



**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 Page(s) 232

### PART III

Existing Zoning District R-SF

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

PROPERTY IS CURRENTLY VACANT. A 3 BR / 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 THIS 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. <b>CUP #392</b>	Applicant <b>Kurt Koch</b>
Property Location <b>8088 McConnell Road</b>	Zoning District <b>R-SF</b>
Parcel ID# <b>30605</b>	Proposed Use <b>accessory structure extending in front of the front building line of principal structure on lot abutting Lake Norman</b>

**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.

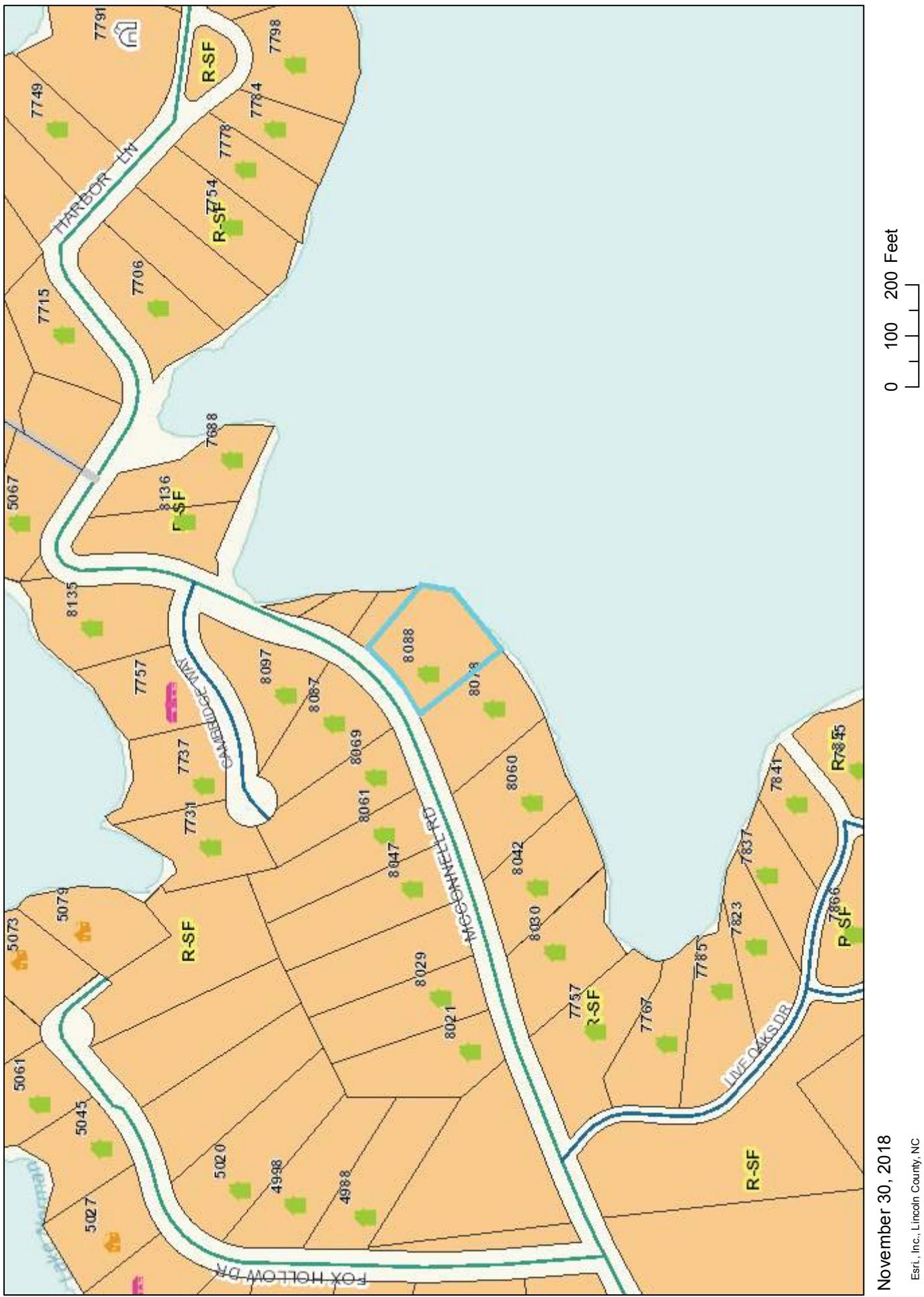
**The proposed accessory structure will be located partially behind the front building line of the house and will be connected to the house by a breezeway. It will be similar in appearance to the house. The plans for the proposed house and garage call for 4,998 square feet of total floor area under roof, 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.**



