

BOARD OF ZONING APPEALS
August 5, 2025

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 August 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: June 3, 2025
- D. Swearing of any person giving testimony
- E. Special Exceptions: 12 Surf Lane
 21 27th Avenue
 25 41st Avenue
- F. Variance: 1 Myrtle Avenue
- G. Miscellaneous business
- H. Adjournment



BOARD OF ZONING APPEALS
4:00pm, Tuesday, June 3, 2025
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. Call to order

Present: Glenn Thornburg, Ellen Gower, Susie Wheeler, Bob Miller, and Zoning Administrator Simms

Absent: Ted McKnight

2. Approval of Previous Meeting's Minutes

MOTION: Ms. Wheeler made a motion to approve the minutes of the May 6, 2025 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

3. Swearing in of applicants

Mr. Thornburg swore in the applicants.

4. Special Exceptions

A. 7 Commons Court

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a charcuterie 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, 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 applicant said food preparation is done at a kitchen in Mt. Pleasant. There will be no foot traffic or deliveries made from the home. There will have no signage on the home or car to indicate the presence of a business.

MOTION: Ms. Wheeler made a motion to approve, and Ms. Gower seconded the motion. The motion passed unanimously.

B. 24 22nd Avenue

Zoning Administrator Simms said, "The applicant is requesting a special exception to allow the establishment of a shuttle service 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 applicant has indicated two carts will be stored and maintained in the rear of the property.”

The applicants explained they will be using two LSVs to transport people around the island. The vehicles will be stored in canvas covers at the rear of the property. The only signage is detachable and will be on the top of the vehicles when in use.

Mr. Simms noted that the City does not allow for storage of home business-related items on the property unless it is under the roof of the main house. The applicant indicated that the home is on a slab and the garage does not fit the LSVs. He did state that the neighbors are aware and supportive of the business.

MOTION: Ms. Gower made a motion to defer the application until the next meeting so that the applicants can secure an approved location to store the vehicles when not in use. Mr. Miller seconded the motion. The motion passed unanimously.

5. Adjournment

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 4:32pm.

Respectfully submitted,

Nicole DeNeane
City Clerk

Appeal Number: 25-12

Applicant: Barb Janssen

Address: 12 Surf Lane

Request:

The applicant is requesting a special exception to allow the establishment of an online wellness business in the home. The applicant has indicated that the home will be used for office work only and there would be no business-related traffic coming to the house or exterior evidence of a business. 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: 7/15/2025

Appeal Number 25-12

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 12 Surf Ln.

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification Residential

Applicant(s) Name Barb Janssen

Address 12 Surf Ln IOP SC 29451

Telephone 

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.

Barb Janssen 7/15/2025
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): on-line wellness

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: _____

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: _____

home office, computer, phone, printer
(no inventory on site - everything is done
on-line)

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.

Bark Jensen 7/15/2025
Signature of applicant & date

Appeal Number: 25-13

Applicant: Emily Loftis

Address: 21 27th Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a property management 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 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 JUNE 1, 2025

Appeal Number 25-13

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 21 27TH AVENUE ISLE OF PALMS SC 29451

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name EMILY LOFTIS

Address 21 27TH AVENUE ISLE OF PALMS SC 29451

Telephone [REDACTED]

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

Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

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

Emily Loftis JUNE 1 2025
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):
PROPERTY MANAGER
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: _____
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 WILL TAKE PHONE CALLS

FROM OWNERS IN MY HOME. ALL MANAGEMENT
IS OTHERWISE DONE IN THE CLIENTS' HOMES.

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.

Gumby Sofin

JUNE 1, 2025

Signature of Applicant & Date

Appeal Number: 25-15

Applicant: Jackie Malan

Address: 25 41st Avenue

Request:

The applicant is requesting a special exception to allow the establishment of a property management 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 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: 7/2/25

Appeal Number 25 15

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 41st Avenue

Lot _____ Block _____ TMS _____

Area of Lot _____ Zoning Classification _____

Applicant(s) Name Jackie Malan

Address 25 41st Avenue

Telephone _____  _____

Owner

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

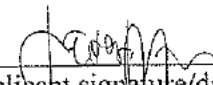
Owner(s) (if different from applicant) _____

Name _____

Address _____

Telephone _____

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

 7/3/25
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): Help a neighbor list their house on Airbnb for the summer.
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: _____

I have experience with STR's as I used to own and manage a few.

My neighbors asked if I would list their house on my AIRBNB account and 'manage' it for them

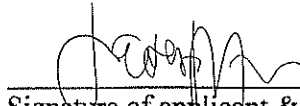
as a friend since they live out of state. I am not doing it professionally,

~~but the city is asking me to get a business license as I will check messages and email~~

from guests which makes me 'having an office' out of my house.

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

Appeal Number: 25-14
Applicant: Ryan Good
Address: 1 Myrtle Avenue

Pertinent Zoning Sections:

Section 5-4-2. Definitions. (18) Front yard. means an open area between the front of the building and the front lot line.

Section 5-4-32 SR1 Single family residential district. (6) Minimum yard requirements. (a).

Front yard: 30 feet

Sec. 5-4-47. - Alterations, modifications and repairs to nonconforming structures(b).

Subject to all other applicable provisions of this chapter and other City ordinances, an existing structure, including stairs, which does not comply with the zoning district setback requirements of this chapter may be altered or renovated so long as no part of the structure extends beyond the original footprint of the encroachment.

Section 5-4-12 (f). Additional regulations. Sills, belt course, window air conditioning units, chimneys and cornices may project into a required yard by not more than two feet (2'). Steps may project into a required front yard or rear yard by not more than five feet (5').

Section 5-4-12 (h). Additional regulations. Where a lot abuts on two (2) streets (either a corner lot or a double frontage lot), the lot's front yard setback

requirements must be met on both street sides and the lot's side yard setback requirements must be met on all other sides of the lot.

Section 5-4-5 (b) Variances. Pursuant to S.C. Code 1976, § 6-29-800, upon written application filed with the Zoning Administrator, the Board may authorize in specific cases a variance from the terms of the ordinances contained in this chapter when strict application of the provisions of the ordinance would result in unnecessary hardship. Filing fees set by resolution of City Council from time to time must be paid by the applicant at the time of filing of an application for a variance. Such application shall contain information addressing each of the statutory requirements for variances stated in S.C. Code 1976, § 6-29-800, as amended, all of which must be met. A variance may be granted in an individual case of unnecessary hardship if the Board makes and explains in writing the following findings:

- (1) There are extraordinary and exceptional conditions pertaining to the particular piece of property;
- (2) Such conditions do not generally apply to other property in the vicinity;
- (3) Because with these conditions, the application of the ordinance or resolution of the particular piece of property would effectively prohibit or unreasonably restrict the utilization of the property;
- (4) The authorization of a variance will not be of substantial detriment to an adjacent property or to the public good, and the character of the district will not be harmed by the granting of the variance.

The Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

In granting a variance, the Board may attach to it such conditions regarding the location, character, or other features of the proposed building, structure, or use as the Board may consider advisable to protect established property values in the surrounding area, or to promote the public health, safety, or general welfare.

Request:

The applicant is requesting two variances to allow the construction of a new entry porch and set of stairs into the front yard setback. The front stairs are required by the code to be at least 25 feet from the front property line and they are proposed to be 1.73 feet from the line. The front porch is required by the code to be at least

30 feet from the front property line and they are proposed to be 10?? feet from the line.

The existing structure is legal nonconforming, because it predates the zoning code and portions of the structure encroach into the required setbacks. Therefore, in addition to the setback variance request, the applicant is also requesting a variance from the nonconforming structure statutes that prohibit the expansion of a noncompliant structure outside of the original footprint of the encroachment.

Board of Zoning Appeals

Variance Application

City of Isle of Palms

Application Number: _____ Date Filed: _____

Applicant Information

Applicant Name: _____

Property Information

Property Owner or Representative: _____

Subject Property Address: _____

Zoning District: SR-1

Description of Variance Request

Please describe the variance request in detail. Please include the zoning ordinance section number and any supporting documentation for your request (site plan, pictures, letters of support, etc.). You may attach a separate sheet if necessary.

I respectfully submit this application for a variance from Section 5-4-32(6) of the Isle of Palms Code of Ordinances to allow for a limited encroachment into the front/side setback at 1 Myrtle Boulevard, a property located in the SR-1 Zoning District. As shown on Exhibit A attached hereto, the requested variance is for the construction of a front porch, entry steps, and a primary front entry door to the existing residential structure.

The existing home was constructed prior to the adoption of the City's current zoning and development standards and is a legally nonconforming structure situated on a legally nonconforming lot. The dwelling currently has no front door or direct access from the front façade. All existing points of entry and egress are located at the rear of the structure, which is both functionally limiting and inconsistent with applicable building and safety codes.

Specifically, the absence of a front entry does not conform to the requirements of the 2021 South Carolina Residential Code (SCRC) Sections R311.1–R311.3.1 and the 2018 International Fire Code (IFC) Section 1031.2, which require clear and readily identifiable egress routes for occupants and first responders in the event of an emergency.

The proposed addition of a front porch and door will remedy these safety concerns, improve access, and align the property with modern expectations for residential design. The proposed porch will be modest in size and carefully designed to match the character of the surrounding neighborhood, which features many front porches that contribute to the walkable, coastal charm of the Isle of Palms.

Strict enforcement of the current setback requirements would impose an unnecessary hardship due to the unique configuration and preexisting nonconforming condition of the lot and home. Granting the requested variance will promote public safety, improve functional access, and ensure the property better aligns with both code requirements and the visual context of the neighborhood. For these reasons, I respectfully request that the Board of Zoning Appeals approve this variance to allow the construction of a front porch and front entry door within the required front/side setback at 1 Myrtle Boulevard.

Variance Approval Criteria

A variance may be granted in an individual case of unnecessary hardship if the Board finds that all five of the approval criteria are met. Please explain how your variance request meets all five criteria below.

Please note that the Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

1. Are there extraordinary and exceptional conditions that pertain to this piece of property?

Yes, the following is a list of the extraordinary and exceptional conditions that pertain to this lot which grossly inhibit the buildable area, location of the structure, and use of the lot.

Shape: This lot is not a square/rectangle and only has three sides. This lot is zoned SR-1 (Please see Exhibit B).

Size: The minimum lot requirements for SR-1 is 35,000 square feet. This lot is only 18,223 square feet. This lot was platted and the structure was built prior to the implementation of the zoning code. The lot is nonconforming due to its size (Please see Exhibit B).

Setbacks: The Code provides for setbacks based on a lot having 4 sides. The setbacks in SR-1 are as follows: Front: 30'; Side 10'; and Rear (24'). This is the smallest lot on the island that has a triangular shape. The house is a nonconforming structure because it was built prior to the zoning code and located partially within the setbacks (Please see Exhibit C).

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property?

No, the irregular lot configuration and spatial constraints affecting this property are not general to the surrounding neighborhood. There are currently a few other lots within SR-1 on Isle of Palms that are triangular in shape, but the other lots are bigger in size and are not truly triangular. In the neighborhood directly surrounding the lot, there are no other lots this shape, and all other lots in the area are larger in size. Most SR-1 properties nearby appear to have standard rectangular shapes that allow full compliance with applicable setbacks. The applicant's lot presents a unique hardship not experienced by similarly zoned parcels (Please see Exhibit C).

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance effectively prohibit the utilization of the property?

Yes, strict enforcement of the SR-1 setback requirements would effectively prohibit the applicant from utilizing the property as a home that is safe in an emergency situation and consistent in size, scale, and use with other homes in the neighborhood by restricting the home from having a front exit leading directly to the street. The inability to reasonably access the residence through a front entryway would result in an unnecessary hardship that was not created by the applicant.

The absence of a front door on the subject residence presents a significant safety hardship. Under the International Fire Code (IFC) Section 1031.2, all buildings are required to maintain clear and unobstructed means of egress, which are essential not only for occupant evacuation but also for first responder entry during emergencies. The SCRC Section R311.1 mandates that each dwelling unit must be provided with at least one egress door, and Section R311.2 requires that the door provide direct access from the habitable space to the exterior. While the existing rear doors may satisfy minimum egress, the absence of a direct, front-facing entry limits accessibility and conflicts with the intent of R311 for clear, direct, and obvious egress. Additionally, SCRC Section R311.3.1 requires a landing or porch at exterior doors to ensure safe ingress and egress. Without a front-facing entry, this home lacks a visible and accessible primary point of entry, making it difficult for first responders—such as firefighters or EMS personnel—to quickly identify and access the residence in a time-sensitive emergency. The only rear-facing doors are not immediately apparent from the street, delaying potential lifesaving actions. This condition constitutes a hardship both from a code compliance and public safety standpoint, justifying the need for a variance to allow a small front porch and entry door that satisfies modern safety standards and the intent of the zoning and building codes.

(The codes referred to in this answer are detailed on Page 4).

4. Because of these extraordinary and exceptional conditions, would the application of this Ordinance unreasonably restrict the utilization of the property?

See above.

5. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted?

No. The subject home was constructed prior to the adoption of the current zoning ordinance and is located on a small lot that does not conform to SR-1 dimensional requirements. The requested variance seeks minimal relief from the front setback in order to construct a small, functional front porch and entry door, which are essential to both the safety and the aesthetics of the home. The addition of a front entry will provide a point of egress, improve access for emergency responders, and align with the architectural character of the surrounding neighborhood. Granting this variance will not be contrary to the public interest and will allow the property to be used in a manner consistent with neighboring homes. The hardship is not self-created, and arises from the unique size and shape of the lot, as well as non-conformities that pre-date the zoning code. This hardship justifies relief under Section 5-4-32(6) of the Isle of Palms Zoning Code. This request satisfies the criteria established by both local ordinance and South Carolina Code §6-29-800 and embodies the spirit and intent of the zoning code.

