

BOARD OF ZONING APPEALS
October 5, 2021

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting in City Hall Council Chambers on October 5, 2021 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: September 7, 2021
- D. Swearing of any person giving testimony
- E. Home occupations: 407 Merritt Boulevard
- F. Miscellaneous business: 1120 Ocean Boulevard (continued 6/16/2021)
1012 Ocean Boulevard (continued 6/16/2021)
- G. Adjournment



BOARD OF ZONING APPEALS
4:30pm, Tuesday, September 7, 2021
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Arnold Karig, Brian McKnight, and Douglas Kerr,
Director of Planning

Absent: Elizabeth Campsen, Brian Abel

2. Approval of Previous Meeting's Minutes

Mr. Karig made a motion to approve the minutes of the June 16, 2021 meeting as presented, and Mr. McKnight seconded the motion. The motion passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Home Occupations

A. 309 Palm Boulevard

Director Kerr stated Connor Flowers, the applicant, is requesting a special exception to allow the establishment of an internet reselling business in his home. Mr. Flowers has indicated that the home will be used for office work only and there would be no business-related traffic coming to the house or exterior evidence of a business. Mr. Flowers stated that none of his work will disturb his neighbors.

MOTION: Mr. McKnight made a motion to approve the request as submitted, and Mr. Karig seconded the motion. The motion passed unanimously.

B. 810 Carolina Boulevard

Director Kerr stated Eric Johnson, the applicant, is requesting a special exception to allow the establishment of a personal training business in his home. Mr. Johnson has indicated that the home will be used for office work only and there would be no business-related traffic coming to the house or exterior evidence of a business. He also indicated that all training sessions would be held in his client's homes and not in his own home. Mr. Johnson stated that none of his work will disturb his neighbors.

MOTION: Mr. Karig made a motion to approve the request as submitted, and Mr. McKnight seconded the motion. The motion passed unanimously.

5. **Miscellaneous Business**

Mr. Thornburg asked about the appropriate procedure to follow regarding the requests made by 1012 and 1120 Ocean Boulevard as no decision had been made at the June 16, 2021 meeting. Director Kerr stated that since that meeting City Council has extended the outdoor dining exemption, and so their requests fall under that exemption. He said that the exemption extends until January 31, 2022 at which time the applicants may need to return to BOZA should they desire to continue offering outdoor dining.

MOTION: Mr. McKnight made a motion to deny the applications of 1012 Ocean Boulevard and 1120 Ocean Boulevard. Mr. Karig seconded the motion.

Mr. McKnight and Mr. Karig rescinded their motion.

MOTION: Mr. McKnight made a motion to approve the applications of 1012 Ocean Boulevard and 1120 Ocean Boulevard. Mr. Karig seconded the motion. The motion failed.

Director Kerr noted that because these applications were not on the agenda, he will put them back on next month's agenda so that proper and legal notifications can be served.

The next meeting of the Board of Zoning Appeals will be on Tuesday, October 5, 2021 at 4:30pm.

6. **Adjournment**

Mr. McKnight made a motion to adjourn, and Mr. Karig seconded the motion. The meeting was adjourned at approximately 4:44pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 21-13

Applicant: Forrest Hudson

Address: 407 Merritt Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a wood crafting business in his home. He has indicated that the home will be used to create custom wooden products such as wall art or furniture.

He has indicated 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 that live in the home. He has indicated that there will be no noise, odor, or dust created that would be perceptible to the neighbors and that no activity would take place outdoors. He has indicated that there would be no exterior evidence of a business. The business is classified in Table B1 as 7336 Commercial art and graphics.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

21-13

Date Filed 08-28-2021

Appeal Number _____

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 407 Merritt Blvd

Lot 16 Block 15 TMS 568-10-00-004

Area of Lot 12,028 Sq Ft Zoning Classification Residential

Applicant(s) Name Forrest M. Hudson

Address 407 Merritt Blvd, Isle of Palms, SC 29451

Telephone 843-209-5398

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

Owner(s) (if different from applicant) _____

Name Mark A. Hudson, Sr.

Address 407 Merritt Blvd

Telephone 843-990-2875

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

Michael Hudson 8-28-2021
Applicant Signature/Date

Mark A. Hudson, Sr. 8-28-2021
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):
Finished Artisan Carpentry
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: Basic Woodworking Tools
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. _____

Manufacture, assembly and/or finishing of wooden products (custom furniture, wall art, etc.)

This business was started within the last year as a result of the COVID-19 restrictions and lack of outside work opportunities.

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.

Michael Hudson

8-28-2021

Signature of Applicant & Date

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

Appeal Number: 21-10

Applicant: VW Banditos, LLC DBA Papi's Taqueria

Address: 1012 Ocean Boulevard (Papi's Taqueria)

Request:

The applicant is requesting a special exception to allow the outdoor sales of food and drink in the area of a proposed ground level deck at 1012 Ocean Boulevard. Papi's Taqueria had a similar request approved by the Board in 2017 for a 560 square foot on the second floor of the proposed addition.

The property is located in the GC2 zoning district and Section 5-4-38(5)(a) of the City's zoning code specifies the conditions of when the Board can approve the sale of food or beverage in the district (see complete section below).

The applicant claims that the standards for the special exception will be satisfied by complying with all of the underlying zoning criteria of setbacks, screening, loading and parking requirements.

In the prior request, the Board attached the following conditions:

1. The outdoor sale of food and drink be limited to the hours of 11am to 10pm Sunday through Thursday and 11am to 11pm on Friday and Saturday.
2. There may be no live music outdoors, including acoustic or amplified performances.
3. There may be no electronic or other devices used to play noises or music including stereos, PA systems, televisions, phonographs, radios, or other similar devices.

