

BOARD OF ZONING APPEALS
April 2nd, 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 2nd, 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 5th, 2024
- D. Swearing of any person giving testimony
- E. Special Exceptions: 8 54th Avenue
 22 32nd 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 re-establishes 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 54th 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 Isle 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 54th Ave, Isle of Palms, SC 29451

Lot B Block A TMS 604-09-00-048

Area of Lot 15,494 sq. ft. Zoning Classification SR3

Applicant(s) Name Dan Messine

Address B 54th Ave, Isle of Palms, SC 29451

Telephone (631) 433-0743

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

Owner(s) (if different from applicant) Daniel Messine

Name _____

Address B 54th Ave, Isle of Palms, SC 29451

Telephone (631) 767-2843

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

D. Messine
Applicant signature/ date

DM
Owner signature (if different from applicant) date

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

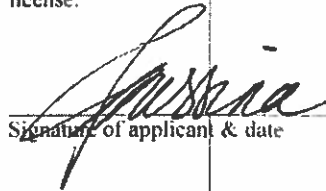
1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Home Builders.
2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) 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 _____ 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
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:

Estimating, Bill paying & phone calls
bookkeeping

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. Seq., 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.

 3/1/2024
Signature of applicant & date

Appeal Number: 24-10

Applicant: James Cannon

Address: 22 32nd 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 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 22 32ND AVENUE

Lot _____ Block _____ TMS 5710600065

Area of Lot _____ Zoning Classification _____

Applicant(s) Name JAMES A. CANNON, JR.

Address 22 32ND AVENUE, ISLE OF PALMS, SC 29451

Telephone (843) 670-1231

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.

James A. Cannon, Jr. , 3/13/2024
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): ONLINE SALES SPORTING GOODS

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 _____ 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

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: ONLINE SALES

AND PACKAGING FOR DELIVERY

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.

James A. Cannon

3/13/2024

Signature of applicant & date

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: 3/26/24

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 20 Ocean Point Drive

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification Wild Dunes / Residential

Applicant(s) Name Chloe Stapleton

Address 20 Ocean Point Drive

Telephone (843) 510-4798

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

Owner(s) (if different from applicant) _____

Name Robert and Sarah Stapleton

Address 20 Ocean Point Drive

Telephone (843) 991-2266

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

Chloe E Stapleton 3/26/24
Applicant signature/date

Robert D. Stapleton 3/26/24

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): Software 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 _____ 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

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
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.

Chloe E Stapleton 3/26/24
Signature of applicant & date