



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT
302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

To: Board of Commissioners
Planning Board

From: Randy Hawkins, Zoning Administrator

Date: November 18, 2016

Re: CUP #362
Paul Clark, applicant
Parcel ID# 32689

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on December 5, 2016.

REQUEST

The applicant is requesting a conditional use permit to allow a detached garage to extend in front of the front building line of a house on a lot that's adjacent to Lake Norman. Under Section 4.6.2.C.2(a) of the Unified Development Ordinance, on lots less than one acre in size, an accessory structure cannot extend in front of the front line of the principal structure, except on lots that abut the lake where a conditional use permit is approved. This request involves a lot where an older home has been demolished and a new house is being constructed. Only a corner of the garage would extend past the front building line of the house. The garage would be connected to the house by a breezeway.

SITE AREA AND DESCRIPTION

The 0.67 lot is located at 7689 Dellinger Road, on the west side of Dellinger Road about 1,200 feet west of Burton Lane. It is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and CU PD-R (Conditional Use Planned Development-Residential) and by Lake Norman. Land uses in this area are predominately residential. This property is part of an area designated by the Lincoln County Land Use Plan as Suburban Residential.



County Of Lincoln, North Carolina

Planning Board

Applicant **Paul Clark**

Application No. **CUP #362**

Parcel ID# **32689**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure extending in front of the front line of principal structure on lot abutting Lake Norman**

FINDINGS OF FACT

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan. YES _____ NO _____

FACTUAL REASONS CITED: _____

2. The use meets all required conditions and specifications. YES _____ NO _____

FACTUAL REASONS CITED: _____

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity. YES _____ NO _____

FACTUAL REASONS CITED: _____

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question. YES _____ NO _____

FACTUAL REASONS CITED: _____

After having held a Public Hearing on _____ and in light of the Findings of Facts listed herein, the following action was taken by the Lincoln County Planning Board:

In recommending such Conditional Use, the following conditions were recommended by the Lincoln County Planning Board:



Conditional Use Permit Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 FAX: (704)732-9010

PART I

Applicant Name PAUL CLARK

Applicant Address 914 CENTER DR, PO BOX 1540, DAVIDSON NC 28036

Applicant Phone Number 704.450.4670

Property Owner Name WILLIAM & PAMELA HESS

Property Owner Address 7890 WINDWARD CT, DENVER NC 28037

Property Owner Phone Number 704.728-5652

PART II

Property Location 7689 DELLINGER RD.

Property ID (10 digits) 4605.94.6679 Property size 0.67 AC

Parcel # (5 digits) 32689 Deed Book(s) 2527 Page(s) 753

PART III

Existing Zoning District R-SF

Briefly describe how the property is being used and any existing structures.

EXISTING 1-STORY HOUSE WAS RAZED IN
SUMMER 2016 TO MAKE ROOM FOR
PROPOSED HOUSE.

Briefly explain the proposed use and/or structure which would require a Conditional Use Permit.

TO ALLOW ATTACHED GARAGE TO
EXTEND IN FRONT OF THE FRONT LINE
OF THE HOUSE,

**APPLICATION FEE (less than 2 acres \$250, 2+ acres \$500)
MUST BE RECEIVED BEFORE PROCESSING.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct to the best of my knowledge.

Paul Clark
Applicant's Signature

10/5/2016

Date

APPLICANT'S PROPOSED FINDINGS OF FACT

Application No. CUP #362

Applicant **Paul Clark**

Property Location **7689 Dellinger Rd.**

Parcel ID # **32689**

Proposed Conditional Use: **accessory structure extending in front of the front line of principal structure on lot abutting Lake Norman.**

PROPOSED FINDINGS

1. The use will not materially endanger the public health or safety if located where proposed and developed according to plan.

The proposed accessory structure (garage) will be built to NC Building Code and will be set back more than 30 feet from the edge of the road right-of-way.

2. The use meets all required conditions and specifications.

An accessory structure located in front of the front building line of the principal structure is a conditional use on lots abutting Lake Norman. This lot abuts Lake Norman. The proposed building is designed as a residential accessory structure. The proposed location meets the requirements for road yard and side yard setbacks.

3. The use will not substantially injure the value of adjoining or abutting property unless the use is a public necessity.