Pertinent Zoning Code Sections:

Section 5-4-38(5)(a):

Outdoor sale of food or beverage, in whole or in part, in the GC-2 district more than two hundred feet (200') seaward of the right-of-way of Ocean

Boulevard is strictly prohibited. Outdoor sale of food or beverage, in whole or in part, in the GC-2 district within two hundred feet (200') seaward of the right-of-way of Ocean Boulevard is permitted only by special exception pursuant to section 5-4-5. Outdoor sale of food or beverage, in whole or in part, in the GC-3 district is permitted only by special exception pursuant to section 5-4-5. Outdoor sale or rental of other tangible personal property, in whole or in part, in the GC-2 and GC-3 districts is strictly prohibited. All activity associated with outdoor sale of food or beverage in the GC-2 and GC-3 districts must occur within the footprint of a permitted permanent structure. Any use of a mobile or temporary unit, including, but not limited to, food trucks, vehicles, trailers, and carts, is prohibited, except as provided in section(5)(c) and 5-4-38(5)(d).

Section 5-4-5 (c):

(c) *Special exceptions.*

1. Upon written application filed with the Zoning Administrator, the Board may grant as a special exception any use specified as a special exception in the zoning district regulations. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications:
 - (1) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
 - (2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
 - (3) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
 - (4) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.
2. In granting a special exception, the Board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the Board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the Board.

Board of Zoning Appeals

**Information Sheet
City of Isle of Palms**

Date Filed: 6/1/2021

Appeal Number 21-10

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.

An accurate, legible plot plan, showing all property dimensions and locations of all structures and improvements must be attached.

Property Address 1012 Ocean Blvd, Isle of Palms, SC 29451

Lot 67-70 Block 28 TMS 568-11-00-182

Area of Lot 1,896 Sq Ft. Zoning Classification GC-2

Applicant(s) Name VW Banditos, LLC (DBA Papi's Taqueria)

Address 1012 Ocean Blvd. Isle of Palms, SC 29451

Telephone (843)926-7274

Interest [i.e. owner, owner's attorney, architect, etc] Madison Lansdowne, LLC

Owner(s) [If different from applicant]

Name Benj Farmery

Address 19117 Caddy Court, Leesburg, VA 20175

Telephone (703) 395-9121

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

Eric D. Evaul 06/01/2021

Applicant Signature/Date

Eric D. Evaul 06/01/2021

Owner Signature (if different from applicant)/Date

**Zoning Board of Adjustment
Special Exception Application
City of Isle of Palms
Form - 4**

Date Filed: 06/01/2021

Appeal Number: 21-10

1. Applicant hereby appeals to the Zoning Board of Adjustment for a special exception for use of the property described in the Notice of Appeals [Form 1] as: 1012 Ocean Blvd, Isle of Palms, SC 29451

_____ which is a permitted special exception under the district regulation in Section _____ of the Zoning Ordinance.

2. Applicant will meet the standards in Section 5-4-5(c) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner: To build an outdoor porch/
dining area.

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance: That Papi's Taqueria with the permission of the landlord, Madison Lansdowne, LLC
be allowed to construct a porch/outdoor dining area between the properties.

4. The following documents are submitted in support of this application: Site plans and appraisals
submitted by Mr. Benj Farmery of Madison Lansdowne, LLC.
[A plot plan must be submitted.]

Eric D. Ewaul 06/01/2021

Applicant Signature & Date

Section 5-4-5 Special Exception

(c) **Special Exceptions.** Upon written application filed with the Zoning Administrator, the Board of Adjustment may grant as a special exception any use specified as a special exception in the district regulations. In addition to the conditions required by district regulations, the Board shall apply the following standards in granting special exceptions:

(1) Adequate provisions shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

(2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.

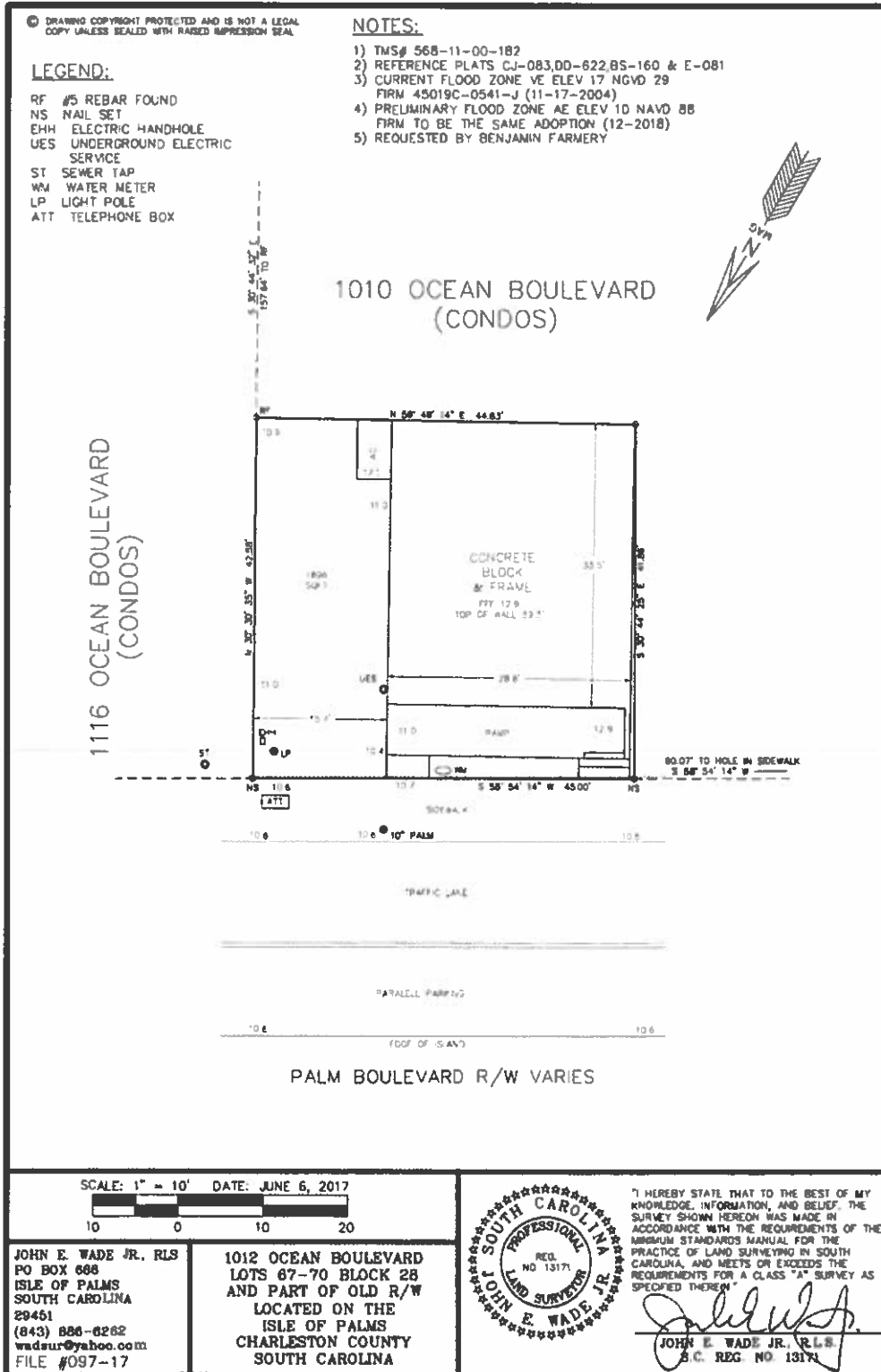
(3) Off-street parking and loading area and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.

