

BOARD OF ZONING APPEALS
January 9, 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 January 9, 2024, at **4:30pm** 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. Nomination of Chair and Vice Chair
- D. Approval of minutes of previous meeting: October 3rd, 2023
- E. Swearing of any person giving testimony
- F. Special Exception:
 - 9 27th Avenue
 - 24 Sandpiper Court
 - 25 31st Avenue
 - 23 Edgewater Aly
 - 130 Sparrow Drive
- G. Miscellaneous business
- H. Adjournment



BOARD OF ZONING APPEALS
4:30pm, Tuesday, October 3, 2023
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to order**

Present: Elizabeth Campsen, Brian Able, Ted McKnight, Glenn Thornburg, and Zoning Director Simms

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

MOTION: Mr. McKnight made a motion to approve the minutes of the September 5, 2023 meeting, and Mr. Thornburg seconded the motion. The minutes passed unanimously.

3. **Swearing in of applicants**

Ms. Campsen swore in the applicants.

4. **Home Occupations**

A. **803 Palm Boulevard**

Zoning Director Simms said that the applicant, Leona Moskos, is requesting a special exception to allow for the establishment of a home office for a mail order oyster knife business. She 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.

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

B. **66 Morgan Place Drive**

Zoning Director Simms said that the applicant, Steve Byrne, is requesting a special exception to allow for the establishment of a home office for a backflow testing business. He 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. Mr. Byrne said the only equipment needed will be stored in his vehicle.

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

5. Miscellaneous Business

Zoning Director Simms spoke with the golf cart business in question from September's meeting, and he said there are no more golf carts at the residence than what was permitted by the Board.

Mr. Abel indicated this will be his last meeting as he is moving out of the area.

6. Adjournment

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

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 24-01

Applicant: Doug Hatler

Address: 9 27th Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a consulting business at their 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. 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 9 27th Avenue, IOP, SC 29451

Lot 13 Block J TMS 571-09-00-62

Area of Lot 8532 sf Zoning Classification SR-2

Applicant(s) Name Douglas J. Hatter

Address 9 27th Avenue, IOP, SC 29451

Telephone (843) 534 1458

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

Owner(s) (if different from applicant) same

Name _____

Address _____

Telephone _____

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

 10/8/23
Applicant signature/date

same
Owner signature (if different from applicant)/ date

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

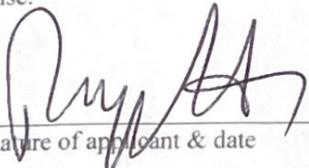
1. Applicant hereby appeals to the Board of Zoning Appeals for a special exception for the use of the property described on the information sheet (page 1) as (give brief description of business): Remote business consulting
2. Will there be any work other than office work (i.e. use of phone, computer,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

Business Consulting to early stage and startup companies offering environmental and water technology products & services. Work is delivered remotely via phone, email, remote meeting, and other off-premise means.

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.

 10/8/23
Signature of applicant & date

Appeal Number: 24-02

Applicant: Emily Dowdy

Address: 24 Sandpiper Court

Request:

The applicant is requesting a special exception to allow the establishment of a house keeping business at their 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. 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 10/13/23

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 24 Sandpiper Ct.

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name EMILY DOWDY

Address 24 Sandpiper Ct

Telephone 843-252-6200

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.

[Signature] 10/13/23
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):
A local helping hand here on the island for homeowners & their property
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. _____

Office 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 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.



12/13/23

Signature of Applicant & Date

Appeal Number: 24-03

Applicant: John Beall

Address: 25 31st Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a property management business at their 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. 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

11/15/23

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 25 31st Avenue IOP

Lot _____ Block _____ TMS 5170600039

Area of Lot 0.36 Zoning Classification 101-SFR

Applicant(s) Name John Beall

Address 25 31st Avenue I

Telephone (843) 469-2909

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.

11/15/2023

Applicant signature/date

John Beall

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): Property Management
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: _____

Computer-Based property management duties- including securing
bookings for area vacation rentals and routine maintenance.

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.

John B. Ball

11/15/2023

Signature of applicant & date

Appeal Number: 24-04

Applicant: Truman Hart

Address: 23 Edgewater Aly

Request:

The applicants are requesting a special exception to allow the establishment of a mobile 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 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 12/3/23

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 23 Edgewater Aly.

Lot _____ Block _____ TMS _____

Area of Lot .34 Zoning Classification _____

Applicant(s) Name Truman Hart, Eric Hart

Address 23 Edgewater Aly

Telephone 619-716-2216

Interest (i.e. Owner, Owner's Attorney, Architect, etc.) Truman Hart

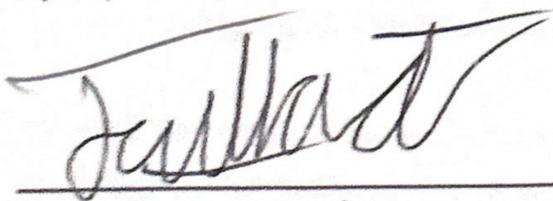
Owner(s) (if different from applicant) Eric Hart, Truman Hart

Name Eric Hart

Address 23 Edgewater Aly

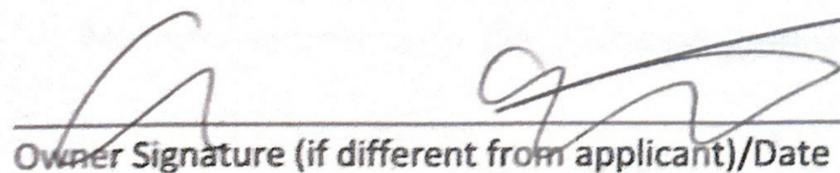
Telephone 619-933-0125

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



12/3/23

Applicant Signature/Date



12/3/23

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):
Mobile Catering
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

Appeal Number: 24-05

Applicant: Jessica Blaszczak

Address: 130 Sparrow Drive

Request:

The applicant is requesting a special exception to allow the establishment of a pet-sitting and dog walking business at their 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. 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: 12/29/23

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 130 Sparrow Drive

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Jessica Blaszcak

Address 130 Sparrow Drive

Telephone 802-536-9714

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.

Jessica Blaszcak 12/29/23
Applicant signature/date

Jessica Blaszcak 12/29/23
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): Pet Sitting Outside of the house - No boarding
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:

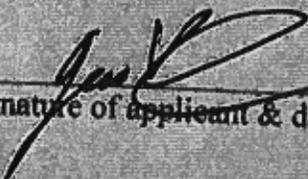
3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? Yes _____ No If yes, please explain: _____
4. Will any signs, merchandise, equipment or other articles be displayed in a manner that they are visible from the street? Yes _____ No
5. Will there be 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: _____

A pet-sitting, dog-walking business, exclusive to IOP residents.

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