BOARD OF ZONING APPEALS
September 9, 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 September 9, 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: August 5, 2025

D. Swearing of any person giving testimony

E. Variance- 1 Myrtle Avenue (continued August 5, 2025)

F. Miscellaneous business

G. Adjournment

BOARD OF ZONING APPEALS
4:00pm, Tuesday, August 5, 2025
1207 Palm Boulevard, Isle of Palms, SC

MINUTES

1. **Call to order**

Present: Ellen Gower, Susie Wheeler, Bob Miller, and Administrator Kerr

Absent: Glenn Thornburg, Ted McKnight

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

MOTION: Ms. Wheeler made a motion to approve the minutes of the June 3, 2025 meeting, and Mr. Miller seconded the motion. The minutes passed unanimously.

3. **Swearing in of applicants**

Ms. Gower swore in the applicants.

4. **Special Exceptions**

A. **12 Surf Lane**

Administrator Kerr said, "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 applicant, Barb Janssen, confirmed there will be no signage on the home or car to indicate the presence of a business. All business is conducted online, there is no inventory, and no product pickup.

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

B. **21 27th Avenue**

Administrator Kerr said, "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 applicant, Emily Loftis, also confirmed there will be no external indication of a business in the home.

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

C. 25 41st Avenue

Administrator Kerr said, "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 applicant, Jackie Malan, also confirmed there will be no external indication of a business in the home.

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

5. **Variance: 1 Myrtle Avenue**

Administrator Kerr said, "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' 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."

He shared the pertinent zoning codes: Section 5-4-2 Definitions. (18) Front Yard; Section 5-4-32 SR1 Single Family residential district (6) Minimum yard requirements (a); Section 5-4-47 Alterations, modifications and repairs to non-conforming structures (b); Section 5-4-12(f) Additional regulations; and Section 5-4-12(h) Additional regulations.

He then reviewed the four criteria the Board needs to find are true to grant the variance:

(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.

Megan Finch Stevens, representing the owner, Ryan Good, gave a presentation about the request. That presentation is attached to these minutes. Ms. Stevens also referenced letters from neighbors supporting Mr. Good's variance request.

A plan showing setbacks measured from different locations than the City had determined appropriate was shown to the Board, and Mr. Kerr explained that if the owner disagreed with where the setbacks were measured from, this would be handled through an appeal of the Zoning Administrator's interpretation and not a variance request, which is not was submitted.

Administrator Kerr and the Board members made suggestions as to how a front entrance that meets the City's requirements may work and not require a variance request.

Mr. Good said he would take their suggestions to his designer to see what could be worked out.

MOTION: Ms. Wheeler made a motion to table to matter and continue it to the September meeting depending on the new design or action on the part of the applicant. Mr. Miller seconded the motion. The motion passed unanimously.

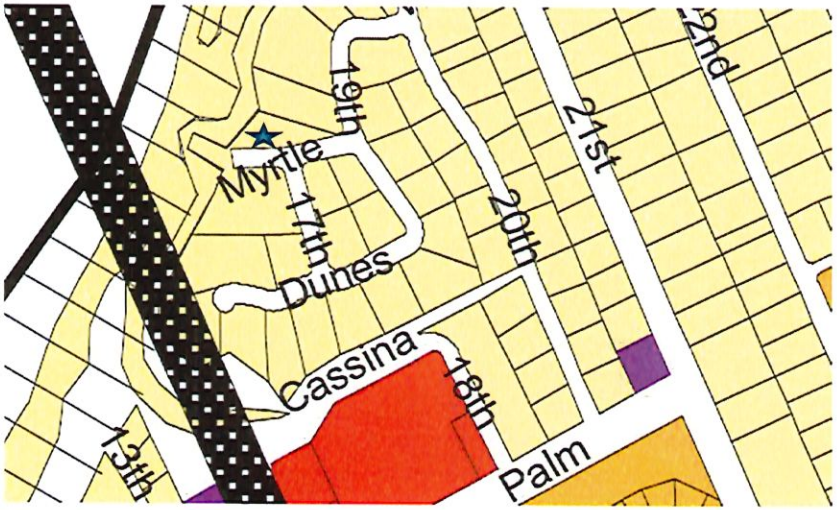
6. **Adjournment**

Ms. Wheeler made a motion to adjourn, and Ms. Gower seconded the motion. The meeting was adjourned at approximately 5:01pm.

Respectfully submitted,

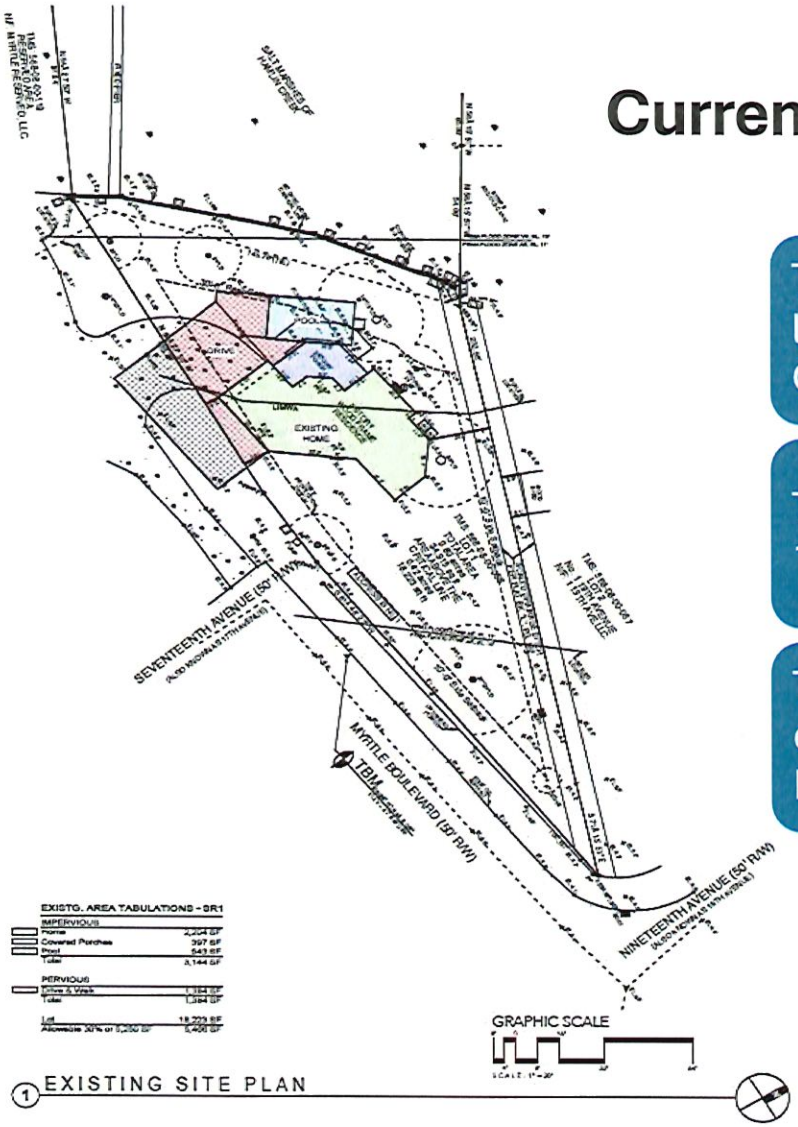
Nicole DeNeane
City Clerk

Isle of Palms Board of Zoning Appeals
August 5, 2025
Agenda Item F: Variance, 1 Myrtle Avenue



- Variance from Section 5-4-32(6) of the Isle of Palms City Code of Ordinances
- Variance from Section 5-4-47(b) of the Isle of Palms Code of Ordinances

Current Site Plan



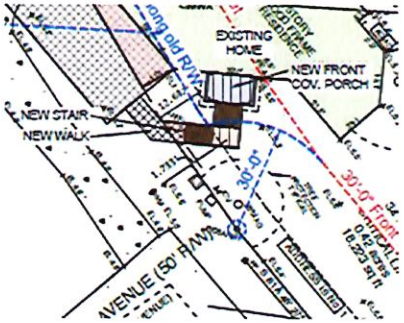
The Applicant owns that certain real property located at 1 Myrtle Boulevard bearing Charleston County Tax Map Number 568-08-00-056.