(4) The proposed use must not adversely affect the level of property values, the general character or general welfare of the nearby areas.

THE GUERRY GROUP

REAL ESTATE ANALYSTS, CONSULTANTS AND APPRAISERS

Plat Map



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PO BOX 1532 MOUNT PLEASANT, S.C. 29465-1532 (843) 375-1440 FAX (843) 375-1479 WWW.GUERRYGROUP.COM

Plat

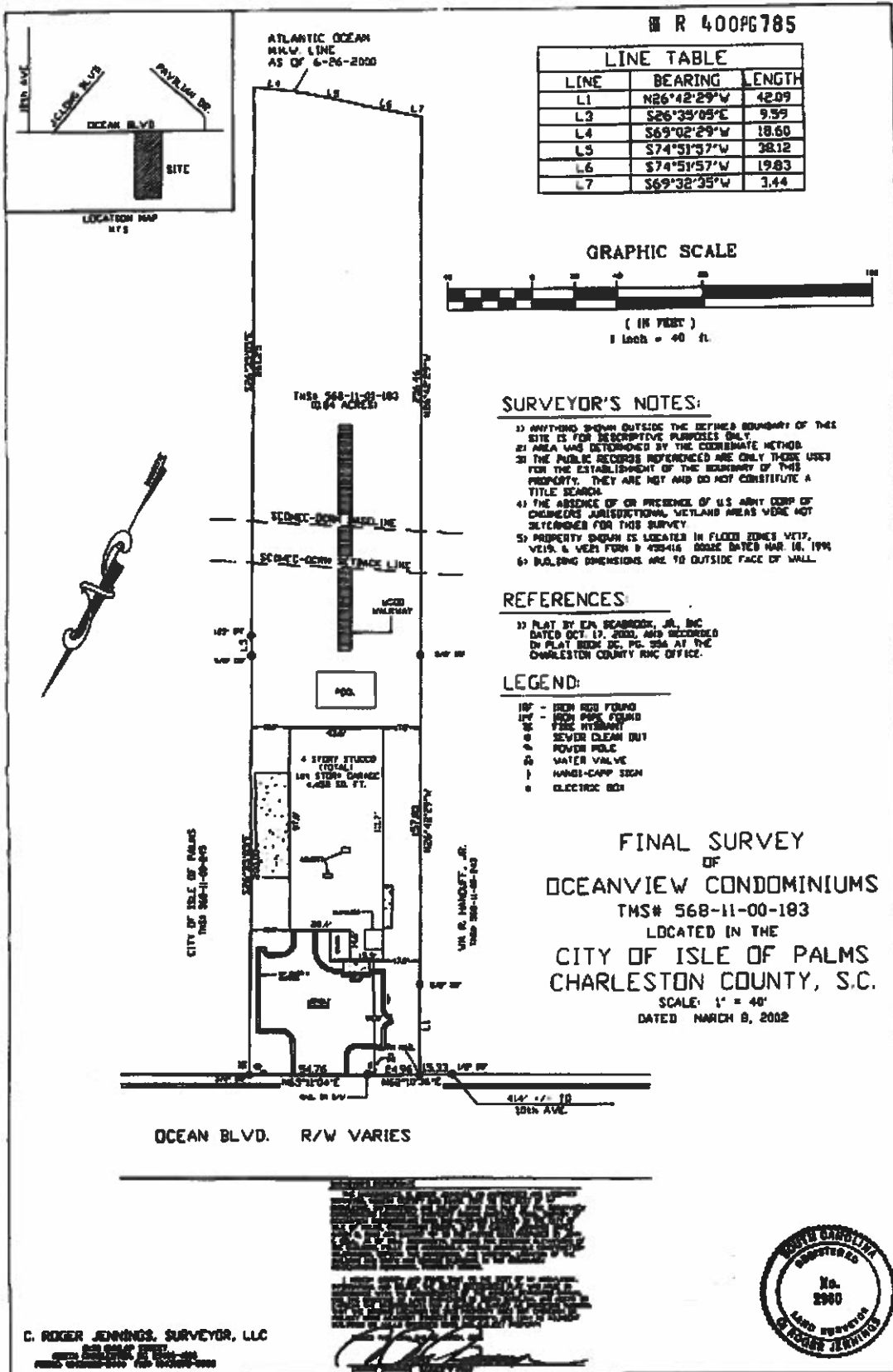


Exhibit "B"

