



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: December 19, 2018

Re: CUP #392
Kurt Koch, applicant
Parcel ID# 30605

The following information is for use by the Lincoln County Board of Commissioners and Planning Board at their joint meeting/public hearing on January 7, 2018.

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. The lot is currently vacant. Plans for the house and garage have been submitted as part of a building permit application. Under Section 4.6.2.C.2(a) of the Unified Development Ordinance, an accessory structure cannot extend in front of the front line of the principal structure unless it is set back a minimum of 100 feet from the edge of the road right-of-way; or, in the case of a lot adjacent to Lake Norman, the Board of Commissioners may approve a conditional use permit to allow an accessory structure to be located in the road yard less than 100 feet but no closer than 30 feet from the edge of the road right-of-way. The applicant is proposing to build a three-car garage that would be connected to the house by a breezeway (see site plan).

SITE AREA AND DESCRIPTION

The 0.8-acre lot is located at 8088 McConnell Road. It is zoned R-SF (Residential Single-Family) and is adjoined by property zoned R-SF and by Lake Norman. This property is part of an area designated by the Lincoln County Land Use Plan as Single-Family Neighborhood.



County Of Lincoln, North Carolina

Planning Board

Applicant **Kurt Koch**

Application No. **CUP #392**

Parcel ID# **30605**

Zoning District **R-SF**

Proposed Conditional Use **accessory structure extending in front of the front building 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:

Original



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 KURT J. KOCH

Applicant Address 8069 MCCONNELL RD DENVER, NC 28037

Applicant Phone Number 704-577-7354

Property Owner Name KURT J. KOCH

Property Owner Address 8069 MCCONNELL RD DENVER, NC 28037

Property Owner Phone Number 704-577-7354

PART II

Property Location 8088 MCCONNELL RD DENVER, NC 28037

Property ID (10 digits) 4615751546 Property size 0.806 ACRES

Parcel # (5 digits) 30605 Deed Book(s) 1530-232 Page(s) _____

PART III

Existing Zoning District R-SF

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

PROPERTY IS CURRENTLY VACANT. A 3BR/3 1/2 BA
HOME WITH A DETACHED GARAGE & IN-GROUND
POOL WILL BE CONSTRUCTED ON PROPERTY

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

THE DETACHED GARAGE WILL BE 3-CAR AND
IS REQUESTED TO BE POSITIONED CLOSER TO
MCCONNELL RD THAN THE MAIN 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.

Kurt J. Koch
Applicant's Signature

11/18/2018
Date

APPLICANT'S PROPOSED FINDINGS OF FACT
FOR A CONDITIONAL USE PERMIT

| Application No. **CUP #392**

Applicant **Kurt Koch**

Property Location **8088 McConnell Road**

Zoning District **R-SF**

Parcel ID# **30605**

Proposed Use **accessory structure extending in front of
the front building 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 will be built to the State 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 extending 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 location complies with the minimum road yard setback of 30 feet and the minimum side yard setback of 10 feet.

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

The proposed accessory structure will be located partially behind the front building line of the house and will be connected to the house by a breezeway. It will be similar in appearance to the house. The plans for the proposed house and garage call for 4,998 square feet of total floor area under roof, including 3,076 square feet of heated space and front and rear porches, and a construction cost of \$900,000.

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.

The proposed accessory structure is a three-car garage with a pitched roof and windows. The garage is appropriately sized and proportioned relative to the house. The Land Use Plan designates this area as residential.

	Lincoln County, NC Office of the Tax Administrator, GIS Mapping Division <small>Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD. Date: 11/30/2018 Scale: 1 Inch = 150 Feet</small>																																																																																																					
																																																																																																						
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This map displays a residential neighborhood with various property lots and streets. Key streets include Harbor Ln, Fox Hollow Dr, McGinnell Rd, and Live Oaks Dr. Zoning designations such as R-SF, P-SF, and R7855 are indicated on the map. Property numbers are labeled on many lots, and green tree icons are scattered throughout the area.