Conditional Use Permit #392  
subject property is outlined in blue



November 30, 2018

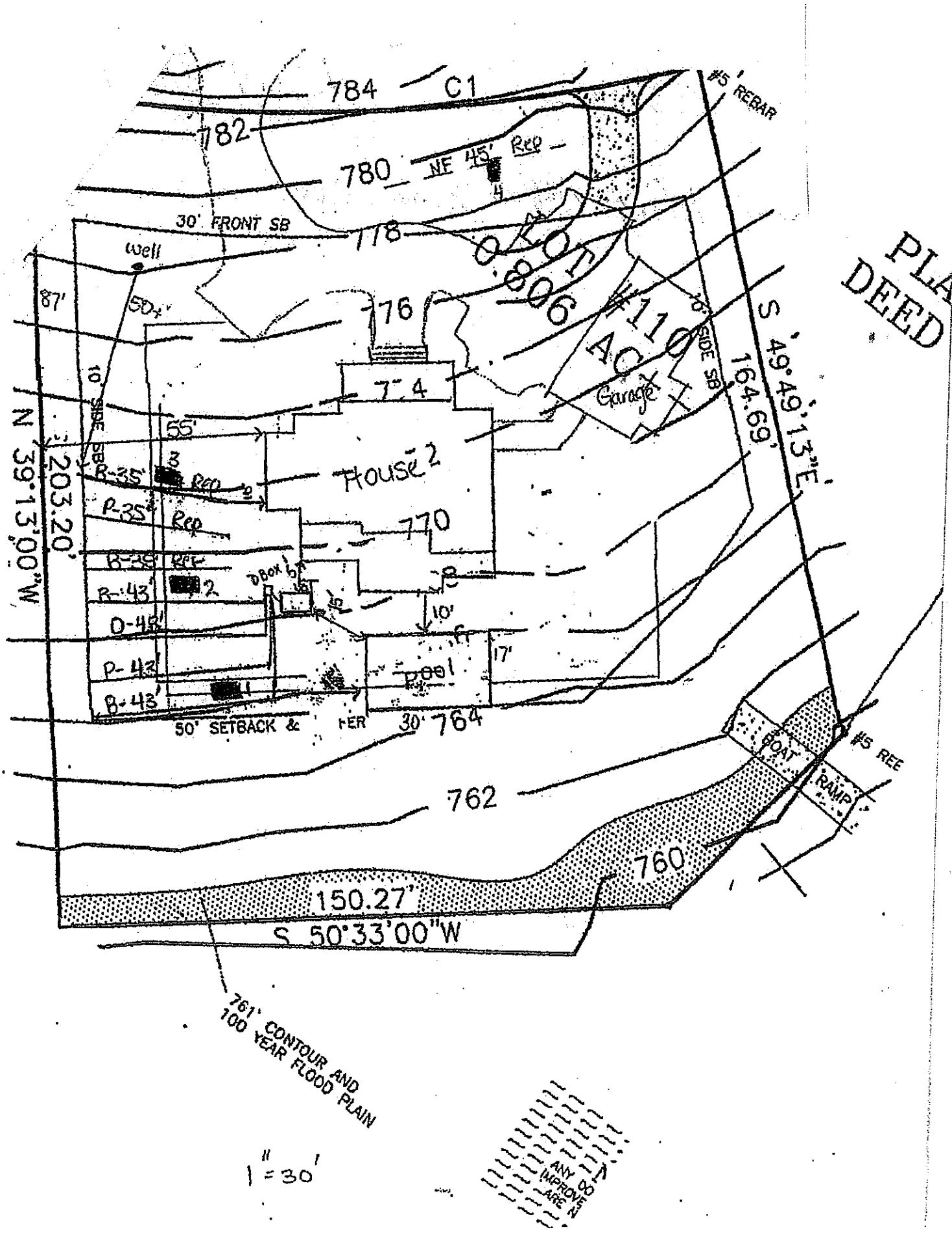
Esri, Inc., Lincoln County, NC



November 30, 2018

1 inch = 200 feet

# CUP #392 site plan



2125  
Hale's Landing

Koch Residence

Design Traditions' is the exclusive trademark of Design Traditions, Inc. By purchasing this plan, you agree to be bound by the terms of the license agreement between Stephen S. Fuller and Design Traditions, Inc. Stephen S. Fuller, "Steve Fuller," Design Traditions' and any derivative thereof, the name of this Plan, or any part thereof, is a part of American Home Gallery, Ltd. Any license to use this Plan is granted subject to the terms of the license agreement between Stephen S. Fuller and American Home Gallery, Ltd. (the seller of this Plan) to pursue any and all remedies they may have at law or equity, including, without limitation, injunction relief to prevent or cease such breach. ©2017 American Home Gallery, Ltd.

TELEPHONE 678 775 4663 ♦ FAX 678 775 4664 ♦ [www.stephenfullerdesigns.com](http://www.stephenfullerdesigns.com)

P.O. BOX 1917 ♦ NORCROSS, GA. 30091 ♦ 3079 CROSSING PARK ♦ [www.stephenfuller.com](http://www.stephenfuller.com)

AMERICAN HOME GALLERY

*Stephen Fuller*



Please Note:  
Stephen S. Fuller, Inc. and American Home Gallery, Ltd. assume no liability for any one's construction of this plan. It is the responsibility of the purchaser of this plan to determine the following before beginning construction:  
1. Contractor must verify ALL DIMENSIONS for providing information.  
2. Contractor must verify all LOCAL BUILDING CODES in the area the house is to be built.  
3. Plans indicate locations only. Engineering aspects should incorporate actual site conditions.  
Caution must be exercised in making any modifications to this plan.  
If changes are necessary, contact Stephen S. Fuller Design Traditions  
Notifications Studio.