Papi's - Deck

Isle of Palms, SC

STRUCTURAL DRAWINGS

STRUCTURAL TIMBER NOTES

1. ALL STRUCTURAL TIMBER SHALL BE DRY KILN DRIED TO A MAXIMUM MOISTURE CONTENT OF 19%.
2. ALL STRUCTURAL TIMBER SHALL BE GRADE 2 SYPRESS OR GRADE 2 PINE.
3. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST TERMITES AND OTHER INSECTS.
4. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST DECAY AND FUNGUS.
5. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST BIRCH BARK BEETLE.
6. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST BLUE STAIN.
7. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST RED BAY RUST.
8. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST SPERMATOPHYTES.
9. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST OTHER INSECTS AND FUNGI.
10. ALL STRUCTURAL TIMBER SHALL BE TREATED WITH A PRESERVATIVE TO PROTECT AGAINST ALL OTHER INSECTS AND FUNGI.

ITEM	DESCRIPTION	QUANTITY	UNIT
1-48	2x4x8 SYPRESS	48	LINEAL FEET
1-49	2x4x8 PINE	48	LINEAL FEET
1-50	2x4x8 SYPRESS	48	LINEAL FEET
1-51	2x4x8 PINE	48	LINEAL FEET
1-52	2x4x8 SYPRESS	48	LINEAL FEET
1-53	2x4x8 PINE	48	LINEAL FEET
1-54	2x4x8 SYPRESS	48	LINEAL FEET
1-55	2x4x8 PINE	48	LINEAL FEET
1-56	2x4x8 SYPRESS	48	LINEAL FEET
1-57	2x4x8 PINE	48	LINEAL FEET
1-58	2x4x8 SYPRESS	48	LINEAL FEET
1-59	2x4x8 PINE	48	LINEAL FEET
1-60	2x4x8 SYPRESS	48	LINEAL FEET
1-61	2x4x8 PINE	48	LINEAL FEET
1-62	2x4x8 SYPRESS	48	LINEAL FEET
1-63	2x4x8 PINE	48	LINEAL FEET
1-64	2x4x8 SYPRESS	48	LINEAL FEET
1-65	2x4x8 PINE	48	LINEAL FEET
1-66	2x4x8 SYPRESS	48	LINEAL FEET
1-67	2x4x8 PINE	48	LINEAL FEET
1-68	2x4x8 SYPRESS	48	LINEAL FEET
1-69	2x4x8 PINE	48	LINEAL FEET
1-70	2x4x8 SYPRESS	48	LINEAL FEET
1-71	2x4x8 PINE	48	LINEAL FEET
1-72	2x4x8 SYPRESS	48	LINEAL FEET
1-73	2x4x8 PINE	48	LINEAL FEET
1-74	2x4x8 SYPRESS	48	LINEAL FEET
1-75	2x4x8 PINE	48	LINEAL FEET
1-76	2x4x8 SYPRESS	48	LINEAL FEET
1-77	2x4x8 PINE	48	LINEAL FEET
1-78	2x4x8 SYPRESS	48	LINEAL FEET
1-79	2x4x8 PINE	48	LINEAL FEET
1-80	2x4x8 SYPRESS	48	LINEAL FEET
1-81	2x4x8 PINE	48	LINEAL FEET
1-82	2x4x8 SYPRESS	48	LINEAL FEET
1-83	2x4x8 PINE	48	LINEAL FEET
1-84	2x4x8 SYPRESS	48	LINEAL FEET
1-85	2x4x8 PINE	48	LINEAL FEET
1-86	2x4x8 SYPRESS	48	LINEAL FEET
1-87	2x4x8 PINE	48	LINEAL FEET
1-88	2x4x8 SYPRESS	48	LINEAL FEET
1-89	2x4x8 PINE	48	LINEAL FEET
1-90	2x4x8 SYPRESS	48	LINEAL FEET
1-91	2x4x8 PINE	48	LINEAL FEET
1-92	2x4x8 SYPRESS	48	LINEAL FEET
1-93	2x4x8 PINE	48	LINEAL FEET
1-94	2x4x8 SYPRESS	48	LINEAL FEET
1-95	2x4x8 PINE	48	LINEAL FEET
1-96	2x4x8 SYPRESS	48	LINEAL FEET
1-97	2x4x8 PINE	48	LINEAL FEET
1-98	2x4x8 SYPRESS	48	LINEAL FEET
1-99	2x4x8 PINE	48	LINEAL FEET
1-100	2x4x8 SYPRESS	48	LINEAL FEET

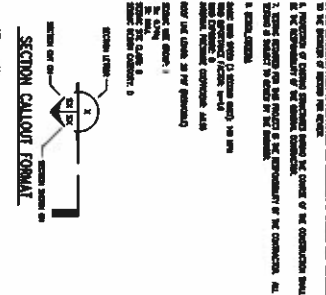


GENERAL STRUCTURAL NOTES

1. ALL STRUCTURAL CONCRETE SHALL BE CAST IN PLACE.
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CONCRETE NOTES

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DETAIL CALLOUT FORMAT

CONCRETE NOTES

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WINDBORNE DEBRIS PROTECTION

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NO.	REVISION	DATE
1	ISSUED FOR PERMIT	3/15/21
2	ISSUED FOR PERMIT	3/15/21
3	ISSUED FOR PERMIT	3/15/21
4	ISSUED FOR PERMIT	3/15/21
5	ISSUED FOR PERMIT	3/15/21
6	ISSUED FOR PERMIT	3/15/21
7	ISSUED FOR PERMIT	3/15/21
8	ISSUED FOR PERMIT	3/15/21
9	ISSUED FOR PERMIT	3/15/21
10	ISSUED FOR PERMIT	3/15/21

Appeal Number: 21-06

Applicant: Perry Freeman-

Address: 1120 Ocean Boulevard (Coconut Joe's)

Request:

The applicant is requesting a special exception to allow the outdoor sales of food and drink in the area of a recently constructed ground level deck at 1120 Ocean Boulevard.

