To the Moncks Corner Board of Zoning Appeals

Date : August 29, 2026

RE : Request for Zoning Variance
Property Address : 228 E Main Street, Moncks Corner, 24961
TMS Number : 140705026
Applicant : Eric Read and Kathy Kingston

Dear Members of the Moncks Corner Board of Zoning Appeals:

I am writing to respectfully request a variance from the zoning requirements applicable to the property located at 228 E Main Street.

The requested variance is necessary because of the extraordinary and exceptional conditions of the property. Due to the existing lot shape and size, strict compliance with the applicable zoning requirements would create a practical difficulty and would significantly limit the reasonable use of the property.

I am requesting a variance to relief of the six (6) on-site parking spaces to 0 to allow a small private lessons studio to be located on the unused portion of the building on 228 E. Main Street. Granting this variance would allow the proposed use to count off-site parking spaces within the general vicinity to achieve the required six (6) total parking spaces.

The proposed request is reasonable and, in my opinion, will not negatively affect the surrounding properties or the character of the neighborhood. The proposed use and improvements will be consistent with the general character of the surrounding area and will not create an undue impact on neighboring property owners.

I have made every reasonable effort to comply with the applicable zoning requirements while still being able to make practical use of the property. However, because of the property's particular physical circumstances, I believe the requested variance is necessary to allow a reasonable use of the property.

Specifically, I believe the variance should be granted for the following reasons:

1. **Unique property circumstances:** The existing parking lot on the property can fit up to 5 cars comfortably., However, due to the lot shape and size, it is :
   - impossible to increase the number of parking spaces to meet the required minimums.
   - the current parking lot leads directly onto the right of way on Carolina Ave, and any increase of parking spaces will still contain this function.
   -The close proximity of off-site parking both on the street on Main Street and on various publicly maintained parking lots located throughout Downtown Moncks Corner are available within a ~0.15 mile walk from the business.
2. **Conditions do not generally apply to other property in the vicinity:**.Similar applications to this have been proposed and approved in the general vicinity within the last six months.

3. **Reasonable use of the property:** The variance would allow the property to be used in a reasonable manner consistent with the surrounding neighborhood.
4. **Denial of Variance Request would unnecessarily restrict utilization of the property:** The existing building was constructed prior to the adoption of the zoning ordinance, and has been used as businesses prior to that. However, in order to utilize the second half of the existing building, the current zoning would effectively prohibit and unreasonably restrict the utilization of the property due to lot size and shape.
5. **No unnecessary hardship created by the applicant:** The circumstances requiring the variance are related to the physical characteristics of the property and are not simply the result of a desire to avoid the zoning regulations.

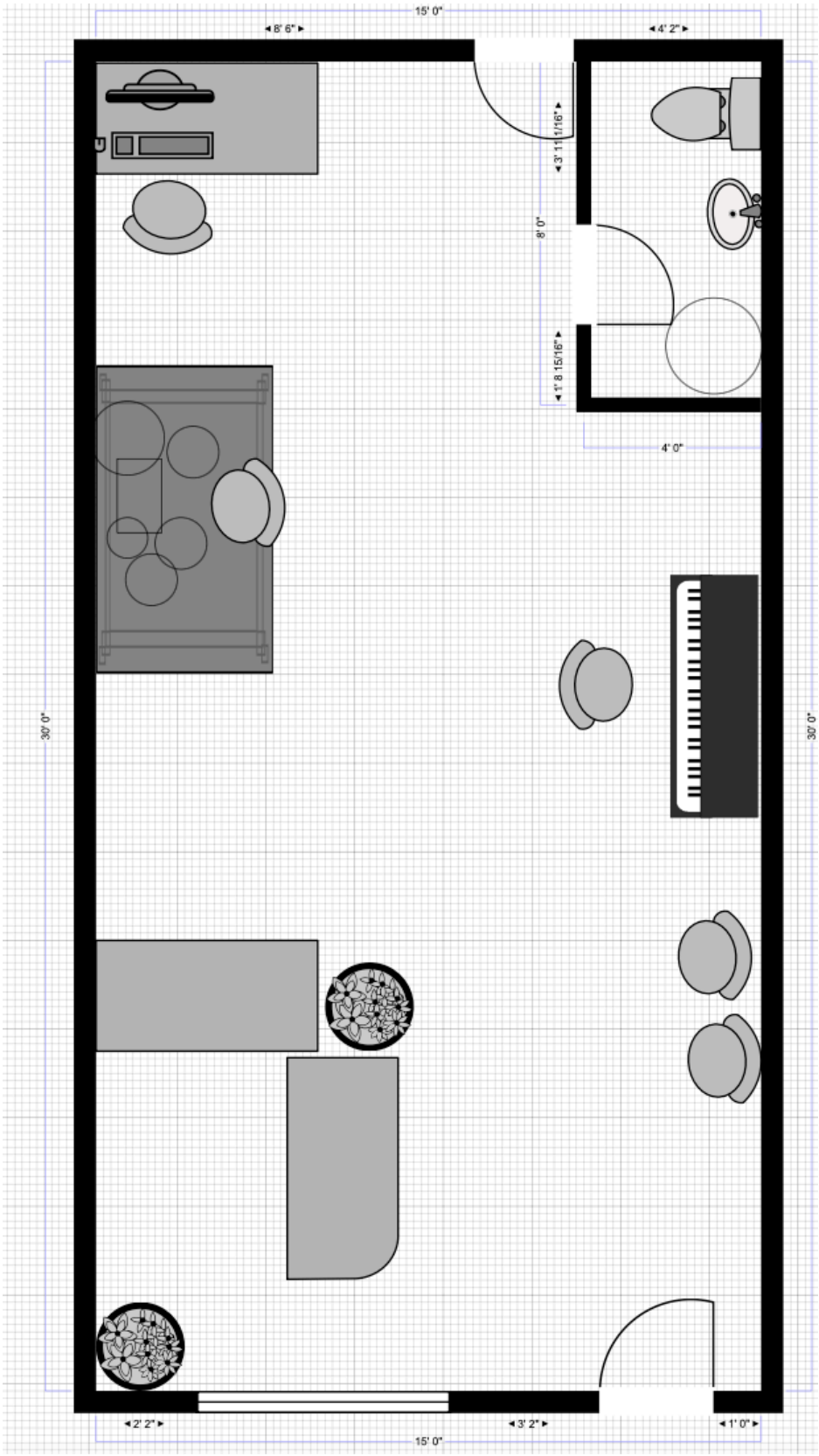
I respectfully ask the Board of Zoning Appeals to consider the unique circumstances of this property and approve the requested variance. I have provided a floor plan of the proposed shop, and an exhibit of the on-site and off-site parking available to the property.

I appreciate the Board's time and consideration of this request. I would be happy to provide any additional information, documentation, drawings, or other materials that may assist the Board in making its decision.

Sincerely,

Eric Read
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Proposed Floor Plan



On-site and Off-site Parking Exhibit



Street View of Off-site Street Parking



