

BOARD OF ZONING APPEALS  
August 5, 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 August 5, 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: June 3, 2025
- D. Swearing of any person giving testimony
- E. Special Exceptions:       12 Surf Lane  
                                      21 27<sup>th</sup> Avenue  
                                      25 41<sup>st</sup> Avenue
- F. Variance:                    1 Myrtle Avenue
- G. Miscellaneous business
- H. Adjournment



**BOARD OF ZONING APPEALS**  
**4:00pm, Tuesday, June 3, 2025**  
**1207 Palm Boulevard, Isle of Palms, SC**

**MINUTES**

**1. Call to order**

Present: Glenn Thornburg, Ellen Gower, Susie Wheeler, Bob Miller, and Zoning Administrator Simms

Absent: Ted McKnight

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

**MOTION:** Ms. Wheeler made a motion to approve the minutes of the May 6, 2025 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

**3. Swearing in of applicants**

Mr. Thornburg swore in the applicants.

**4. Special Exceptions**

**A. 7 Commons Court**

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a charcuterie catering 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 applicant said food preparation is done at a kitchen in Mt. Pleasant. There will be no foot traffic or deliveries made from the home. There will have no signage on the home or car to indicate the presence of a business.

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

**B. 24 22<sup>nd</sup> Avenue**

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a shuttle service 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 applicant has indicated two carts will be stored and maintained in the rear of the property.”

The applicants explained they will be using two LSVs to transport people around the island. The vehicles will be stored in canvas covers at the rear of the property. The only signage is detachable and will be on the top of the vehicles when in use.

Mr. Simms noted that the City does not allow for storage of home business-related items on the property unless it is under the roof of the main house. The applicant indicated that the home is on a slab and the garage does not fit the LSVs. He did state that the neighbors are aware and supportive of the business.

**MOTION: Ms. Gower made a motion to defer the application until the next meeting so that the applicants can secure an approved location to store the vehicles when not in use. Mr. Miller seconded the motion. The motion passed unanimously.**

## **5. Adjournment**

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:32pm.

Respectfully submitted,

Nicole DeNeane  
City Clerk

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**Appeal Number:** 25-12

**Applicant:** Barb Janssen

**Address:** 12 Surf Lane

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**Request:**

The applicant is requesting a special exception to allow the establishment of an online wellness business in the home. The applicant has indicated that the home will be used for office work only and there would be no business-related traffic coming to the house or exterior evidence of a business. 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: 7/15/2025

Appeal Number 25-12

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 12 Surf Ln.

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

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

Applicant(s) Name Barb Janssen

Address 12 Surf Ln IOP SC 29451

Telephone 616-283-5856

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.

Barb Janssen 7/15/2025  
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): on-line wellness
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: \_\_\_\_\_

home office, computer, phone, printer  
(no inventory on site - everything is done  
on-line)

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.

Bark Jensen 7/15/2025  
Signature of applicant & date

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**Appeal Number:** 25-13

**Applicant:** Emily Loftis

**Address:** 21 27<sup>th</sup> Avenue

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**Request:**

The applicant is requesting a special exception to allow the establishment of a property management 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 JUNE 1, 2025

Appeal Number 25-13

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 21 27<sup>TH</sup> AVENUE ISLE OF PALMS SC 29451

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

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

Applicant(s) Name EMILY LOFTIS

Address 21 27<sup>TH</sup> AVENUE ISLE OF PALMS SC 29451

Telephone 864-346-5731

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

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

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

Emily Loftis JUNE 1 2025  
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):  
PROPERTY MANAGER
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. I WILL TAKE PHONE CALLS

FROM OWNERS IN MY HOME. ALL MANAGEMENT

IS OTHERWISE DONE IN THE CLIENTS' HOMES.

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.

Gummy Softin

JUNE 1, 2025

Signature of Applicant & Date

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**Appeal Number:** 25-15

**Applicant:** Jackie Malan

**Address:** 25 41<sup>st</sup> Avenue

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**Request:**

The applicant is requesting a special exception to allow the establishment of a property management 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 Palms

Date Filed: 7/2/25

Appeal Number 25 ~~15~~

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 25 41st Avenue

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

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

Applicant(s) Name Jackie Malan

Address 25 41st Avenue

Telephone 801-644-4244

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

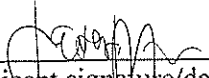
Owner(s) (if different from applicant) \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

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

 7/3/25  
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): Help a neighbor list their house on Airbnb for the summer.
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? Yes \_\_\_\_\_ No 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 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 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 be any employees working in this residence other than family members? Yes \_\_\_\_\_ No 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 no
8. Will any merchandise or articles be stored at any location other than inside this residence? Yes \_\_\_\_\_ No no If yes, explain: \_\_\_\_\_  
\_\_\_\_\_
9. Will more than 25% of the floor of this residence be devoted to the occupation? Yes \_\_\_\_\_ No 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 no
11. Will the occupation generate any noise, vibration, heat, glare, smoke, odor, or dust perceptible to your neighbors? Yes \_\_\_\_\_ No no
12. Are there currently any other home occupations operating at this residence? Yes \_\_\_\_\_ No 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: \_\_\_\_\_

I have experience with STR's as I used to own and manage a few.