The property is located in the GC2 zoning district and Section 5-4-38(5)(a) of the City's zoning code specifies the conditions of when the Board can approve the sale of food or beverage in the district (see complete section below).

The applicant claims that the standards for the special exception in Section 5-4-5(c).

Pertinent Zoning Code Sections:

Section 5-4-38(5)(a):

Outdoor sale of food or beverage, in whole or in part, in the GC-2 district more than two hundred feet (200') seaward of the right-of-way of Ocean Boulevard is strictly prohibited. Outdoor sale of food or beverage, in whole or in part, in the GC-2 district within two hundred feet (200') seaward of the right-of-way of Ocean Boulevard is permitted only by special exception pursuant to section 5-4-5. Outdoor sale of food or beverage, in whole or in part, in the GC-3 district is permitted only by special exception pursuant to section 5-4-5. Outdoor sale or rental of other tangible personal property, in whole or in part, in the GC-2 and GC-3 districts is strictly prohibited. All activity associated with outdoor sale of food or beverage in the GC-2 and GC-3 districts must occur within the footprint of a permitted permanent structure. Any use of a mobile or temporary unit, including, but not limited to, food trucks, vehicles, trailers, and carts, is prohibited, except as provided in section(5)(c) and 5-4-38(5)(d).

Section 5-4-5 (c):

(c) *Special exceptions.*

1. Upon written application filed with the Zoning Administrator, the Board may grant as a special exception any use specified as a special exception in the zoning district regulations. In addition to the conditions generally required by the applicable zoning district regulations, the Board shall apply the following standards in deciding special exception applications:
 - (1) Adequate provision shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.
 - (2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.
 - (3) Off-street parking and loading areas and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.
 - (4) The proposed use must not adversely affect the property values, the general character or the general welfare of the surrounding vicinity.
2. In granting a special exception, the Board may attach to it such conditions regarding the location, size, character, or other features of the proposed use as the Board may consider advisable in order to promote public health, safety, or general welfare. No special exception use may be altered or enlarged without the prior approval of the Board.

Board of Zoning Appeals

**Information Sheet
City of Isle of Palms**

Date Filed: 5/18/21

Appeal Number 21-06

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.

An accurate, legible plot plan, showing all property dimensions and locations of all structures and improvements must be attached.

Property Address 1120 Ocean Blvd., Isle of Palms, SC 29451

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Peggy Freeman

Address 1227 Yeasman's Hall Rd. Hanahan, SC 29410

Telephone 864-958-4112

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.

Peggy Freeman 5/18/21
Applicant Signature/Date

Owner Signature (if different from applicant)/Date

**Zoning Board of Adjustment
Special Exception Application**

City of Isle of Palms

Form - 4

Date Filed: 5/18/21

Appeal Number: 21-06

1. Applicant hereby appeals to the Zoning Board of Adjustment for a special exception for use of the property described in the Notice of Appeals [Form 1] as:

permit seating and food/drink in designated area
which is a permitted special exception under the district regulation in Section 5(a)
of the Zoning Ordinance.

2. Applicant will meet the standards in Section 5-4-5(c) of the Zoning Ordinance which are applicable to the proposed special exception in the following manner:

We meet all of the requirements from this section

3. Applicant suggests that the following conditions be imposed to meet the standards in the Zoning Ordinance:

Allow seating in this area for guests to wait to avoid crowding

4. The following documents are submitted in support of this application:

[A plot plan must be submitted.]

 5/18/21
Applicant Signature & Date

Section 5-4-5 Special Exception

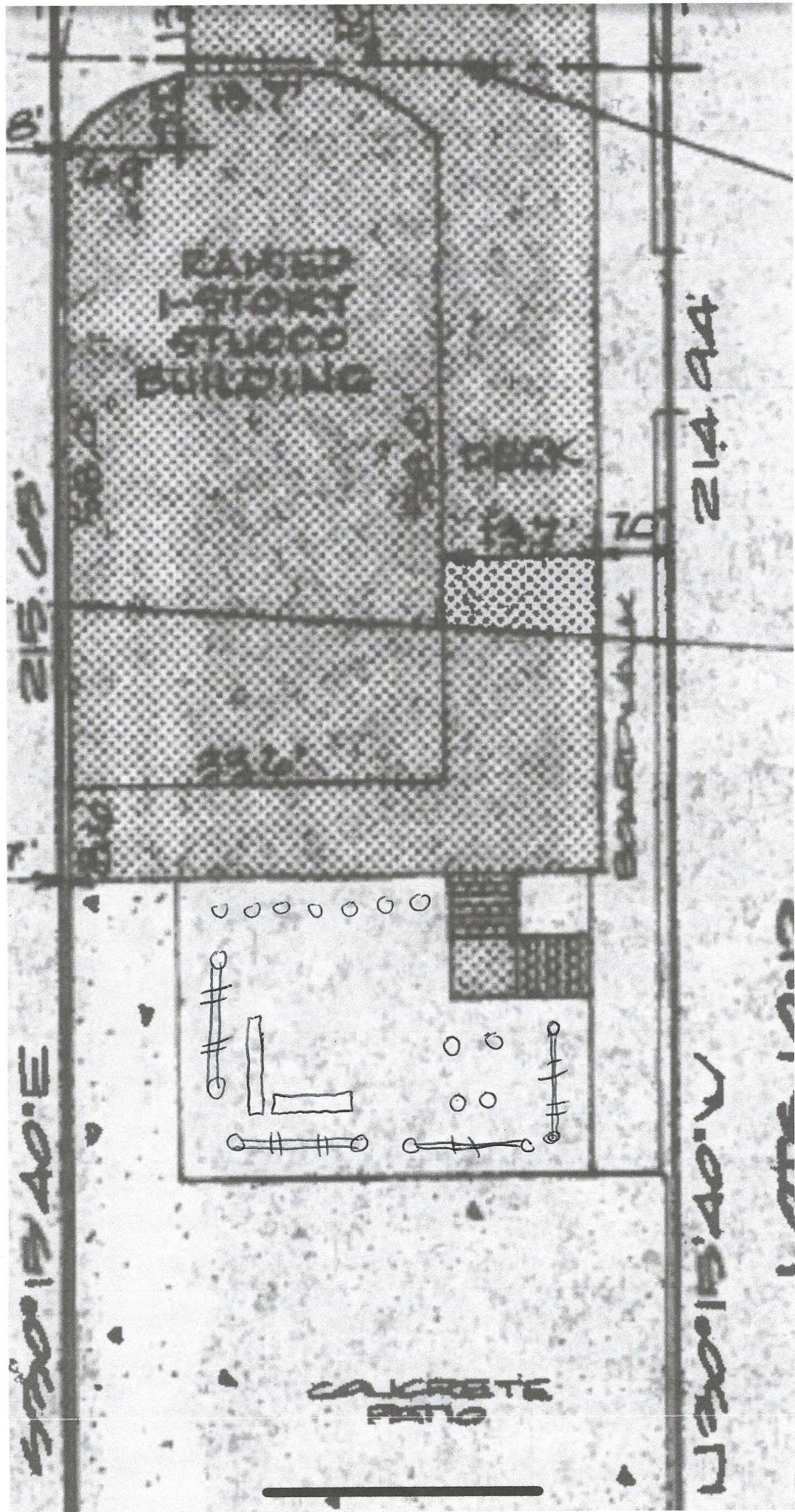
(c) Special Exceptions. Upon written application filed with the Zoning Administrator, the Board of Adjustment may grant as a special exception any use specified as a special exception in the district regulations. In addition to the conditions required by district regulations, the Board shall apply the following standards in granting special exceptions:

