



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner 1

Date: September 7, 2024

Re: VAR #472

Lisa Sutton Perkins, applicant

Parcel ID# 12281

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on September 23, 2024.

Request

The applicant is requesting a variance from Section 4.6.2.C.2a of the Lincoln County Unified Development Ordinance to permit an accessory structure in front of the principal structure but less than 100 feet from the right-of-way. This structure would replace a previous structure and is 27 feet from the right-of-way. Macedonia Church Road is a 60 foot right-of-way and the structure will be 57 feet from the centerline as shown on the site plan in your packet.

Site Area and Description

The request involves a 1.069-acre parcel located at 8384 Macedonia Church Road in North Brook Township. The subject property is in the B-N (Neighborhood Business) and R-R (Residential Rural) zoning districts. The subject property is adjoined by property zoned B-N and R-R districts. Land uses in this area include business and residential uses.



o. 704.736.8440



lincolncounty.org



115 W. Main St. | Lincolnton, NC 28092



Variance Application

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

Part I

Applicant Name Lisa Sutton Perkins
Applicant Address 8384 Macedonia Ch Rd Vale
Applicant Phone Number 704 745 8414
Property Owner's Name Lisa Sutton Perkins
Property Owner's Address 8384 Macedonia Ch Rd Vale
Property Owner's Phone Number 704 745 8414

Part II

Property Location 8384 Macedonia Church Rd Vale
Property ID # (10 digits) _____ Property Size 1.069
Parcel # (5 digits) 12281 Deed Book(s) _____ Page(s) _____

Part III

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

PRIMARY RESIDENCE

Briefly explain your reason for seeking a variance.

Want to build a 1050 sq ft GARAGE IN front of
the line of the principal structure for boat & vehicles

Describe the type of variance you need.

for a GARAGE that will extend in front of the
primary structure

Variance requested - 27 ft. from ROW instead of 100'
173' variance

**\$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.

Lea Sultan Perkins
Applicant

8/13/24
Date

Lea Sultan Perkins
Owner

8/13/24
Date

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.

Without variance would not be able to build

A Garage big enough to store boat & vehicles

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.

Beside the house there is a 4 foot drop

And a power pole. Do not have enough room

to place elsewhere due to room & topography

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.

Was not planning on building a garage

When property was bought but have had a

A change in storage needs

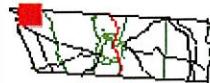
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Want to install a pre built garage will look

better than boat & vehicles in front yard



Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division
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: 9/7/2024



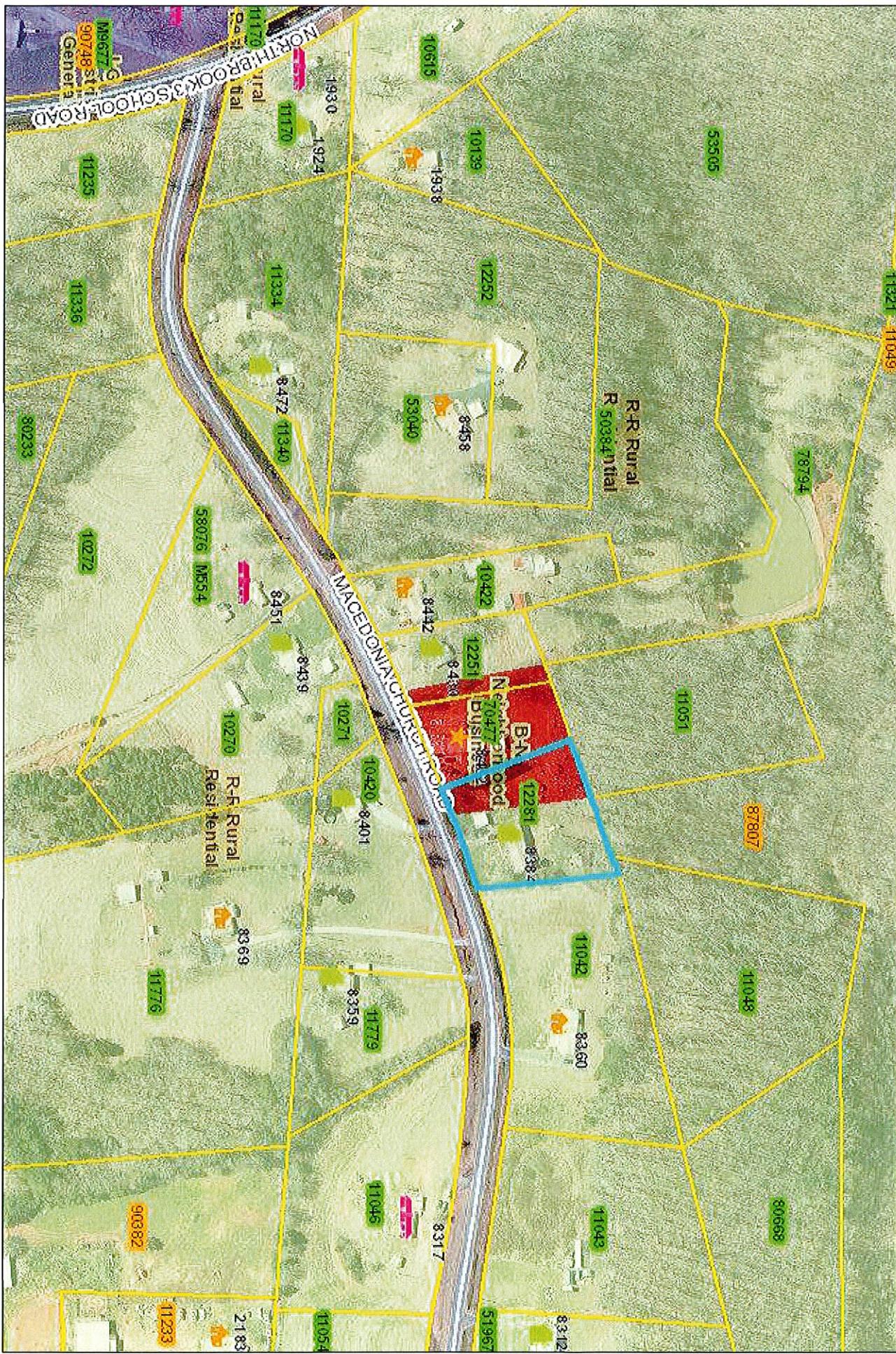
	Parcel ID 12281 Owner PERKINS LISA SUTTON Map 2666 Mailing 8384 MACEDONIA CHURCH RD Account 0242445 Address VALE, NC 28168 Deed 2347 2 Last Transaction Date 10/05/2012 Sale Price \$95,000 Plat Subdivision Land Value \$30,230 Improvement Value \$191,302 Lot Previous Parcel Total Value \$221,532
-----All values for Tax Year 2024 -----	
	Description HOMESITE R1108 Deed Acres 1.069 Address 8384 MACEDONIA CHURCH RD Tax Acres 1.032 Township NORTH BROOK Tax/Fire District NORTH BROOK Main Improvement RANCH Value \$188,356 Main Sq Feet 1222 Stories 1 Year Built 1970
	Zoning District Calc Acres Voting Precinct Calc Acres NB35 1.03
	Watershed 1.03 Sewer District 1.03
	Census County 109 Tract 070600 Block 3000 1.03
	Flood X Zone Description NO FLOOD HAZARD Panel 3710266600 1.03