My neighbors asked if I would list their house on my AIRBNB account and 'manage' it for them

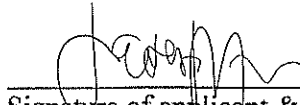
as a friend since they live out of state. I am not doing it professionally,

~~but the city is asking me to get a business license as I will check messages and email~~

from guests which makes me 'having an office' out of my house.

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.



\_\_\_\_\_  
Signature of applicant & date

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**Appeal Number:** 25-14  
**Applicant:** Ryan Good  
**Address:** 1 Myrtle Avenue

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**Pertinent Zoning Sections:**

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

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

Front yard: 30 feet

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

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.

Section 5-4-12 (f). Additional regulations. 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').

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

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

30 feet from the front property line and they are proposed to be 10?? feet from the line.

The existing structure is legal nonconforming, because it predates the zoning code and portions of the structure encroach into the required setbacks. Therefore, in addition to the setback variance request, the applicant is also requesting a variance from the nonconforming structure statutes that prohibit the expansion of a noncompliant structure outside of the original footprint of the encroachment.

Application Number: \_\_\_\_\_ Date Filed: \_\_\_\_\_



## **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?

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.

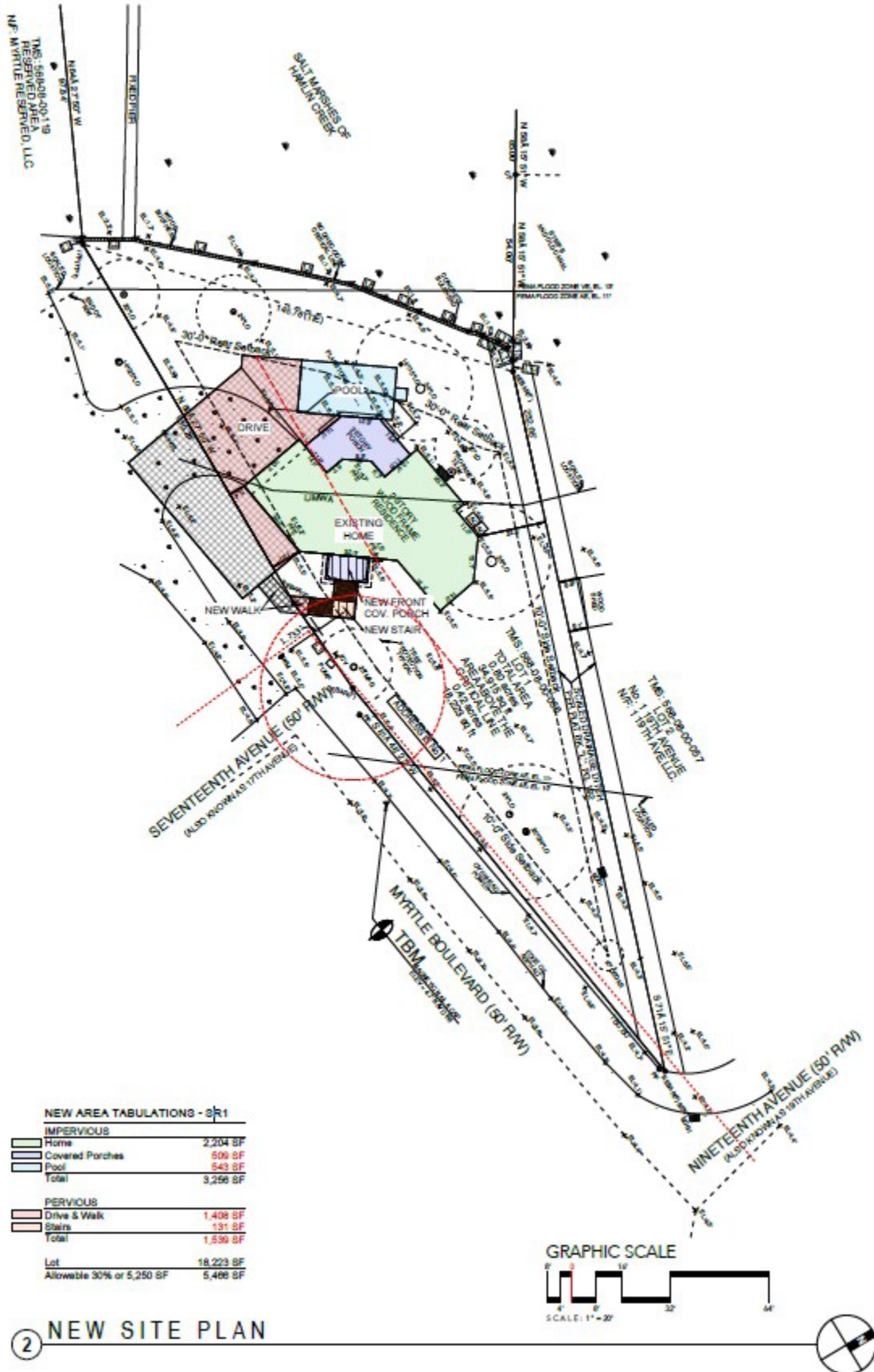
#### SCRC Section 311.3

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).