(1) Adequate provisions shall be made for setbacks, fences, buffer or planting strips to protect adjacent properties from adverse impact of the proposed use, such as noise, vibration, dust, glare, odor, traffic congestion and similar factors.

(2) Vehicular traffic and pedestrian movement on adjacent roads must not be hindered or endangered.

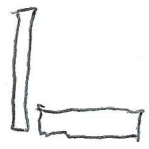
(3) Off-street parking and loading area and the entrances and exits for the use must be adequate in terms of location, number, design and construction to serve the use without adverse impact on adjacent properties.

(4) The proposed use must not adversely affect the level of property values, the general character or general welfare of the nearby areas.



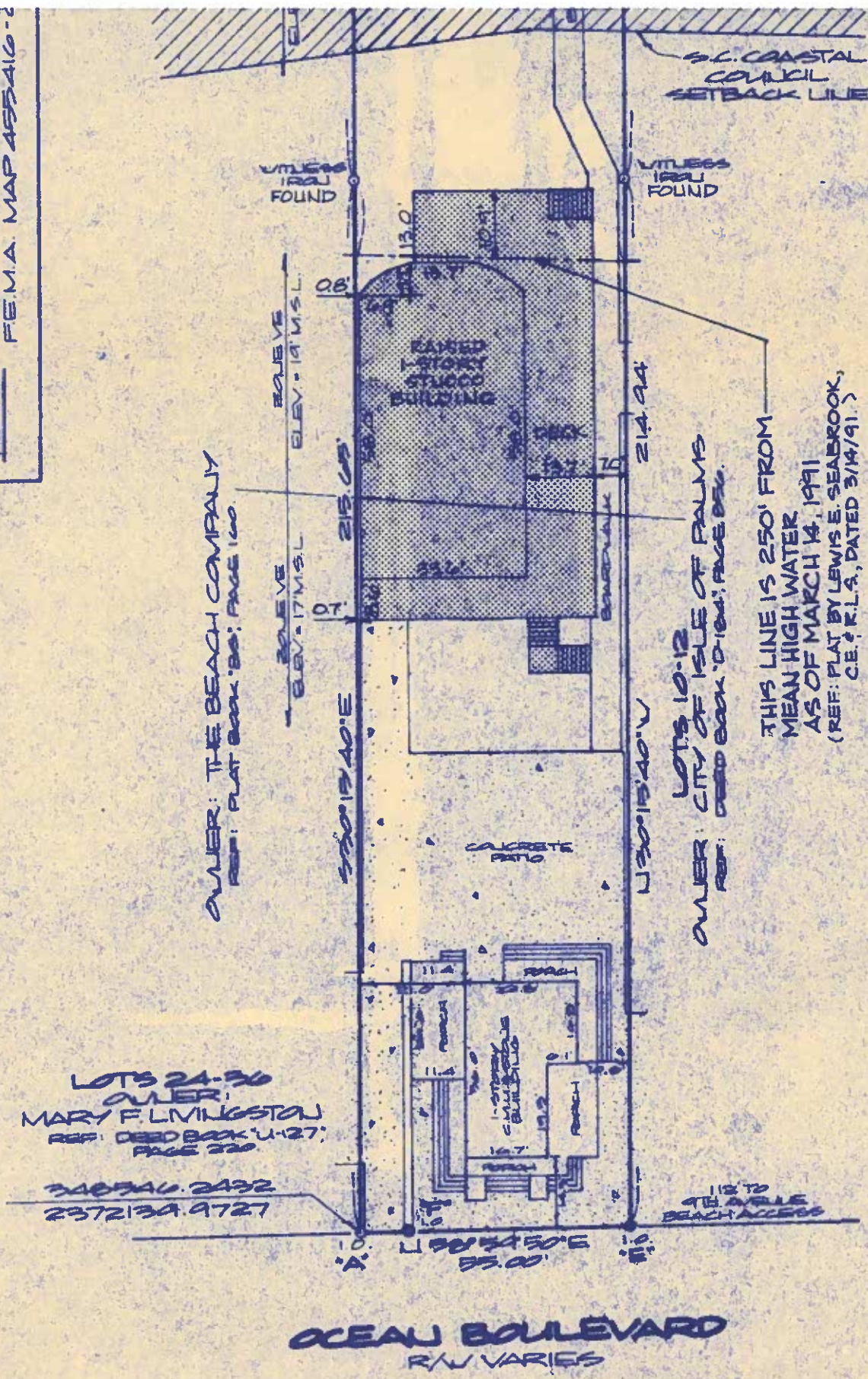
|| = Swings

o = Chairs

 = large couches

I certify that the property shown hereon is in a special flood hazard zone, according to FIA and H.U.D. Flood hazard boundary maps.

