



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.



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 8494
Property Owner's Name Lisa Sutton Perkins
Property Owner's Address 8384 Macedonia Ch Rd Vale
Property Owner's Phone Number 704 745 8494

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'
73' 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.

Alex Sutton Perkins
Applicant

8/13/24
Date

Alex Sutton 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 ELSE WHERE 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.

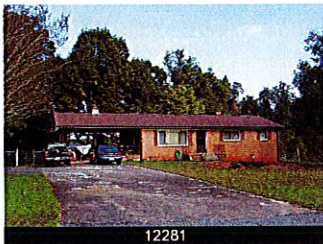
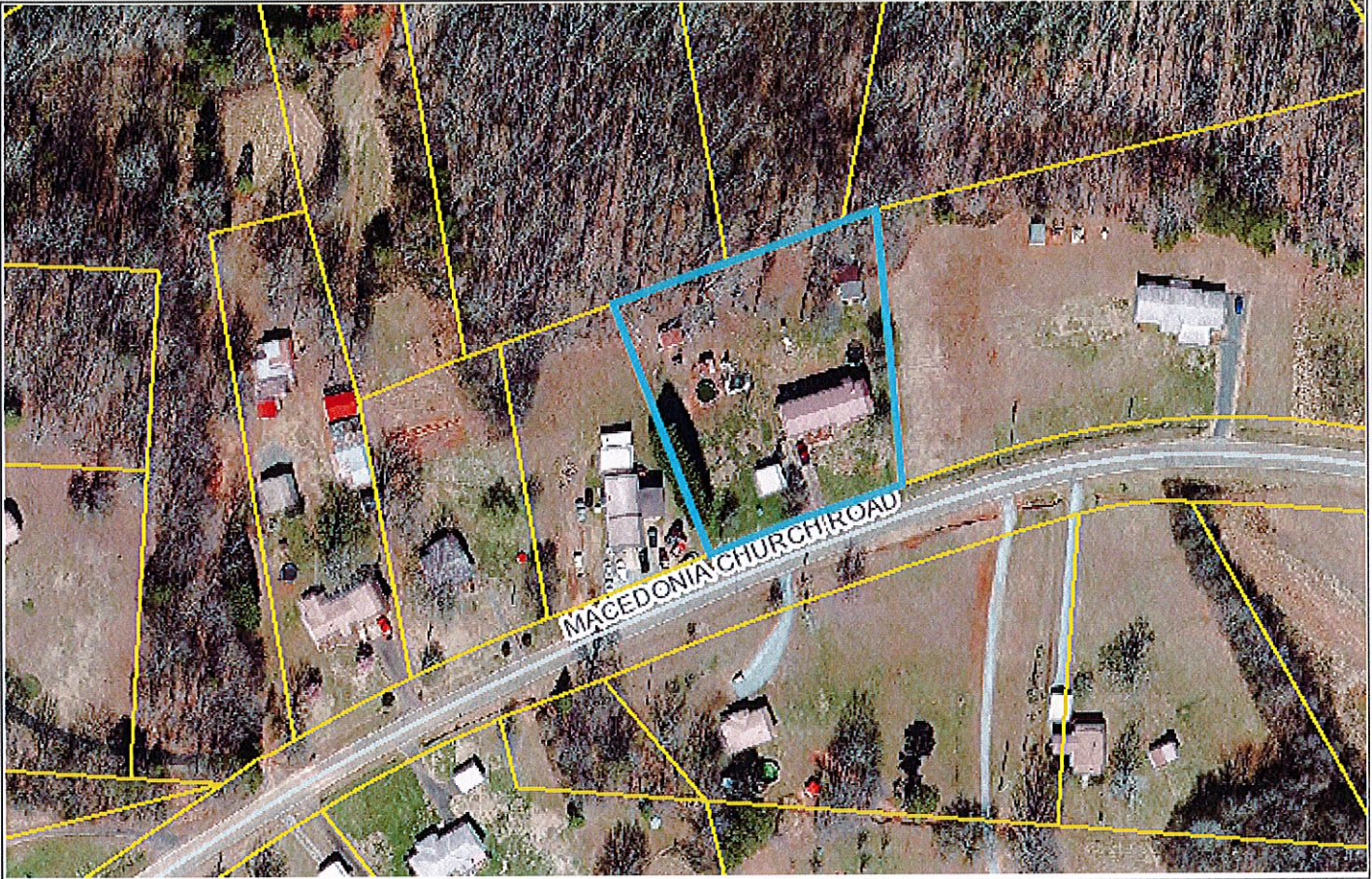
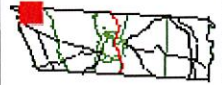
WAS NOT PLANNING ON building A GARAGE
When Property WAS bought but HAVE A HAD A
A CHANGE in STORAGE NEEDS

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		Lot	
Land Value	\$30,230	Improvement Value	\$191,302	Total Value	\$221,532
Previous Parcel					
-----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
Voting Precinct Calc Acres					
Zoning District	Calc Acres		NB35	1.03	
Sewer District					
Watershed	1.03		1.03		
Census County	Tract		Block		
109	070600		3000	1.03	
Flood	Zone Description		Panel		
X	NO FLOOD HAZARD		3710266600		1.03

Lincoln County, NC

0 210 420 Feet

1 inch = 219 feet

September 7, 2024

Lincoln County, NC

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