, please explain and give frequency: _____

6. Will there be any employees working in this residence other than family members? Yes _____ No _____

7. Will any business related activity be conducted on your property, but outside of the house (i.e. in a detached shed or in the yard)? Yes _____ No _____

8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No _____. If yes, explain: _____

9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No _____

10. Will any equipment or materials that are not normal to a household be used or stored at this residence in connection with the occupation? Yes _____ No _____

11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No _____

12. Are there currently any other home occupations operating at this residence? Yes _____ No _____

Describe in full the nature of your occupation, profession, or trade by listing all activities related to such occupation that will be undertaken in your home: _____

Hand-paint glass ball ornaments &
Wine glasses.

In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 5-4-7 (a) (b) of the City of Isle of Palms Code of Ordinances.

I further acknowledge that, if granted, the special exception home occupation and business license issued under authority of that permit may be revoked if any of the information contained in this application is found to be untruthful or if I fail to meet the requirements of section 5-4-44 and 5-4-2(18): If I have failed to provide information fully describing the home occupation to be conducted on my premises, or at any time the conduct of my home occupation may constitute a nuisance as defined in section 5-4-44 or section 6-1-11, et. Esq., of the City of Isle of Palms Code of Ordinances. Any activity which adversely diminishes the residential character of my neighborhood may be cause for revocation of my home occupation. Outdoor advertising is not allowed under this license.

Amprova 8/17/18
Signature of applicant & date



Government ▶ Boards & Commissions ▶ **Board of Zoning Appeals**

Board of Zoning Appeals

The Board shall consist of five (5) citizens of the City, each to be appointed by a majority of council. The term of office of each members shall be for three (3) years, and until a successor is appointed and qualified. Terms of members shall be staggered. All terms shall begin on January 1. The appointments for each year will be announced by the Mayor at a special City Council meeting, to be held on the first Tuesday of January.

Meetings of the Board shall be held upon the call of the Chairman or at such other times as the Board may determine. The zoning administrator and the secretary of the Board shall attend all meetings and the secretary shall keep a record of its proceedings, showing the vote of each member upon each question or, if absent or failing to vote, indicating such fact.

Members

- [Pete Doherty](#) - Term Expires 12/31/2020
- [Carolyn Holscher](#) - Term Expires 12/31/2019
- [Arnold Karig](#) - Term Expires 12/31/2018
- [Elizabeth Campsen](#) - Term Expires 12/31/2019
- [Glenn Thornburg](#) - Term Expires 12/31/2018
- [Douglas Kerr](#) - Director of Building, Planning and Zoning

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Requests for Information

https://www.postandcourier.com/news/app-aims-to-find-cheaper-parking-in-charleston-but-rules/article_346ec560-a16f-11e8-ad25-2f82c49d81fi.html

App aims to find cheaper parking in Charleston but rules stand in the way

BY CHLOE JOHNSON CJOHNSON@POSTANDCOURIER.COM

AUG 24, 2018



Charleston startup Hah Parking has already targeted places like Folly Beach, which is notoriously congested. Making the parking-rental app successful will mean navigating complicated local regulations and eventually competing with similar apps around the country. Brad Nettles/Staff

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The founders of Hah Parking, a smartphone app billed as the “AirBnb of parking,” have ambitious hopes for the Charleston area, where they say it could connect drivers to cheaper parking and cut down on traffic by stopping cars from circling the block in search of a space.

But in addition to all the normal challenges facing a start-up — securing funding and creating a corporate structure — they face a complicated regulatory landscape with the patchwork of zoning rules that exist across the region.

Down the road, they also face competition from similar apps that have popped up in bigger cities. It’s only a question of when one of those services will scale up and arrive in Charleston.



NEWS

NEW APP LETS PEOPLE RENT OUT PARKING IN THEIR DRIVEWAYS, BUT FOLLY BEACH ISN'T STOKED
BY CHLOE JOHNSON CJOHNSON@POSTANDCOURIER.COM

“It is a race, and there are people doing this in other cities. People have done this three years ago,” said Rocky Vitali, who has founded and funded the company so far with his brother Victor. They estimate they’ve spent between \$100,000 and \$200,000 so far.

But both brothers insist that they’ll beat out the competition with a better user experience, and they hope to grow the service in part by word-of-mouth from satisfied customers.

Hah Parking is a platform that lets homeowners with an empty driveway or parking spot rent it out by the hour, day or month. It was a logical business idea for the Vitali brothers, who often think about cars and where to put them.

Rocky can even remember the two cars they drove down to Charleston when they decided to move here full time in 2012: a 1997 Acura Integra GSR for him, and a Volvo C70 convertible for Victor.

Their grandfather, an Italian immigrant, started a used-car dealership in the village of Johnson City, in upstate New York. Both brothers were drawn away from home in part by the allure of Southern vehicles, which fetch more in resale than Northern ones because they're not splashed with corrosive, ice-melting road salts all winter long.

Victor became a car buyer in the Holy City, procuring mostly high-end vehicles for prominent people around the area, including members of the Tecklenburg family. As his yard filled up with cars awaiting their new owners, the idea for Hah struck him.

The app only launched in April, but Hah Parking is already collaborating with the Charleston Riverdogs to use the app as a platform for fans to reserve spots in the stadium's lot, which is usually reserved for season ticket-holders. The company additionally made a pitch to Charleston for the city to consider using it in a pilot program that would let Hah customers use the app to pay for meter parking.

The Vitalis are also developing a slew of features that they say would bring users back time and time again: warnings for street sweeping, for example, or an option to rent out a spot and then send all the proceeds to a charitable cause.

"We move quick but cautious," Rocky said. "We want to ... always have the user experience in mind."

But those extra bells and whistles will have to come online relatively quickly, because similar parking platforms are already online in cities like Los Angeles, Chicago, Boston and Toronto. A few have reached Atlanta. Pavemint, Rover and Parqex have all been similarly described as the "AirBnb of parking," but they don't yet have listings in the Lowcountry.

Those companies are "trying to prove the model works and then they're trying to rapidly grab market share all across the country," said John Osborne, director of the Harbor Entrepreneur Center, a local startup accelerator.

In the case of Hah Parking, innovating the core product could help keep national competition at bay.

“Otherwise ... it’s just a race to who can get there fastest, and a lot of times that just comes down to who can raise enough money to make it go,” Osborne said.

There’s clearly demand for expanded parking options. Victor said the company has been contacted by scores of parents of College of Charleston students, who aren’t eligible to buy a parking space from the school until junior year. Rocky said Tuesday that the app had well over 2,000 users.

But similarly to AirBnb, Hah has to contend with local land use rules. It recently ran into trouble on Folly Beach, when city officials said that kind of rental system isn’t allowed in their residential zones, which cover 90 percent of the island. Victor said Hah will meet with officials in the beach town next month for further discussions.

There are potential roadblocks in Charleston as well. Jacob Lindsey, planning director for the city of Charleston, said that city’s residential zones would also technically ban commercial activity like renting out parking space.

Charleston is in the middle of a detailed parking study right now, he said. Hah could offer a benefit to the area, but that’s something that would need to be studied, too.

“We’re always open to innovations that improve quality of life in the city,” Lindsey said, but added, “If we feel like there’s a problem going on, we certainly are going to be enforcing our regulations.”

Victor said that the company hasn’t heard anything about zoning enforcement from the city of Charleston.

Ultimately, he doubted the city’s ability to even determine if a vehicle was in a space because of the app, or because someone was just visiting a private home.

“They would have to try and find out how to enforce what vehicle’s supposed to be there, and what vehicle’s not supposed to be there,” Victor said.