September 7, 2024

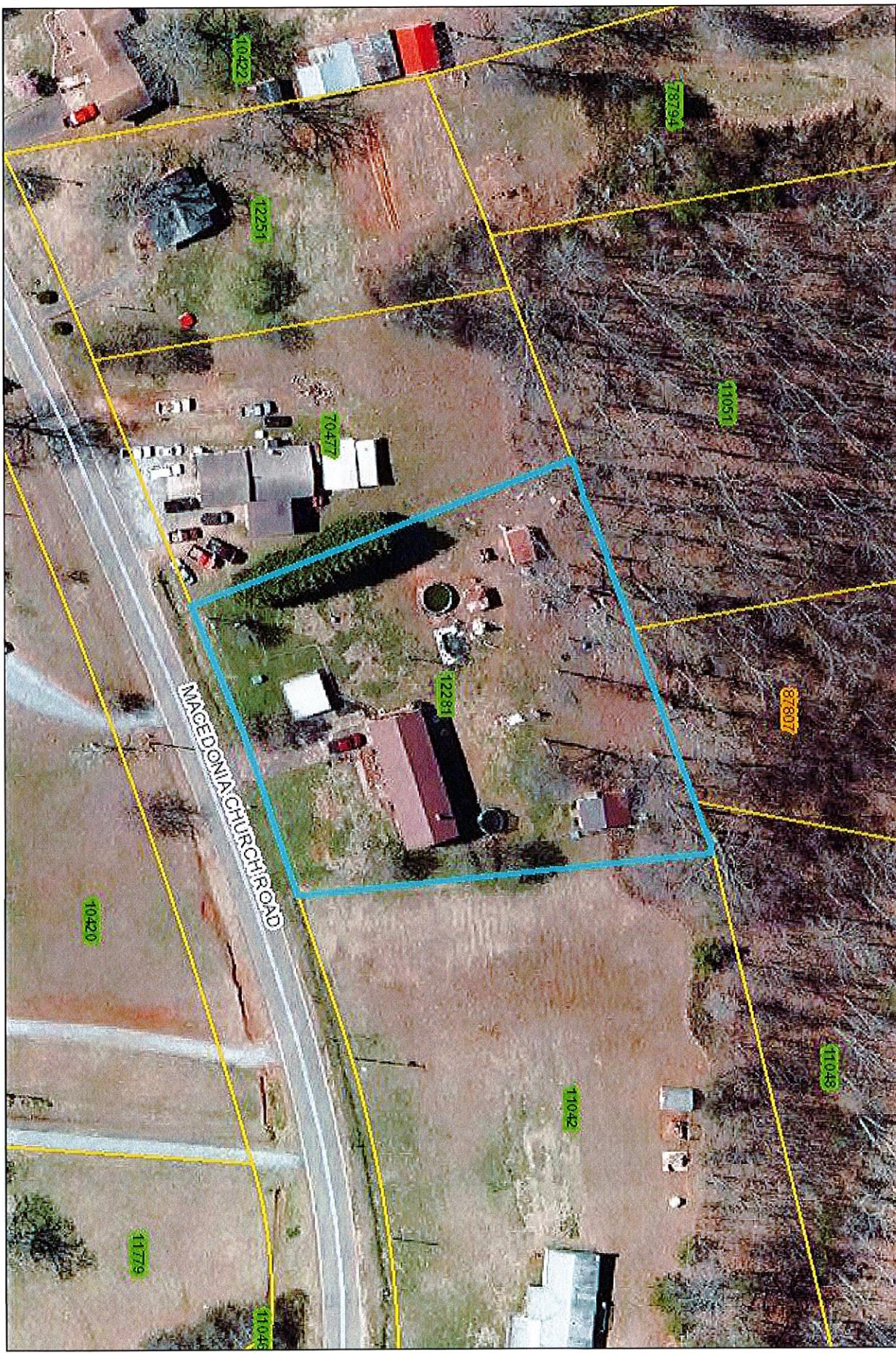
Office of the Tax Administrator, GIS Mapping Division

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1 inch = 219 feet



September 7, 2024



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