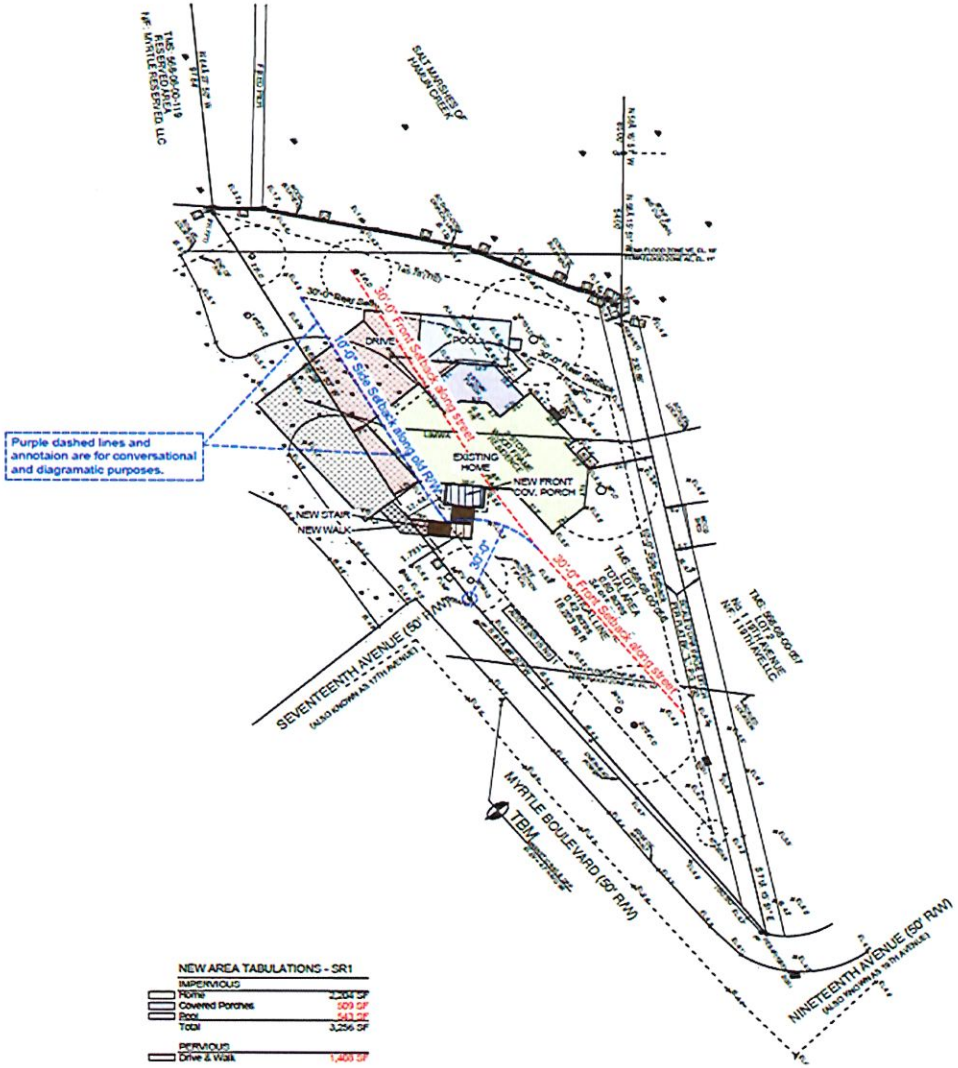
The Applicant has owned the property since March 15, 2022.

The house was constructed in 1977, before the enactment of the code. The lot is currently zoned R-1.

The Variance Request:

Variance from Section 5-4-32(6) and Section 5-4-47 (b) of the Isle of Palms City Code of Ordinances to construct a primary front door and small front porch.

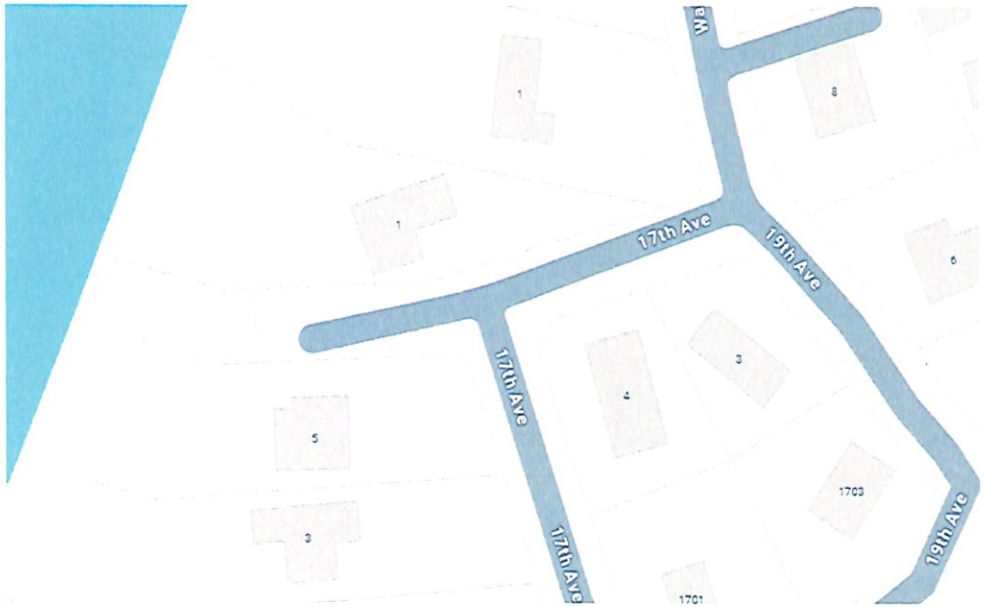


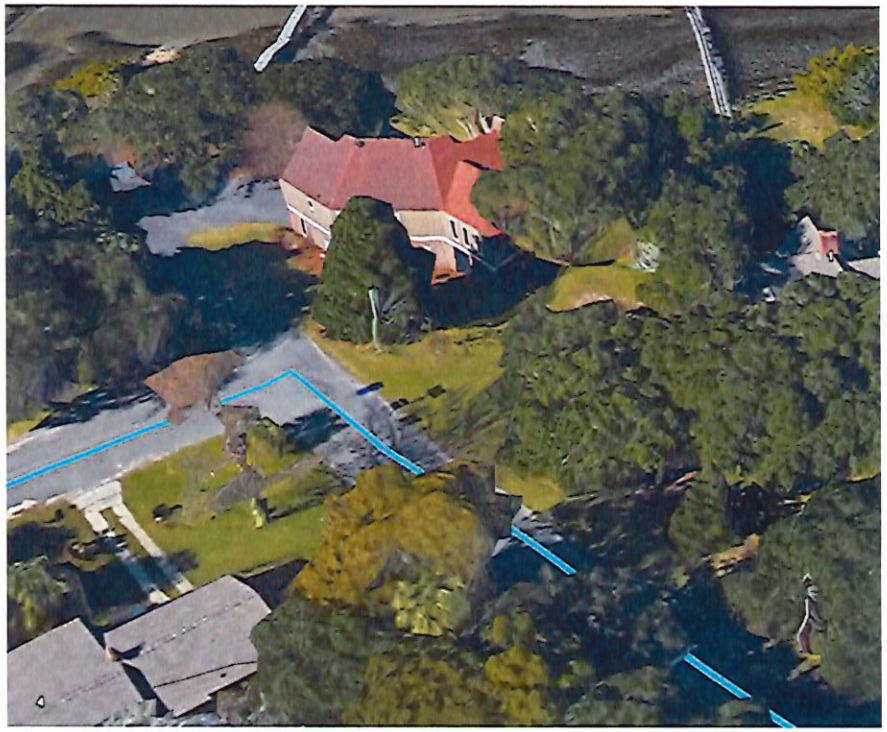


Are there extraordinary and exceptional conditions that pertain to the property? YES

- **Shape**: This lot is not a square/rectangle and only has three sides, and the location of the house on the street as it is now built. Myrtle Boulevard is now more of a shared driveway with the Applicant's neighbor.
- **Size:** The minimum lot requirements for SR-1 is 35,000 square feet. This lot is only 18,223 square feet.
- **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.