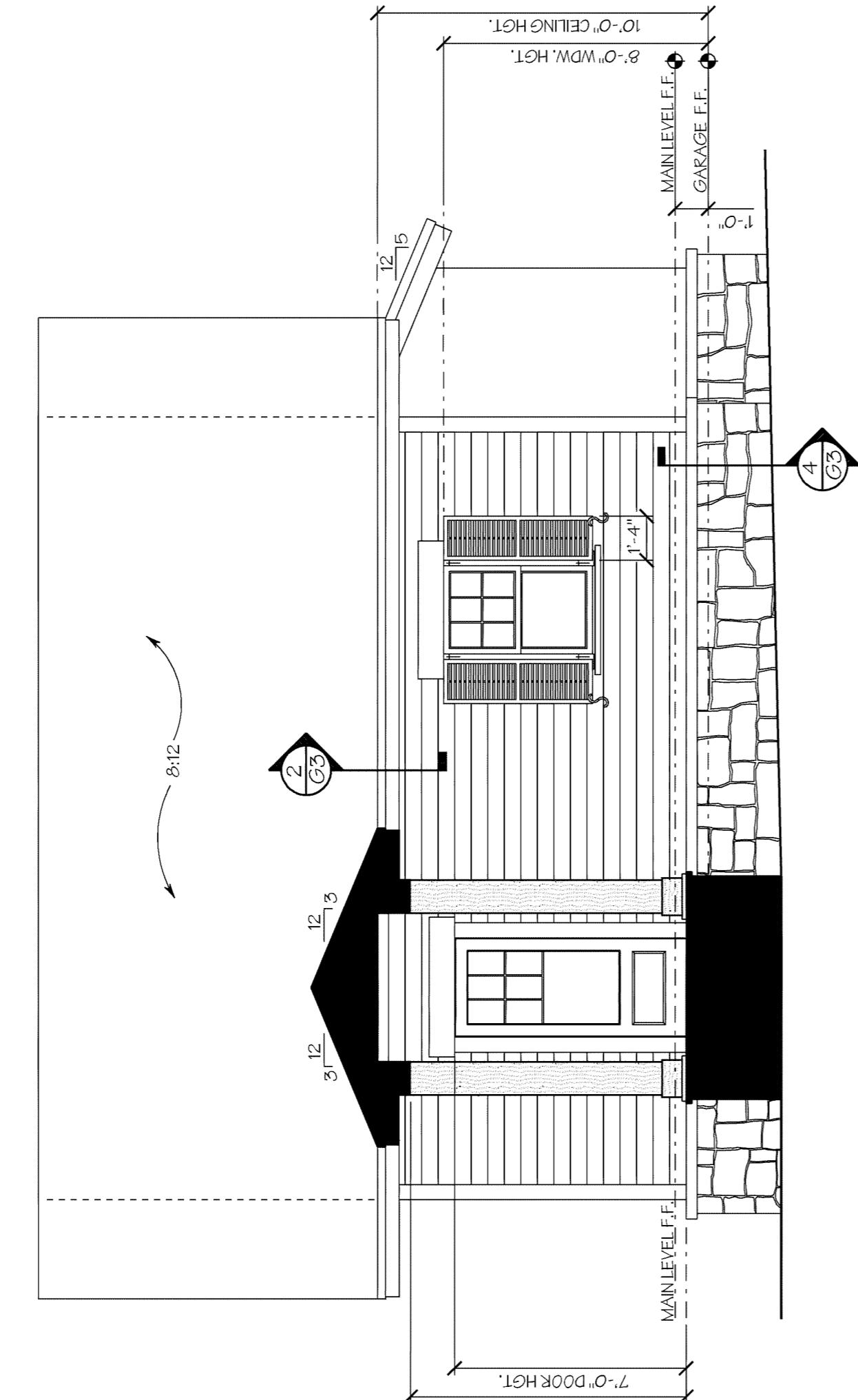
02-23-2017

REVISED  
AHG

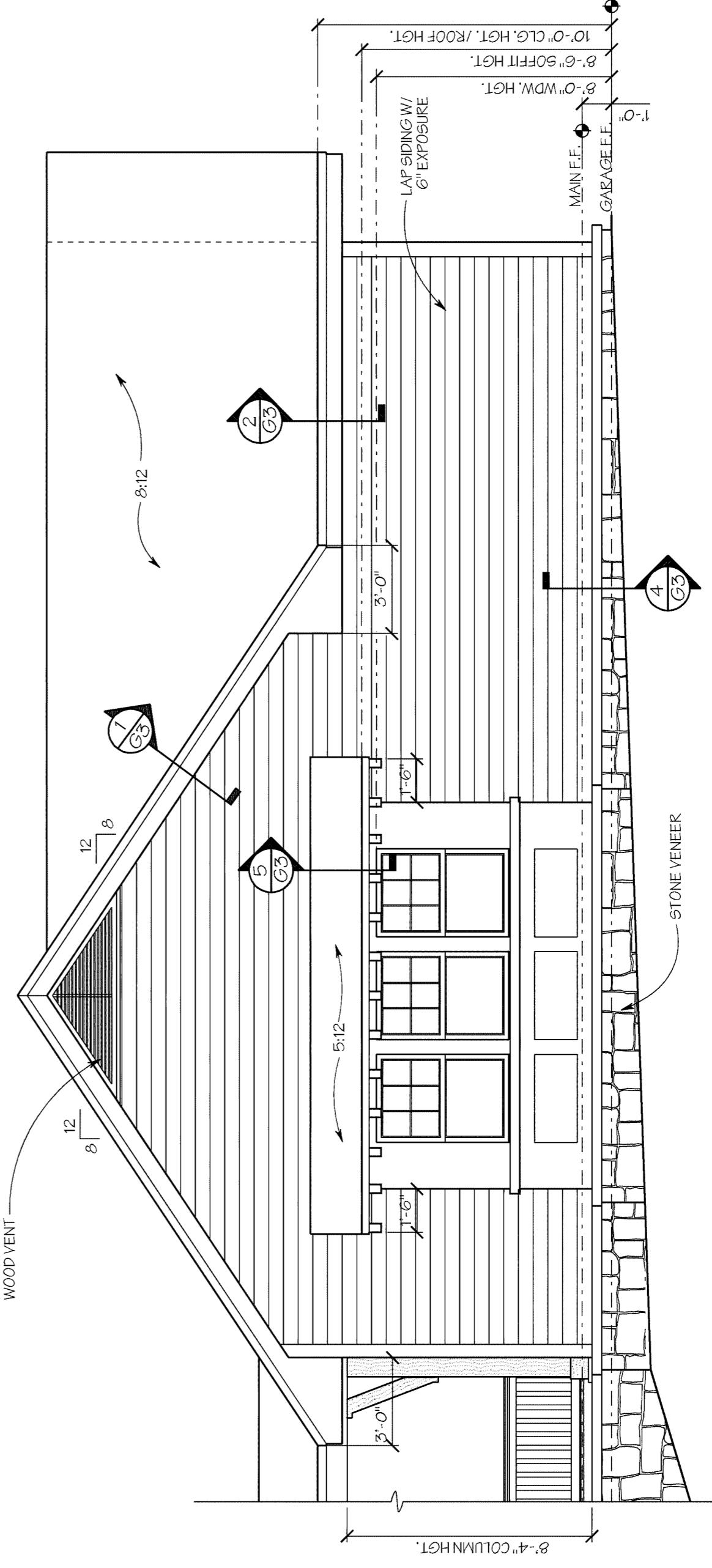
PROJECT NUMBER  