Letters obtained from the immediate neighbors in support of this application to follow.

Applicant Signature: _____

Date: _____

Codes referenced in Answer #3:

International Fire Code (IFC) 2018, Section 1031.2 requires:

“Exits shall be arranged in a way that provides a direct and unobstructed path of egress travel to a public way.”
Currently, the home lacks a front exit that leads directly to the street, potentially creating delays in occupant egress or emergency responder access. With all doors at the rear of the house, the structure presents potential obstructions or delays in case of emergency. The addition of a front door and porch would reduce egress distance, improve emergency access, and provide better fire department entry from the street—consistent with both fire safety and first responder access goals under the IFC.

SCRC Section 311.1

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

SCRC Section 3.11.2

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

SCRC Section 311.3

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

SCRC Section 311.3.1

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent). This section requires that each exterior door be served by a landing or platform. Since the proposed door will serve as the primary egress and is elevated above grade, a code-compliant landing is necessary.

Exhibit A

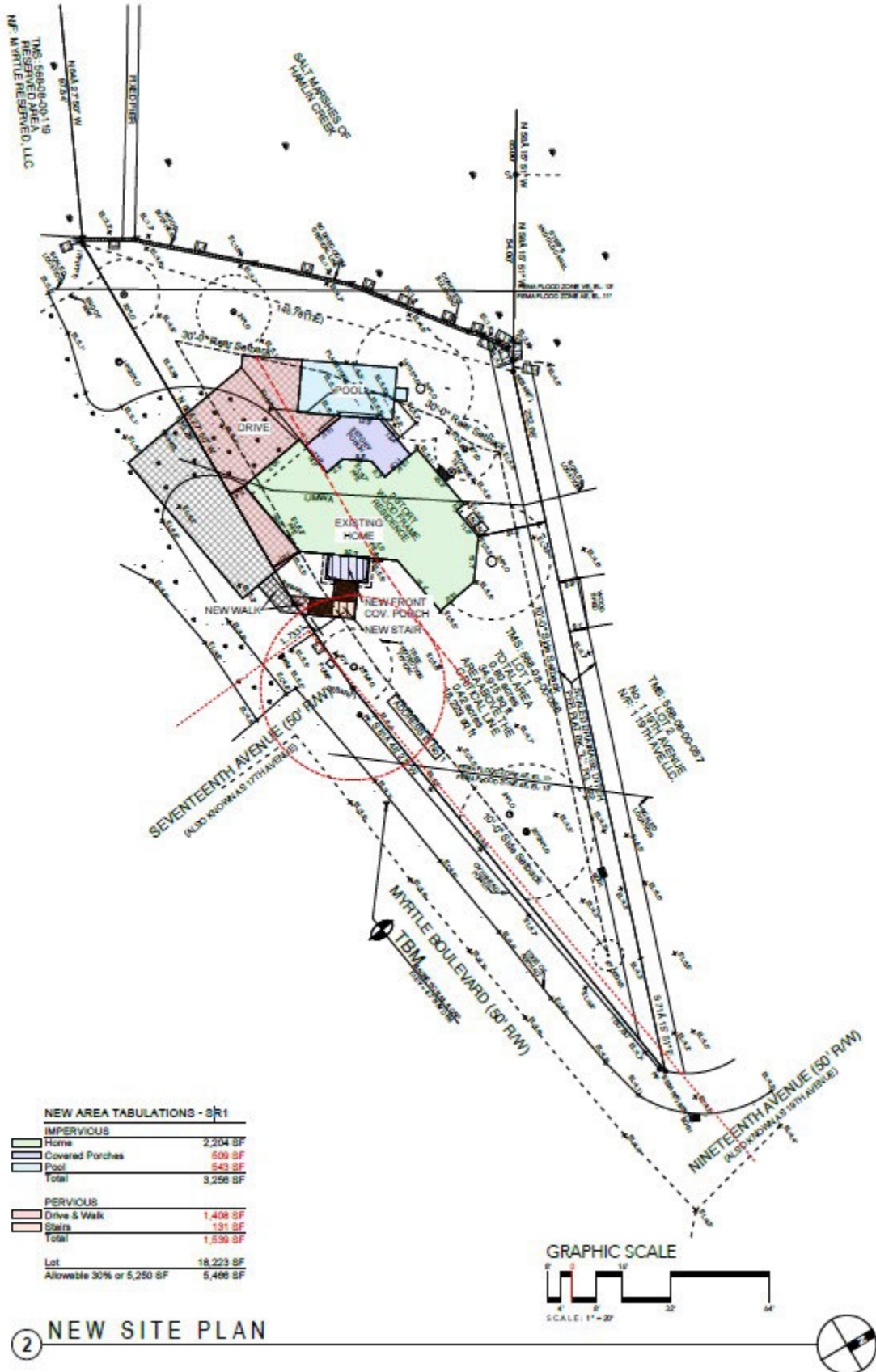


Exhibit B

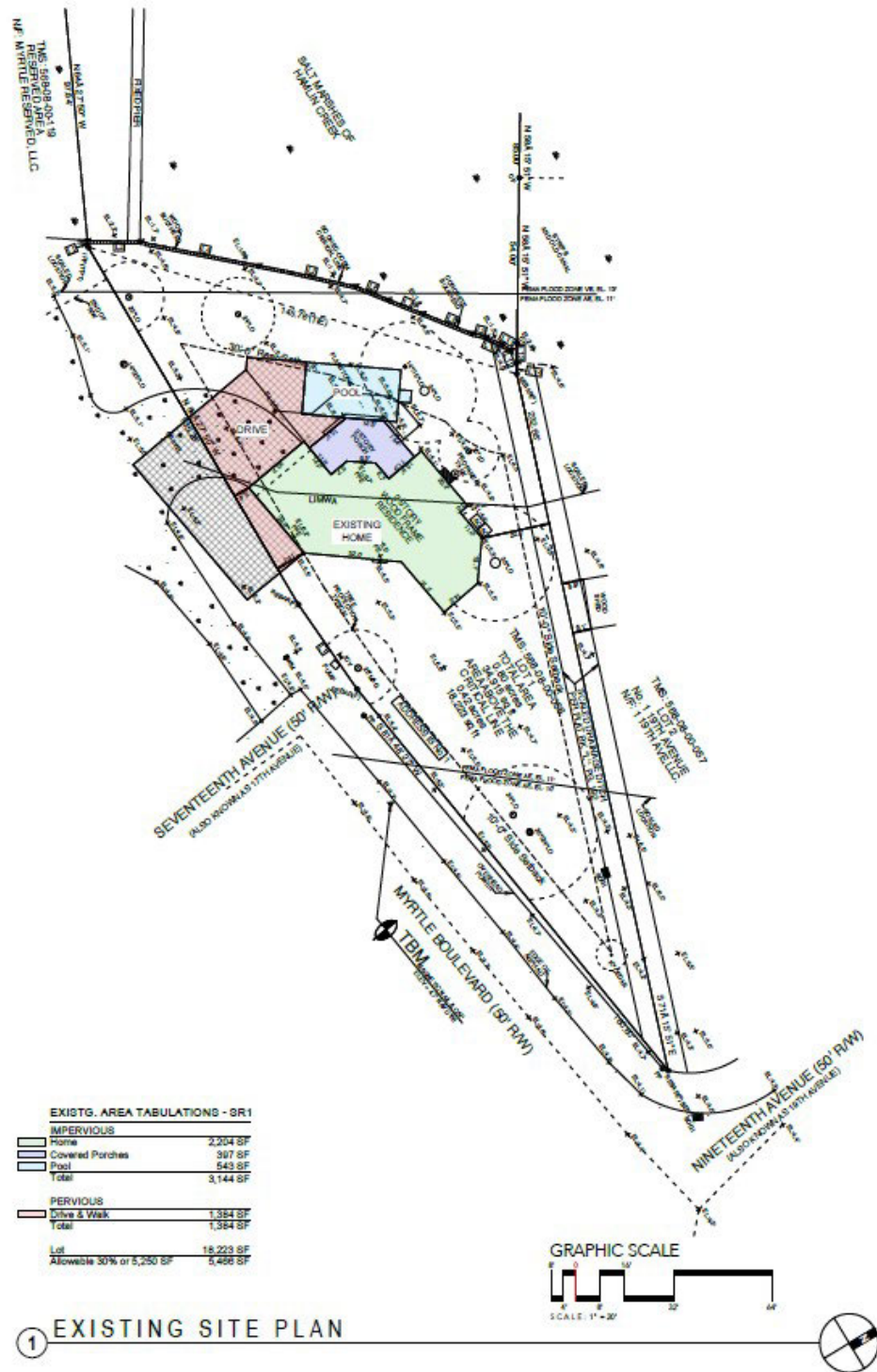
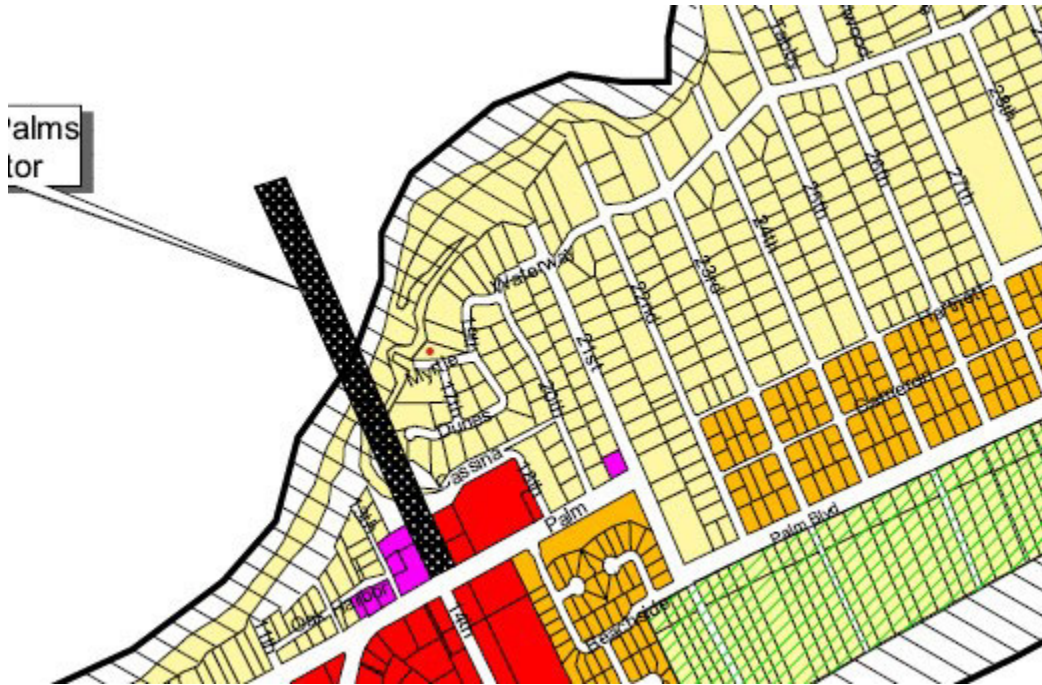
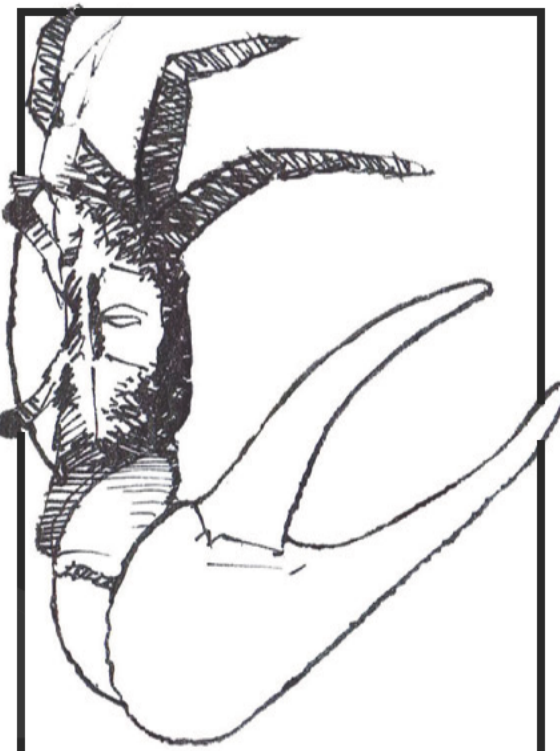
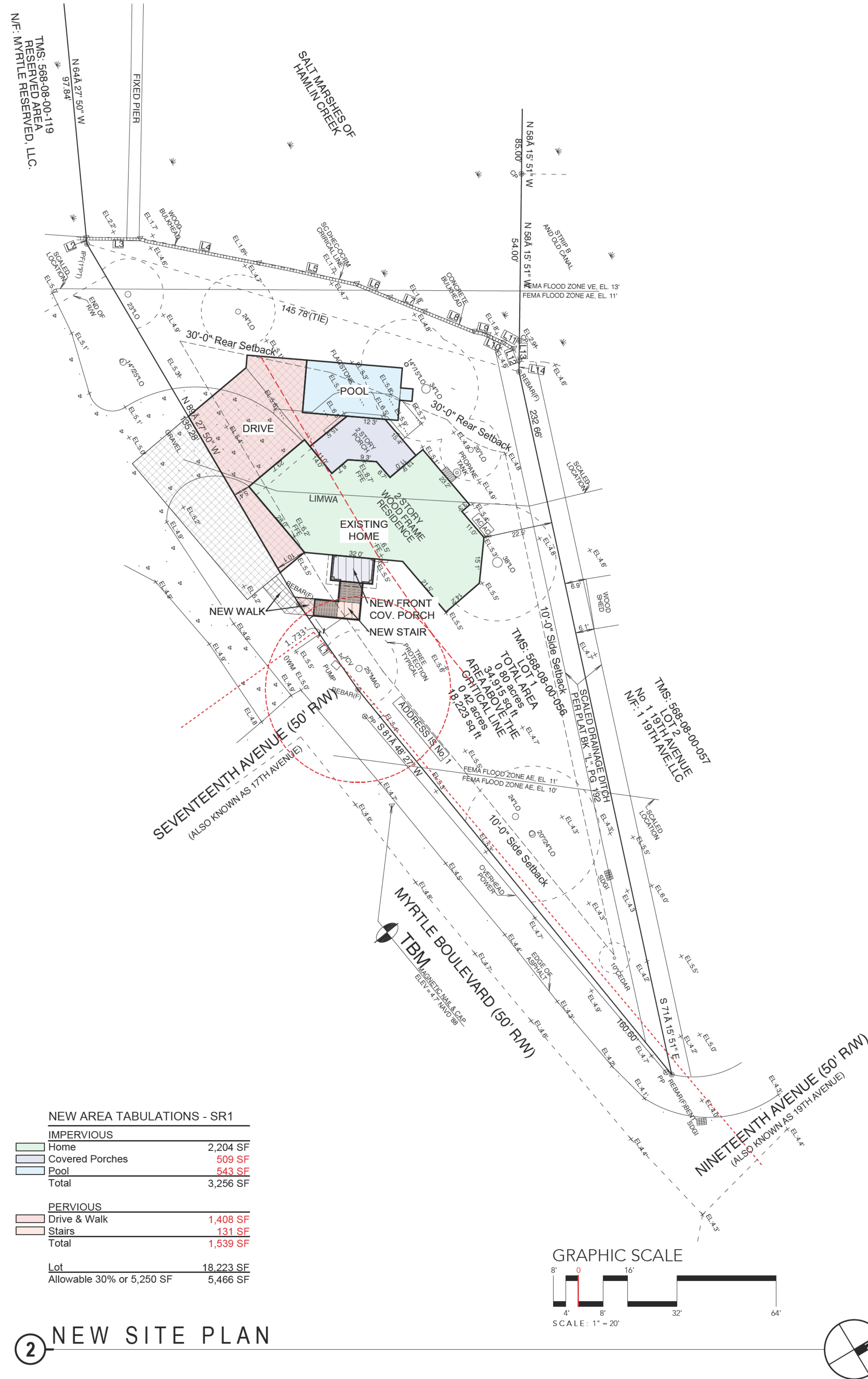
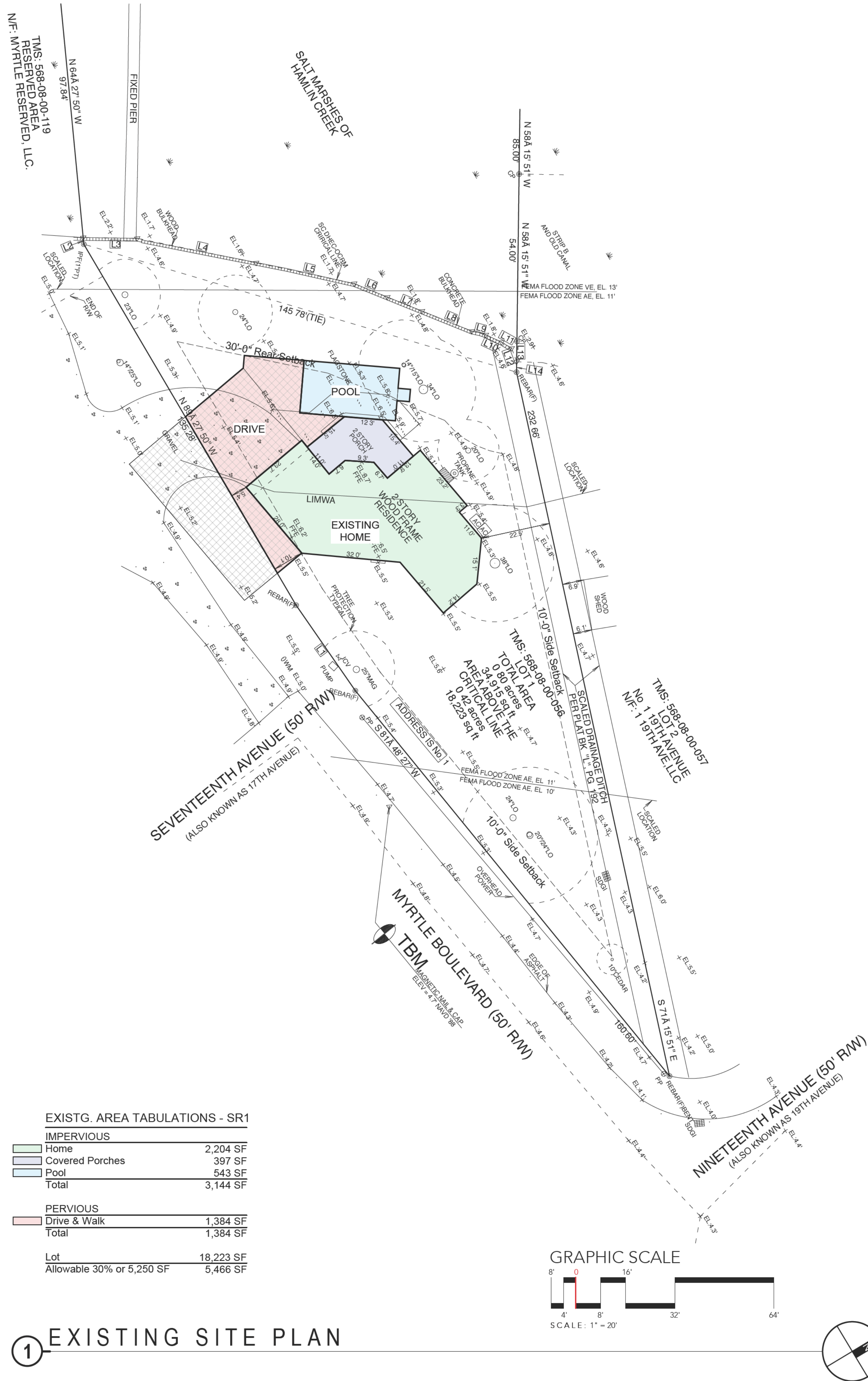