Right-of-Way Depiction/Position of Lot on Street





Do these conditions generally apply to the other property in the vicinity or are they unique to the subject property?
VERY UNIQUE TO THIS 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.

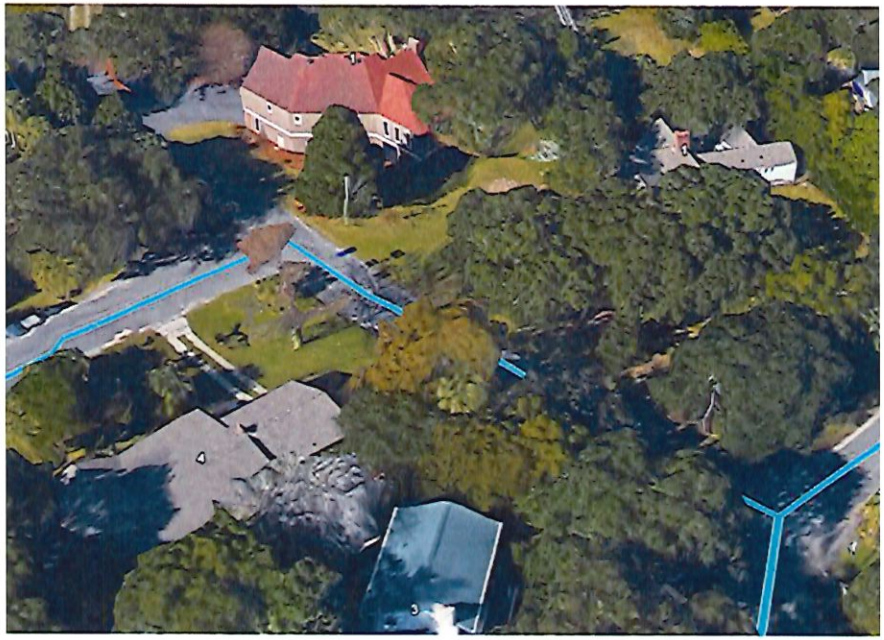
Additionally, the position of the lot on the street with only one other house is completely unique. There is no door or exit from the home on the side of the house directly on the street without going through the garage.

Because of the Extraordinary and Exceptional Conditions, Would the Application of the Ordinance Prohibit the Utilization or Unreasonably Restrict the Utilization of the Property? YES

- The 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.

Because of the Extraordinary and Exceptional Conditions, Would the Application of the Ordinance Prohibit the Utilization or Unreasonably Restrict the Utilization of the Property? YES

- **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.**

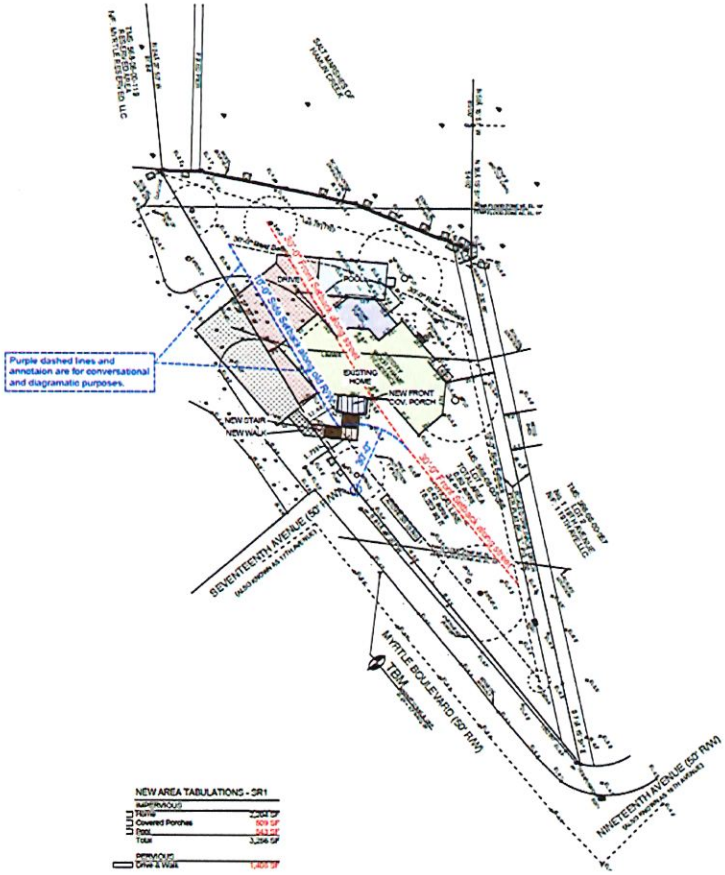


Because of the Extraordinary and Exceptional Conditions, Would the Application of the Ordinance Prohibit the Utilization or Unreasonably Restrict the Utilization of the Property? YES

- 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.

Will the Authorization of the Variance be a Substantial Deteriment to Adjacent Property or to the Public Good? Will the Character of the the Zoning District be Harmed if this Variance is Granted? NO

- This variance seeks minimum relief from the front setback that will greatly increase the safety and aesthetic appeal of the home.
- The neighbors support the approval of this variance.
- Due to the unique situation of this property, this does not create any precedent that will bind or influence future variance requests.



Appeal Number: 25-14

Applicant: Ryan Good

Address: [redacted]

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:
[redacted]
[redacted]
[redacted]
Property Owner or Representative [redacted]
Subject Property Address: 1 Myrtle Boulevard, Isle of Palms, SC 29451
Zoning District: SR1

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 5-4-47(b) of the Isle of Palms Code of Ordinances to allow for a limited increase in the nonconforming structure. The proposed variance is to allow construction of a front porch and primary front entry door, which the existing structure currently lacks. The home is a nonconforming structure on a noncomforming lot with all existing access points located at the rear, and no direct means of egress at the front.

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.

The addition of a front porch and door will not only bring the home into greater compliance with modern building and safety codes, but will also enhance functionality and design consistency with the surrounding neighborhood.

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 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 A).

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 and much smaller than other SR-1 lots (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, as most lots do conform to the current zoning code. This lot was platted and improved prior to the existence of the current code, thereby legally nonconforming. 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 area directly around 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 conformity and compliance with applicable setbacks. The applicant's lot presents a unique hardship not experienced by similarly zoned parcels.

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 restriction to increase the nonconforming footprint 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 plat illustrates that this further addition will barely exceed the existing encroachment of the structure, but will make the structure safer and more aesthetically pleasing to surrounding neighbors. The addition of a front entry will provide a code-compliant 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, arises from the age, unique size, and shape of the lot, and justifies relief under Section 5-4-47(b) 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.

