#### BOARD OF ZONING APPEALS April 2<sup>nd</sup>, 2024

**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 April 2<sup>nd</sup>, 2024, at **4:00pm** 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: March 5<sup>th</sup>, 2024
- D. Swearing of any person giving testimony
- E. Special Exceptions: 8 54<sup>th</sup> Avenue

22 32<sup>nd</sup> Avenue

20 Ocean Point Drive

- F. Miscellaneous business
- G. Adjournment



#### BOARD OF ZONING APPEALS 4:00pm, Tuesday, March 5, 2024 1207 Palm Boulevard, Isle of Palms, SC

#### **MINUTES**

#### 1. Call to order

Present: Ted McKnight, Glenn Thornburg, Ellen Gower, Robert Miller, Susie

Wheeler, and Zoning Director Simms

2. Approval of Previous Meeting's Minutes

MOTION: Mr. McKnight made a motion to approve the minutes of the February 6, 2024 meeting, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Home Occupations

#### A. 25 Edgewater

MOTION: Mr. McKnight made a motion to defer this application until the applicant reestablishes communication with the City. The motion passed unanimously.

#### B. 615 Carolina Boulevard

Zoning Director Simms said that the applicant, Andrea Rogers, is requesting a special exception to allow for the establishment of a construction management business at her home. The applicant 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.

Ms. Rogers said the neighbors will be unaware of a business in the house and there will be no signage on any vehicles.

MOTION: Ms. Gower made a motion to approve, and Ms. Wheeler seconded the motion. The motion passed unanimously.

#### C. 5002 Palm Boulevard

Zoning Director Simms said that the applicant, Courtney Lowell, is requesting a special exception to allow for the establishment of a interior design consulting business at her home. The applicant 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.

Ms. Lowell said the neighbors will be unaware of a business in the house and there will be no signage on any vehicles.

### MOTION: Ms. Wheeler made a motion to approve, and Ms. Gower seconded the motion. The motion passed unanimously.

#### D. 1120 Ocean Boulevard

Zoning Director Simms said the applicant, Perry Freeman, is requesting a special exception to allow the sale of food and drink

Mr. Freeman said the previous concern of the Board was an unused gas tank at the site of the deck are. He said since his previous appearance before the Board in 2021 the gas tank has been filled with sand and decommissioned. Zoning Administrator Simms said the Building Inspector has confirmed that the gas tank poses no threat.

Mr. Thornburg and Mr. McKnight said they recalled a concern about the proper construction of the deck where the drinks and food will be served. Director Kerr said the issue before the Board is whether or not Mr. Freeman can sell food and drink in that area. Deck construction is a building code issue.

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

#### 5. Miscellaneous Business

#### 6. **Adjournment**

Mr. McKnight made a motion to adjourn and Ms. Gower seconded the motion. The meeting was adjourned at 4:27pm.

Respectfully submitted,

Nicole DeNeane City Clerk **Appeal Number:** 24-09

Applicant: Dan and Carla Messina

Address: 8 54<sup>th</sup> Avenue

#### Request:

The applicants are requesting a special exception to allow the establishment of a home building 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, there will be no evidence of a business outside the house, 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 Iste Palms

Date Filed: 3/1/2024 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   B 5444 Ave , I se of Blus, sc 2945    Lot B Block A TMS 604-09-00-048  Area of Lot 15, 4945 / Zoning Classification SR 3
Applicant(s) Name (SM2 Messine) Address B 5444 Ave Isle of Palms, 8c 4945/ Telephone (681) 483-574-3 Interest (i.e. Owner, Owner's attorney, Architect, etc.) Home Building
Owner(s) (if different from applicant) DAIE Messine
Address 854th AVE, ISte of BMS, SC2945, Telephone 631) 767-2843
I (We) certify the this application and all supporting documents attached are correct.
Owner signature (if d fferent from applicant) that

#### Board of Zoning Appeals Special Exception Application Home Occupation City of Isle of Pulms

description of business): / 2. Will there be any work occurring at this residence	other than of	lice work (i	.e. uspe	of phone, computer, fax, etc.) , If yes, please explain:
3. Will there be any evideresidence? Yes	ence of a busin	ness from a	visual i olease e	nspection of the exterior of this xplain:
4. Will any signs, merch that they are visible from	andise, equipa the street? Ye	nent or othe	er article	es be displayed in a manner
				residence? Yes
6. Will there be any empl	øyees workin	g in this res	idence	other than family members?
7. Will any business relat house (i.e. in a detached s	ed activity be hed or in the y	conducted (ard)? Yes	on you	property, but outside of the
8. Will any merchandise residence? Yes	or articles be:	stored at an If yes	y locuti . explai	on other than inside this
9. Will more than 25% of Yes No	the floor of t	his residenc	te bë de	voted to the occupation?
10. Will any equipment of at this residence in connection	r materials the	at are not n occupation	ormal to	a household be used or stored
II. Will the occupation g perceptible to your neight	enerate any noors'. Yes	oise, vibrat	ion, hea	nt, glac, smoke, odor, or dust
12. Are there currently at	ner home	оссирацы	is opera	iting at this residence?