Exhibit C



Exhibit D

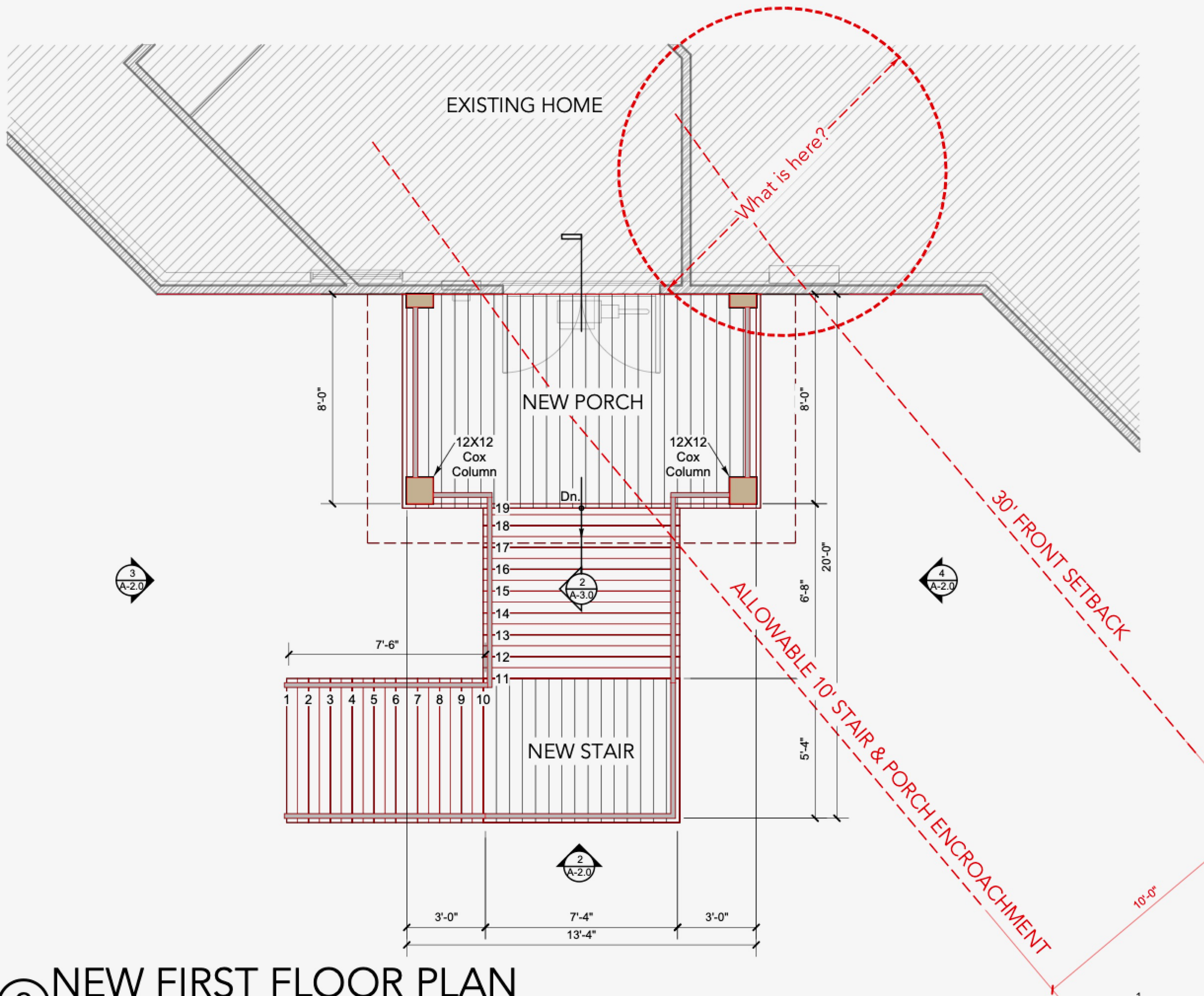




2/11/2025

SITE PLAN

AS-1.0



③ NEW FIRST FLOOR PLAN



Board of Zoning Appeals

Variance Application

City of Isle of Palms

Application Number: _____ Date Filed: _____

Applicant Information

Applicant Name:

Property Owner or Representative:

Subject Property Address: 1 Myrtle Boulevard, Isle of Palms, SC 29451

Zoning District: SR-1

Description of Variance Request

Please describe the variance request in detail. Please include the zoning ordinance section number and any supporting documentation for your request (site plan, pictures, letters of support, etc.). You may attach a separate sheet if necessary.

I respectfully submit this application for a variance from Section 5-4-32(6) of the Isle of Palms Code of Ordinances to allow for a limited encroachment into the front/side setback at 1 Myrtle Boulevard, a property located in the SR-1 Zoning District. As shown on Exhibit A attached hereto, the requested variance is for the construction of a front porch, entry steps, and a primary front entry door to the existing residential structure.

The existing home was constructed prior to the adoption of the City's current zoning and development standards and is a legally nonconforming structure situated on a legally nonconforming lot. The dwelling currently has no front door or direct access from the front façade. All existing points of entry and egress are located at the rear of the structure, which is both functionally limiting and inconsistent with applicable building and safety codes.

Specifically, the absence of a front entry does not conform to the requirements of the 2021 South Carolina Residential Code (SCRC) Sections R311.1–R311.3.1 and the 2018 International Fire Code (IFC) Section 1031.2, which require clear and readily identifiable egress routes for occupants and first responders in the event of an emergency.

The proposed addition of a front porch and door will remedy these safety concerns, improve access, and align the property with modern expectations for residential design. The proposed porch will be modest in size and carefully designed to match the character of the surrounding neighborhood, which features many front porches that contribute to the walkable, coastal charm of the Isle of Palms.

Strict enforcement of the current setback requirements would impose an unnecessary hardship due to the unique configuration and preexisting nonconforming condition of the lot and home. Granting the requested variance will promote public safety, improve functional access, and ensure the property better aligns with both code requirements and the visual context of the neighborhood. For these reasons, I respectfully request that the Board of Zoning Appeals approve this variance to allow the construction of a front porch and front entry door within the required front/side setback at 1 Myrtle Boulevard.

Variance Approval Criteria

A variance may be granted in an individual case of unnecessary hardship if the Board finds that all five of the approval criteria are met. Please explain how your variance request meets all five criteria below.

Please note that the Board may not grant a variance which has the effect of allowing the establishment of a use not otherwise permitted in a zoning district, to physically extend a nonconforming use, or to change the zoning district boundaries shown on the official zoning map. The fact that property may be utilized more profitably if a variance were granted shall not be considered as a ground for a variance. A claim of unnecessary hardship cannot be based on conditions created by the applicant. A claim of unnecessary hardship cannot be based on financial hardship of the applicant.

1. Are there extraordinary and exceptional conditions that pertain to this piece of property?

Yes, the following is a list of the extraordinary and exceptional conditions that pertain to this lot which grossly inhibit the buildable area, location of the structure, and use of the lot.