NOTE: FLOOD ZONES AS SHOWN ON F.E.M.A. MAP 45541G-3



LOTS 24-30
OWNER:
MARY F. LIVINGSTON
REF: DEED BOOK 'U-27',
PAGE 220
348546.2432
2372134.9727

OWNER: THE BEACH COMPANY
REF: PLAT BOOK 'B6', PAGE 100

OWNER: LOTS 10-12
CITY OF ISLE OF PALMS
REF: DEED BOOK 'D-184', PAGE 85

THIS LINE IS 250' FROM
MEAN HIGH WATER
AS OF MARCH 14, 1991
(REF: PLAT BY LEWIS E. SEABROOK,
C.E. & R.L.S., DATED 3/19/91.)

LEGEND: \bullet - IRON PIPE OLD (FOUND)
 \circ - IRON PIPE NEW / VITLLESS IRON (S)
--- DELIMITES LINES TO BE AVOIDED

REFERENCE: 1) T.M.S. SUB-11-00-187, 140 & 202
2) DEED BOOK 'S-100', PAGES 9, 13 & 17
3) DEED BOOK 'C-207', PAGE 749
4) PLAT BOOK 'E', PAGE 81
5) PLAT BOOK 'B5', PAGE 100
6) PLAT BY LEWIS E. SEABROOK, C.E. & R.L.S.

I hereby certify that the measurements as shown above are correct and there are no encroachments or projections other than shown.

PLAT

SHOWING THE RE-SURVEY OF LOTS 13-23, BLOCK 29, THE BOARDWALK SECTION, SITUATE IN THE CITY OF ISLE OF PALMS, CHARLESTON COUNTY, SOUTH CAROLINA.



THIS PROPERTY IS PRESENTLY OWNED BY:
FRONT BEACH INVESTORS, INC.

SCALE 1" = 70'
0 15 30 60

JUNE 29, 1992

Charles F. Dawley, Jr.
CHARLES F. DAWLEY, JR., R.L.S.
S.C. REGISTRATION NO. 9314
P.O. BOX 231
MT. PLEASANT, S.C. 29465
(803) 884-4931

SURVEYOR'S CERTIFICATION

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MINIMUM STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND MEETS OR EXCEEDS THE REQUIREMENTS FOR A 'CLASS A' SURVEY AS SPECIFIED THEREIN.

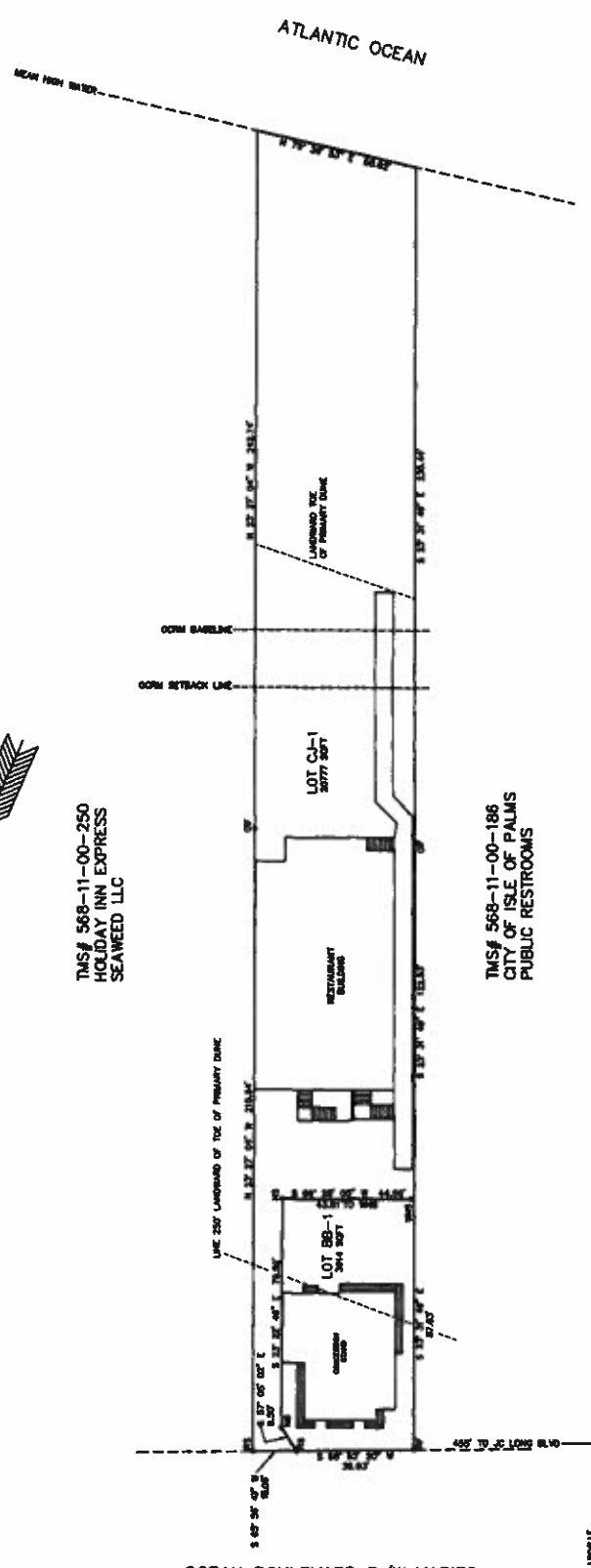
Charles F. Dawley, Jr. No. 9314
CHARLES F. DAWLEY, JR., R.L.S.

