



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner I

Date: October 14, 2024

Re: VAR #474

Jimmie Giddeon, applicant

Parcel ID# 90434

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on October 28, 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 be placed 1 foot from the right-of-way of Morrison Houser Trail. Morrison Houser Trail is a 60 foot right-of-way.

Site Area and Description

The request involves a 0.983-acre parcel located at 4850 Gideon Drive in Howards Creek Township. The subject property is in the R-R (Residential Rural) zoning districts. The subject property is adjoined by property also zoned R-R. Land uses in this area are residential. Pictures showing the site are available in your packet.



Variance Application

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

Part I

Applicant Name Jimmie Gideon

Applicant Address 4850 Gideon Dr. Lincolnton, NC 28092

Applicant Phone Number 980-241-8257

Property Owner's Name Jimmie Gideon

Property Owner's Address 4850 Gideon Dr. Lincolnton NC 28092

Property Owner's Phone Number 980-241-8257

Part II

Property Location 4850 Gideon Dr. Lincolnton, NC 28092

Property ID # (10 digits) _____ Property Size .983 acre

Parcel # (5 digits) 90434 Deed Book(s) _____ Page(s) _____

Part III

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

Residential 2 Bdrm/2 bath mobile home.

1 12'x16' moveable shed.

Briefly explain your reason for seeking a variance.

We would like to have a 30'x30' metal building to use.

The way our property is laid out the side of our home is too close to the easement. The back of our home has electric lines and
septic lines.

We would like a variance to allow the 30'x30'x10'

metal building to be placed in front of our home
and at the end of our property (See image 1)

Variance request is for 1 foot off the right of way in the front yard.

**\$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.*

Jeanne Didion
Applicant

9-23-24
Date

Jeanne Didion
Owner

9-23-24
Date

Application #: _____

Date of Application: 9-23-24

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.

There is no other place on our property to place the building because of electric lines and septic lines (leach field).

There is not enough room to put beside or on our driveway due to easement restrictions. We would like a building to enjoy, please.

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.

We could not place our new home facing Gideon Drive due to the slope of the land. We placed it facing Morrison Houser Trail. We did not know The electric line, septic lines, and easement restrictions do not allow any other location for a building.

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.

When placing our home to face Morrison Houser Trail we were unaware we could not have a building in front of the home, even though it is not blocking the front of the home.

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.

There is no harm to persons or properties, or the environment if you allow us to place the building where we are asking.

4850 Gideon Dr. Lincolnton Dr. 28092 Parcel ID# 90434

Front view

#1



* To the left of home is the
leach field.

4850 Gideon Dr. Lincolnton Dr. 28092 Parcel ID# 90434

#2



side of
home

Approximately 40' from
easement

Cannot put Building
here

#3

4850 Gideon Dr. Lincolnton Dr. 28092 Parcel ID# 90434

Back side



approx. 40' easement

No place on side or back of property for Building.

10-03-2024 07:06:06 AM GPS X= 35.467316 Y= -81.382...



09-19-2024 07:38:22 AM GPS X= 35.467529 Y= -81.38...



09-05-2024 08:02:35 AM GPS X= 35.467041 Y= -81.38...



08-22-2024 07:47:49 AM GPS X= 35.468536 Y= -81.38...





Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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October 11, 2011





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October 14, 2024

