

BOARD OF ZONING APPEALS  
March 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 March 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: February 7<sup>th</sup>, 2023
- E. Swearing of any person giving testimony
- F. Special Exception:                   3102 Cameron Boulevard  
                                                      715 Carolina Boulevard
- G. Variance:                               3802 Cameron Boulevard
- H. Miscellaneous business
- I. Adjournment



**BOARD OF ZONING APPEALS**  
**4:30pm, Tuesday, February 7, 2023**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Brian Abel, Ted McKnight, Arnold Karig, Glenn Thornburg, and Matt Simms, Zoning Director

Absent: Elizabeth Campsen

**2. Election of Chair and Vice Chair**

**MOTION:** Mr. Thornburg made a motion to move this item to the next meeting when everyone is present. Mr. McKnight seconded the motion. The motion passed unanimously.

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

**MOTION:** Mr. McKnight made a motion to approve the minutes of the December 6, 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. 3403 Cameron Boulevard**

This application has been deferred to the next meeting.

**B. 253 Forest Trail**

Zoning Director Simms said that the applicant, Gregory Bores, is requesting a special exception to allow for the establishment of a residential painting business at his home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no employees working there other than those living in the home. Mr. Bores indicated he would store the business vehicle that has related signage on it at a storage facility and not at the home.

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

**C. 251 Forest Trail**

Zoning Director Simms said that the applicants, Andrew and Jessica Adams, are requesting a special exception to allow for the establishment of a mobile boat detailing business at their home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no employees working there other than those living in the home. There will be no outward indication of a business in the home.

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

**5. Miscellaneous Business**

**6. Adjournment**

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

Respectfully submitted,

Nicole DeNeane  
City Clerk

**Appeal Number:** 23-04

**Applicant:** Robin Johnson

**Address:** 3102 Cameron Boulevard

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**Request:**

The applicants are requesting a special exception to allow the establishment of a home office for a stand-up comedian. 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 applicant has indicated that equipment or materials not normal to a household will be used or stored at this residence in connection with their occupation. 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 3102 Cameron Blvd 10P, SC 29451

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

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

Applicant(s) Name Robin Johnson

Address 3102 Cameron Blvd 10P, SC 29451

Telephone 912.856.7049

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

Owner(s) (if different from applicant) Same

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

Robin A Johnson  
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):

Comedy Show Production / Comedian Agent / Heal\*arions Non-Profit

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 X No \_\_\_\_\_
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 Stand-up Comedian and therapeutic humor facilitator. I offer virtual programs from my home office (Zoom, Webex, 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 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

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**Appeal Number:** 23-05

**Applicant:** Jason Cox

**Address:** 715 Carolina Boulevard

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**Request:**

The applicants are requesting a special exception to allow the establishment of a lawncare 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 2-27-23

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 715 CAROLINA BLVD

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

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

Applicant(s) Name JASON COX

Address 715 CAROLINA BLVD.

Telephone 843-270-0952

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.

Cox 2-27-23  
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):

LAWN CARE, Hedging, Edging, Trimming, All Electric!

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: Running Equipment in YARDS

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: ~~Beautiful~~ Beautiful YARD!

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.

Nothing other than lawn  
equipment properly stored and covered All plants in  
a greenhouse.

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.

CV 2-27-23

Signature of Applicant & Date

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<b>Appeal Number:</b>	23-06
<b>Applicant:</b>	Cy Goforth
<b>Address:</b>	3802 Cameron and 3804 Cameron

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**Pertinent Zoning Sections:**

Section 5-4-2. Definitions (1) Accessory building or use. A use or building customarily incidental, subordinate to, and detached from the principal use or building and located on the same lot with such principal use or building.

Section 5-4-5 (b) Variances. Pursuant to S.C. Code 1976, § 6-29-800, upon written application filed with the Zoning Administrator, the Board may authorize in specific cases a variance from the terms of the ordinances contained in this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. Filing fees set by resolution of City Council from time to time must be paid by the applicant at the time of filing of an application for a variance. Such application shall contain information addressing each of the statutory requirements for variances stated in S.C. Code 1976, § 6-29-800, as amended, all of which must be met. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) Such conditions do not generally apply to other property in the vicinity;
- (3) Because with these conditions, the application of the ordinance or resolution of the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (4) The authorization of a variance will not be of substantial detriment to an adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the

applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

**Request:**

The applicant is requesting a variance to allow the construction of an accessory structure (pickleball court) on a separate lot from the principal structure (single-family residence). The properties are located in the SR2 (single family residential) zoning district, which allows an accessory use like a pickleball court; however the definition of an accessory use requires that it be on the same property as the primary use. In this case, the two properties are adjacent to one another and are both currently vacant lots.