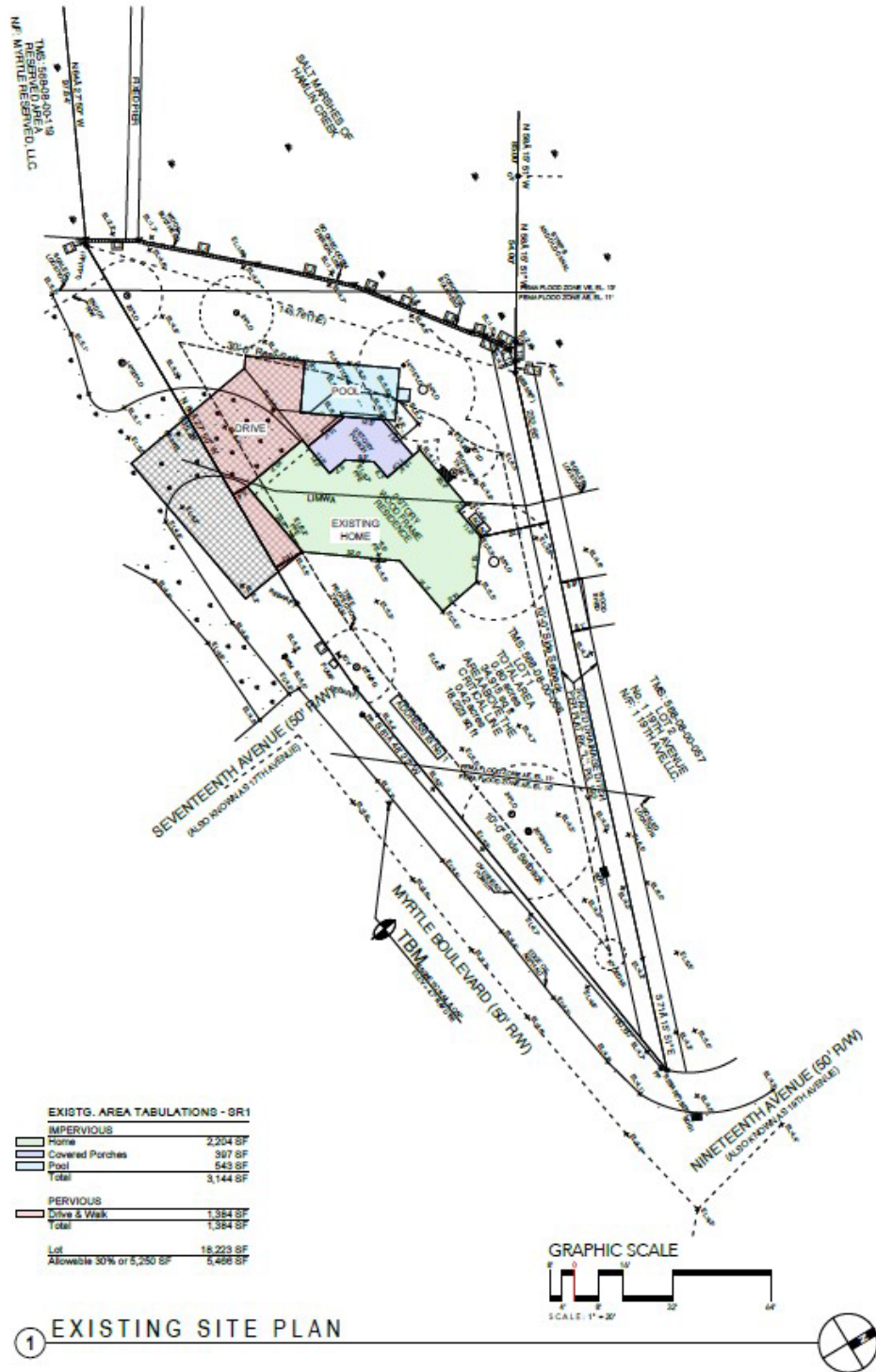
#### SCRC Section 311.3.1

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

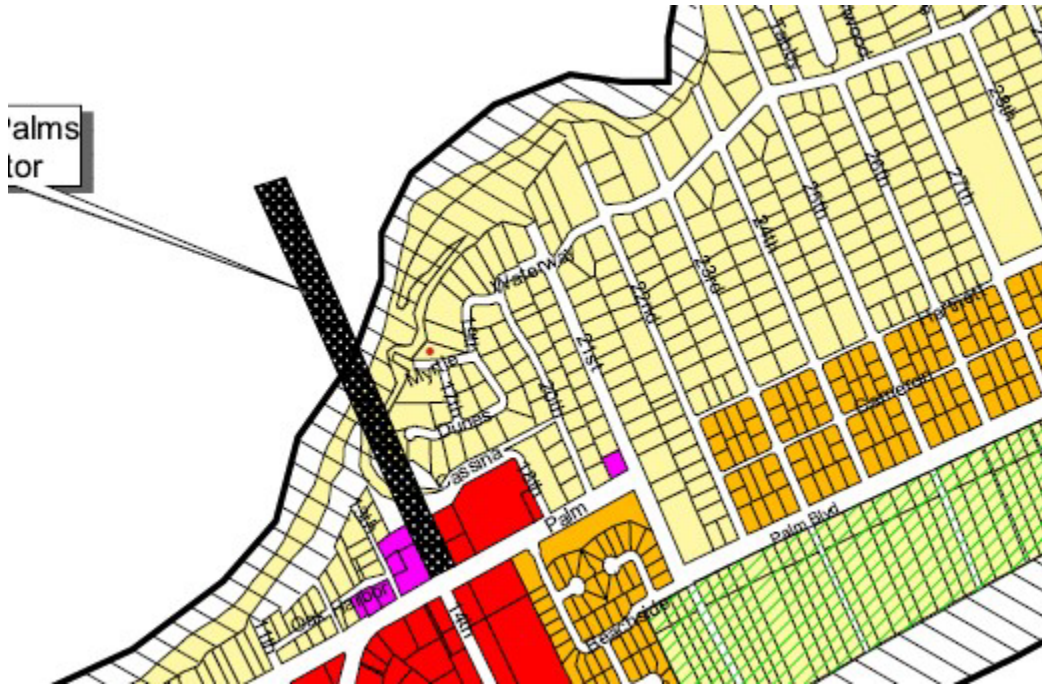


## Exhibit C





Exhibit D







# GOOD RESIDENCE

1 MYRTLE BLVD.  
ISLE OF PAMS, SC 29451

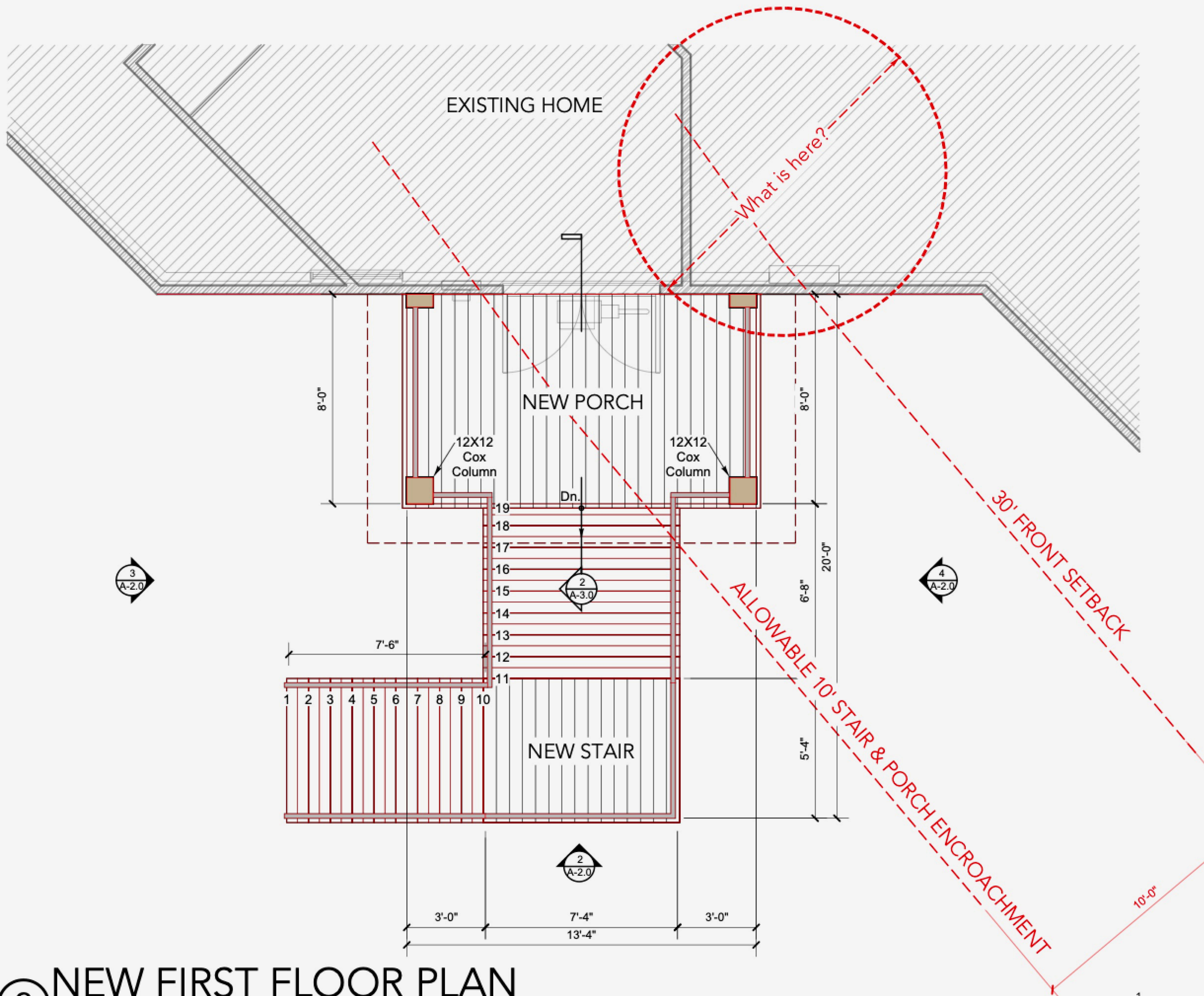
2/11/2025

## SITE PLAN

# AS-1.0







③ NEW FIRST FLOOR PLAN







Application Number: \_\_\_\_\_ Date Filed: \_\_\_\_\_

Case No.	Case Name	Case Type	Case Status	Case Date	Case Location	Case Description	Case Notes	Case Attachments
1	John Doe	Medical	Open	2023-01-01	New York	John Doe, 45 years old, male, reported a sudden onset of chest pain and shortness of breath on January 1, 2023. He was taken to the hospital and diagnosed with a heart attack. He is currently recovering in the hospital.	John Doe has a history of high blood pressure and cholesterol. He was last seen by a doctor on December 15, 2022.	John Doe's medical records from the hospital are attached.
2	Jane Smith	Legal	Closed	2023-01-02	California	Jane Smith, 32 years old, female, was involved in a car accident on January 2, 2023. She was driving on a highway and was struck by a large truck. She was injured and taken to the hospital. The accident was caused by the truck driver's negligence.	Jane Smith is currently recovering from her injuries. She is planning to sue the truck driver for damages.	Jane Smith's accident report and medical records are attached.
3	Michael Brown	Financial	Open	2023-01-03	Texas	Michael Brown, 58 years old, male, reported a sudden loss of funds on January 3, 2023. He was contacted by a person claiming to be from a bank and was asked to provide personal information. He was then informed that his account had been hacked and the funds were being transferred to another account.	Michael Brown is currently investigating the situation. He is planning to contact the bank and the police.	Michael Brown's bank statement and police report are attached.
4	Sarah Johnson	Real Estate	Open	2023-01-04	Florida	Sarah Johnson, 28 years old, female, is looking for a new home on January 4, 2023. She is currently living in a small apartment and is planning to move to a larger house. She is looking for a house with a large yard and a swimming pool.	Sarah Johnson is currently viewing houses and is planning to make an offer on one of them.	Sarah Johnson's list of potential houses is attached.
5	David Wilson	Education	Open	2023-01-05	Illinois	David Wilson, 35 years old, male, is a teacher at a local school on January 5, 2023. He is planning to start a new class and is looking for students. He is currently accepting applications and is planning to start the class in the fall.	David Wilson is currently accepting applications for his new class. He is planning to start the class in the fall.	David Wilson's application form is attached.
