BOARD OF ZONING APPEALS October 7, 2025

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 7, 2025, at **4:00pm** in Council Chambers, 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 9, 2025
- D. Swearing of any person giving testimony
- E. Special Exception- 106 Sparrow, home occupation
- F. Variance- 1 Myrtle Avenue (continued August 5 and September 9, 2025)
- G. Miscellaneous business
- H. Adjournment



BOARD OF ZONING APPEALS 4:00pm, Tuesday, September 9, 2025 1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Ted McKnight, Ellen Gower, Susie Wheeler, Bob

Miller (arrived at 4:15pm), and Administrator Kerr

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Gower made a motion to approve the minutes of the August 5, 2025 meeting, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicant's representative, Megan Finch Stevens.

4. Variance: 1 Myrtle Avenue

Administrator Kerr said, "I'll give just a quick update. So this variance was requested and heard last month by the Board of Zoning Appeals. There was a continuance provided at that meeting, to bring it to you tonight, and I'll just kind of go through the request at a high level because you've already kind of heard it once. But the applicant is requesting two variances to allow the construction of a new front entryway and a set of stairs into the front yard setback. The front stairs are required by the code to be at least 25 feet from the front property line, and they are proposed to be as close as 1.73 feet. The front porch is required to be at least 30 feet from the front property line, and it is proposed to be as close, and I don't know that we have an exact dimension, but about 10 feet from the property line. This property is a legal nonconforming structure, so it predates the zoning code, and that is the reason why the existing structure is into the required setbacks. The way the City's code works is, that portion that is into the setback already can be maintained, it can be repaired, it can be updated, but any new footprint is required to be compliant with the current code, which is which is what gives them (INAUDIBLE) There was a discussion last month about the idea of creating a new plan that would be compliant with the 30' setback. I think that the applicant has gone back and done a little bit of work on that and there are at least, there's at least a new letter in your packet as well as some new, I think that I think they're just schematics but they have had an architect submit a letter and I think it's page 35 of your packet indicating, that in his opinion it was it would be, it would have a very negative impact on the interior floor plan of the house."

He added, "If you find that the property is unreasonably restricted by the code, I think the next step for this board would be how little can you make an adjustment to make it reasonable to use the property."

He also pointed out in the attached letter from the architect that the front door cannot be moved as suggested since it is a load-bearing wall.

Ms. Stevens reviewed her client's request and the unique characteristics of the property leading to this request. She argued that the property's unique conditions create an unnecessary hardship, citing specific code sections (5432 and 5547B) and court precedents (Cobert v. Krawcheck and Early Association v. Horry County). She also emphasized that a front entrance is a critical safety feature for both occupants and first responders, as the house currently lacks a street-facing front door.

Administrator Kerr reviewed the criteria the Board must keep in mind while making this decision, noting that the criteria citing that "the application of the ordinance or, resolution of the particular piece of property would effectively prohibit or, unreasonably restrict the utilization of the property" is where the Board usually gets "hung up."

He suggested "if you all say, okay, they cannot make reasonable use of this property, they're entitled to a variance, then I think some additional study would be necessary to figure out how little can you do to make reasonable use" of the property.

Ms. Stevens expressed her understanding that the Board must be careful in granting variances lest a precedent be set. She added that one of her goals is for the record to reflect how different this piece of property is from any other property on the island. She did not believe that another request such as this would come before the Board.

Administrator Kerr said City Code does not require a front door for safety reasons but acknowledged that Ms. Stevens is making the case for something safer than what code requires. Mr. McKnight said he believes the "safety issue wins the day," but the challenge is how to restrict it.

After some discussion, Ms. Stevens was asked to return with a revised design that incorporates the Board's feedback to minimize the structure's encroachment, specifically focusing on an uncovered, minimum-sized, and optimally positioned entrance. For added clarity, Administrator Kerr said to make the porch "uncovered and the minimum landing size possible and that by doing that makes the setback 25' instead of 30'. So that's first. That's reduced the amount of variance that is required. Then take that minimal exit and put it as far from the front property line as possible."

MOTION: Ms. Gower made a motion to grant a continuance to the next meeting to review revised drawings based on the Board's instruction. Ms. Wheeler seconded the motion. The motion passed unanimously.