2125

SHEET TITLE  
GARAGE  
ELEVATIONS

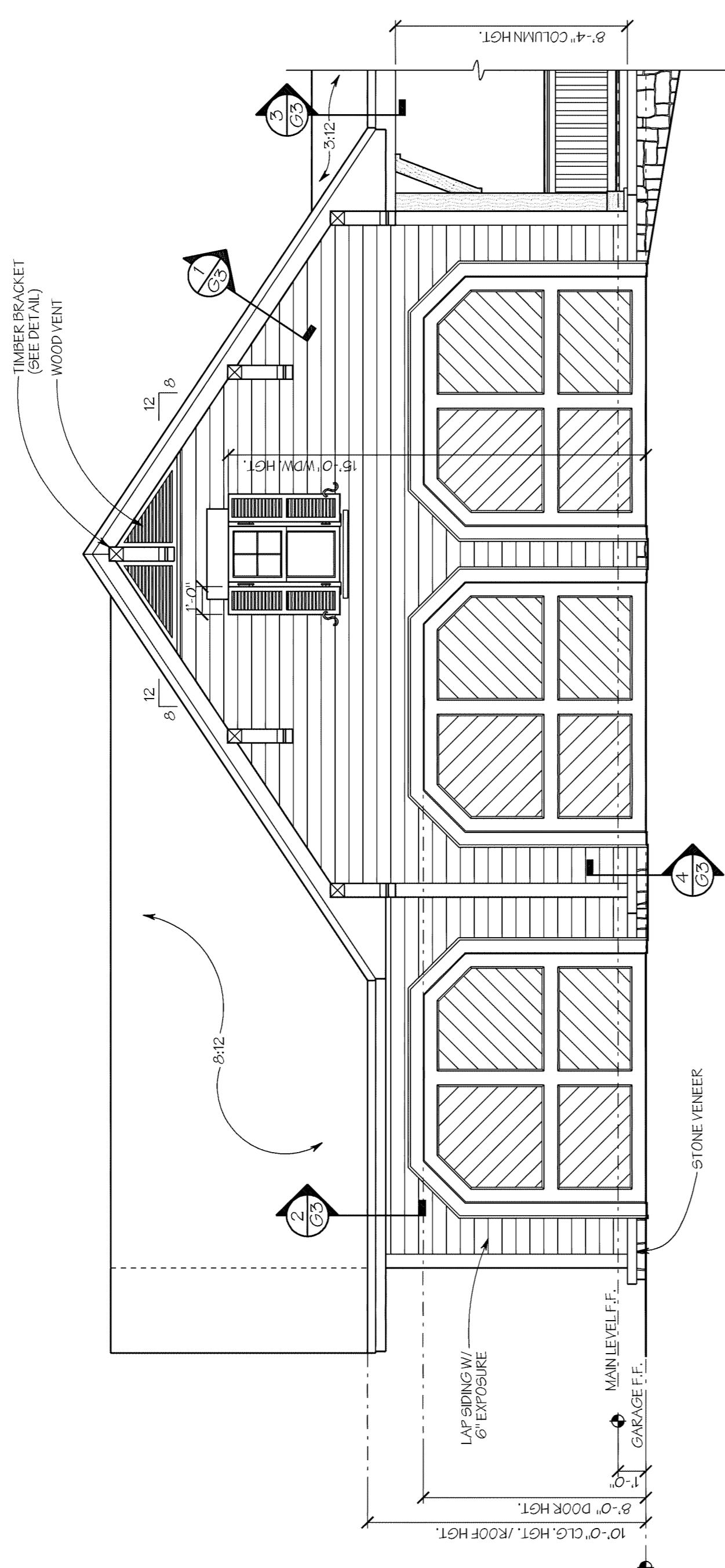
SHEET  
G2 of 3