6	Emily Davis	Technology	Open	2023-01-06	Washington	Emily Davis, 22 years old, female, is a software developer on January 6, 2023. She is currently working on a new project and is looking for a team. She is currently accepting applications and is planning to start the project in the summer.	Emily Davis is currently accepting applications for her new project. She is planning to start the project in the summer.	Emily Davis's application form is attached.
7	Robert Miller	Business	Open	2023-01-07	Georgia	Robert Miller, 40 years old, male, is a business owner on January 7, 2023. He is planning to start a new business and is looking for a location. He is currently accepting applications and is planning to start the business in the spring.	Robert Miller is currently accepting applications for his new business. He is planning to start the business in the spring.	Robert Miller's application form is attached.
8	Lisa Anderson	Healthcare	Open	2023-01-08	Arizona	Lisa Anderson, 30 years old, female, is a nurse on January 8, 2023. She is currently working at a hospital and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Lisa Anderson is currently accepting applications for her new job. She is planning to start the job in the fall.	Lisa Anderson's application form is attached.
9	James Taylor	Travel	Open	2023-01-09	Colorado	James Taylor, 50 years old, male, is a travel agent on January 9, 2023. He is planning to start a new travel agency and is looking for clients. He is currently accepting applications and is planning to start the agency in the summer.	James Taylor is currently accepting applications for his new travel agency. He is planning to start the agency in the summer.	James Taylor's application form is attached.
10	Alice White	Art	Open	2023-01-10	Massachusetts	Alice White, 25 years old, female, is an artist on January 10, 2023. She is currently working on a new painting and is looking for a gallery. She is currently accepting applications and is planning to start the gallery in the fall.	Alice White is currently accepting applications for her new gallery. She is planning to start the gallery in the fall.	Alice White's application form is attached.
11	Kevin Green	Science	Open	2023-01-11	Michigan	Kevin Green, 38 years old, male, is a scientist on January 11, 2023. He is currently working at a university and is looking for a new project. He is currently accepting applications and is planning to start the project in the spring.	Kevin Green is currently accepting applications for his new project. He is planning to start the project in the spring.	Kevin Green's application form is attached.
12	Nancy Black	History	Open	2023-01-12	Ohio	Nancy Black, 42 years old, female, is a historian on January 12, 2023. She is currently working at a museum and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Nancy Black is currently accepting applications for her new job. She is planning to start the job in the fall.	Nancy Black's application form is attached.