Administrator Kerr again clarified the instructions to the architect: "Uncovered, code minimum width pushed as far away from that front property line as can be made without getting into adjusting the interior floor plan."

6. Adjournment

Mr. McKnight made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:45pm.

Respectfully submitted,

Nicole DeNeane City Clerk **Appeal Number:** 25-17

Applicant: Allison Killian

Address: 106 Sparrow Drive

Request:

The applicant is requesting a special exception to allow the establishment of a interior design business in the home. The applicant has indicated that there will be no business-related traffic coming to the house and no work at the home other than office work. She has indicated that there will be no exterior evidence of a business and no employees working at the house. 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 9-9-2025 Appeal Number 25-17
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 106 Sparrow Drive 1618 OF Palms, SC. 29451
Lot Block TMS
Area of Lot Home office Zoning Classification
Applicant(s) Name Alli60n Killian
Address 106 GPANYOW DNYE ISLE OF PAIMS, SC 29451
Telephone 215-840-2431 (CCII)
interest (i.e. Owner, Owner's Attorney, Architect, etc.) OWNER Killian Design Collective
Owner(s) (if different from applicant)
Name Allison Killian
Address IDW Spanion DNVL ISLE OF PalMS 29451
Telephone 215 - 840 - 2431
I (We) certify that this application and all supporting documents attached are correct.
Applicant Signature/Date 9-9-3035
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): <u>INTERIOR DESIGN - HOME RENOVATION CONDINATION</u>
2.	Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this
	residence? YesNoX If yes, please explain:
_	well as a second of the second
⋾.	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? YesNo _X
5.	Will there be any business related traffic coming to this residence? ? Yes NoX If yes,
	please explain and give frequency.
5.	Will there be any employees working in this residence other than family members? ? Yes
	No X
7	MICH many benefit and majority by an A. b. J
٠.	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
	and or in the galage res
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 NoX
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 accumulation generate any noise advention heat glass comple edge as dust appropriate to your
£.J	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. IN Herror Design work includes
drawing layouts for floor plans inspiration boards, making
finish selections, placing orders for materials
Home renovation wordination work includes coordinating
communicating with clients, subcontractors
General involving, building / sending estimates,
fielding phone calls remails

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 <u>not</u> allowed under this license.

9-9-2025

Signature of Applicant & Date

Appeal Number: 25-14

Applicant: Ryan Good

Address: 1 Myrtle Avenue

Pertinent Zoning Sections:

<u>Section 5-4-2. Definitions. (18) Front yard.</u> means an open area between the front of the building and the front lot line.

<u>Section 5-4-32 SR1 Single family residential district. (6) Minimum yard</u> requirements. (a).