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

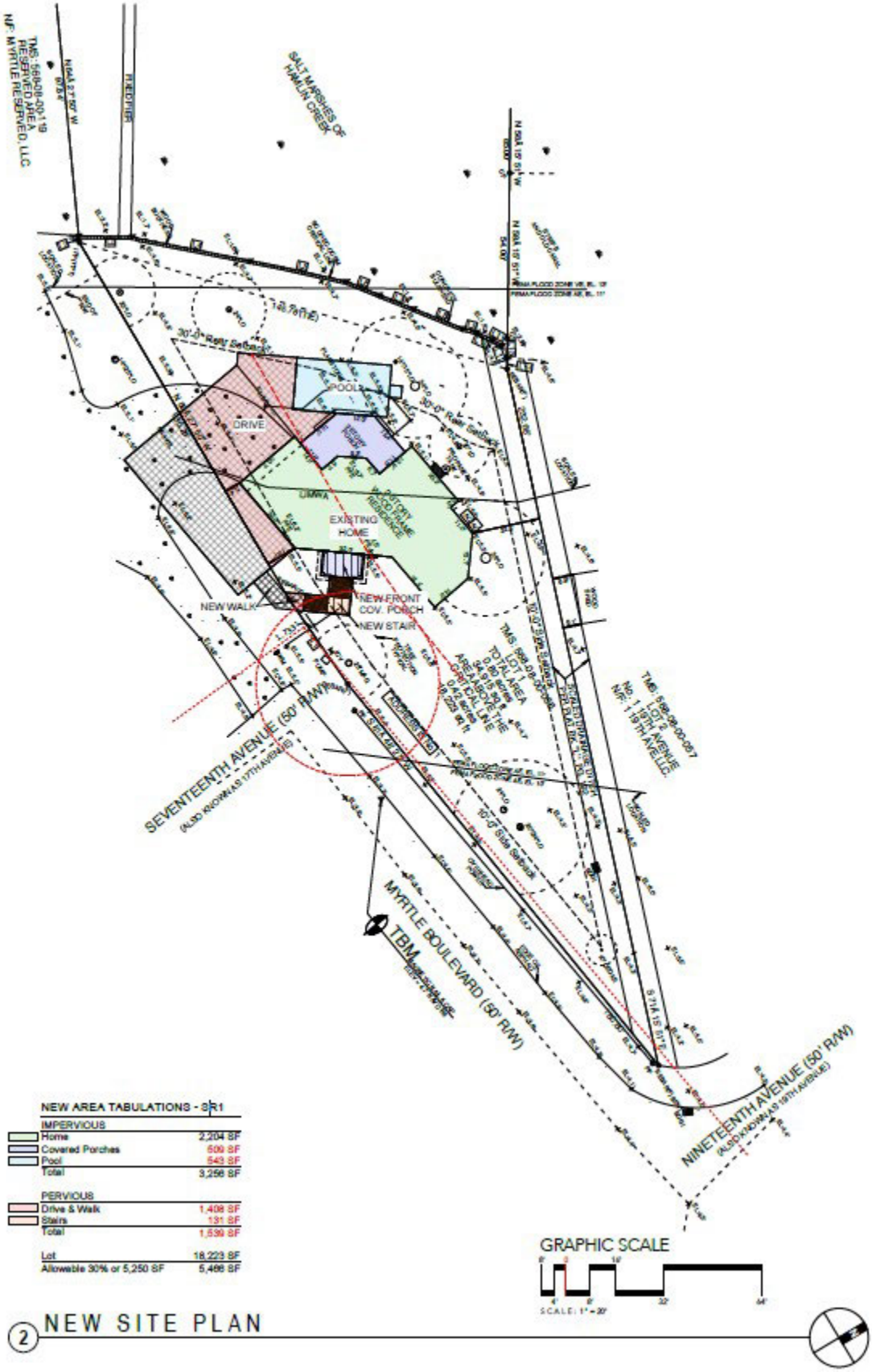

SALT MARSHES OF HAMLIN CREEK
TMS - 566-09-00-119
RESERVED AREA
NF MYRTLE RESERVED, LLC
N66A 27 50' W
FIRE PIER
N 66A 15 51' W
FEMA FLOOD ZONE VE EL. 17
FEMA FLOOD ZONE AE EL. 11
30'-0" Rear Setback
POOL
DRIVE
UMWA
EXISTING HOME
NEW WALK
NEW FRONT COV. PORCH
NEW STAIR
TMS 566-09-00-097
TOTAL AREA
AREA BELOW THE CRITICAL LINE
TMS 566-09-00-097
LOT 2
No. 1 19TH AVENUE
NF: 1 19TH AVE LLC
SEVENTEENTH AVENUE (50' R/W)
(ALSO KNOWN AS 17TH AVENUE)
10'-0" Side Setback
MYRTLE BOULEVARD (50' R/W)
TBM
S71A 15 51' E
NINETEENTH AVENUE (50' R/W)
(ALSO KNOWN AS 19TH AVENUE)
NEW AREA TABULATIONS - SR1
IMPERVIOUS
Home 2,204 SF
Covered Porches 609 SF
Pool 543 SF
Total 3,256 SF
PERVIOUS
Drive & Walk 1,408 SF
Stairs 131 SF
Total 1,539 SF
Lot 18,223 SF
Allowable 30% or 5,250 SF 5,466 SF
GRAPHIC SCALE
SCALE: 1" = 20'
2 NEW SITE PLAN

Exhibit B

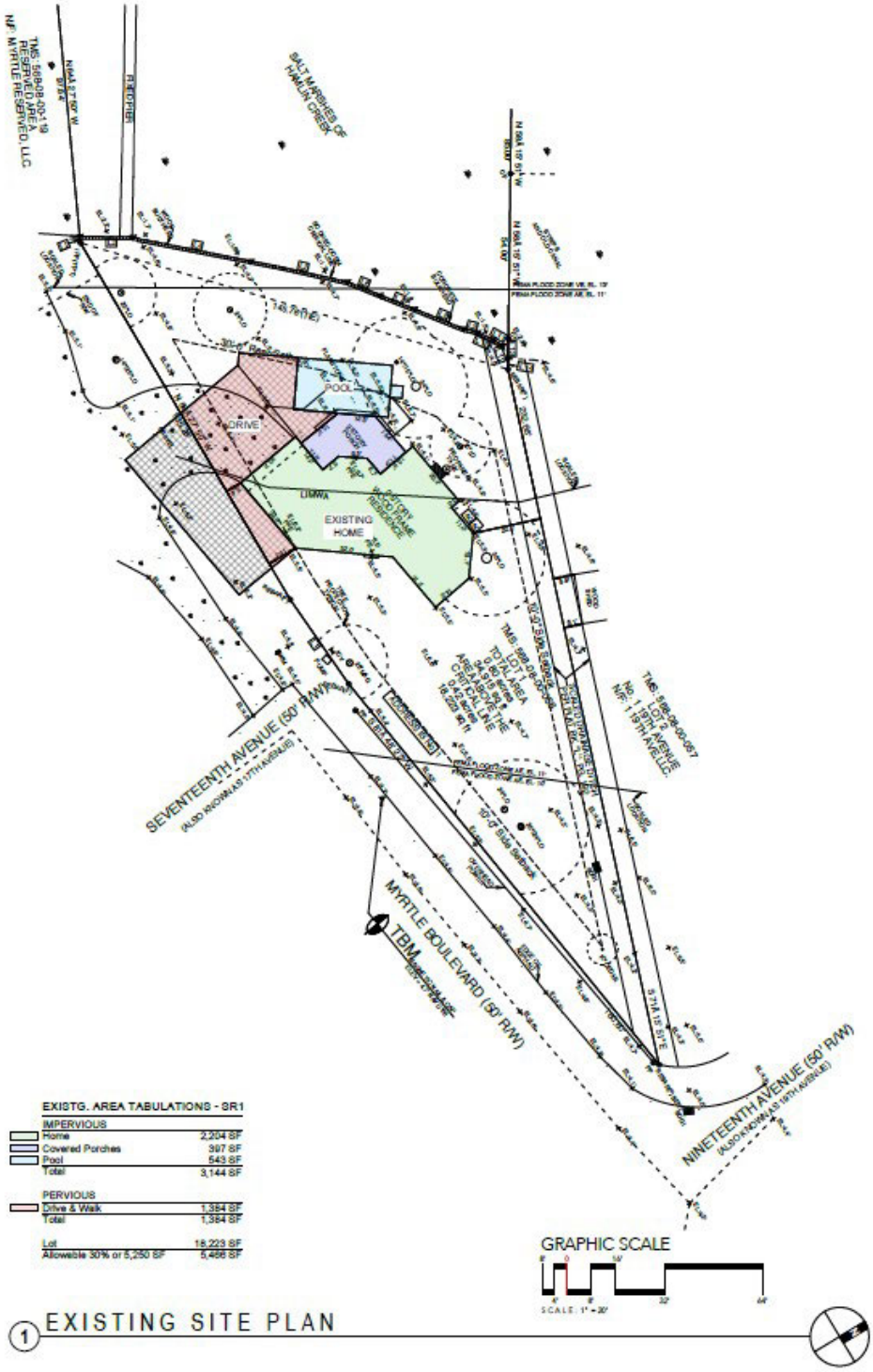
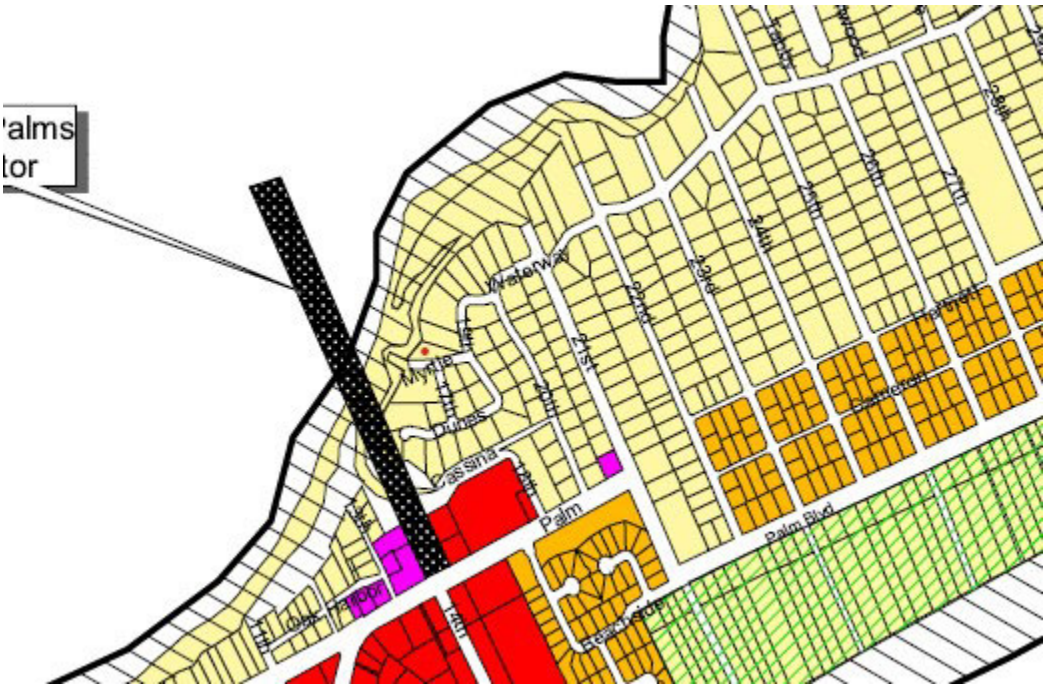