Shape: This lot is not a square/rectangle and only has three sides. This lot is zoned SR-1 (Please see Exhibit B).

Size: The minimum lot requirements for SR-1 is 35,000 square feet. This lot is only 18,223 square feet. This lot was platted and the structure was built prior to the implementation of the zoning code. The lot is nonconforming due to its size (Please see Exhibit B).

Setbacks: The Code provides for setbacks based on a lot having 4 sides. The setbacks in SR-1 are as follows: Front: 30'; Side 10'; and Rear (24'). This is the smallest lot on the island that has a triangular shape. The house is a nonconforming structure because it was built prior to the zoning code and located partially within the setbacks (Please see Exhibit C).

2. Do these conditions generally apply to other property in the vicinity or are they unique to the subject property?

No, the irregular lot configuration and spatial constraints affecting this property are not general to the surrounding neighborhood. There are currently a few other lots within SR-1 on Isle of Palms that are triangular in shape, but the other lots are bigger in size and are not truly triangular. In the neighborhood directly surrounding the lot, there are no other lots this shape, and all other lots in the area are larger in size. Most SR-1 properties nearby appear to have standard rectangular shapes that allow full compliance with applicable setbacks. The applicant's lot presents a unique hardship not experienced by similarly zoned parcels (Please see Exhibit C).

3. Because of these extraordinary and exceptional conditions, would the application of this Ordinance effectively prohibit the utilization of the property?

Yes, strict enforcement of the SR-1 setback requirements would effectively prohibit the applicant from utilizing the property as a home that is safe in an emergency situation and consistent in size, scale, and use with other homes in the neighborhood by restricting the home from having a front exit leading directly to the street. The inability to reasonably access the residence through a front entryway would result in an unnecessary hardship that was not created by the applicant.

The absence of a front door on the subject residence presents a significant safety hardship. Under the International Fire Code (IFC) Section 1031.2, all buildings are required to maintain clear and unobstructed means of egress, which are essential not only for occupant evacuation but also for first responder entry during emergencies. The SCRC Section R311.1 mandates that each dwelling unit must be provided with at least one egress door, and Section R311.2 requires that the door provide direct access from the habitable space to the exterior. While the existing rear doors may satisfy minimum egress, the absence of a direct, front-facing entry limits accessibility and conflicts with the intent of R311 for clear, direct, and obvious egress. Additionally, SCRC Section R311.3.1 requires a landing or porch at exterior doors to ensure safe ingress and egress. Without a front-facing entry, this home lacks a visible and accessible primary point of entry, making it difficult for first responders—such as firefighters or EMS personnel—to quickly identify and access the residence in a time-sensitive emergency. The only rear-facing doors are not immediately apparent from the street, delaying potential lifesaving actions. This condition constitutes a hardship both from a code compliance and public safety standpoint, justifying the need for a variance to allow a small front porch and entry door that satisfies modern safety standards and the intent of the zoning and building codes.

(The codes referred to in this answer are detailed on Page 4).

4. Because of these extraordinary and exceptional conditions, would the application of this Ordinance unreasonably restrict the utilization of the property?

See above.

5. Will the authorization of a variance be a substantial detriment to adjacent property or to the public good? Will the character of the zoning district be harmed if this variance is granted?

No. The subject home was constructed prior to the adoption of the current zoning ordinance and is located on a small lot that does not conform to SR-1 dimensional requirements. The requested variance seeks minimal relief from the front setback in order to construct a small, functional front porch and entry door, which are essential to both the safety and the aesthetics of the home. The addition of a front entry will provide a point of egress, improve access for emergency responders, and align with the architectural character of the surrounding neighborhood. Granting this variance will not be contrary to the public interest and will allow the property to be used in a manner consistent with neighboring homes. The hardship is not self-created, and arises from the unique size and shape of the lot, as well as non-conformities that pre-date the zoning code. This hardship justifies relief under Section 5-4-32(6) of the Isle of Palms Zoning Code. This request satisfies the criteria established by both local ordinance and South Carolina Code §6-29-800 and embodies the spirit and intent of the zoning code.

Letters obtained from the immediate neighbors in support of this application to follow.

Applicant Signature: _____

Date: _____

Codes referenced in Answer #3:

International Fire Code (IFC) 2018, Section 1031.2 requires:

“Exits shall be arranged in a way that provides a direct and unobstructed path of egress travel to a public way.”

Currently, the home lacks a front exit that leads directly to the street, potentially creating delays in occupant egress or emergency responder access. With all doors at the rear of the house, the structure presents potential obstructions or delays in case of emergency. The addition of a front door and porch would reduce egress distance, improve emergency access, and provide better fire department entry from the street—consistent with both fire safety and first responder access goals under the IFC.

SCRC Section 311.1

Dwellings shall be provided with a means of egress in accordance with this section. The means of egress shall provide a continuous and unobstructed path of vertical and horizontal egress travel from all portions of the dwelling to the required egress door without requiring travel through a garage. The required egress door shall open directly into a public way or to a yard or court that opens to a public way.

SCRC Section 3.11.2

Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The clear height of the door opening shall be not less than 78 inches (1981 mm) in height measured from the top of the threshold to the bottom of the stop. Other doors shall not be required to comply with these minimum dimensions. Egress doors shall be readily openable from inside the dwelling without the use of a key or special knowledge or effort.

SCRC Section 311.3

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

SCRC Section 311.3.1

There shall be a landing or floor on each side of each exterior door. The width of each landing shall be not less than the door served. Landings shall have a dimension of not less than 36 inches (914 mm) measured in the direction of travel. The slope at exterior landings shall not exceed 1/4 unit vertical in 12 units horizontal (2 percent).

This section requires that each exterior door be served by a landing or platform. Since the proposed door will serve as the primary egress and is elevated above grade, a code-compliant landing is necessary

