

BOARD OF ZONING APPEALS  
September 6, 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 September 6, 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: July 12, 2022
- D. Swearing of any person giving testimony
- E. Special Exception:           706 Carolina Boulevard  
  3102 Cameron Boulevard
- F. Miscellaneous business
- G. Adjournment



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, July 12, 2022**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

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

Absent: Ted McKnight

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

**MOTION: Mr. Karig made a motion to approve the minutes of the June 7, 2022 meeting, and Mr. Thornburg seconded the motion. The minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicant.

**4. Home Occupations**

**A. 1012 Ocean Boulevard**

Director Kerr reminded the Board that this application for a Special Exception from Papi's Taqueria was deferred until ownership of the adjacent properties could be clarified. The deck they are seeking to build is technically on the adjacent property. However, the properties are owned by the same individual.

The request is to allow for the outdoor sale of food and drink at new side deck that will be built to the left of Papi's. As this is located in GC2, the Board of Zoning Appeals can approve the outdoor sale of food and drink. The applicant has indicated he will follow all parameters as required by a special exception. A similar request in 2017 was approved with conditions of limiting the time of the sale of food to 11am-10pm Sunday-Thursday, 11am-11pm Friday and Saturday, no live outdoor music acoustic or amplified, and no electronic devices playing music.

Eric Eval, one of the four owners of Papi's, said the fence was built to the left and would like the deck from the fence to the edge of the property. The area will be used for outdoor seating and dining. It will be operated as it has been in the past, Tuesday-Sunday, 11am-10pm. He indicated that the prior exceptions work well for them.

**MOTION: Ms. Campsen made a motion to approve the request as submitted while extending the same 2017 conditions to this request. Mr. Karig seconded the motion. The motion passed unanimously.**

**5. Miscellaneous Business**

Director Kerr reminded Board members of the Code of Conduct recently adopted by City Council for all members of City boards and commissions. Signature is voluntary

**6. Adjournment**

Mr. Karig made a motion to adjourn and Mr. Abel seconded the motion. The meeting was adjourned at 4:41pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 22-10

**Applicant:** Simon Williams

**Address:** 706 Carolina Boulevard

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**Request:**

The applicant is requesting a special exception to allow the establishment of a consulting business to provide services to marketing agencies and their clients to develop strategic and growth plans. The applicant 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. 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 6.10.22

Appeal Number 22-10

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.

Property Address 706 CAROLINA BLVD, ISLE OF PALMS, SC 29451

Lot 58 Block \_\_\_\_\_ TMS 568-11-00-102

Area of Lot 0.25 ACRES Zoning Classification RESIDENTIAL

Applicant(s) Name SIMON WILLIAMS

Address 706 CAROLINA BLVD, ISLE OF PALMS, SC 29451

Telephone (917) 239-7245

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.

Simon Williams August 10<sup>th</sup> 2022  
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):  
\_\_\_\_\_

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. \_\_\_\_\_

AT GROWTH OBSESSION LLC, WE ADVISE MARKETING  
AGENCIES AND THEIR CLIENTS AND HELP THEM  
DEVELOP STRATEGIC GROWTH PLANS FOR THE FUTURE.  
SPECIFICALLY, ACTIVITIES WILL INCLUDE ZOOM CALLS  
PREPARING REPORTS, PRESENTING RECOMMENDATIONS  
ONLINE RESEARCH, NEW BUSINESS CALLS,  
CLIENT EMAILS AND INVOICING.

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.

Simon Williams

August 10<sup>th</sup> 2022

Signature of Applicant & Date

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**Appeal Number:** 22-11

**Applicant:** Carl Johnson

**Address:** 3102 Cameron Boulevard

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**Request:**

The applicant is requesting a special exception to allow the establishment of a handyman business at their home. He 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 other than family members that live in the home. 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 8-24-22

Appeal Number 22-11

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 3102 Cameron Blvd IOP

Lot \_\_\_\_\_ Block \_\_\_\_\_ TMS \_\_\_\_\_

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

Applicant(s) Name Carl Johnson

Address 3102 Cameron Blvd IOP

Telephone 803 645 5694

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

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

Name Gerald Johnson

Address 3102 Cameron Blvd IOP

Telephone 843 991 4637

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

 8-24-22  
Applicant Signature/Date

 24 Aug 2022  
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):

Mandy man service

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. bookkeeping

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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.



8-24-22

Signature of Applicant & Date