SALT MARSHES OF HAMON CREEK
POOL
DRIVE
EXISTING HOME
SEVENTEENTH AVENUE (50' R/W)
(ALSO KNOWN AS 17TH AVENUE)
MYRTLE BOULEVARD (50' R/W)
TBM
NINETEENTH AVENUE (50' R/W)
(ALSO KNOWN AS 19TH AVENUE)
EXISTG. AREA TABULATIONS - SR1
IMPERVIOUS
Home 2,204 SF
Covered Porches 397 SF
Pool 543 SF
Total 3,144 SF
PERVIOUS
Drive & Walk 1,384 SF
Total 1,384 SF
Lot 18,223 SF
Allowable 30% or 5,250 SF 5,466 SF
GRAPHIC SCALE
SCALE: 1" = 20'
1 EXISTING SITE PLAN

Exhibit C

30'-0" Rear Setback
10'-0" Side Setback along old R/W
DRIVE
POOL
30'-0" Rear Setback
LIMWA
2 STORY WOOD FRAME RESIDENCE
EXISTING HOME
NEW FRONT COV. PORCH
NEW STAIR
NEW WALK
30'-0"
30'-0" Front Setback along street
10'-0" Side Setback
TMS: 568-08-00-056
LOT 1
TOTAL AREA
0.80 acres
34,915 sq ft
CRITICAL LINE
0.42 acres
18,223 sq ft
TMS: 568-08-00-057
LOT 2
No. 1 19TH AVENUE
N/F: 1 19TH AVE LLC.
SCALED DRAINAGE DITCH PER PLAT BK "L", PG. 192
SEVENTEENTH AVENUE (50' R/W)
(ALSO KNOWN AS 17TH AVENUE)
MYRTLE BOULEV
TBM
ADDRESS IS No. 1
FEMA FLOOD ZONE VE, EL. 13'
FEMA FLOOD ZONE AE, EL. 11'
FEMA FLOOD ZONE AE, EL. 10'
145.78'(TIE)
N 58A 15' 51"
54.00'
232.66'
N 84A 27' 50" W
135.28'
S 81A 46' 27" W

Exhibit D


Palms
tor
Waterway
Myrtle
Dunes
Cassina
Palm
Palm Blvd
Beach Side
Tarpon
Oak
Hill
Ivy
Lane
7th
8th
9th
20th
21st
22nd
23rd
24th
25th
26th
27th
28th
Trafalgar
Cathedral

Board of Zoning Appeals
Variance Application
City of Isle of Palms

Application Number: _____ Date Filed: _____

Applicant Information
Applicant Name:
[redacted]
[redacted]
[redacted]
Property Owner or Representative [redacted]
Subject Property Address:
Zoning District: SR1

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 5-4-47(b) of the Isle of Palms Code of Ordinances to allow for a limited increase in the nonconforming structure. The proposed variance is to allow construction of a front porch and primary front entry door, which the existing structure currently lacks. The home is a nonconforming structure on a noncomforming lot with all existing access points located at the rear, and no direct means of egress at the front.

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.

The addition of a front porch and door will not only bring the home into greater compliance with modern building and safety codes, but will also enhance functionality and design consistency with the surrounding neighborhood.

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 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 A).

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 and much smaller than other SR-1 lots (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, as most lots do conform to the current zoning code. This lot was platted and improved prior to the existence of the current code, thereby legally nonconforming. 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 area directly around 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 conformity and compliance with applicable setbacks. The applicant's lot presents a unique hardship not experienced by similarly zoned parcels.

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 restriction to increase the nonconforming footprint 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 plat illustrates that this further addition will barely exceed the existing encroachment of the structure, but will make the structure safer and more aesthetically pleasing to surrounding neighbors. The addition of a front entry will provide a code-compliant 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, arises from the age, unique size, and shape of the lot, and justifies relief under Section 5-4-47(b) 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.

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.