13	Christopher Lee	Music	Open	2023-01-13	North Carolina	Christopher Lee, 27 years old, male, is a musician on January 13, 2023. He is currently working on a new album and is looking for a producer. He is currently accepting applications and is planning to start the album in the summer.	Christopher Lee is currently accepting applications for his new album. He is planning to start the album in the summer.	Christopher Lee's application form is attached.
14	Michelle Hall	Sports	Open	2023-01-14	South Carolina	Michelle Hall, 33 years old, female, is a coach on January 14, 2023. She is currently working at a school and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Michelle Hall is currently accepting applications for her new job. She is planning to start the job in the fall.	Michelle Hall's application form is attached.
15	Daniel King	Food	Open	2023-01-15	Alabama	Daniel King, 30 years old, male, is a chef on January 15, 2023. He is currently working at a restaurant and is looking for a new job. He is currently accepting applications and is planning to start the job in the fall.	Daniel King is currently accepting applications for his new job. He is planning to start the job in the fall.	Daniel King's application form is attached.
16	Patricia Young	Fashion	Open	2023-01-16	Mississippi	Patricia Young, 29 years old, female, is a fashion designer on January 16, 2023. She is currently working on a new collection and is looking for a store. She is currently accepting applications and is planning to start the store in the summer.	Patricia Young is currently accepting applications for her new store. She is planning to start the store in the summer.	Patricia Young's application form is attached.
17	Steven King	Automotive	Open	2023-01-17	Louisiana	Steven King, 41 years old, male, is a car mechanic on January 17, 2023. He is currently working at a garage and is looking for a new job. He is currently accepting applications and is planning to start the job in the fall.	Steven King is currently accepting applications for his new job. He is planning to start the job in the fall.	Steven King's application form is attached.
18	Barbara Wright	Construction	Open	2023-01-18	Arkansas	Barbara Wright, 36 years old, female, is a construction worker on January 18, 2023. She is currently working on a new building and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Barbara Wright is currently accepting applications for her new job. She is planning to start the job in the fall.	Barbara Wright's application form is attached.
19	Gregory Scott	Marketing	Open	2023-01-19	Missouri	Gregory Scott, 34 years old, male, is a marketer on January 19, 2023. He is currently working at a company and is looking for a new job. He is currently accepting applications and is planning to start the job in the fall.	Gregory Scott is currently accepting applications for his new job. He is planning to start the job in the fall.	Gregory Scott's application form is attached.
20	Deborah Adams	Education	Open	2023-01-20	West Virginia	Deborah Adams, 31 years old, female, is a teacher on January 20, 2023. She is currently working at a school and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Deborah Adams is currently accepting applications for her new job. She is planning to start the job in the fall.	Deborah Adams's application form is attached.
