



## Variance Application

Lincoln County Planning and Inspections Department  
115 W. Main St., Lincolnton, NC 28092  
Phone: (704) 736-8440

### Part I

Applicant Name Digh Properties  
Applicant Address 3380 Denver Dr. Denver  
Applicant Phone Number 704 400 2688  
Property Owner's Name Robert Digh  
Property Owner's Address 7975 Holly Ct Denver  
Property Owner's Phone Number same

### Part II

Property Location 3380 Denver Dr. Denver NC  
Property ID # (10 digits) 3694991265 Property Size 2.51 Acres  
Parcel # (5 digits) 84047 Deed Book(s) 1829 Page(s) 124

### Part III

Briefly describe how the parcel is zoned, used, and list any existing structures.

zoned commercial used as large storage and multiple warehouse spaces.

Briefly explain your reason for seeking a variance.

Would like to expand 4 more large storage units connected to our existing ones using the vacant land

Describe the type of variance you need.

currently it is set at <sup>30' HD</sup> ~~50'~~ setback on the backside, requesting that be changed to 20' to allow new construction

Application #: \_\_\_\_\_

Date of Application: \_\_\_\_\_

**Applicant's Proposed Findings of Fact**

1. Unnecessary hardship would result from the strict application of the ordinance. It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.

Not allowing access to remaining property wouldn't allow us to expand our business.

2. The hardship results from conditions that are peculiar to the property, such as location, size, or topography. Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.

This variance will have no impact on the surrounding neighborhood, besides boosting the property value for the area.

3. The hardship did not result from actions taken by the applicant or the property owner. The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship.

We were aware of current zoning and setback conditions. However, being that the variance would allow for growth of other properties.

4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Correct, the whole road is used for storage + race shops.

**\$400 APPLICATION FEE MUST BE RECEIVED**  
**BEFORE PROCESSING A VARIANCE REQUEST**

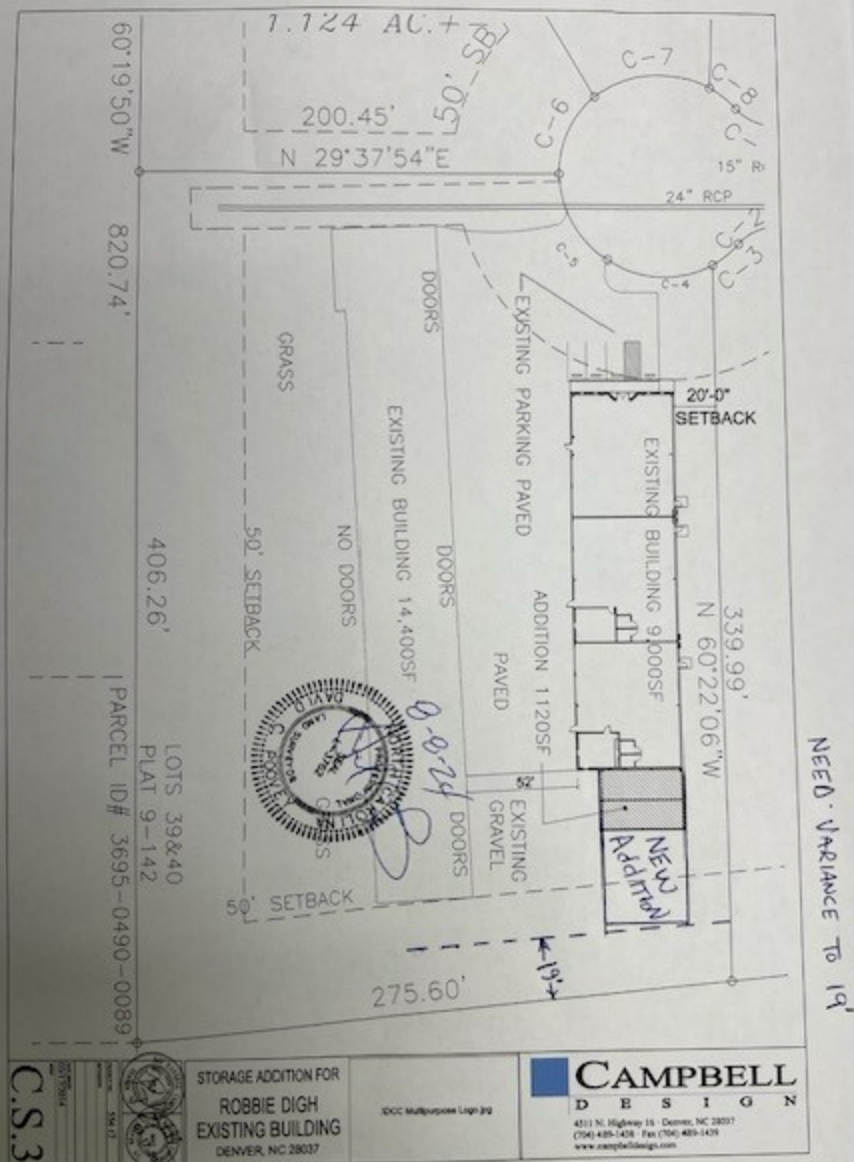
*I hereby certify that all of the information provided for this application and attachments is true and correct to the best of my knowledge.*