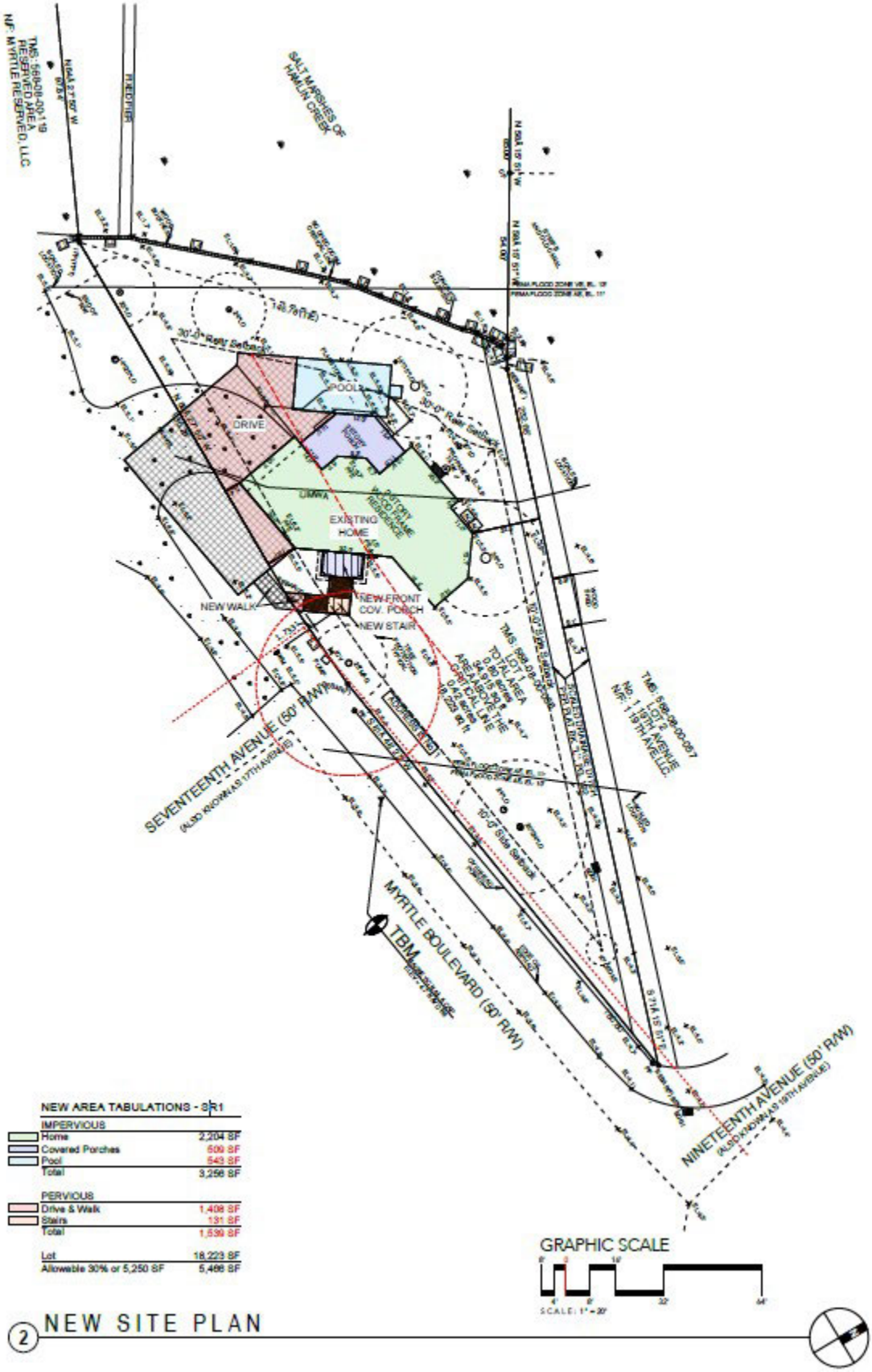
SCRC Section 3.11.2
Not less than one egress door shall be provided for each dwelling unit. The egress door shall be side-hinged, and shall provide a clear width of not less than 32 inches (813 mm) where measured between the face of the door and the stop, with the door open 90 degrees (1.57 rad). The 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


SALT MARSHES OF HAMLIN CREEK
TMS - 566-09-00-119
RESERVED AREA
NF MYRTLE RESERVED, LLC
N66A 27 50' W
FIRE PIER
N 66A 15 51' W
FEMA FLOOD ZONE VE EL. 17
FEMA FLOOD ZONE AE EL. 11
30'-0" Rear Setback
POOL
DRIVE
UMWA
EXISTING HOME
NEW WALK
NEW FRONT COV. PORCH
NEW STAIR
TMS 566-09-00-087
TOTAL AREA
AREA BELOW THE CRITICAL LINE
TMS 566-09-00-087
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TBM
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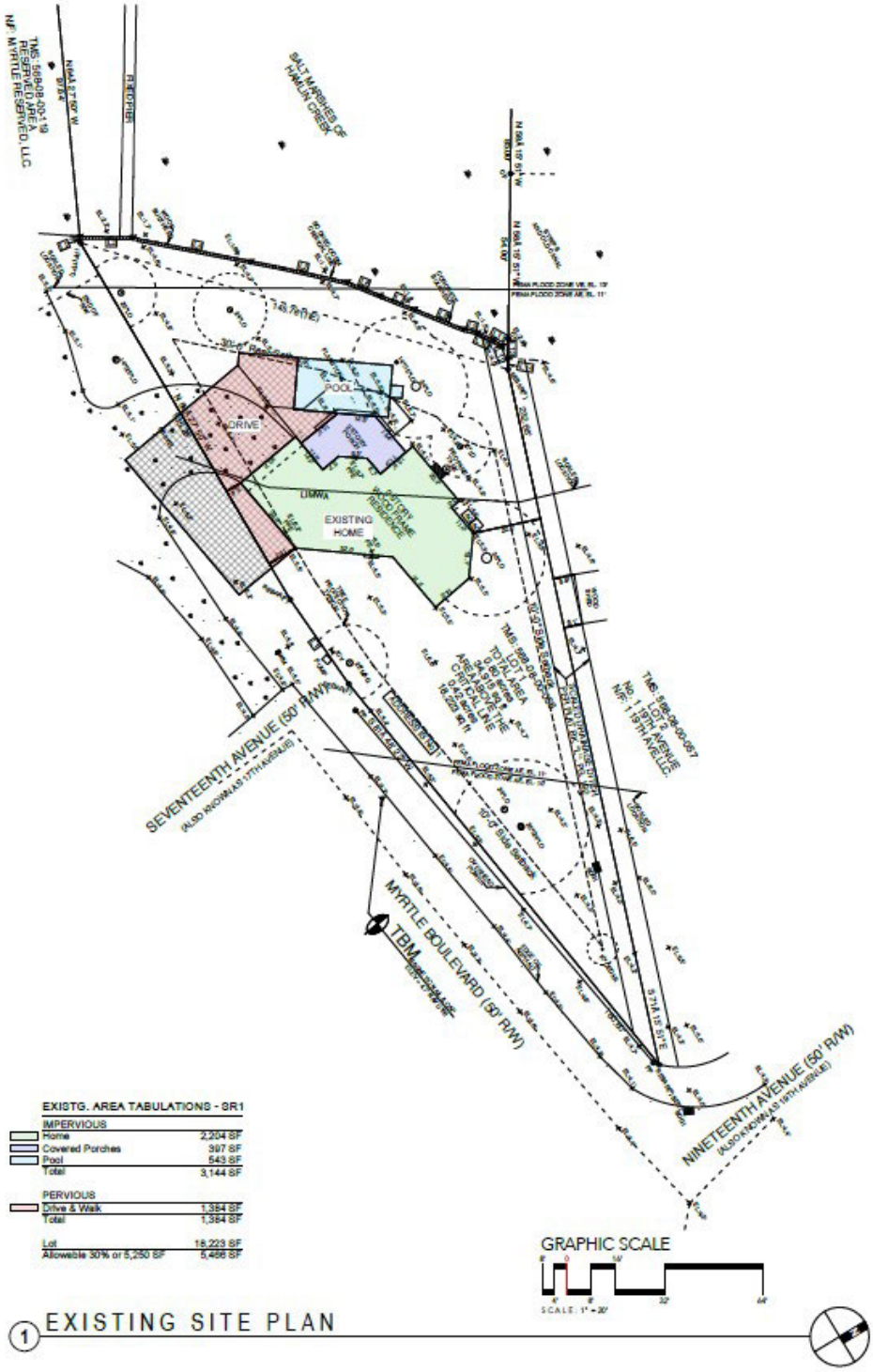
PERVIOUS
Drive & Walk 1,408 SF
Stairs 131 SF
Total 1,539 SF
Lot 18,223 SF
Allowable 30% or 5,250 SF 5,466 SF
GRAPHIC SCALE
SCALE: 1" = 20'
2 NEW SITE PLAN