While the applicant states the conditions are not exclusive to this piece of property in comparison to surrounding properties, the applicant claims that the width and size of the lot effectively restrict the ability to construct a house and a pickleball court. The applicant claims the pickleball court will be maintained in tandem with the house and will not alter the character of the zoning district by granting this variance.

Entry #: 3 - Mon Feb 27 2023 00:00:00 GMT-0500 (Eastern Standard Time)

Status: Submitted

Submitted: 2/27/2023 8:30 AM

**Date**

2/27/2023

**Applicant Name**

Cy Goforth

**Applicant's Email**

cy.goforth@lpchdi.com

Applicant Hereby appeals to the Board of Zoning Appeals for a variance from the strict application to the property described in the Notice of Appeal (Form 1) of the following provisions of the Zoning Ordinance:

**Section Number**

5-4-2, 5-4-14

So that a zoning permit may be issued to allow use of the property in a manner shown on the attached plot plan, described as follows:

**Description**

Accessory structure - pickleball court

For which a permit has been denied by a zoning official on the ground that the proposal would be in violation of the Zoning Ordinance.

**What are the extraordinary and exceptional conditions pertaining to this piece of property because of its size, shape, or topography?**

The owners of the lot at 3802 Cameron desire to build a home with a pickle ball court. Currently due to depth restrictions, there is not enough room to construct the home and the court. The depth of the lot is the limiting factor thus requiring this variance request to install the court on the adjacent lot that is also the property of the same owner.

**What unnecessary hardship will result when the standards of the ordinance are met?**

The hardship would be the impossibility of building the pickle ball court and the associated home.

**What conditions are peculiar to this particular piece of property and not to surrounding properties?**

The adjacent lots in this area of Isle of Palms share this similar hardship and would therefore face the same issue if the desire to build a pickle ball court exists.

The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance...

**for the following reasons:**

The pickleball court will be constructed and thoughtfully maintained by the property owners during the rest of the construction of the proposed build. The placement of the court will not interfere with surrounding properties, neither will it mar the character of the district. The completion of the pickleball court and its landscaping will enhance the appearance of the property. Due to the court being constructed concurrently with the new home and landscaped as one property, the issue of maintenance should be mitigated completely. The owners of the home will maintain the pickleball court in tandem with the house as they act as one. This will provide a long term benefit to the neighbors by not placing another home in this area. Instead, the lot will provide much needed green space. This will also provide a benefit to the town as the owners will continue paying taxes on two properties instead of combining them and thus decreasing the tax base.

**Is this a permitted use according to the Zoning Ordinance:**

Yes

**Signature of applicant**

**Date of Signature**

2/27/2023



**Supporting Documentation**



[IOP-LPCH-3802 CAMERON-LP-2.pdf](#)  
1.3 MB



[3802 Palm Blvd Variance Questions.pdf](#)  
58 KB



**What are the extraordinary and exceptional conditions pertaining to this piece of property because of its size, shape, or topography?**

The owners of the lot at 3802 Cameron desire to build a home with a pickle ball court. Currently due to depth restrictions, there is not enough room to construct the home and the court. The depth of the lot is the limiting factor thus requiring this variance request to install the court on the adjacent lot that is also the property of the same owner.

**What unnecessary hardship will result when the standards of the ordinance are met?**

The hardship would be the impossibility of building the pickle ball court and the associated home.

**What conditions are peculiar to this particular piece of property and not to surrounding properties?**

The adjacent lots in this area of Isle of Palms share this similar hardship and would therefore face the same issue if the desire to build a pickle ball court exists.

**The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance...**

The pickleball court will be constructed and thoughtfully maintained by the property owners during the rest of the construction of the proposed build. The placement of the court will not interfere with surrounding properties, neither will it mar the character of the district. The completion of the pickleball court and its landscaping will enhance the appearance of the property.