Exhibit A

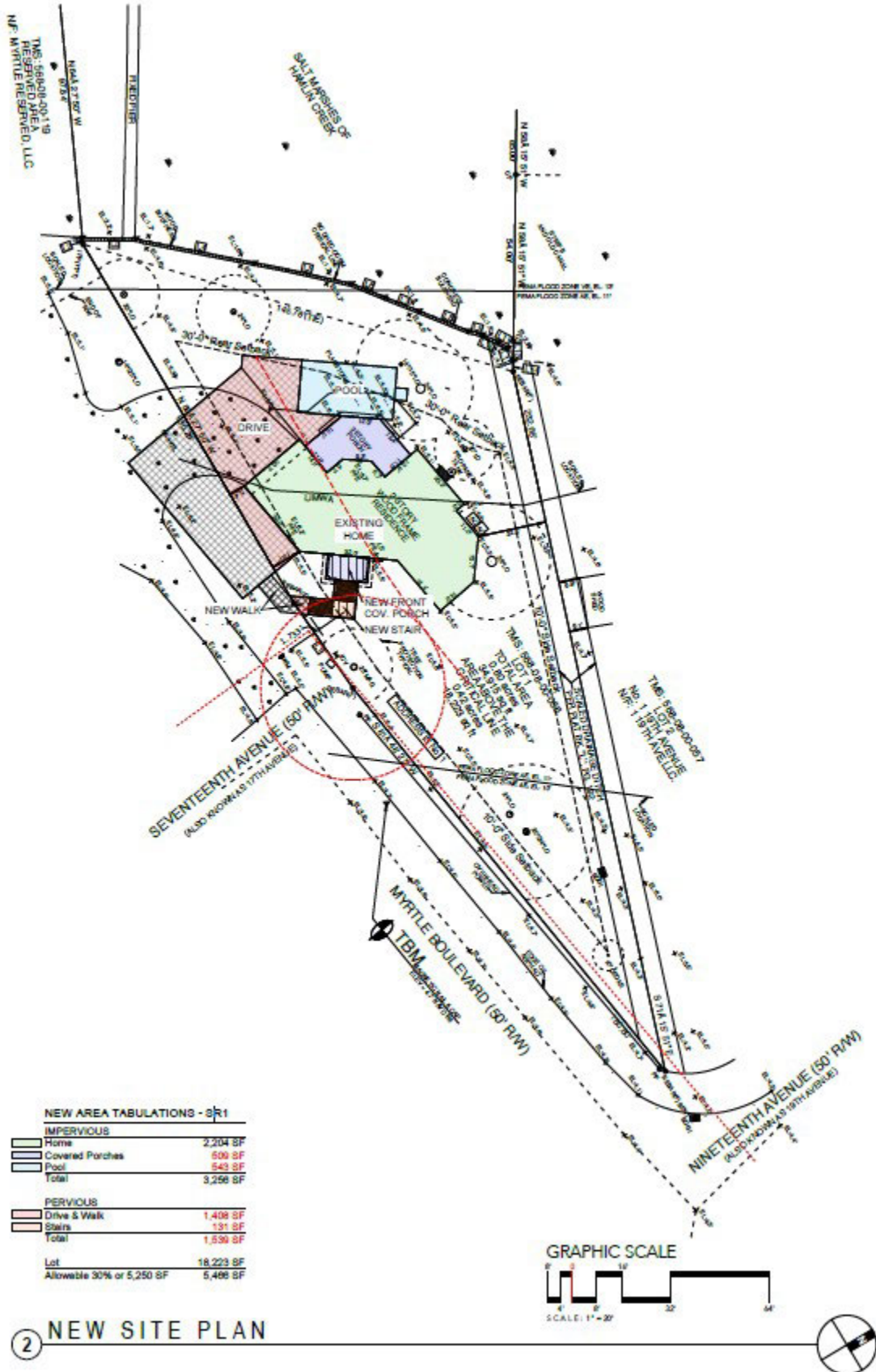


Exhibit B

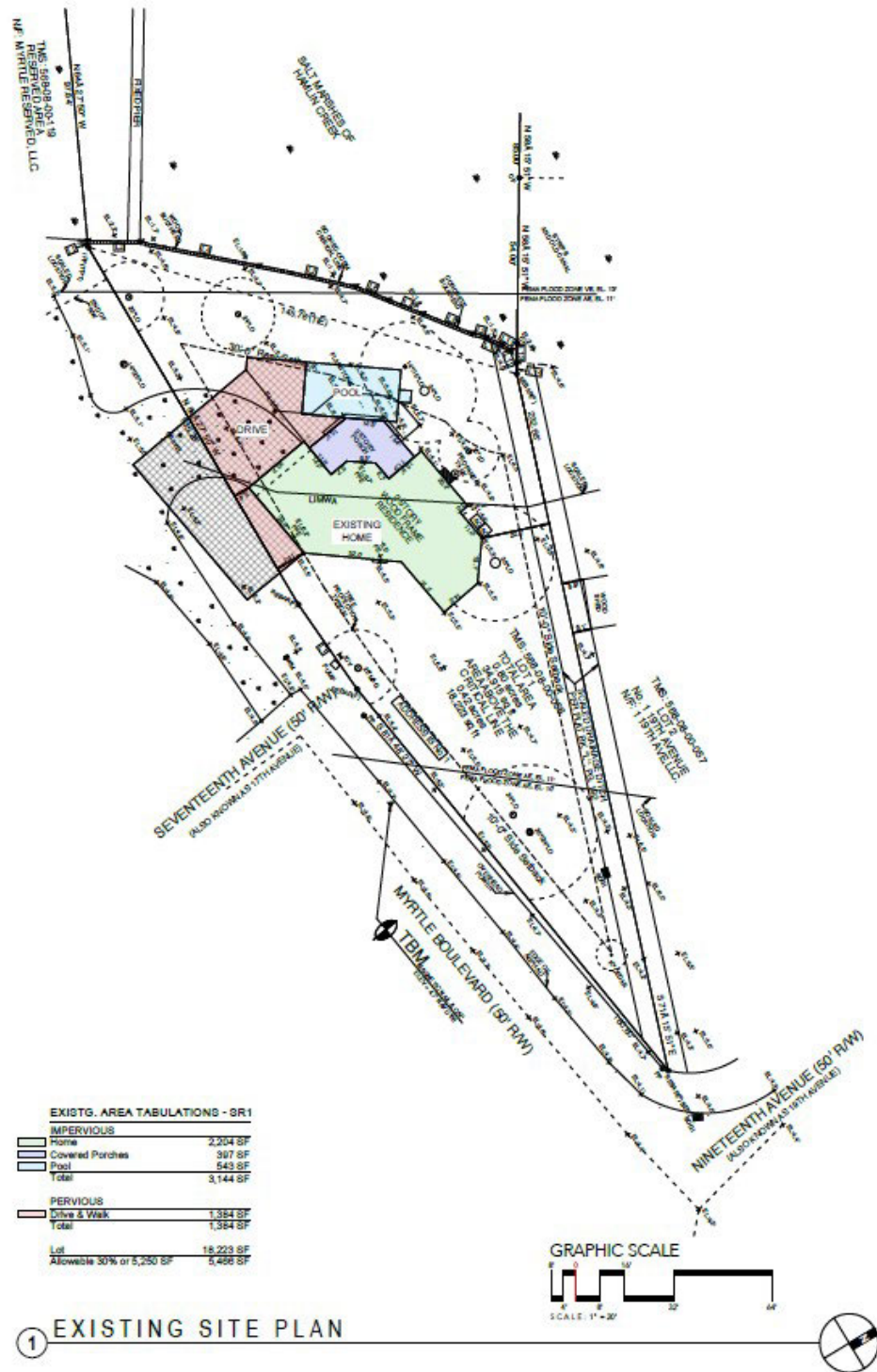


Exhibit C



Exhibit D