21	Timothy Baker	Technology	Open	2023-01-21	Idaho	Timothy Baker, 26 years old, male, is a software developer on January 21, 2023. He is currently working on a new project and is looking for a team. He is currently accepting applications and is planning to start the project in the summer.	Timothy Baker is currently accepting applications for his new project. He is planning to start the project in the summer.	Timothy Baker's application form is attached.
22	Kimberly Nelson	Business	Open	2023-01-22	Montana	Kimberly Nelson, 37 years old, female, is a business owner on January 22, 2023. She is planning to start a new business and is looking for a location. She is currently accepting applications and is planning to start the business in the spring.	Kimberly Nelson is currently accepting applications for her new business. She is planning to start the business in the spring.	Kimberly Nelson's application form is attached.
23	Erica Hill	Healthcare	Open	2023-01-23	Wyoming	Erica Hill, 24 years old, female, is a nurse on January 23, 2023. She is currently working at a hospital and is looking for a new job. She is currently accepting applications and is planning to start the job in the fall.	Erica Hill is currently accepting applications for her new job. She is planning to start the job in the fall.	Erica Hill's application form is attached.
24	Jonathan King	Travel	Open	2023-01-24	Nebraska	Jonathan King, 43 years old, male, is a travel agent on January 24, 2023. He is planning to start a new travel agency and is looking for clients. He is currently accepting applications and is planning to start the agency in the summer.	Jonathan King is currently accepting applications for his new travel agency. He is planning to start the agency in the summer.	Jonathan King's application form is attached.
25	Angela White	Art	Open	2023-01-25	Delaware	Angela White, 23 years old, female, is an artist on January 25, 2023. She is currently working on a new painting and is looking for a gallery. She is currently accepting applications and is planning to start the gallery in the fall.	Angela White is currently accepting applications for her new gallery. She is planning to start the gallery in the fall.	Angela White's application form is attached.
26	Christopher Lee	Science	Open	2023-01-26	South Dakota	Christopher Lee, 39 years old, male, is a scientist on January 26, 2023. He is currently working at a university and is looking for a new project. He is currently accepting applications and is planning to start the project in the spring.	Christopher Lee is currently accepting applications for his new project. He is planning to start the project in the spring.	Christopher Lee's application form is attached.
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## **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?