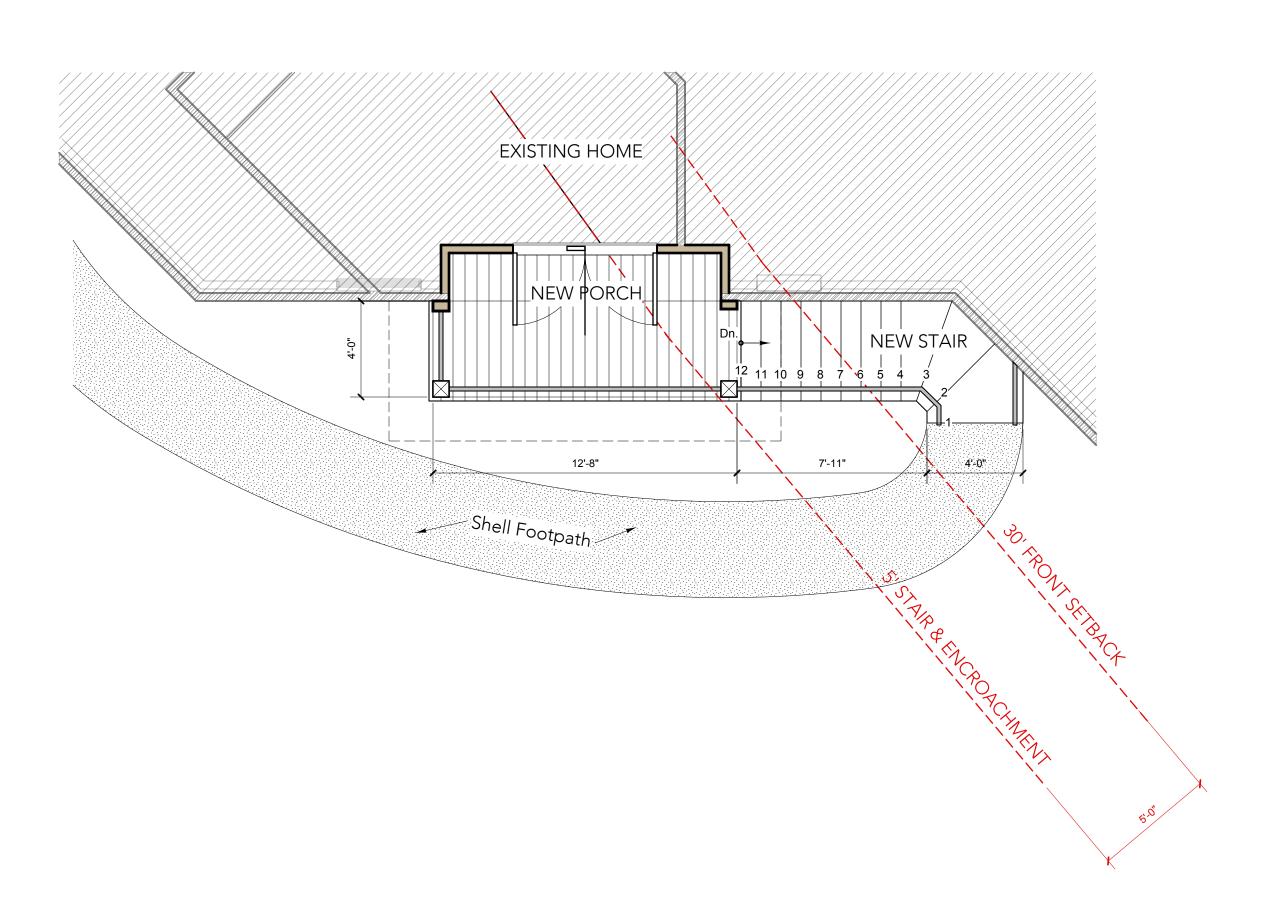
Front yard: 30 feet

<u>Sec. 5-4-47. - Alterations, modifications and repairs to nonconforming structures(b).</u>

Subject to all other applicable provisions of this chapter and other City ordinances, an existing structure, including stairs, which does not comply with the zoning district setback requirements of this chapter may be altered or renovated so long as no part of the structure extends beyond the original footprint of the encroachment.

<u>Section 5-4-12 (f). Additional regulations</u>. Sills, belt course, window air conditioning units, chimneys and cornices may project into a required yard by not more than two feet (2'). Steps may project into a required front yard or rear yard by not more than five feet (5').

<u>Section 5-4-12 (h). Additional regulations.</u> Where a lot abuts on two (2) streets (either a corner lot or a double frontage lot), the lot's front yard setback



