

BOARD OF ZONING APPEALS  
June 7, 2022

**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 June 7, 2022, at **4:30pm** in City Hall **Upstairs Conference Room**, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgement that the meeting has been advertised in compliance with State law
- C. Approval of minutes of previous meeting: May 3, 2022
- D. Swearing of any person giving testimony
- E. Home Occupations: 6 19<sup>th</sup> Avenue  
3506 Palm Boulevard
- F. Miscellaneous business
- G. Adjournment



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, May 3, 2022**  
**1207 Palm Boulevard, Isle of Palms, SC**  
**MINUTES**

**1. Call to order**

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

Absent: Glenn Thornburg, Ted McKnight

**2. Approval of Previous Meeting's Minutes**

**MOTION: Mr. Karig made a motion to approve the minutes of the April 5, 2022 meeting, and Mr. Abel seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicant.

**4. Home Occupations**

**A. 8 Lake Village Lane**

Director Kerr said the applicant, Robert Ballard, is requesting a special exception to allow for the establishment of "a consulting business at this house, and he provides consulting services to non-profit organizations in the areas of management, leadership, mentoring, coaching, and board governance." There will be only office work happening in the home and no exterior evidence of a business.

**MOTION: Ms. Campsen made a motion to approve the request as submitted. Mr. Abel seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business -- none**

**6. Adjournment**

Mr. Karig made a motion to adjourn and Mr. Abel seconded the motion. The meeting was adjourned at 4:35pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 22-08

**Applicant:** John Moye

**Address:** 6 19<sup>th</sup> Avenue

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**Request:**

The applicant is requesting a special exception to allow the establishment of a business that would provide virtual educational services. He has indicated that the work at home would include creating and hosting educational programs for remote students. Work at the home would also include testing science projects using household materials. The applicant has indicated that there would be an Amazon delivery to the house every other month.

The applicant has indicated that there would be no business-related traffic, other than an occasional delivery, and there would be no exterior evidence of a business. 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: 5/22

Appeal Number 22-00

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 6 19<sup>th</sup> Ave

Lot 9 Block 36 TMS 5680800038

Area of Lot \_\_\_\_\_ Zoning Classification 101

Applicant(s) Name John Mays

Address 6 19<sup>th</sup> Ave, Isle of Palms SC 29451

Telephone 843-566-2013

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.

[Signature] 5/22/22  
Applicant signature/date

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): Virtual education program
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:  
I test science-related projects in my home using common household items
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: About once every other month I'll receive supplies from Amazon
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: \_\_\_\_\_

We build educational programs for extended virtual learning - students from around the country log in to our system to access learning resources from our website and receive instruction from our live teachers (who log in from their homes).  
We send materials to students in our program

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.

 5/22/22  
\_\_\_\_\_  
Signature of applicant & date

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**Appeal Number:** 22-09

**Applicant:** Angela Jones

**Address:** 3506 Palm Boulevard

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**Request:**

The applicant is requesting a special exception to allow the establishment of a residential real estate agent's office. She has indicated 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. 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: 4.29.22

Appeal Number 22-09

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 3506 Palm Blvd, Isle of Palms, SC

Lot 59 Block \_\_\_\_\_ TMS 571-11-00-144

Area of Lot 168 sq ft (3876 sq ft House) Zoning Classification Sec. 5-4-44 Home Occupation

Applicant(s) Name Angela D. Jones

Address 3506 Palm Blvd, Isle of Palms, SC

Telephone 843-670-9300

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

Owner(s) (if different from applicant) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

Angela D. Jones April 29, 2022  
Applicant signature/date

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): Real Estate Home Office
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: \_\_\_\_\_

Real Estate Home Office -  
phone calls, emailing, copying and filing

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.

Angela D. Jones April 29, 2022  
Signature of applicant & date