Exhibit B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10'-0" Side Setback along old R/W
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POOL
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NEW FRONT COV. PORCH
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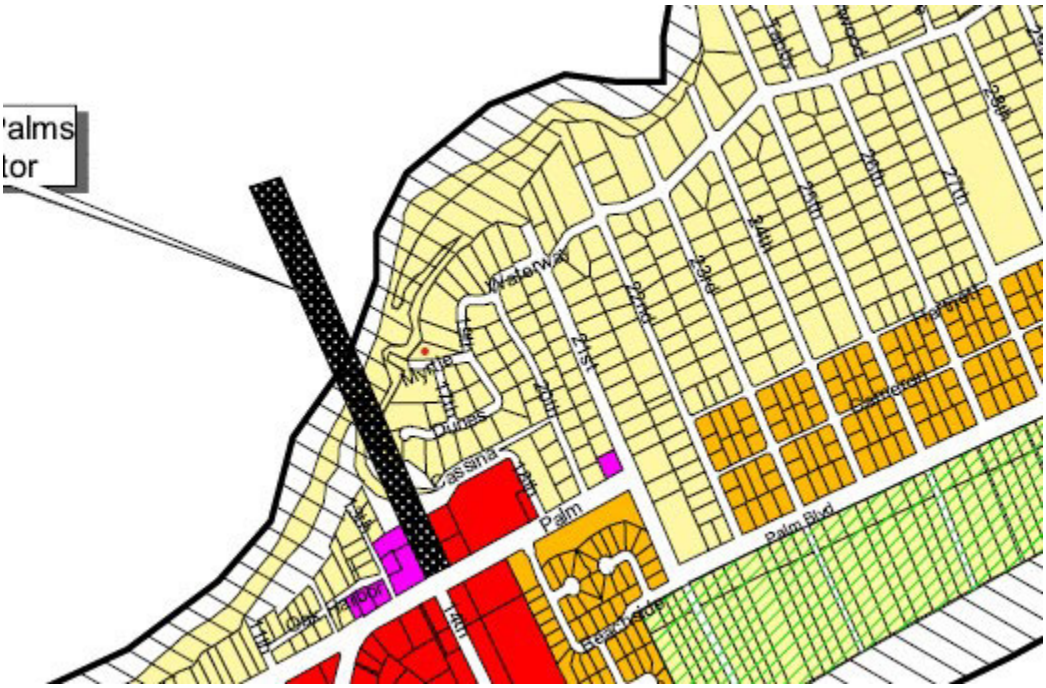

Palms
tor
Waterway
Myrtle
Dunes
Cassina
Palm
Palm Blvd
Beach Side
Oak
Tarpon
Cypress
Cypress
Cypress

AARON EDE STUDIO
LETTER TO IOP BOZA
September 02, 2025

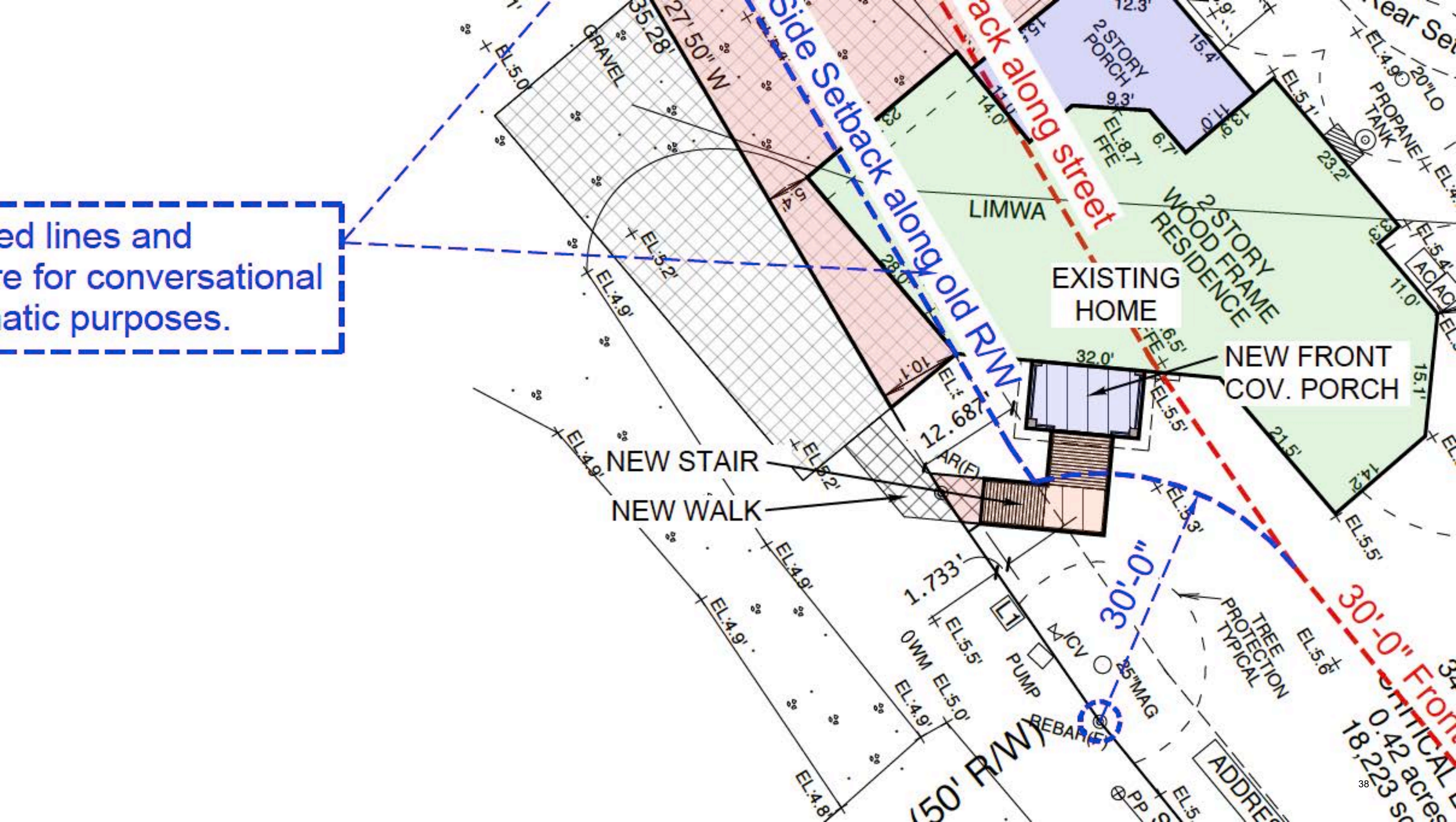
To: Isle of Palms BOZA
1207 Palm Blvd.
Isle of Palms, SC 29451
(843) 886-9912

[redacted]

Dear members of the IOP BOZA and all concerned,
On behalf of the owner of 1 Myrtle Blvd., Ryan Good, I would like to show my support for his effort. I have reviewed the structure at the above property regarding the possibility of moving the front door to the north side of the home. After observing the existing conditions, it is my opinion that this change is not feasible. The wall behind the existing front door is a primary load-bearing wall that supports the structure. Moving the front door to the north side of the home would require removal or alteration of this load-bearing wall. Further, relocating the front door and its associated Foyer and necessary circulation spaces would cause a catastrophic impact to the layout of the home. In this tight layout, all private spaces are located along the street facing walls, thus a domino effect will be initiated if one were to move the front door anywhere. This would effect the layout of nearly the entire floor which would result in a need for a major renovation to remediate the situation. Based on this analysis, I cannot recommend moving the front door to the north side of the structure. The existing location remains the only practical and structurally sound placement for the front entry.