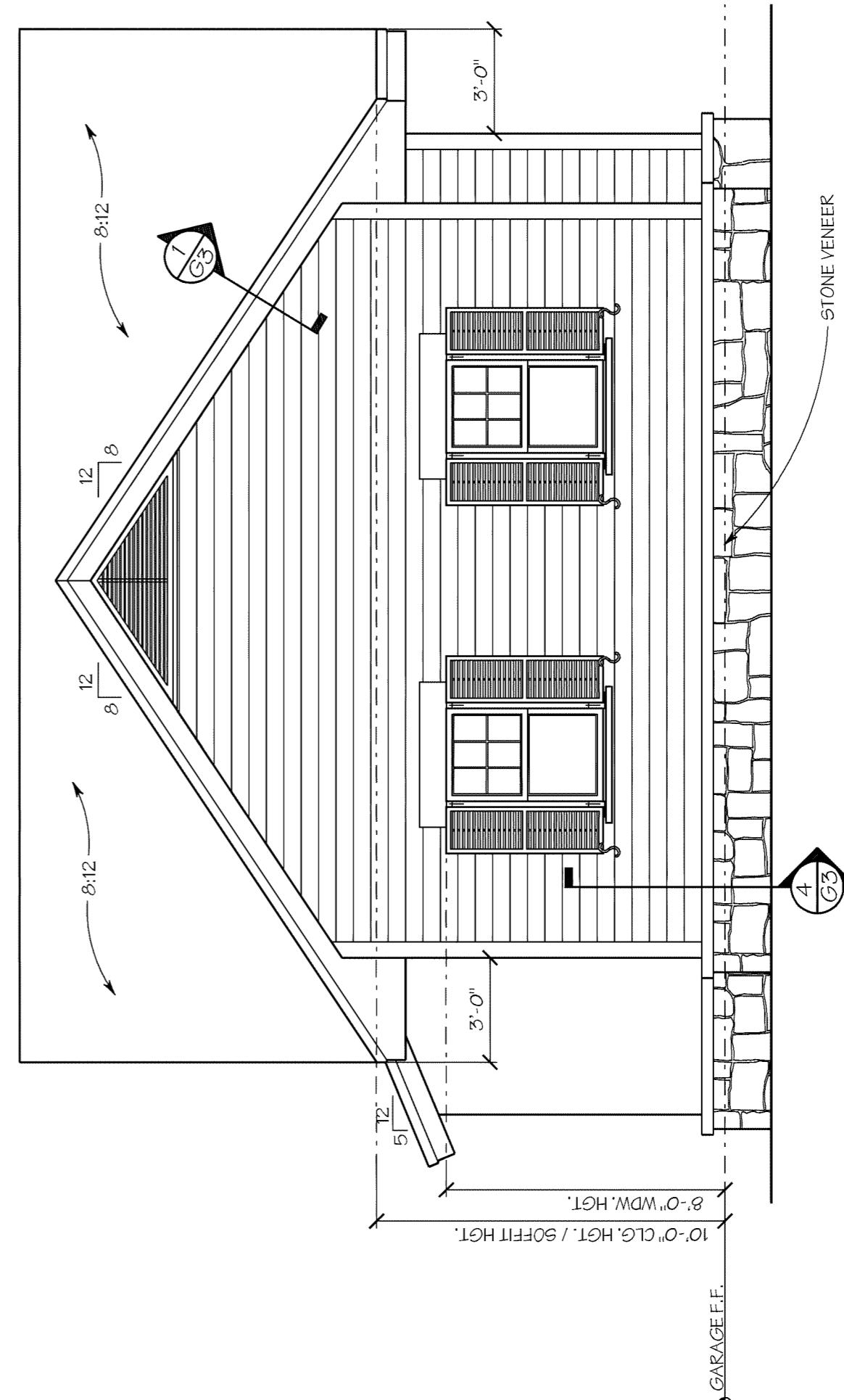
4 RIGHT ELEVATION  
GARAGE  
SCALE: 1/4" = 1'-0"



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



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



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