	ture of your occupation, profession, or trade by listing all activities tion that will be undertaken in your home:
Estimati	ng, Bill paying & Phone Caels
bookeepi	<b>y</b>
truthfully and have no disclosed, would result	ecial exception home occupation. I have answered the questions tomitted any information about my home occupation which, if it in a denial of this application in accordance to section 5-4-7 (a) of Palms Code of Ordinances.
business license issue information contained requirements of section describing the home of conduct of my home of section 6-1-11, et. Esq which adversely dimin	that, if granted, the special exception home occupation and d under authority of that permit may be revoked if any of the fin this application is found to be untruthful or if I fail to meet the n 5-4-44 and 5-4-2(18): If I have failed to provide information fully ecupation to be conducted on my premises, or at any time the ecupation may constitute a nuisance as defined in section 5-4-44 or any of the City of Isle of Palms Code of Ordinances. Any activity hishes the residential character of my neighborhood may be cause some occupation. Outdoor advertising is not allowed under this
Muss	na 3/1/2024
Signature of applicant	& date /

**Appeal Number:** 24-10

**Applicant:** James Cannon

Address: 22 32<sup>nd</sup> Avenue

#### Request:

The applicant is requesting a special exception to allow the establishment of an online sporting good 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, there will be no evidence of a business outside the house, 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 Palms

Date Filed:	Appeal Number
Instructions: This form must be completed application for a variance, or	d for a hearing on appeal from action of a zoning official, r application for a special exception. Entries must be printed
	ant is not the owner of the property, all must sign.
	32ND AVENUE
Lot Block	TMS <u>5710600065</u>
Area of Lot	Zoning Classification
	MES A. CANNON, JR.
	D AVENUE, TOLE OF PANNS, SC 2948
Telephone <u>843</u> (e) Interest (i.e. Owner, Owner	r's attorney, Architect, etc) OWNER
	applicant)
	The state of the s
	standard all supporting documents attached are correct.
and the second s	A. Cauna, 3/13/2024
Owner signature (if differe	
OMIIci pignarai c (11 milla)	

# Board of Zoning Appeals Special Exception Application Home Occupation City of Isle of Palms

<ol> <li>Applicant hereby appeals the use of the property description</li> </ol>			peals for a special exception for
description of business):	ONLINE	SALES	S PORTING GOODS
2. Will there be any work of occurring at this residence?			e of phone, computer, fax, etc.)  . If yes, please explain;
3. Will there be any eviden residence? Yes	ce of a busines	s from a visue If yes, please	al inspection of the exterior of thi
4. Will any signs, merchar that they are visible from the			cles be displayed in a manner
5. Will there be any busine No If yes, please			his residence? Yes y:
6. Willithere be any emplo	yces Working i	n this resident	ce other than family members?
7. Will any business relate house (i.e. in a detached sho	d activity be co	nducted on you	our property, but outside of the
8. Will any merchandise or residence? Yes	r articles be stor	red at any loca If yes, expl	ation other than inside this ain:
9. Will more than 25% of 1 Yes No	the floor of this	residence be	devoted to the occupation?
10. Will any equipment or at this residence in connect	materials that a	re not normal cupation? Ye	to a household be used or stored sNo
11. Will the occupation gen perceptible to your neighbo	nerate any noise rs? Yes	e, vibration, h	eat, plare, smoke, odor, or dust
12. Are there currently any Yes No	other home oc	cupations ope	rating at this residence?

	PACKA 41	NG FOR I	in your home: <u>ONL</u> DELIVERY	
truthfully and disclosed, wou	have not omitted ild result in a den	any information at	ation, I have answered to bout my home occupatio on in accordance to sect s.	n which, if
I further acknowledges licensing the conduct of my section 6-1-11 which adverse	wledge that, if gree issued under accordanced in this approximation 5-4-44 home occupation home occupation et. Esq., of the Cy diminishes the	ranted, the special of that per pplication is found and 5-4-2(18): If I is to be conducted on may constitute a recite of Palm residential characters.	exception home occupate init may be revoked if a to be untruthful or if I followed have failed to provide in my premises, or at any nuisance as defined in sets Code of Ordinances. A er of my neighborhood in divertising is not allowed	ny of the ail to meet the aformation fully time the ection 5-4-44 or any activity may be cause
$\sim$		. Can	non)	3/13/202

Appeal Number: 24-11

**Applicant:** Chloe Stapleton

Address: 20 Ocean Point Drive

#### Request:

The applicant is requesting a special exception to allow the establishment of a software programming 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, there will be no evidence of a business outside the house, 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 Palms

Date Filed: 3/20/24	Appeal Number
Instructions: This form must be completed for a hearing of application for a variance, or application for or typewritten. If the applicant is not the own.	a special exception. Entries must be printed
Property Address 20 0 clau Point	Drive
Lot Block	
Area of Lot Zoning Class	ification Wild Dunes / Revidential
Applicant(s) Name Will Hapleton	1
Address 20 Ocean Point Dr	(10
Telephone (843) 504-4798	
Interest (i.e. Owner, Owner's attorney, Arch	nitect. etc) <u>Owner's child</u>
Owner(s) (if different from applicant)	
Name Robert and Sorvah	Stapleton
Address 20 Ocean Point Driv	e
Telephone (843) 991-2206	
I (We) certify that this application and all su	apporting documents attached are correct.
Applicant signature/date	3/26/24
Applicant signature/date	3/26/27
Nobert D. Staphton	5/21/27
Owner signature (if different from applicant	I)/ 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): Softward programming; episodic contract work
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 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:
Writing software for different projects from
Writing software for different projects from time to time
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.
Chou & Stanleton 3/26/24 Signature of applicant & date