

BOARD OF ZONING APPEALS
January 17, 2023

Public Comment: Citizens may provide public comment here:

<https://www.iop.net/public-comment-form>

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on January 17, 2023, at **4:30pm** in City Hall **Upstairs Conference Room**, 1207 Palm Boulevard

- A. Call to order and roll call
- B. Acknowledgment that the meeting has been advertised in compliance with State law
- C. Nomination and election of Chair and Co-Chair
- C. Approval of minutes of previous meeting: December 6th, 2022
- D. Swearing of any person giving testimony
- E. Special Exception: 3404 Cameron Boulevard
- F. Miscellaneous business
- G. Adjournment



**BOARD OF ZONING APPEALS
4:30pm, Tuesday, December 6, 2022
1207 Palm Boulevard, Isle of Palms, SC**

MINUTES

1. Call to order

Present: Brian Abel, Ted McKnight, Arnold Karig, Elizabeth Campsen, and Douglas Kerr, Director of Planning

Absent: Glenn Thornburg

2. Approval of Previous Meeting's Minutes

MOTION: Mr. McKnight made a motion to approve the minutes of the October 4, 2022 meeting, and Mr. Abel seconded the motion.

Ms. Campsen noted her name was spelled in correctly in the Call to Order.

VOTE: The amended minutes passed unanimously.

3. Swearing in of applicants

Ms. Campsen swore in the applicants.

4. Home Occupations

A. 17 44th Avenue

Director Kerr said that the applicant, Nancy McGinley, is requesting a special exception to allow for the establishment of a leadership and education consulting business at her home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Mrs. McGinley said she is the sole employee and owner of the business. No one will be coming to the home and there will be no outside appearance of a business.

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

B. 15 Edgewater Aly

Director Kerr said that the applicant, Shannon Biggers, is requesting a special exception to allow for the establishment of an interior design business at her home. The house will be used for office work and no business-related traffic will be coming to the house. There will be no exterior evidence of a business. Ms. Biggers will work onsite with her clients and not at her home.

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

5. Miscellaneous Business

Director Kerr said he would schedule the annual training for the members of BOZA and the Planning Commission together. He will be in touch with Board members about dates.

6. Adjournment

Mr. Karig made a motion to adjourn and Mr. McKnight seconded the motion. The meeting was adjourned at 4:36pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 23-01

Applicant: Sean Chesney

Address: 3404 Cameron Boulevard

Request:

The applicants are requesting a special exception to allow the establishment of a handyman business at their home. They have indicated that the home will be used for office work only, that there will be no business-related traffic coming to the residence and that there will be no employees working in the residence other than family members that live in the home. The business is classified in Table B1 as 7389- office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle of Palms

Date Filed: _____

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 3404 Cameron Blvd IOP SC 29451

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Sean Chesney

Address 3404 Cameron Blvd IOP SC 29451

Telephone 843-834-9880

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

Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

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

Sean Chesney 1.5.23
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): Handyman

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:

Just Residence. I'm a handyman w/ a storage unit in Mont Pleasant

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 am a handyman. I work on
other peoples homes throughout
Charleston.

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.

Seal Hoang 1-5-2023

Signature of applicant & date