



Board of Zoning Appeals

November 5, 2025

Public Comment: Citizens may provide public comment here:

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

City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

(843) 886-9912

www.iop.net

AGENDA

The Isle of Palms Board of Zoning Appeals will hold its regularly scheduled meeting on November 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: October 7, 2025
- D. Swearing of any person giving testimony
- E. Special Exception – 20 Ocean Point Drive, Home Occupation
- F. Special Exception – 3 Forest Trail Court 1, Home Occupation
- G. Special Exception —17 42nd Avenue, Home Occupation
- H. Miscellaneous business
- I. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, October 7, 2025
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Ted McKnight, Ellen Gower, Susie Wheeler, Bob Miller, and Administrator Kerr

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Gower made a motion to approve the minutes of the September 9, 2025 meeting, and Ms. Wheeler seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Special Exception – 106 Sparrow

Administrator Kerr said, "The applicant is requesting a special exception to allow the establishment of a interior design 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 applicant, Allison Killian, said there will be no signage on the home or her vehicle to indicate she has a business in her home. She said her clients have no reason to come to her home.

MOTION: Ms. Wheeler made a motion to approve. Mr. McKnight seconded the motion. The motion passed unanimously.

5. Variance – 1 Myrtle Avenue

The Board members expressed their approval of the drawings presented for this property.

MOTION: Mr. McKnight made a motion to "accept the plans as drawn, and as indicated in the last meeting, minimizing the impact of the variance with regards to the setbacks." Ms. Gower seconded the motion.

Ms. Gower seconded the motion. The motion passed unanimously.

Administrator Kerr said he will need to write an order with the "findings of fact that each of the five or six criteria were met for the granting of the variance. And would you all, the stumbling

block is always number three, because of these conditions, the application of the ordinance on the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property. In my drafting of the order, would you all say that you all are finding that you are seeing safety concerns in not having the front door?”

Board members approved. The order will be presented to the Board members for approval at the next meeting.

VOTE: A vote was taken with all in favor.

6. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:12pm.

Respectfully submitted,

Nicole DeNeane
City Clerk



Board of Zoning Appeals

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City of Isle of Palms

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Appeal Number: 25-18

Applicant: Robert Stapleton

Address: 20 Ocean Point Drive

Request:

The applicant is requesting a special exception to allow the establishment of an online only publishing and consulting 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. He 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 B-1 as 7389 - office work for business services not elsewhere classified.

Board of Zoning Appeals
Information Sheet
City of Isle Palms

Date Filed 10/13/25

Application #: 25-18
Appeal Number SAME

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 _____

Applicant(s) Name Robert Stapleton

Address 20 Ocean Point Drive

Telephone [REDACTED]

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.

Ant D. Stzhl 10/13/25
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): Online-only Publishing/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 _____

GTG Code, LLC

— also online only business

approved 2024

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 publishing, writing, and consulting

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.

M. H. D. Stigler 10/13/25

Signature of applicant & date

BOZA

Entry #: 259 - Robert Stapleton

Status: Submitted

Submitted: 10/13/2025 3:04 PM

Please note, this is NOT the form for a rental license.

Click [HERE](#) for short term rentals. Click [HERE](#) for long term rentals.

Business License

Name of Owner

Robert Stapleton

Name of Business

Bad Dinner Guest, LLC

Phone

Physical Address of Business

20 Ocean Point Drive, Isle of Palms, South Carolina 29451

Mailing Address of Business (If Different From Physical Address)

Type of Business

Online Publishing/Consulting

Is this a food truck?

No

Is this for surf instruction?

No

Are you a General Contractor, Homebuilder, or Specialty Trade?

No

SC LLR Contractor License Number (if applicable)

Contractor License Expiration Date

Email

Social Security Number OR Federal Tax ID number

Is this business being run from a residential property on Isle of Palms?

Yes

Because your business address is zoned for residential use, your application will need to first be approved by the Board of Zoning and Appeals (BOZA). Please attach the completed application and submit with this application.

BOZA meetings are typically the 1st Tuesday of the month at 4:30 pm in the upstairs conference room at City Hall (1207 Palm Blvd). You must attend the meeting.

The application can be found [here](#).

**If you attended the meeting a previous year and were approved, please disregard.

Is this a New License Application or a Renewal License Application

New License

*Note to Contractors - only put what was made on non-permitted jobs.

If every job you do on IOP requires you to pull a permit, put 0.00.

If you work under a permit pulled by another contractor, provide your total gross revenue from those jobs.

What is your estimated gross receipts for work performed on Isle of Palms for the current calendar year (Jan-Dec 2025)?

