

BOARD OF ZONING APPEALS
May 4, 2021

Virtual Meeting Due to COVID-19 Pandemic

The public may view the public meeting at:
www.youtube.com/user/cityofisleofpalms

Public Comment: Citizens may provide public comment here:
<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on May 4, 2021 virtually at **4:30pm**.

- A. Call to order
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: March 9, 2021
- D. Swearing of any person giving testimony
- E. Home occupations: #33-22nd Avenue
#16- 26th Avenue
- F. Miscellaneous business: Discuss future meeting format
- G. Adjournment



BOARD OF ZONING APPEALS
4:30pm, Tuesday, March 9, 2021
Virtual Meeting via Zoom call due to COVID-19 Pandemic
broadcasted live on YouTube: <https://www.youtube.com/user/cityofisleofpalms>

MINUTES

1. Call to order

Present: Glenn Thornburg, Elizabeth Campsen, Arnold Karig, Brian Abel, and Douglas Kerr, Director of Planning

2. Approval of Previous Meeting's Minutes

Mr. Thornburg made a motion to approve the minutes of the February 3, 2021 meeting as presented, and Ms. Campsen seconded the motion.

Mr. Karig indicated that something was missing from the minutes, but it could not be located. He said he would send the change to Director Kerr.

The minutes were approved unanimously with the condition of a possible change as indicated by Mr. Karig.

3. Swearing in of applicants

Ms. Campsen swore in Chris Jordan, Jay Leigh, Jon Bushnell, Dave Lorenz, and Mark Yodice.

4. Special Exceptions

A. Forest Trail Wastewater Treatment Plant

Director Kerr explained this special exception is being requested for the second module of the waste water treatment facility. The approval of this facility will begin the process of decommissioning the old one.

The plan for the new facility complies with all the criteria except for the height requirement. The new facility is to be 39' in height. Director Kerr reviewed the criteria that have been met by the Water & Sewer Commission.

MOTION: Ms. Campsen made a motion to approve the special exception application as submitted. Mr. Karig seconded the motion.

When asked why the roof needed to be that height, Engineer Mark Yodice explained the extra height is needed to properly remove and clean the membranes. He also noted that a pitched roof

allows for better drainage and blends well with the other structures in the area. Ms. Campsen commended the Water & Sewer Commission for the improvements already put in place.

VOTE: The motion passed unanimously.

B. #80-41st Avenue – modification of a prior request

Director Kerr said that Mr. Lorenz and Mr. Bushnell have requested a modification to their prior approval to create a covered porch area including seating and a service bar.

MOTION: Ms. Campsen made a motion to approve the altered plan for #80-41st Avenue as presented. Mr. Thornburg seconded the motion.

Mr. Lorenz stated that extensive rot in the walls and ceiling have made the change necessary. He said he is unsure of the exact amount of seating, but it will be less than the 64 seats previously approved and will include a small amount of seating at a service bar. Board members discussed whether or not it was necessary to indicate a minimum amount of seating.

MOTION: Ms. Campsen made a motion to approve the amended plan as presented with the following conditions: that the outdoor sale of food and drink shall offer no less than 26 seats and no more than 64 seats or the maximum seating allowable by applicable codes and the restaurant must be in compliance with the City's noise ordinance including entering into a noise ordinance agreement. Mr. Thornburg seconded the motion. The motion passed unanimously.

6. Miscellaneous Business

Director Kerr said City Attorney Hinchey will attend the next meeting to give the annual legal briefing. Board members said it might be better to wait until the new Board member is appointed before giving the legal briefing.

7. Adjournment

Mr. Karig made a motion to adjourn, and Mr. Thornburg seconded the motion. The meeting was adjourned at approximately 5:13pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 21-04

Applicant: Margaret Schaap

Address: #33- 22nd Avenue

Request:

The applicant is requesting a special exception to allow the establishment of an office for a pet sitting business. She has indicated that the home will be used for office work only and there would be no business-related activity conducted on the property and no business-related traffic would come to the residence. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed: 3/25/21

Appeal Number 21-04

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 33 22nd Avenue

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Margaret Schaap

Address 33 22nd Ave.

Telephone 843-737-1643

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

Owner(s) (if different from applicant) Owner

Name Dennifer Weaver

Address 3101 Waterway Blvd.

Telephone 843-714-5622

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

Margaret Schaap 3/25/21
Applicant signature/date

Dennifer Weaver
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): Pet Sitting
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ 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: _____

just computer work
my partner and I will be going to other
peoples homes to take care of their pets.

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.

Mary T. Lohp 3/25/21
Signature of applicant & date

Appeal Number: 21-05

Applicants: Michael Zinone

Address: #16- 26th Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a golf cart rental business at his home. He has indicated in a phone conversation that carts would be stored off-site and that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed 3/30/2021 _____

Appeal Number 21.05

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 16 26th avenue

Lot 21 _____ Block BC-2B _____ TMS 571-05-00-112 _____

Area of Lot + 18,859 sf Zoning Classification SR 1

Applicant(s) Name Michael Zinone

Address 16 26th Avenue

Telephone 703-405-7671

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


Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

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

 3/30/2021
Applicant Signature/Date

Owner Signature (if different from applicant)/Date _____

Board of Zoning Appeals
Information Sheet
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): We will be renting golf carts and LSV's to locals and vacationers. There will be no signage or evidence of a business being run from the property.

- _____
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ 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. _Besides Back end operations (Finance, Marketing, Accounting) we will take online orders and phone calls from the home. Otherwise, all client contact will take place at the cart drop off and pick up locations. _____

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 the 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.

 3/30/21

Signature of Applicant & Date

APPLICANT MUST ATTEND BOARD OF ZONING APPEALS FOR APPLICATION TO BE HEARD