



PLANNING & INSPECTIONS DEPARTMENT
Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: July 7, 2025

Re: VAR #481
Aileen Mary Dodge, applicant
Parcel ID# 10987

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on July 28, 2025.

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 a principal structure and 50 feet from right-of-way. Section 4.6.2.C.2a states, "No accessory structure shall 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. On lots adjacent to Lake Norman, an accessory structure may 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."

Site Area and Description

The request involves a 0.547-acre parcel located at 7717 Rose Ridge Lane in North Brook Township. The subject property is located in the R-R (Rural Residential). The subject property is adjoined by property zoned R-R (Rural Residential). Land uses in this area include residential and agricultural uses. Aerial maps are attached showing the location of this home and surrounding homes. These maps are from images taken this year.



Variance Application

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

Part I

Applicant Name Aileen Mary Dodge
Applicant Address 208 Winding Trail, Brunswick GA 31523
Applicant Phone Number 912-602-2564 (cell)
Property Owner's Name See Applicant
Property Owner's Address " "
Property Owner's Phone Number " "

Part II

Property Location 7717 Rose Ridge Lane, Vale NC 28168
Property ID # (10 digits) _____ Property Size .547 ACRE
Parcel # (5 digits) 10978 Deed Book(s) 3214 Page(s) 686

Part III

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

Parcel is a residential home containing a single story house and a small wooden storage shed in back.

Briefly explain your reason for seeking a variance.

As the lot is less than an acre, I am seeking to build a Metal garage to be placed in front yard to left side of house

Describe the type of variance you need.

I need a variance to allow the metal garage to be built in front yard on existing driveway, to left of house due peculiar placement of house and drain field.

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.

House is a small Ranch style (896 sq.ft.). Due to limited space, extra storage space is needed, as well as secure parking, necessitating a garage be built.

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.

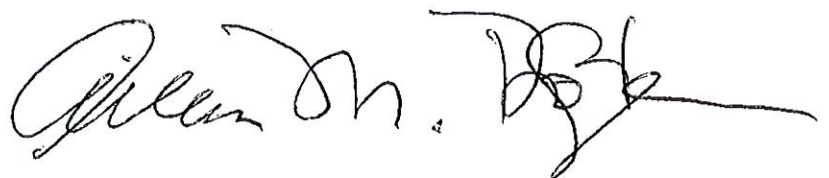
House was built close to back lot line and septic system drain field runs from back of lot to front of house on left side preventing a storage building going there. Also, there is a uphill slant to lot on left side of backyard.

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.

I bought the house in 2022 and was not responsible for placement of house on the lot, which was built in 1985.

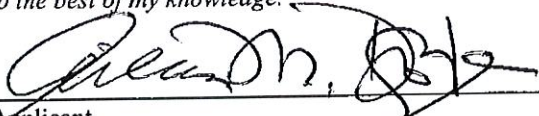
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

Addition of this structure/garage will add to property value and aesthetic of property and neighborhood, in my opinion.