\$2,000.00

Were you working on the island before May 1st 2025?

No

Board of Zoning Appeals Application



Board of Zoning Request -Stapleton 20 Ocean Point.pdf
0.5 MB





Board of Zoning Appeals

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

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Appeal Number: 25-19

Applicant: Zachary Moore

Address: 3 Forest Trail Court

Request:

The applicant is requesting a special exception to allow the establishment of a home watching 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. He stated that he will primarily be performing administrative work and making phone calls. He 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 B-1 as 7389 - office work for business services not elsewhere classified.

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

Application Number: 25-19 Date Filed: _____

Applicant Information	
Applicant Name:	ZACHARY MOORE
Phone Number:	[REDACTED]
Email Address:	[REDACTED]
Property Information:	[REDACTED]
Property Owner or Representative:	ZACHARY MOORE
Subject Property Address:	3 FOREST TRAIL CT 1
Zoning District:	RESIDENTIAL

Description of Special Exception Request

1. Please describe the special exception request. 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.

JUST REQUESTING A BUSINESS LICENSE,
HOME WATCH NAICS 812990 PERSONAL SERVICES
- PHONE CALLS
- ADMIN WORK



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App**



2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

NO.

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

NO.

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

No.

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.



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NO.

6. Will there be any employees working in this residence other than family members? If yes, please explain.

NO.

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

NO.

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

NO.



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9. Will more than 25% of the floor area of this residence be devoted to the business?

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?

No.

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No.

12. Are there currently any other home occupations operating at this residence?

No.



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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 with 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.

Applicant Signature: _____

Date: _____

17 OCT 25



Board of Zoning Appeals

November 5, 2025

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City of Isle of Palms

1207 Palm Blvd, First Floor Isle of Palms, South Carolina 29451

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www.iop.net

Appeal Number: 25-20

Applicant: Shannon Bednarova

Address: 17 42nd Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a travel podcasting and vlogging 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 stated that he will primarily be recommending hotels, AirBnbs, restaurants, tours, guides, sightseeing and transportation. She will be setting up her YouTube channel, Instagram and website in the next month. 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 B-1 as 7389 - office work for business services not elsewhere classified.

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

Application Number: 25-20 Date Filed: _____

Applicant Information	
Applicant Name:	Shannon Bednarova
Phone Number:	[REDACTED]
Email Address:	[REDACTED]
Property Information	
Property Owner or Representative:	[REDACTED]
Subject Property Address:	17 42nd Avenue, IOP, SC 29451
Zoning District:	SR 1

Description of Special Exception Request

1. Please describe the special exception request. 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 Lady Well Travelled is a travel podcasting and vlogging business where I travel and discuss all things related to travelling to help others (especially Americans) navigate the difficulties of travelling abroad and have a more enjoyable and fulfilling time when they do so. I make recommendations on lodging (AirBnbs, hotels), restaurants, tours, guides, sightseeing, transportation, and offer practical tips on how to navigate the differences in American life and life abroad, such as electrical current and appliances, driving on the opposite side of the road, understanding the EU regulations regarding thermostat control in your hotel, etc. I also conduct interviews with guests who travel with me and with interesting people I meet on my travels, chefs, restaurateurs, shop owners, artists, etc.

My entire business is conducted using a laptop computer, recording and streaming software and two very small microphones for recording. I videotape using my mobile phone. My podcast is currently available on all streaming platforms. I will be setting up my YouTube channel, Instagram and website in the next month.

2. Will there be any work other than office work (i.e. use of phone, computer, fax, etc.) occurring at this residence? If yes, please explain.

No

3. Will there be any evidence of a business from a visual inspection of the exterior of this residence? If yes, please explain.

No

4. Will any signs, merchandise, equipment or other articles be displayed in a manner that is visible from the street? If yes, please explain.

No

5. Will there be any business-related traffic coming to the residence other than a family member? If yes, please explain and provide the frequency of traffic.

No

6. Will there be any employees working in this residence other than family members? If yes, please explain.

No

7. Will any business-related activity be conducted on your property, but outside of the house (i.e. in a detached structure or in the yard)?

No

8. Will any merchandise or articles be stored at any location other than inside the residence? If yes, please explain.

No

9. Will more than 25% of the floor area of this residence be devoted to the business?

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?

No

11. Will the occupation generate noise, vibration, heat, glare, smoke, odor, or dust that would be perceptible to your neighbors?

No

12. Are there currently any other home occupations operating at this residence?

No

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 with section 5-4-7 (a)(b) of the City of Isle of Palms Code of Ordinances.

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Applicant Signature: Shannon R. Bednarova

Date: 11/03/2025