NEW FIRST FLOOR PLAN



RESIDEN

1 MYRTLE BLVD. E OF PAMS, SC 29451 ISLE

10/02/2025

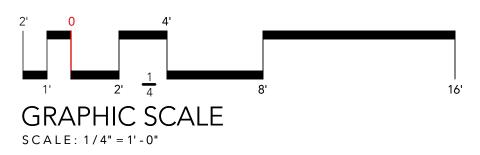
CONCEPT

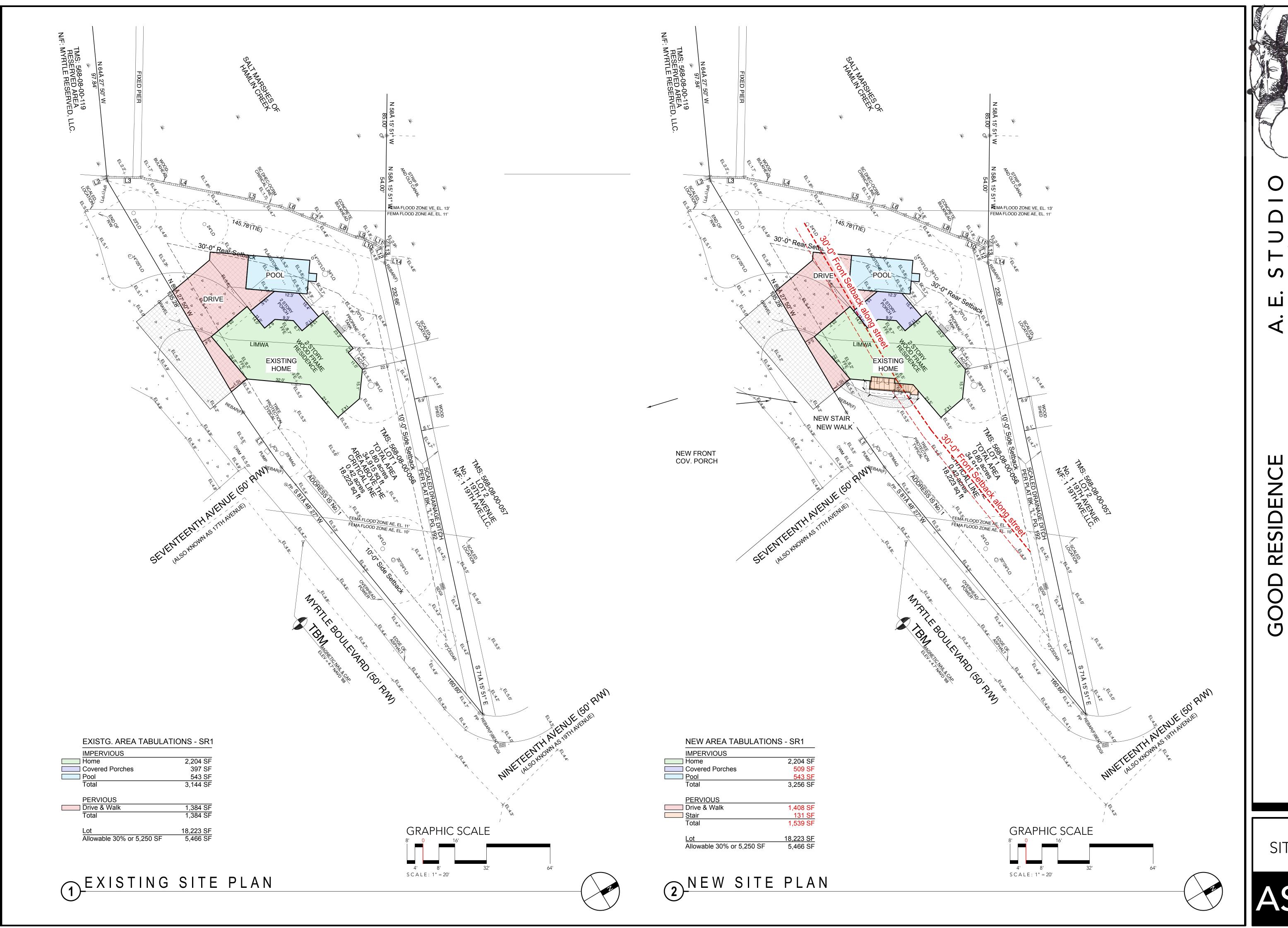
PLANS & IMAGES

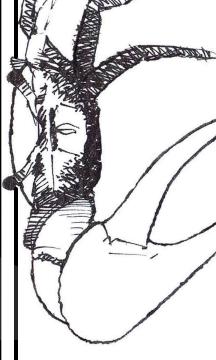
WALL TYPES

Existing Wood frame Existing Brick Veneer Existing CMU wall Demolition wood frame wall