Due to the court being constructed concurrently with the new home and landscaped as one property, the issue of maintenance should be mitigated completely. The owners of the home will maintain the pickleball court in tandem with the house as they act as one.

This will provide a long term benefit to the neighbors by not placing another home in this area. Instead, the lot will provide much needed green space.

This will also provide a benefit to the town as the owners will continue paying taxes on two properties instead of combining them and thus decreasing the tax base.

PLANT SCHEDULE:

SYMBOL	QUANTITY	BOTANICAL NAME/COMMON NAME	HEIGHT	SPREAD	CONTAINER	NOTES
SABP	10	SABAL PALMETTO/ PALMETTO	12-14'	6-8'	B&B	SMOOTH
OSMF	33	OSMANTHUS FORTUNEI/ TEA OLIVE	30-36"	24-30"	15 GAL.	SPECIMEN
LIGJ	37	LIGUSTRUM JAPONICUM/ LIGUSTRUM	30-36"	24-30"	15 GAL.	SPECIMEN
SABM	18	SABAL MINOR/ SAW PALMETTO	30-36"	24-30"	7 GAL.	SPECIMEN
LORC	22	LORAPETALUM CHINENSE/DWARF LORAPETALUM	30-36"	24-30"	7 GAL.	SPECIMEN
MUHC	112	MUHLENBERGIA CHINENSE/PINK MUHLY GRASS	18-24"	18-24"	3 GAL.	SPECIMEN
SC	XX	SEASONAL COLOR	6-12"	4-6"	4" POTS	SPECIMEN

GRASS: SOD FOR ALL DISTURBED AREAS DESIGNATED AS LAWN

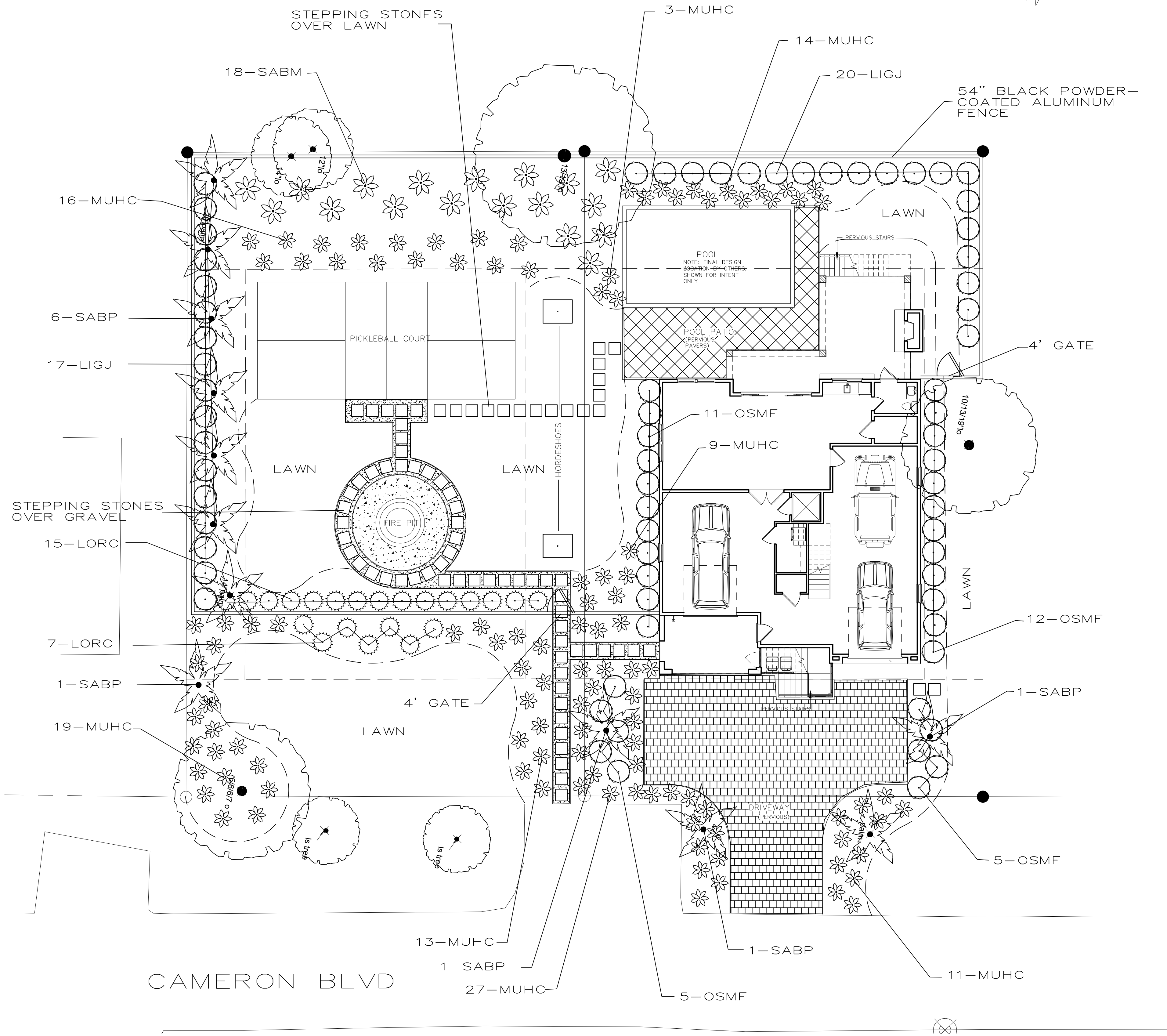
CONTRACTOR RESPONSIBLE FOR ACTUAL GRASS AREA CALCULATIONS  
ESTIMATED QUANTITY: XXXX SF  
GRASS TYPE: ZOYSIA