Esri, Inc., Lincoln County, NC

1 inch = 250 feet

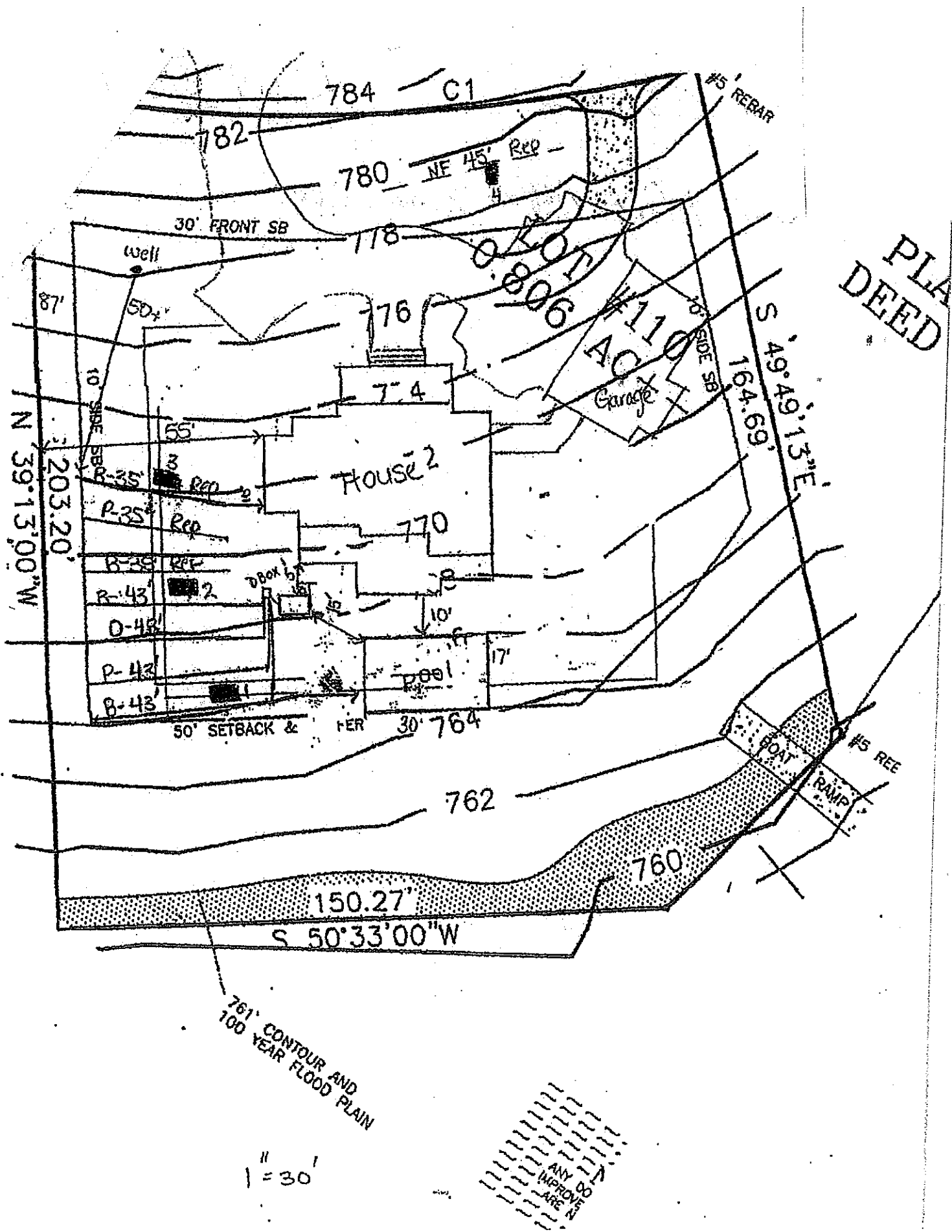


November 30, 2018

0 100 200 Feet

1 inch = 200 feet

CUP #392 site plan



2125
Hale's Landing

Koch Residence

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1. Contractor must verify ALL DIMENSIONS prior to proceeding with construction.
2. Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the home is to be built.

Plans indicate locations only; all engineering assets should incorporate

actual site conditions.