Robert E. Digh  
Applicant

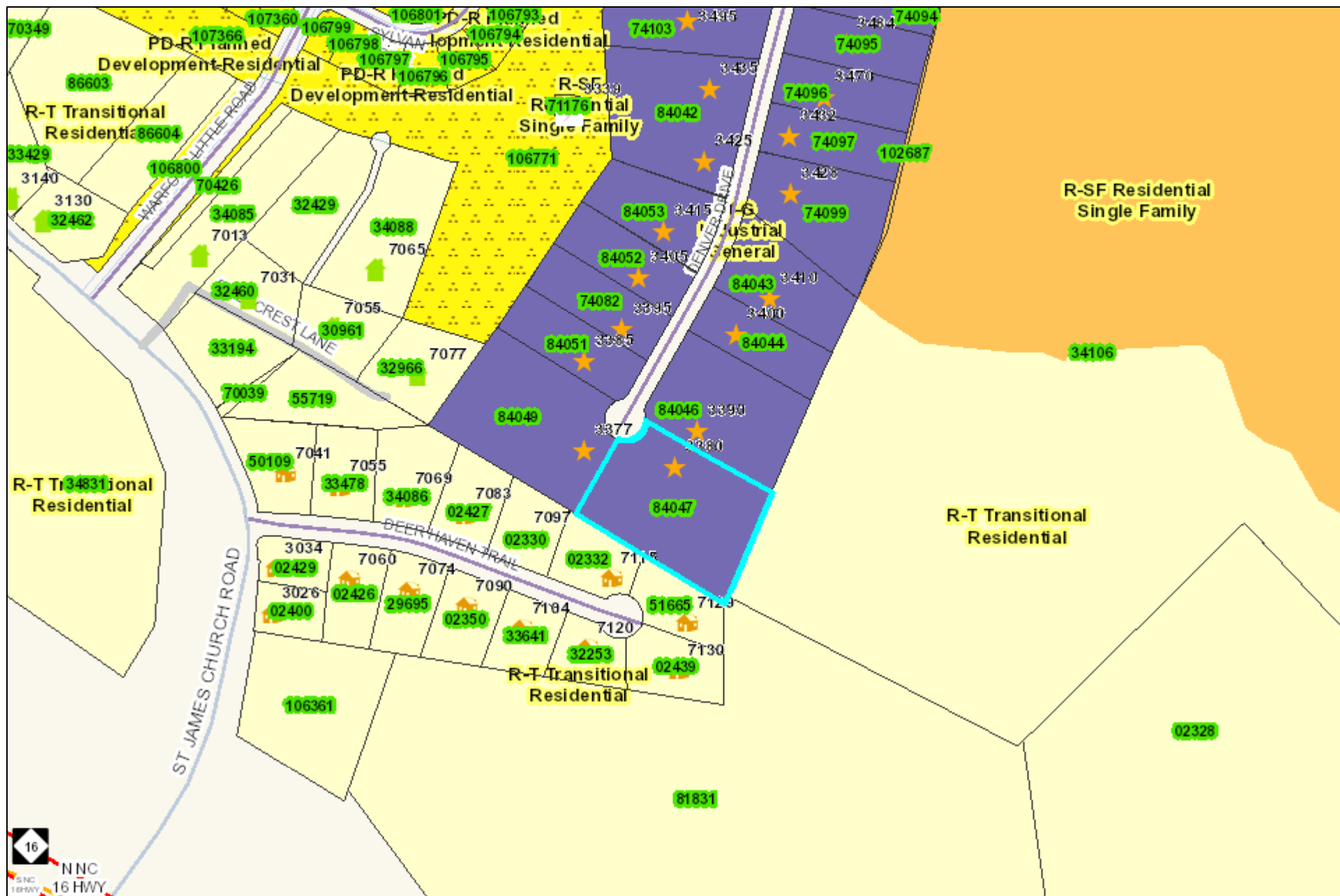
6-29-24  
Date

Robert Edward Digh  
Owner

6-29-24  
Date







August 8, 2024

Esri, Inc., Lincoln County, NC

Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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0 100 200 Feet



1 inch = 321 feet





Lincoln County, NC  
Office of the Tax Administrator, GIS Mapping Division  
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