OFFICE OF PALMS COUNTY
 1100 N. W. 11th Street
 Palm Beach, Florida 33480
 Phone: (561) 833-1234
 Fax: (561) 833-1235
 Website: www.palmscounty.com

City of Palms
 Planning and Zoning Department
 1100 N. W. 11th Street
 Palm Beach, Florida 33480
 Phone: (561) 833-1234
 Fax: (561) 833-1235
 Website: www.palmscity.com

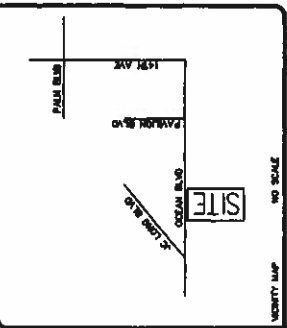
Date: 11/15/2011
 Prepared by: [Signature]

RESERVED FOR DOCUMENTATION



TMS# 568-11-00-250
 HOLIDAY INN EXPRESS
 SEAWEEED LLC

TMS# 568-11-00-186
 CITY OF PALMS
 PUBLIC RESTROOMS



R J 568664

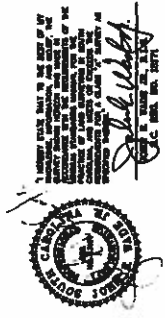
NORTH MAP
 NO SCALE
 © 2011 PALMS COUNTY, FLORIDA

SUBDIVISION OF TMS# 568-11-00-187
 AKA LOTS 18 THRU 23 & PART OF AREA 3 BLOCK 29 SECTION A
 CONTAINING 0.597 ACRES AND OWNED BY FRONT BEACH INVESTORS INC
 LOCATED ON FRONT BEACH (BOARDWALK SECTION)
 CITY OF ISLE OF PALMS
 CHARLESTON COUNTY
 SOUTH CAROLINA
 DATE: NOVEMBER 14, 2005



- LEGEND:**
- 1) SHADY AREA INDICATED BY HATCH
 - 2) CONSTRUCTION LIMITED TO WITHIN 200' OF
 - 3) PROPERTY LOCATED IN SPECIAL USE DISTRICT 2
 - 4) PROPERTY LOCATED IN SPECIAL USE DISTRICT 2
 - 5) PROPERTY ZONED 00-2 (LOCAL USE EXCEPT 19 & 19)
 - 6) PROPERTY ZONED 00-2 (LOCAL USE EXCEPT 19 & 19)
 - 7) CORNER AND PROPOSED LAMP USE IN RESTAURANT
 - 8) THE CITY OF PALMS CITY COUNCIL, AT THE TIME OF THE
 - 9) APPROVAL OF THIS PLAN, FORMALLY OWNED THE UNIMPROVED
 - 10) EXISTING CORNER STRUCTURE ON LOT 88-1, 3044 SQ FT
 - 11) 3077 SQ FT, LAMP STRUCTURE ON LOT CL-1, 3077 SQ FT
 - 12) PROPERTY IN THE CITY

JOHN R. WADDE JR., ELS
 POST OFFICE BOX 688
 ISLE OF PALMS
 SOUTH CAROLINA
 29451
 (843) 886-6282
 FILE #268-05



5681100202

OCEAN BLVD

5681100258

1126

1140

5681100285
5681100273
5681100289
5681100196
5681100295

5681100292
5681100274
5681100272
5681100278
5681100279

5681100286
5681100282
5681100276
5681100275
5681100291

1130

5681100381
1122

area of proposal



5681100193

5681100425 5681100391 5681100414
5681100392 5681100393 5681100407
5681100437 5681100411 5681100420
5681100402 5681100445 5681100390
5681100440 5681100409 5681100434

1120

1116

5681100186
5681100245

5681100187

5681100298, 5681100183
5681100301, 5681100299
5681100296, 5681100300
5681100297

5681100321
5681100315
5681100316
5681100181
5681100319

5681100323
5681100317
5681100318
5681100320
5681100322



SEAFOOD GRILL
EST. 1988
Isle of Palms, S.C.

NO STANDING

NO SMOKING

NO ALCOHOL

NO GLASS

NO SHOES

NO BIKINI

NO SLIPPERS

NO SANDALS

NO HATS

NO BAGS

NO STROLLER

NO WHEELCHAIR

NO CARRIAGE

NO BICYCLE

NO SKATEBOARD

NO SURFBOARD

NO KAYAK

NO CANOE

NO MOTORBOAT

NO PWC

NO JETSKI

NO WATER SKI

NO WAKEBOARD

NO TUBING

NO SLIPSTREAM

NO PARASAILING

NO BUNNY HOP

NO WATER GUN

NO WATER BALLOON

NO WATER GUN

NO WATER GUN

NO WATER GUN

NO WATER GUN

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NO WATER GUN

**Colada Swings
Patio Rules:**
NO SMOKING
The hammock swings are here for you to relax. Please no twisting, jumping, or excessive swinging. All persons under the age of 18 must be supervised by an adult at ALL times. Enjoy a drink & come back and see us again soon.

The Classic
Patio Margarita
in a Coconut Cup
\$15
12 with an
Half Pint of
or More \$16
Select Cans \$16

Colada Swings
Patio Rules
NO SMOKING
The hammock swings are here for you to relax. Please no twisting, jumping, or excessive swinging. All persons under the age of 18 must be supervised by an adult at ALL times. Enjoy a drink & come back and see us again soon.



Palms & Pines
Patio Dining
NO SMOKING
Please do not smoke on the patio.
All patrons are notified the night
before of all events.
Thank you for your patronage.