Demolition CMU wall

Demolition Brick Veneer New 2X6 Wood Frame Wall 

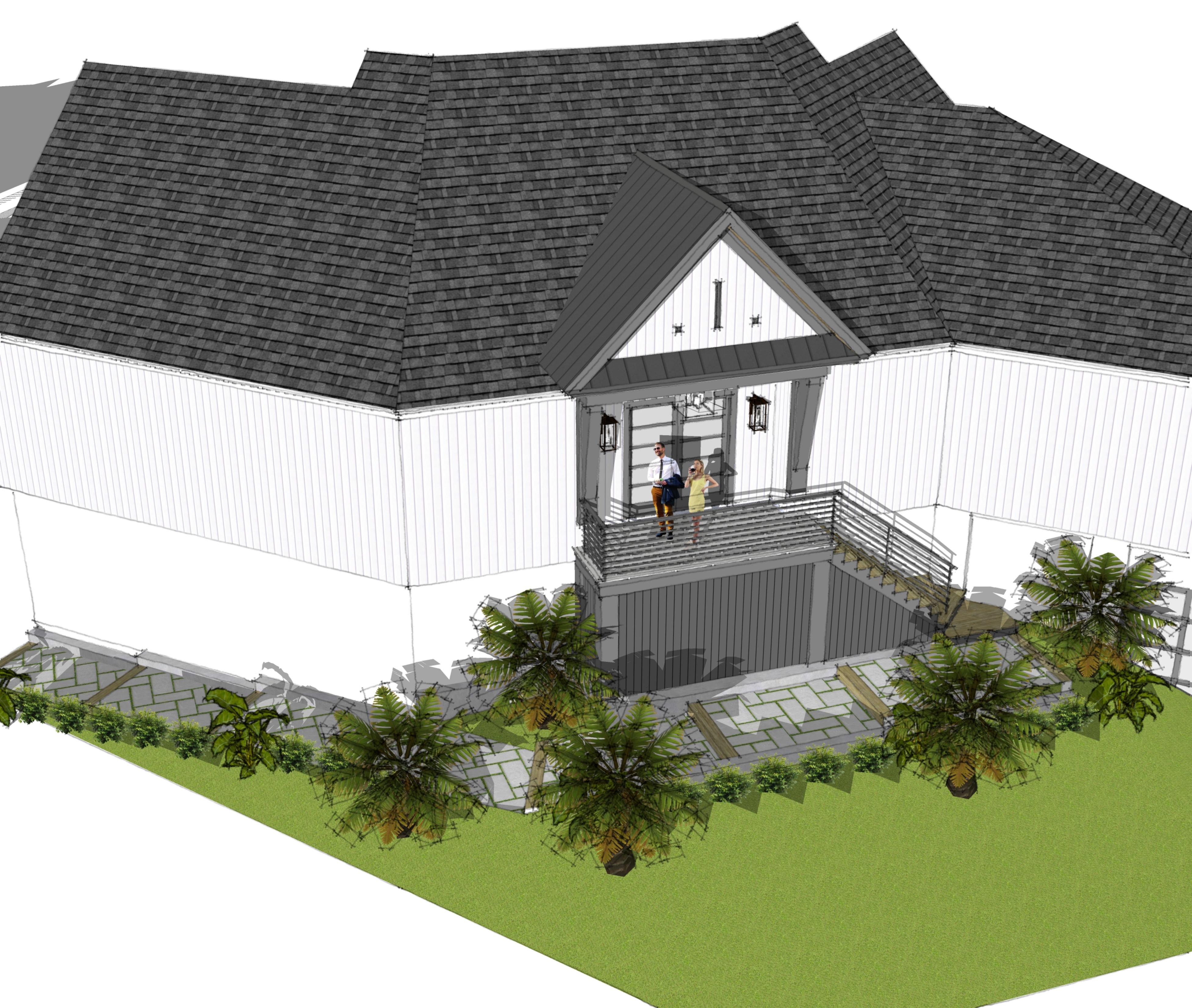




1 MYRTLE BLVD. ISLE OF PAMS, SC 2945

10/02/2025 SITE PLAN





requirements must be met on both street sides and the lot's side yard setback requirements must be met on all other sides of the lot.

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 two variances to allow the construction of a new entry porch and set of stairs into the front yard setback. The front stairs are required by the code to be at least 25 feet from the front property line and they are proposed to be 1.73 feet from the line. The front porch is required by the code to be at least

Board of Zoning Appeals Variance Application City of Isle of Palms

Application Number:	Date Filed:
Applicant Information	
Applicant Name:	
Phone Number:	
Email Address:	
Property Information	
Property Owner or Representative:	
Subject Property Address:	
Zoning District:	

Variance Approval Criteria

A variance may be granted in an individual case of unnecessary hardship if the Board finds that all five of the approval criteria are met. Please explain how your variance request meets all five criteria below.

Please note that 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.

1.	Are there extraordinary and exceptional conditions that pertain to this piece of property?
L	
2.	Do these conditions generally apply to other property in the vicinity or are they unique to the subject property?

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance effectively prohibit the utilization of the property?