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

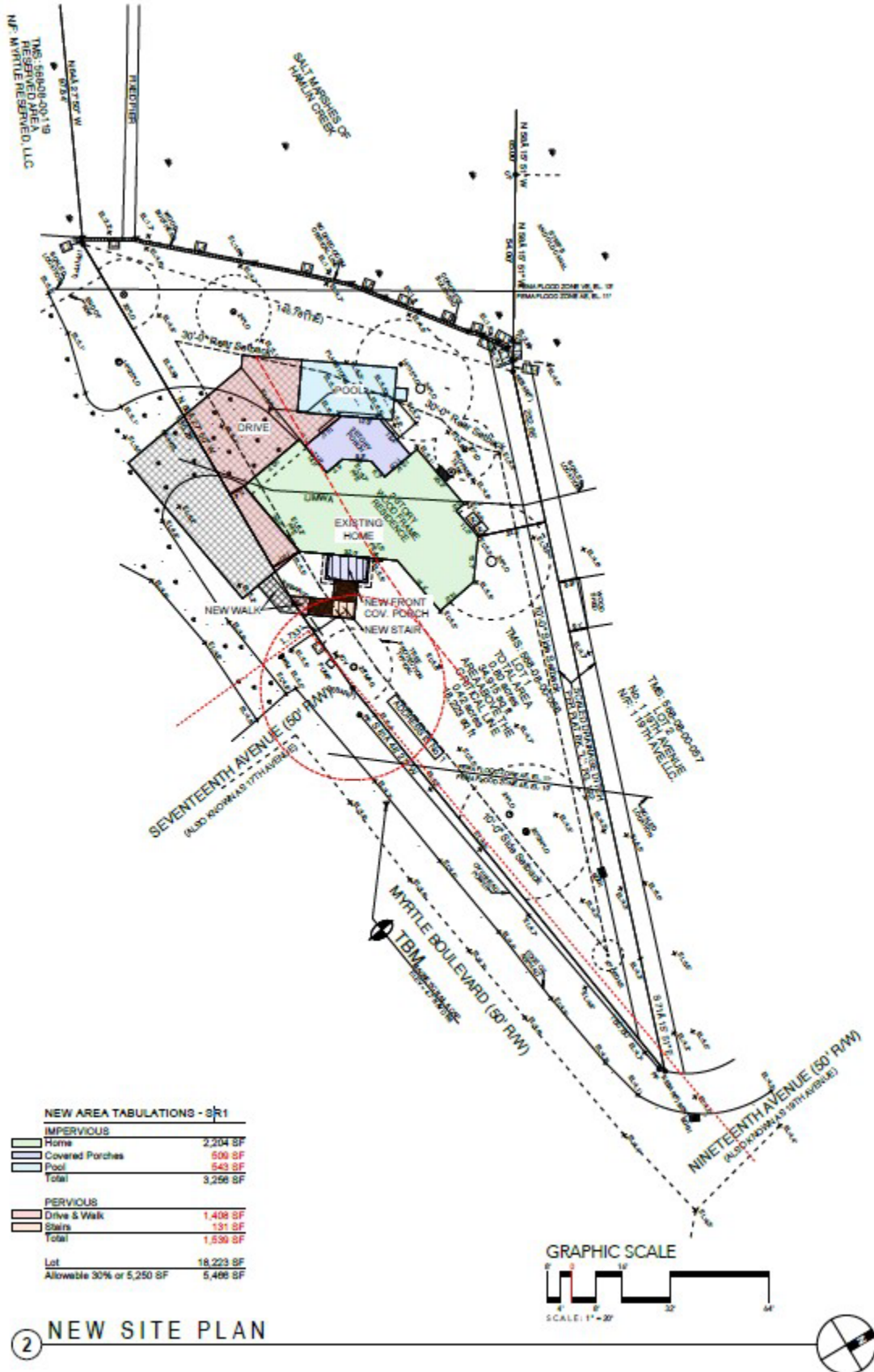
There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical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