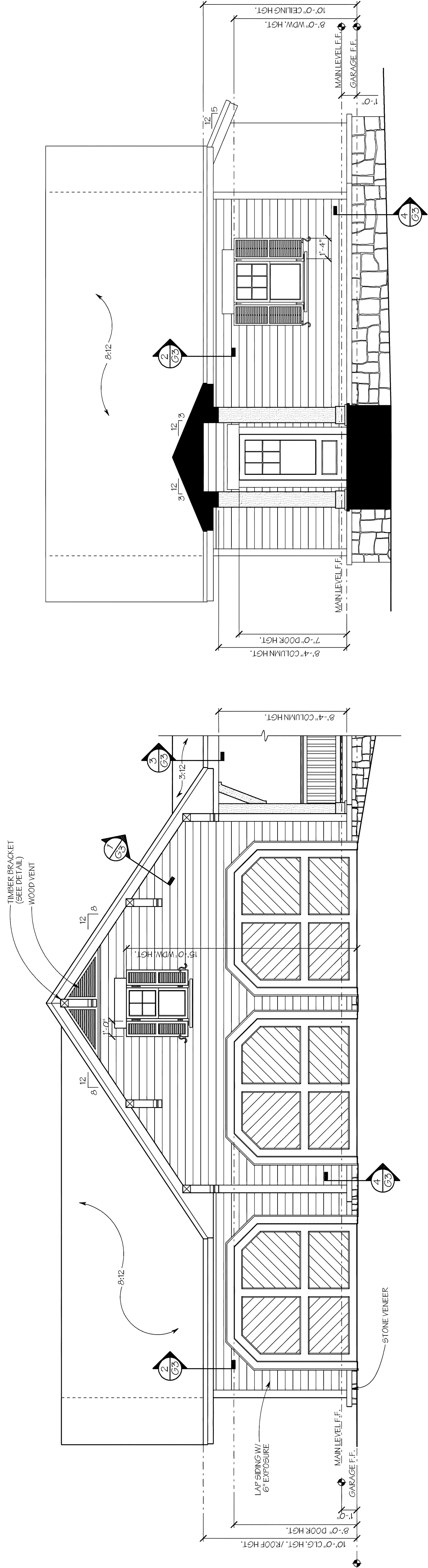
If changes are necessary, contact the Stephen S. Fuller Design Traditions Modifications Studio.

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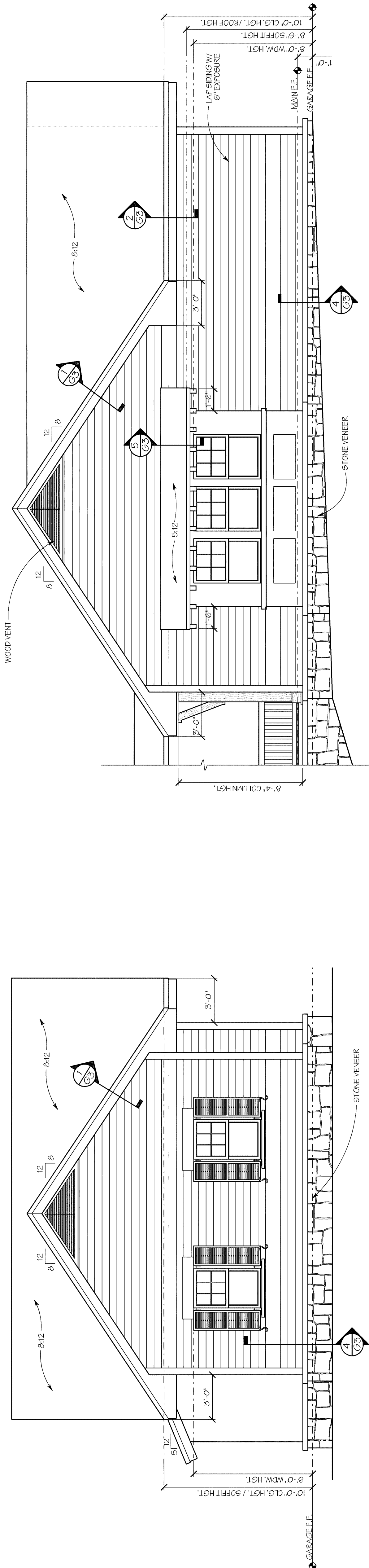
SHEET TITLE
**GARAGE
 ELEVATIONS**