4. Because of these extraordinary and exceptional conditions, would the application of this Ordinance unreasonably restrict the utilization of the property?
5. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted?
Applicant Signature: Date:

Codes referenced in Answer #3:

International Fire Code (IFC) 2018, Section 1031.2 requires:

"Exits shall be arranged in a way that provides a direct and unobstructed path of egress travel to a public way." Currently, the home lacks a front exit that leads directly to the street, potentially creating delays in occupant egress or emergency responder access. With all doors at the rear of the house, the structure presents potential obstructions or delays in case of emergency. The addition of a front door and porch would reduce egress distance, improve emergency access, and provide better fire department entry from the street—consistent with both fire safety and first responder access goals under the IFC.

SCRC Section 311.1

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

SCRC Section 3.11.2

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

SCRC Section 311.3

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

SCRC Section 311.3.1

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). This section requires that each exterior door be served by a landing or platform. Since the proposed door will serve as the primary egress and is elevated above grade, a code-compliant landing is necessary.

Exhibit A

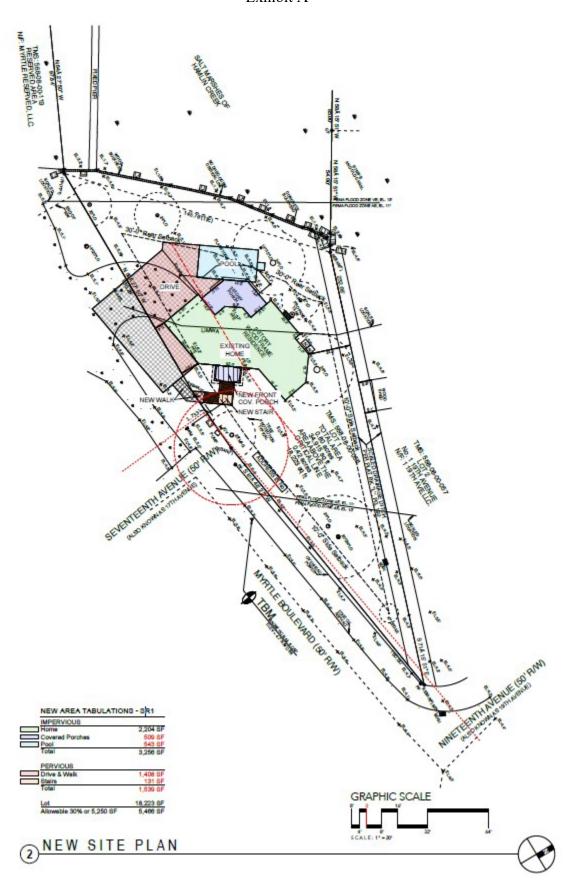


Exhibit B

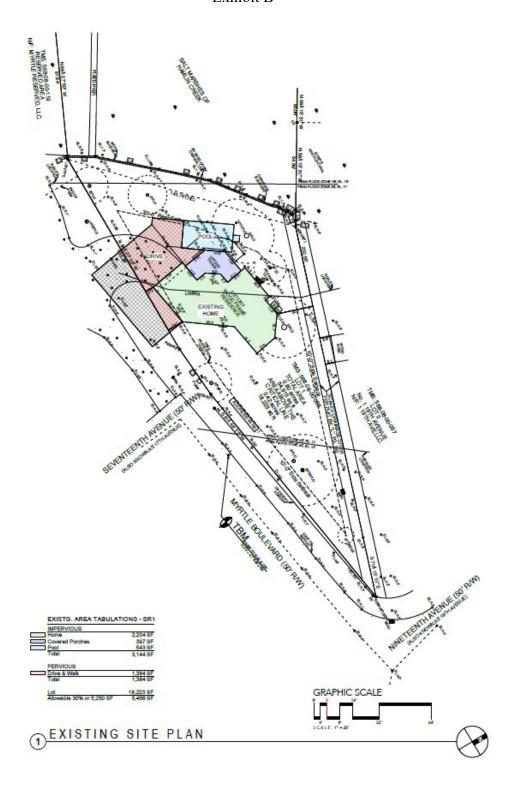


Exhibit C

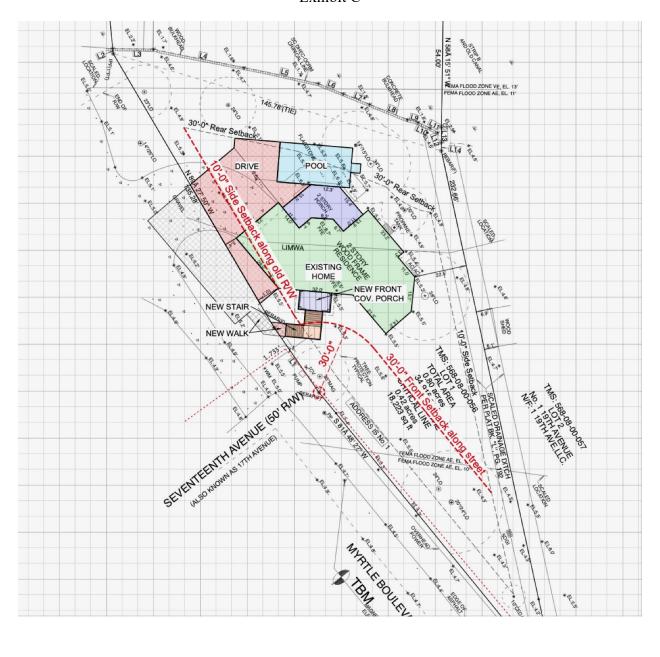


Exhibit D



Board of Zoning Appeals Variance Application City of Isle of Palms

Application Number:	Date Filed:
Applicant Information	
Applicant Name:	
Phone Number:	
Email Address:	
Property Information	
Property Owner or Representative:	
Subject Property Address:	
Zoning District:	

Variance Approval Criteria

A variance may be granted in an individual case of unnecessary hardship if the Board finds that all five of the approval criteria are met. Please explain how your variance request meets all five criteria below.

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3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance effectively prohibit the utilization of the property?

4. Because of these extraordinary and exceptional conditions, would the application of this Ordinance unreasonably restrict the utilization of the property?
5. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted?
Applicant Signature: Date:

Codes referenced in Answer #3:

International Fire Code (IFC) 2018, Section 1031.2 requires:

"Exits shall be arranged in a way that provides a direct and unobstructed path of egress travel to a public way."

Currently, the home lacks a front exit that leads directly to the street, potentially creating delays in occupant egress or emergency responder access. With all doors at the rear of the house, the structure presents potential obstructions or delays in case of emergency. The addition of a front door and porch would reduce egress distance, improve emergency access, and provide better fire department entry from the street—consistent with both fire safety and first responder access goals under the IFC.

SCRC Section 311.1

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

SCRC Section 3.11.2

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

SCRC Section 311.3

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

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This section requires that each exterior door be served by a landing or platform. Since the proposed door will serve as the primary egress and is elevated above grade, a code-compliant landing is necessary