MULCH: MULCH FOR ALL DISTURBED AREAS NOT DESIGNATED AS LAWN

CONTRACTOR RESPONSIBLE FOR ACTUAL MULCH AREA CALCULATIONS  
ESTIMATED QUANTITY: XXXX S.F.  
MULCH TYPE: PINE STRAW

NOTES:

- ALL BASE INFORMATION PROVIDED BY OWNER
- CONTRACTOR RESPONSIBLE FOR COORDINATING ALL WORK WITH OTHER CONTRACTORS ON SITE INCLUDING IDENTIFYING SITE CONFLICTS WITH REGARD TO UTILITIES, EXISTING CONDITIONS, ETC.
- CONTRACTOR RESPONSIBLE FOR CONTACTING PALMETTO LOCATORS AT LEAST 72 HOURS PRIOR TO BEGINNING WORK
- ALL PLANT LOCATIONS SUBJECT TO FIELD APPROVAL BY THE LANDSCAPE ARCHITECT AND/OR OWNER
- CONTRACTOR RESPONSIBLE FOR VERIFYING ALL QUANTITIES
- ALL DISTUBED AREAS TO BE FINE GRADED AND FREE OF DEBRIS
- ALL PLANT BEDS TO HAVE TRENCHED BEDLINES
- CONTRACTOR RESPONSIBLE FOR ONE YEAR WARRANTY OF ALL WORKMANSHIP AND MATERIAL
- LIMIT OF WORK LINE IS PROPERTY LINE ( SUBJECT TO ENCROACHMENT PERMITS)
- ALL MATERIAL SHALL CONFORM TO CURRENT ASNS STANDARDS
- NO PLANT SHALL BE PUT IN THE GROUND PRIOR TO COMPLETION OF ROUGH GRADING AND APPROVAL BY LANDSCAPE ARCHITECT
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISH GRADE AS THE PLANTS ORIGINAL GRADE BEFORE DIGGING
- ALL PLANTS SHALL BE INSTALLED AS PER DETAILS
- IRRIGATION SYSTEM TO BE DESIGN BUILT BY THE LANDSCAPE CONTRACTOR



DESIGNED : CLB

DRAWN : CLB

CHECKED : CLB

APPROVED : CLB

SCALE : 1" = 10'

DATE : FEBRUARY, 2023

PROJECT NO. LPCH

SHEET 1 OF 1

CLB DESIGNS, LLC

3063 LINKSLAND RD. MT. PLEASANT, SC 29466

(843) 817-6231

cantrell25@comcast.net

LANDSCAPE PLAN

3802 CAMERON BLVD

ISLE OF PALMS

CHARLESTON COUNTY

SOUTH CAROLINA

REVISIONS

NO.	DATE	REVISIONS