

BOARD OF ZONING APPEALS
October 4, 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 October 4, 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: September 6, 2022
- D. Swearing of any person giving testimony
- E. Special Exception: 2403 Cameron Boulevard
- F. Miscellaneous business
- G. Adjournment



BOARD OF ZONING APPEALS
4:30pm, Tuesday, September 6, 2022
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

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

Absent: Elizabeth Campsen

2. Approval of Previous Meeting's Minutes

MOTION: Mr. Karig made a motion to approve the minutes of the July 12, 2022 meeting, and Mr. Abel seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Home Occupations

A. 706 Carolina Boulevard

Director Kerr said that the applicant, Simon Williams, is requesting a special exception to allow for the establishment of a consulting business to provide services to marketing agencies and their clients to develop strategic and growth plans. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Mr. Williams said there will be no signage on any vehicles.

MOTION: Mr. McKnight made a motion to approve the application, and Mr. Abel seconded the motion. The motion passed unanimously.

B. 3102 Cameron Boulevard

Director Kerr said that the applicant, Carl Johnson, is requesting a special exception to allow for the establishment of a handyman business at his home. The home will be used for office work only and no business-related traffic will be coming to the home. There will be no employees working at the house and no exterior evidence of a business.

MOTION: Mr. Abel made a motion to approve the application, and Mr. McKnight seconded the motion. The motion passed unanimously.

5. **Miscellaneous Business** -- none

6. **Adjournment**

Mr. Karig made a motion to adjourn and Mr. McKnight seconded the motion. The meeting was adjourned at 4:37pm.

Respectfully submitted,

Nicole DeNeane

City Clerk

Appeal Number: 22-12

Applicant: Lisa Gastaldi

Address: 2403 Cameron Boulevard

Request:

The applicant is requesting a special exception to allow the establishment of a college consulting business in her home. 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 9/3/2022

Appeal Number 22-12

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 2403 Cameron Blvd. IOP

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Lisa Gastaldi

Address 2403 Cameron Blvd.

Telephone 206-300-2629

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

Owner(s) (if different from applicant) _____

Name Vincent Gastaldi

Address 2403 Cameron Blvd.

Telephone 206-459-7083

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

Lisa Gastaldi, 9/3/2022
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):
Low Country College Counseling
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes _____ No X. 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 X. 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 X
5. Will there be any business related traffic coming to this residence? ? Yes _____ No X. If yes, please explain and give frequency. _____
6. Will there be any employees working in this residence other than family members? ? Yes _____ No X
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 X
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes _____ No X. If yes, explain: _____
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes _____ No X
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 X
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes _____ No X
12. Are there currently any other home occupations operating at this residence? Yes _____ No X

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. Low Country College Counseling

College Counseling Services. I will be conducting
Zoom calls in my home office. If client lives
on IOP, I will travel to their home to conduct
business. Meetings will be one hour in
duration.

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.

Lisa Gastaldh 9/3/2022

Signature of Applicant & Date