

BOARD OF ZONING APPEALS  
February 7<sup>th</sup>, 2023

**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 February 7<sup>th</sup>, 2023, 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. Nomination and election of Chair and Vice Chair
- D. Approval of minutes of previous meeting: December 6<sup>th</sup>, 2022
- E. Swearing of any person giving testimony
- F. Special Exception:           3404 Cameron Boulevard  
  253 Forest Trail  
  251 Forest Trail
- G. Miscellaneous business
- H. Adjournment



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

**MINUTES**

**1. Call to order**

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

Absent: Glenn Thornburg

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

**MOTION: Mr. McKnight made a motion to approve the minutes of the October 4, 2022 meeting, and Mr. Abel seconded the motion.**

Ms. Campsen noted her name was spelled in correctly in the Call to Order.

**VOTE: The amended minutes passed unanimously.**

**3. Swearing in of applicants**

Ms. Campsen swore in the applicants.

**4. Home Occupations**

**A. 17 44<sup>th</sup> Avenue**

Director Kerr said that the applicant, Nancy McGinley, is requesting a special exception to allow for the establishment of a leadership and education consulting business at her home. 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. Mrs. McGinley said she is the sole employee and owner of the business. No one will be coming to the home and there will be no outside appearance of a business.

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

**B. 15 Edgewater Aly**

Director Kerr said that the applicant, Shannon Biggers, is requesting a special exception to allow for the establishment of an interior design business at her home. 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. Ms. Biggers will work onsite with her clients and not at her home.

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

**5. Miscellaneous Business**

Director Kerr said he would schedule the annual training for the members of BOZA and the Planning Commission together. He will be in touch with Board members about dates.

**6. Adjournment**

Mr. Karig made a motion to adjourn and Mr. McKnight seconded the motion. The meeting was adjourned at 4:36pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 23-01

**Applicant:** Sean Chesney

**Address:** 3404 Cameron Boulevard

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**Request:**

The applicants are requesting a special exception to allow the establishment of a handyman business at their home. They have 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: \_\_\_\_\_

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 3404 Cameron Blvd IOP SC 29451

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

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

Applicant(s) Name Sean Chesney

Address 3404-Cameron Blvd IOP SC 29451

Telephone 843-834-9800

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.

Sean Chesney 1.5.23  
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): Handyman

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:

Just Residence. I'm a handyman w/ a storage unit in North Pleasant

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: \_\_\_\_\_

I am a handyman. I work on  
other peoples homes throughout  
Charleston.

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.

Sealberry 1-5-2023

Signature of applicant & date

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**Appeal Number:** 23-02

**Applicant:** Gregory Bores

**Address:** 253 Forest Trail

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**Request:**

The applicants are requesting a special exception to allow the establishment of a residential painting business at their home. They have 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 \_\_\_\_\_

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 253 FOREST TRAIL, Isle of Palms, SC 29451

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

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

Applicant(s) Name GREGORY BYERS (Palmetto Industrial Contractors, LLC)

Address 253 FOREST TRAIL, Isle of Palms, SC 29451

Telephone 843-998-1649

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.

 1/20/23  
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):  
Palmetto Printing Contractors, LLC Residential Housekeeper
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:

BUSINESS RELATED OFFICE WORK IS PERFORMED INSIDE MY HOME.  
(E: PHONE CALLS, E-MAILS, ACCOUNTING, ETC.)

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 5-1-11, et. seq., 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 location.

 1/20/23  
Signature of Applicant & Date

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**Appeal Number:** 23-03

**Applicant:** Andrew and Jessica Adams

**Address:** 251 Forest Trail

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**Request:**

The applicants are requesting a special exception to allow the establishment of a mobile boat detailing business at their home. They have 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 2/1/2023

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 251 Forest Trail

Lot 2 Block Ft - 4 TMS 571-07-00-015

Area of Lot 22,651 Zoning Classification SR-1

Applicant(s) Name Andrew and Jessica Adams

Address 251 Forest Trail

Telephone 843-737-3444 843-412-0023

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


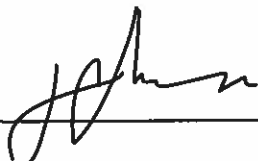
Owner(s) (if different from applicant) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

  2/1/2023  
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):  
Mobile boat detailing
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. \_\_\_\_\_

Activities undertaken in our home include office duties ie: emails, phone calls etc.

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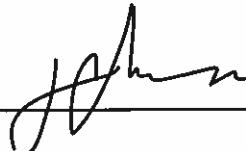
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In applying for this special exception home occupation, I have answered the questions truthfully and have not omitted any information about my home occupation which, if disclosed, would result in a denial of this application in accordance to section 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.



Signature of Applicant & Date

An accessory use customarily incident to an SR-1, SR2 or MF district use shall be permitted in, respectively, an SR-1, SR-2 or MF district. In a residential district, a private garage permitted as an

- (A) One or more home business occupations may be permitted in a dwelling unit in any residential zoning district as a special exception granted by the Board of Zoning Appeals after consideration of the criteria contained in section 5-4-5 and upon a finding by the Board that all requirements and conditions set forth in this section are satisfied. In granting approval of a home business occupation, the Board may impose reasonable restrictions on the conduct and use of the home business occupation, including a limit on the number of home business occupation-related visitors per day and the frequency of product or material deliveries. There shall be no fee charged for a home business occupation application. The requirements and conditions are as follows:
- (1) The occupation, profession or trade is a use allowed under section 5-4-37, Table B-1, and is conducted wholly within the principal building of the lot.
  - (2) Not more than twenty-five percent (25%) of the floor area of the principal building, or seven hundred fifty (750) square feet, whichever is less, shall be used for any part of the home business occupation.
  - (3) No accessory building or outside storage shall be used in connection with the home business occupation.
  - (4) No signs, merchandise or other articles shall be displayed for advertising purposes, or be visible from outside of the dwelling.
  - (5) There shall be no alteration of the residential character of the building or premises.
  - (6) The home business occupation shall not generate greater vehicular or pedestrian traffic volume than that which normally occurs in the neighborhood. All parking generated by the home business occupation shall be located solely within the boundaries of the property upon which the home business occupation is conducted and shall not be located in the required front yard.
  - (7) No electrical, mechanical, chemical or other equipment that is not a normal domestic or household equipment shall be allowed in connection with the home business occupation and such occupation shall not generate noise, vibration, electrical interference, heat, glare, dust, smoke, odors, fumes, or unsafe conditions which are detectable to the normal human senses off of the lot or which adversely affect the health, safety or welfare of the neighborhood.
  - (8) No home business occupation shall be conducted using assistants or associates working in whole or in part within the home, except for family members living on the premises.
  - (9) Only passenger vehicles shall be allowed in connection with the home business occupation. For purposes of this section, passenger vehicles are limited to motorcycles, mopeds, automobiles, pickup trucks and vans.



(B) Inspections. Home business occupation permittees shall allow reasonable, periodic inspections of the premises by any Zoning or Building Official to determine compliance with the home business occupation permit.

(Code 1994, § 5-4-44; Ord. No. 21-01 § 1, 3-23-2010)