Exhibit A

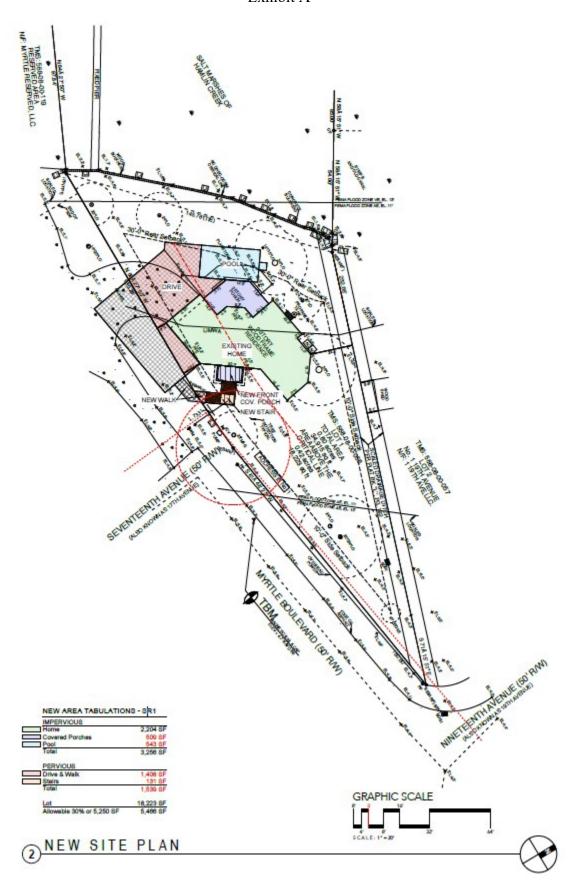


Exhibit B

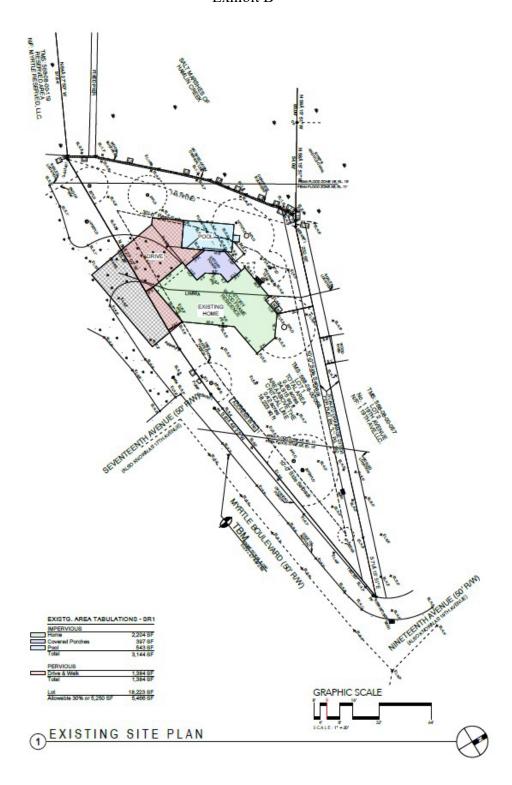


Exhibit C

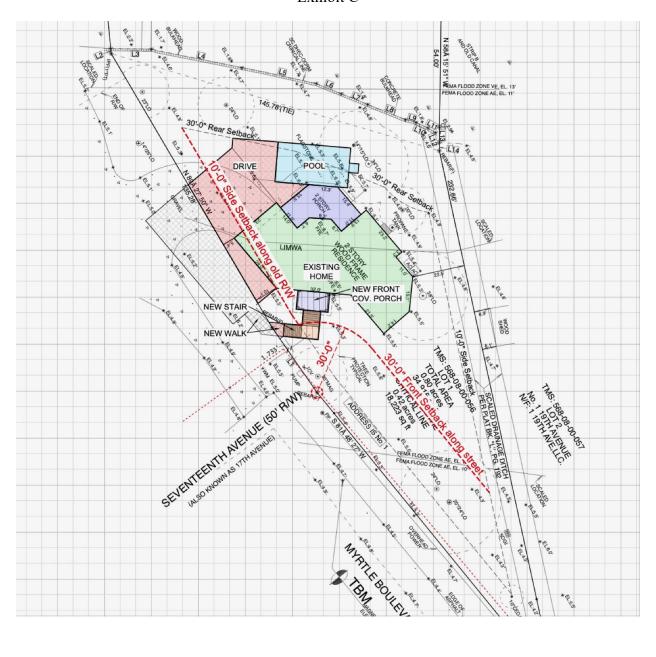


Exhibit D





To: Isle of Palms BOZA 1207 Palm Blvd. Isle of Palms, SC 29451 (843) 886-9912

From: Aaron Ede Studio, Ilc

Aaron Ede, ASAI, Assoc. AIA - Home Designer

754 Kit Hall Rd.

McClellanville, SC 29458 Tel.; (843) 442-0173 aaronede@gmail.com

Dear members of the IOP BOZA and all concerned,

On behalf of the owner of 1 Myrtle Blvd., Ryan Good, I would like to show my support for his effort. I have reviewed the structure at the above property regarding the possibility of moving the front door to the north side of the home. After observing the existing conditions, it is my opinion that this change is not feasible. The wall behind the existing front door is a primary load-bearing wall that supports the structure. Moving the front door to the north side of the home would require removal or alteration of this load-bearing wall. Further, relocating the front door and its associated Foyer and necessary circulation spaces would cause a catastrophic impact to the layout of the home. In this tight layout, all private spaces are located along the street facing walls, thus a domino effect will be initiated if one were to move the front door anywhere. This would effect the layout of nearly the entire floor which would result in a need for a major renovation to remediate the situation. Based on this analysis, I cannot recommend moving the front door to the north side of the structure. The existing location remains the only practical and structurally sound placement for the front entry.

Very best regards, -Aaron Ede







