To whom it may concern, Board of Zoning Appeals,

We are looking for a variance request for our parking located at the address of 202 Carolina Avenue in Moncks Corner SC 29461.We are requesting 8 parking spaces for our 1600 square foot retail space. The reason for this request is based on the following four hardships:

Extraordinary Conditions: The building predates the current zoning and parking regulations that were established in 1993. The current structure occupies a substantial portion of the lot, leaving limited spacing for driveways which would require substantially altering the existing structure to bring the driveways up to code.

Other Property: The surrounding properties are similarly characterized by the same age of development, established building footprint, and limited lot size that also predate the current parking requirements.

Utilization: The existing structure occupies a significant portion of the lot and the property has a limited remaining area for additional parking. Meeting compliance with the current requirements would require substantial alterations to the building.

Detriment: The authorization of this variance will not be of substantial detriment to the adjacent and surrounding properties or to public good. Many of the surrounding properties on the street have also been converted from residential to commercial use. The proposed parking arrangement will not block neighboring driveways or interfere with access to adjacent buildings. The variance would not result in additional building mass or substantial changes to drainage, setbacks, or the relationship between the subject property and surrounding buildings.

Granting the variance would allow the existing structure to be preserved and to continue to be adaptively reused rather than requiring substantial demolition or reconstruction solely to meet parking regulations designed for newer development. The requested variance would not increase the intensity of development beyond what the existing building and site can reasonably accommodate.

We greatly appreciate your time and consideration regarding this matter.

Sincerely,

Rick Reeves