#### SCRC Section 311.3.1

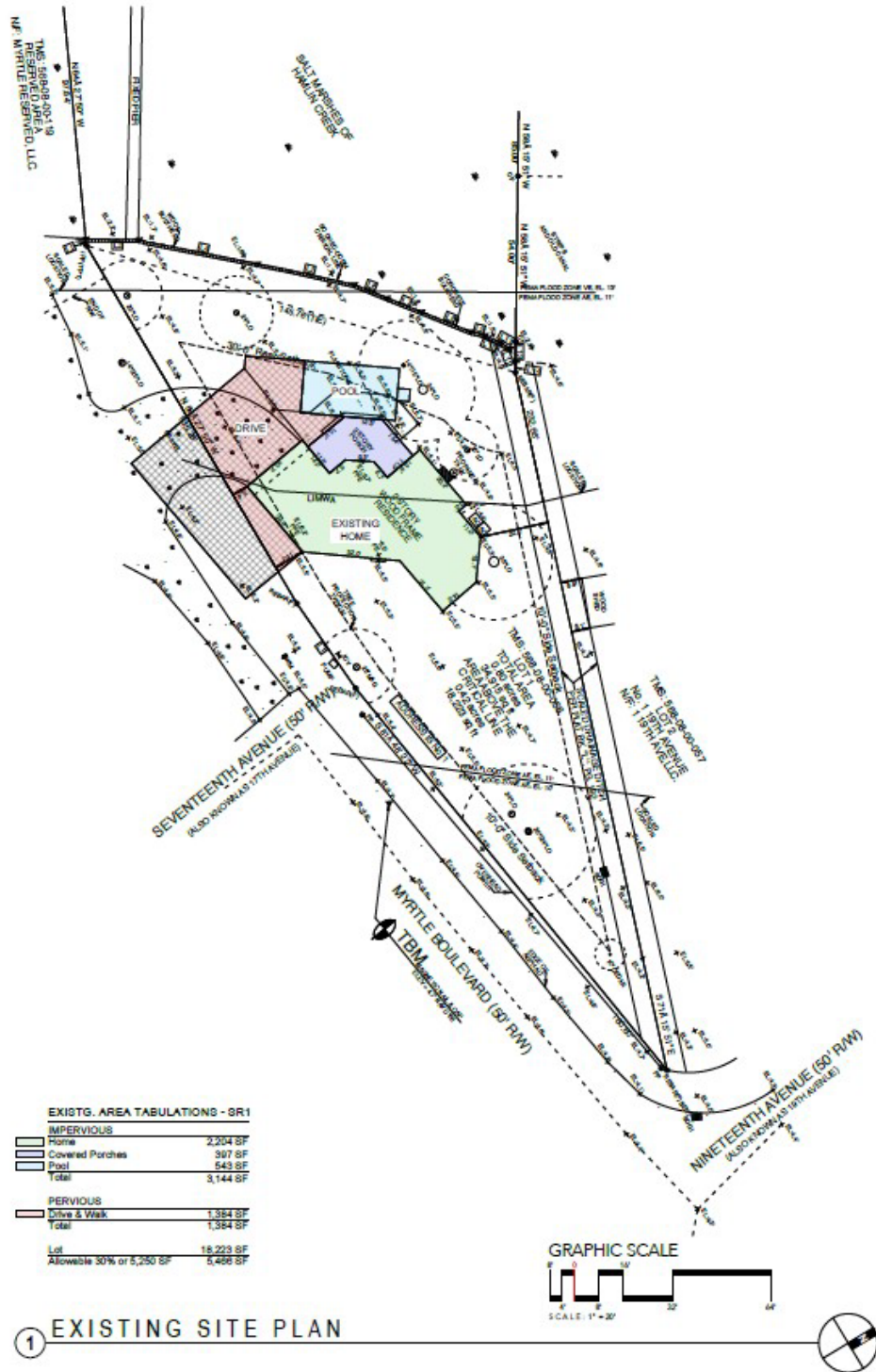
There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical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