Very best regards,
-Aaron Ede

13 FT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Side Setback along old R/W
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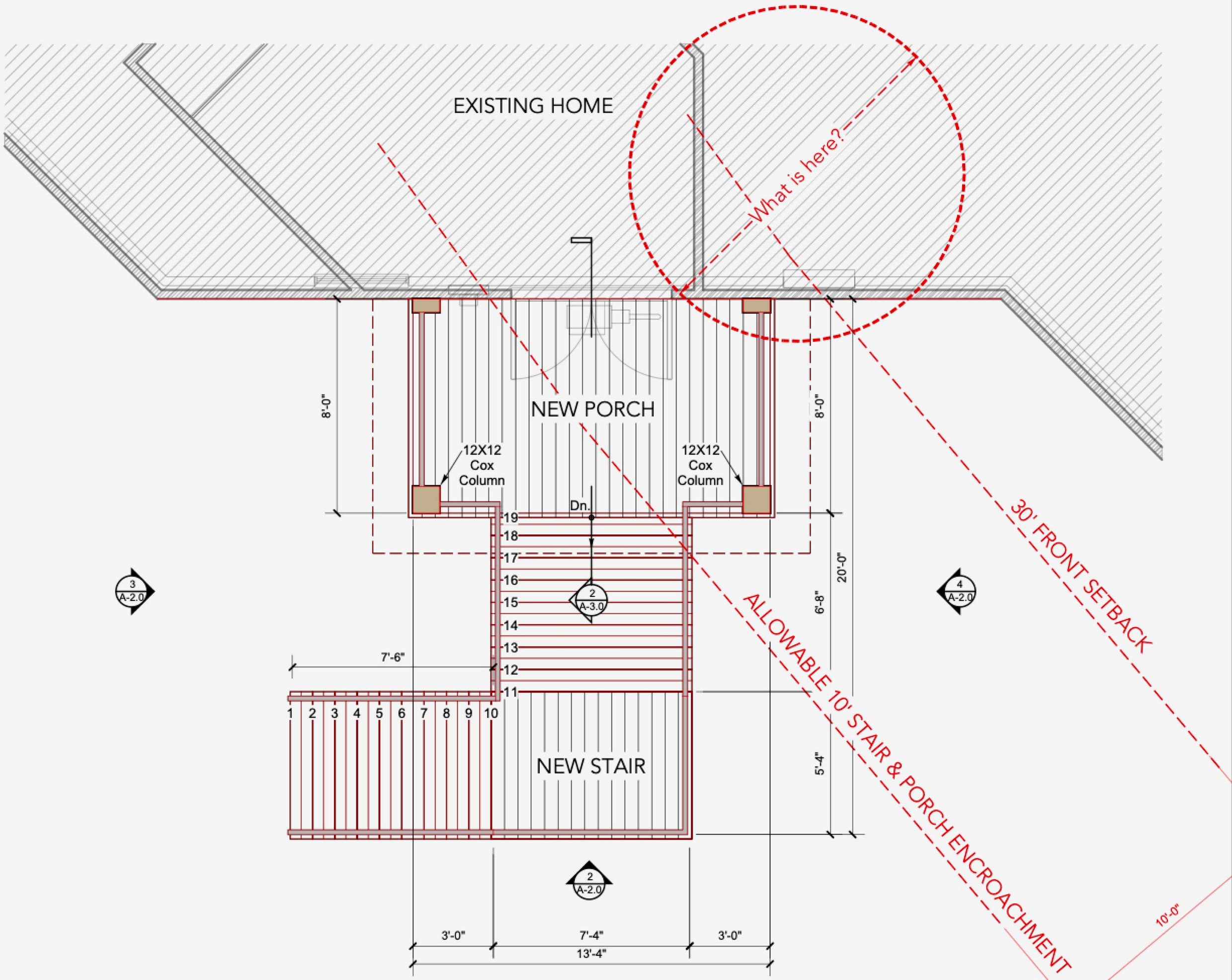
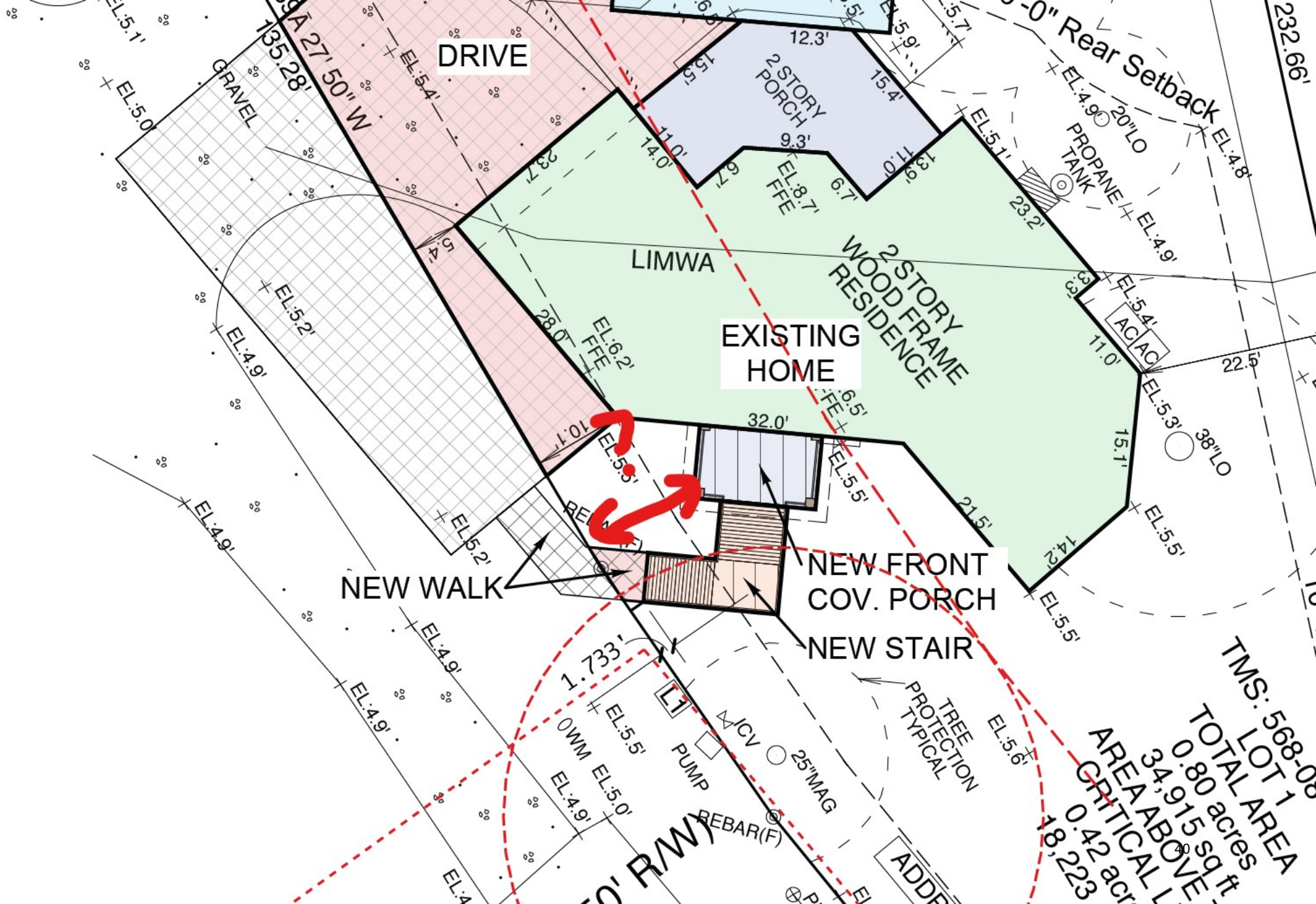
2 STORY WOOD FRAME RESIDENCE
NEW FRONT COV. PORCH
NEW STAIR
NEW WALK
LIMWA
GRAVEL
2 STORY PORCH
PROPANE TANK
12.687'
1.733'
30'-0"
30'-0" Front
TREE PROTECTION TYPICAL
PUMP
ICV
REBAR(F)
ADDRES
0.42 acres
18,223 sq
Rear Set



3 NEW FIRST FLOOR PLAN

1/4


DRIVE
GRAVEL
135.28'
A 27' 50" W
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ICV
25"MAG
TREE PROTECTION TYPICAL
REBAR(F)
ADDE
TMS: 568-08
LOT 1
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34,915 sq ft
AREA ABOVE
CRITICAL L
0.42 acre
18,223