SHEET

G2 of 3



3 FRONT ELEVATION
G2 SCALE: 1/4" = 1'-0" GARAG



1 LEFT ELEVATION
G2 SCALE: 1/4" = 1'-0" GARAGE

2 REAR ELEVATION
G2 SCALE: 1/4" = 1'-0" GARAGE

2125
Hale's Landing

Koch Residence

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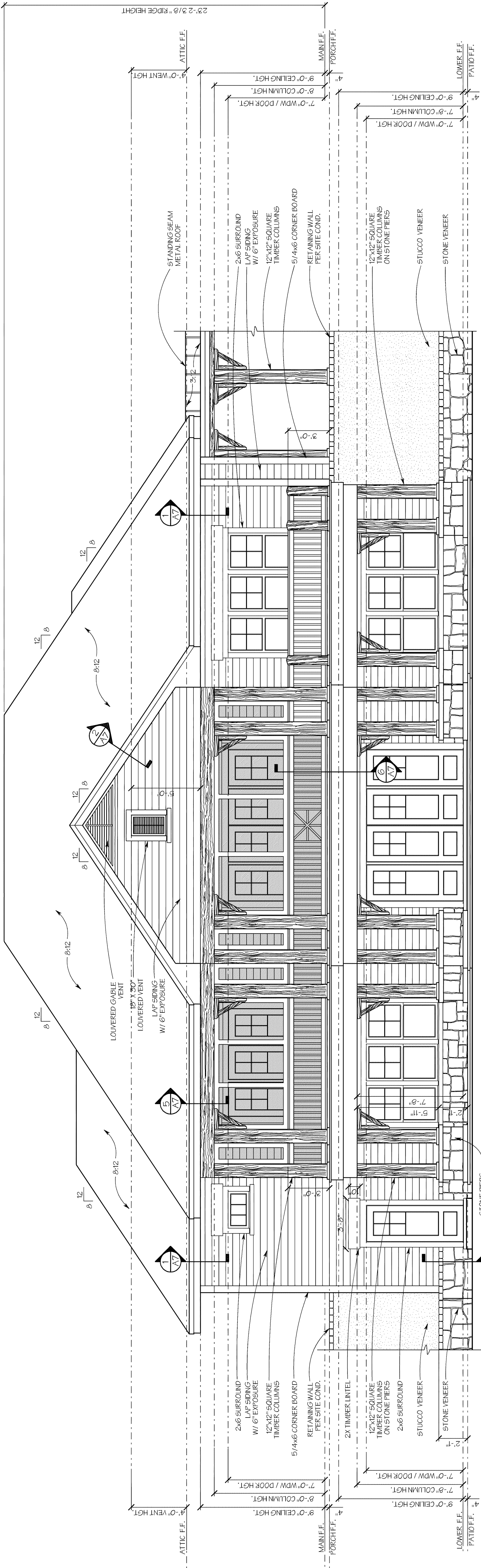
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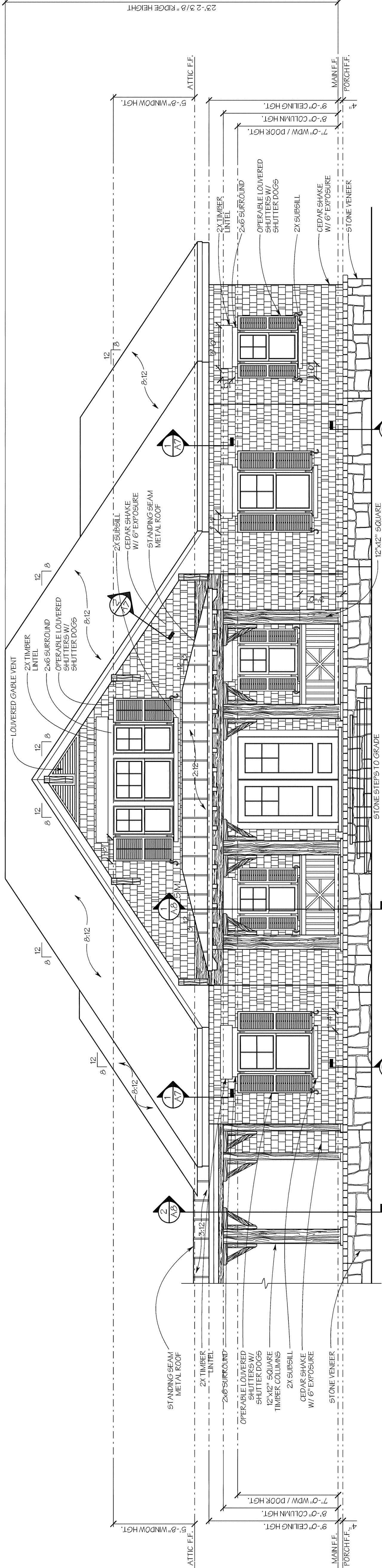
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2. Contractor must verify compliance with ALL LOCAL BUILDING CODES in the area the home is to be built.
3. All materials and construction methods must be approved by the local building department only. All engineering aspects should incorporate local building codes and standards.
Changes are necessary, contact the Stephen S. Fuller Design Traditions Modification Studio.

DATE	REVISED
02-23-2017	
Drawn/Checked	
AHG	
PROJECT NUMBER	
2125	
SHEET TITLE	ELEVATIONS
SHEET	A5 of 8



2 REAR ELEVATION

A5 SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION

A5 SCALE: 1/4" = 1'-0"