The accessory structure (garage) will be similar in appearance to the principal structure and is connected to it with a roof. Only one corner of the garage extends 15.2 feet closer to Dellinger Road than the house and yet this corner will remain 53.6 feet from road. On Dellinger Road there are numerous houses with attached garages extending beyond the house front. Also, on other lots on this road, an accessory structure is located in front of the front building line of the principal structure of these lots.

4. The location and character of use, if developed according to the plan as submitted and approved, will be in harmony with the area in which it is to be located and will be in general conformity with the Land Use Plan for the area in question.

On other lots abutting Lake Norman in this area accessory structures are located in front of the front building line of the principal structures. Moreover, it is quite common to see the garage portion of the principal structure extending beyond the front the house towards the roadway. The Land Use Plan designates this area as residential.



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
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Date: 10/11/2016 Scale: 1 Inch = 200 Feet

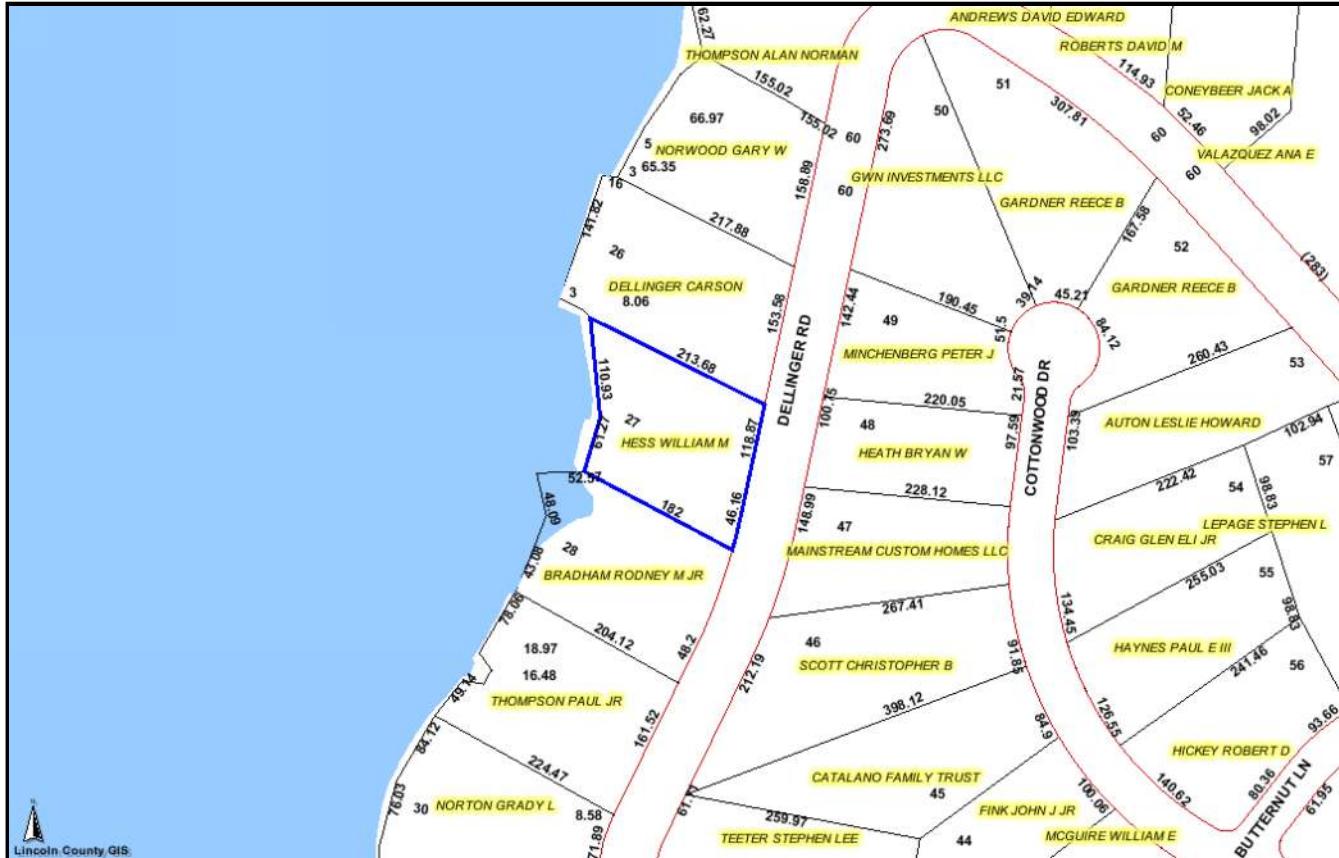
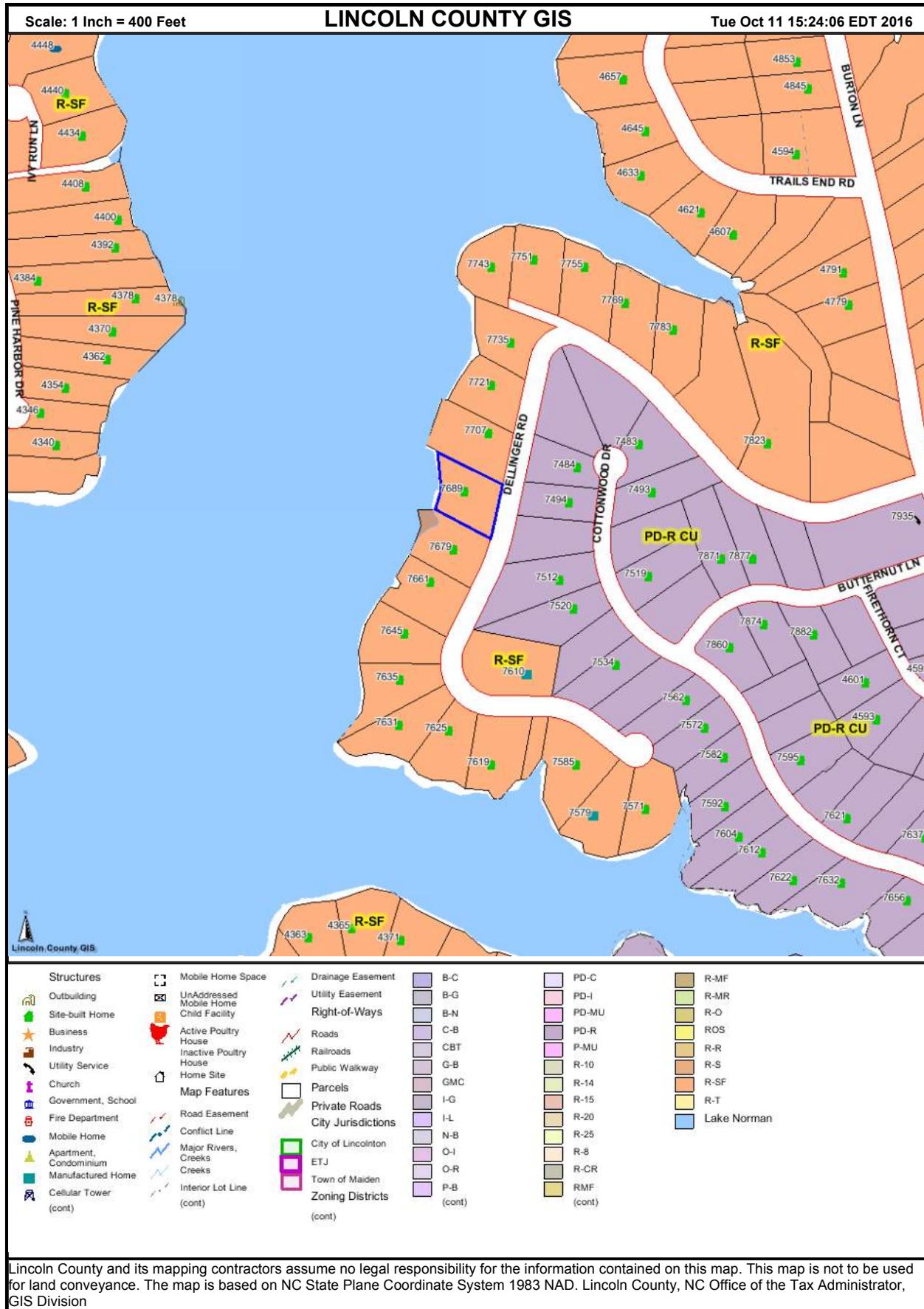


Photo Not Available

CUP #362
Subject property is outlined in blue



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LAKE NORMAN

