

Board of Zoning Appeals
Minutes
January 9, 2007

I. Call to order

Chairman Guy Taylor called the regular meeting of the Board of Zoning Appeals to order on January 9, 2007 at 5:30PM in the Building Department Conference Room, 1301 Palm Boulevard. Other members present were John Allenback, Arnold Karig, Mike Layman and Tom Miller, also the zoning administrator, Douglas Kerr, was present. Mr. Kerr explained that the meeting was advertised in compliance with the Freedom of Information Act.

II. Nomination and Election of Chairman and Vice Chairman

Mr. Taylor asked for nominations for Chairman. Mr. Allenback nominated Mr. Taylor and Mr. Miller seconded the nomination. With no other nominations, Mr. Taylor asked for a vote and the vote was unanimous in favor of the nomination.

Mr. Taylor asked for nominations for Vice Chairman. Mr. Karig nominated Mr. Allenback and Mr. Layman seconded the nomination. With no other nominations, Mr. Taylor asked for a vote and the vote was unanimous in favor of the nomination.

III. Approval of Minutes

The next item on the agenda was the review of the minutes of the November 14, 2006 meeting. Mr. Karig made a motion to approve the minutes as written and Mr. Layman seconded the motion. The vote was unanimous in favor of the motion.

IV. Home Occupations

Mr. Taylor explained that the Board acted as a quasi-judicial body and that anybody wanting to present evidence or testimony would need to be sworn in and he then swore in all those wanting to address the Board.

2803 Palm Boulevard

Mr. Kerr explained that the request was for a special exception to allow the establishment of a construction business at 2803 Palm Boulevard. He explained that this business had been previously approved at #8-34th Avenue, but that the owner was moving and he wanted to move the business operation to his new home. Mr. Kerr added that the applicant has indicated there would be no exterior

evidence of a business, but that occasionally a client might visit the home to discuss business.

Mr. Taylor explained that if the applicant began disbursing payroll checks on Friday afternoons at the house, this would be problematic. Mr. Price replied that he had one foreman who might come to the house. Mr. Taylor asked if there was any person present who wanted to speak in opposition to the application. Mr. John McMaster, 2801 Palm Boulevard, questioned whether the Isle of Palms encourages home businesses. Mr. Taylor responded that the City's codes allowed them as long as they were unobtrusive to the neighborhood.

Mr. Allenback asked Mr. Price how many houses he planned to construct in a given year. Mr. Price answered four. Mr. Allenback explained that he felt that an office doing such limited business should be much less disruptive to the neighboring properties than if the house was used as a short term rental. Mr. Miller asked Mr. Kerr if there had been any complaints about the operation of this business at its previous location on 34th Avenue. Mr. Kerr answered no. Mr. Allenback made a motion to approve the application and Mr. Layman seconded the motion. The vote was unanimous in favor of the motion.

19 Lake Village Lane

Mr. Kerr explained that the next application was for a special exception to allow the establishment of a translating business at 19 Lake Village Lane. He explained that the applicant has indicated that there would be no business related traffic generated by the business and that the home would be used for office work only.

Ms. Van Zutphen addressed the Board and explained that she had been conducting business from her home in Mount Pleasant and that she had moved to the Isle of Palms and she wanted to continue to offer translating services from her house. She explained that she had one primary client in the Netherlands that would send her work via e-mail and that almost all of her work would be done on the computer with no traffic to the house. Mr. Karig made a motion to approve the application and Mr. Miller seconded the motion. The vote was unanimous in favor of the motion.

4 Duck Lane

Mr. Kerr explained that the next application was for a special exception to allow the establishment of a home office for an interior design business at 4 Duck Lane. He explained that the applicant has indicated that there would be no

business related traffic generated by the business and that the home would be used for office work only.

Ms. Webb addressed the Board and explained that she needed a business license to be able to acquire furniture at wholesale prices and that she wanted to advertise her home phone number as a contact number for business. Mr. Layman made a motion to approve the application and Mr. Allenback seconded the motion. The vote was unanimous in favor of the motion.

V. Miscellaneous Business

Mr. Kerr explained that typically the City Attorney would address the Board in the first couple of months of the year for a legal briefing and this was scheduled for the February meeting.

VI. Adjournment

With no other business, the meeting was adjourned at 6:00pm.