BOARD OF ZONING APPEALS February 7th, 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 7th, 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 6th, 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 44th 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 Appeal Number: 23-01

Applicant: Sean Chesney

Address: 3404 Cameron Boulevard

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.

Date Filed:	Appeal Number
Instructions:	**
This form must be comp	eted for a hearing on appeal from action of a zoning official, application
for a variance, or applica	tion for a special exception. Entries must be printed or typewritten. If
the applicant is not the o	wner of the property, all must sign.
Property Address	404 Cameron bld IOP SC 29461
LotBlock_	TMS
Area of Lot	Zoning Classification
VICE OF DOC	
Applicant(s) Name	Bean Chesney
Applicances reason	11 00 1 500 (1 715)
Address 340	4-Cameron Blad IOP SC 39451
Telephone 84	3-834-900
Interest (i.e. Owner, O	wner's attorney, Architect, etc.)
Owner(s) (if different	from applicant)
Name	
Address	
Telephone	
` ^ ^	s application and all supporting documents attached are correct.
Seenl	hony 1.5.23
Applicant signature/	late U
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):	
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: No No	age unit in Mouthboard
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	
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?	

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 thoughout	je;
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.	8 8
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.	
Soulloney 1-5-2023	

Appeal Number: 23-02

Applicant: Gregory Bores

Address: 253 Forest Trail

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.

Date Feed.	Appeal Number
Prostructions.	
This form must be completed for a hearing on appe or application for a special exception. Entries must of the property, all must sign.	al from action of a zoning official, application for a variance, be priored or typewritten. If the applicant is not the owner.
Property Address 253 Forbest T	RAM, ISLE OF PARMS, SE 29451
LotBlock	TMS
Area of Los	Zoning Classification
Applicant(s) Name GRACDAY Byok	S' (PALMETTO MONTT ALL CONTRACTORS, LLC)
atomic 253 Folder Tren,	1sed OF laws, St 29451
Telephone 843 5998 (649)	
Interest (i.e. Owner, Owner's Attorney, Architect, e	us Owned
Owner(s) (if different from applicant)	
Name	
Address	
Telephoné	
((We) cittily that, (his application and all supporting	g documents abstract are correct.
1/20/23	
Applicant Signature/Date	
Owner Signature (if different from applicant)/Sate	

	described on the information sheet (page 1) as (give brief description of business): Laurence Districts Courtiers LLC Less Bealt see House Market
2	Will there be any work office than office work (i.e. use of phone, computer, (ax, etc.) occurring at this residence? You No , if yes, please explain:
3	Will there be any evidence of a business from a visual hispection of the exterior of this residence? Yes No If yes, please explain:
4	Will any signs, merchand se, equipment or other atticles 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 No if yes, please explain and give frequency.
6	Will there on any employees working in this residence other than family members? 7 fes
7.	VFIII any businessive sted activity be conducted on your property. But outside of the house life, implications shed or in the yard)? Yes No
8	Will any merchandise or anticles Sessioned at any location differ than Inside this residence? Yes
9.	Will more train 25% of the floor of this residence be devoted to the occupation? YesNoNo
10.	William requipment or materials that are not normal to a household be used or stored at this residence in connection with the actuacion? Yes No
11	visit the occupation generate any rigide, vibration, heat, glare, smoke, odor, or descretopoble to your regulaters? YesNoNo
12.	For there currently any other home occupations operating at this residence? YesNo

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not omition application further automote fundament in publication	ed any information at in accordance to a climbularige that, if a hority of the permit outful or if I fall so m formation fully desp it of my home occup as of the City of h	bout my home occupations of A-7 (a) (b) of the granted, the special exceptions the requirements of thing the home occupation in the constitute a getto model of the grant of t	on which, if all a City of Island control from Informat is section S 4 4 bon-lo be control from the Sance as differences. Any	reflected, would re Pain's Code of O ccupation and bu on contained in (4 and 5,4-2(18)) i lucted on my pre- fined in section 1 activity which iid	sult in a denial of idioances, sinesa license issi his application is i I have falled to unises, or alcany to 24 45 or section wersely diminishe

Appeal Number: 23-03

Applicant: Andrew and Jessica Adams

Address: 251 Forest Trail

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.

Date Filed <u>2/1/2023</u>	Appeal Number		
Instructions:			
	eal from action of a zoning official, application for a variance, be printed or typewritten. If the applicant is not the owner		
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, e	etc.) Owner		
Owner(s) (if different from applicant)			
Name			
Address			
Telephone			
I (We) certify that this application and all supporting documents attached are correct.			
amby Cla	JAhn 2/1/2023		
Applicant Signature/Date	7/		
Owner Signature (if different from applicant)/Date	2		

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 NoX 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 NoX 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 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 $oxed{X}$

occupation that will be undertaken in your home.		
Activities undertaken in our home include office dutie	es ie: emails, phone calls etc.	
	4.000	

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.

ambilla

Signature of Applicant & Date

Code Adopted 4/26/94

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)