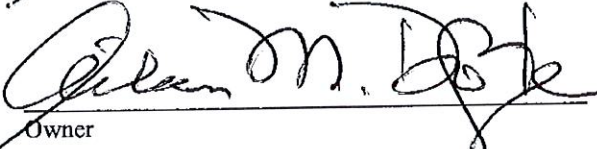


\$400 APPLICATION FEE MUST BE RECEIVED
BEFORE PROCESSING A VARIANCE REQUEST

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


Applicant

20 JUN 2025
Date


Owner

20 JUN 2025
Date

Email: fedcop1984@gmail.com

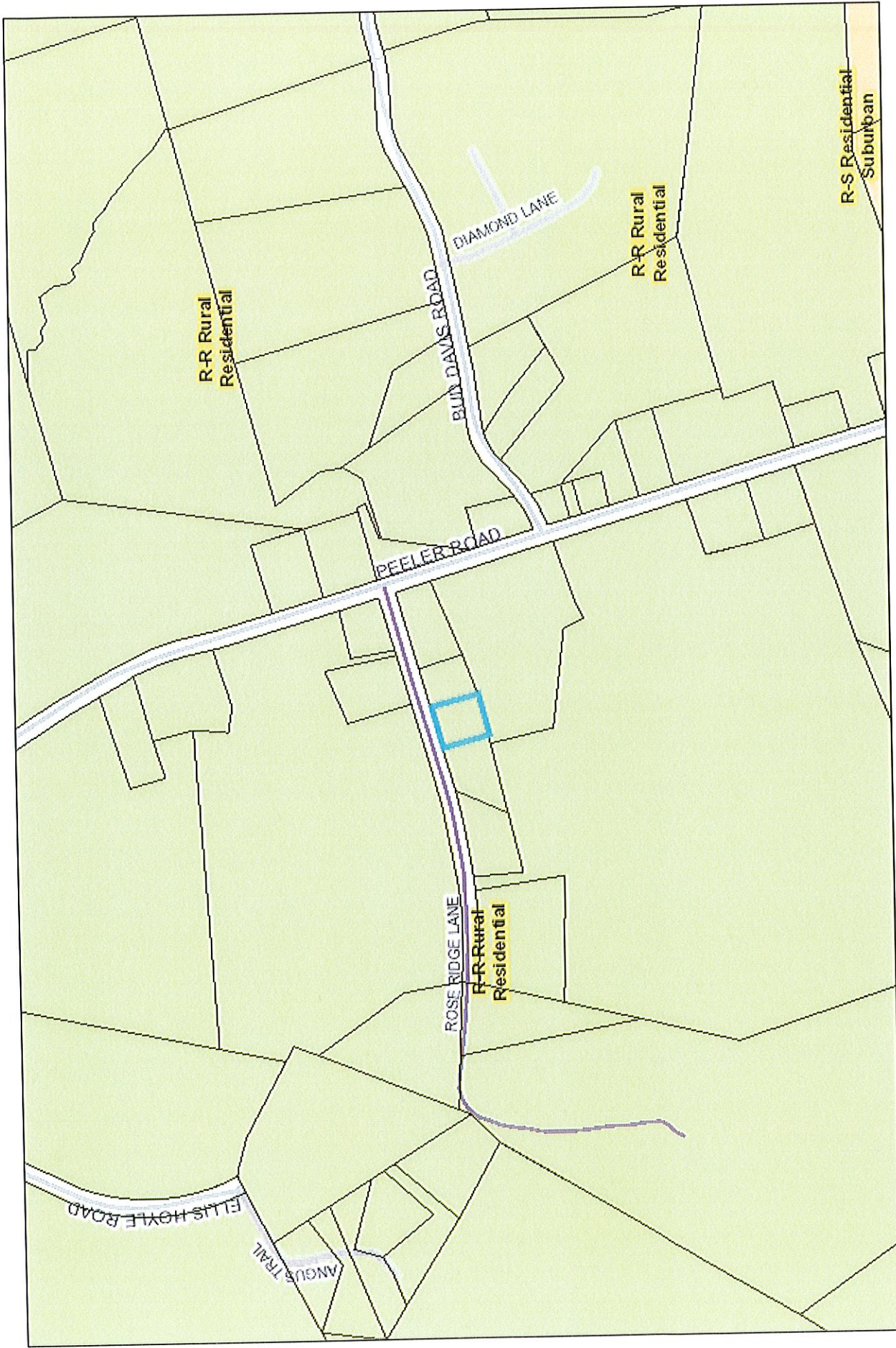


Lincoln County, NC
Office of the Tax Administrator, GIS Mapping Division



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July 6, 2025



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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July 6, 2025



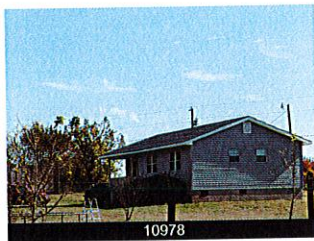
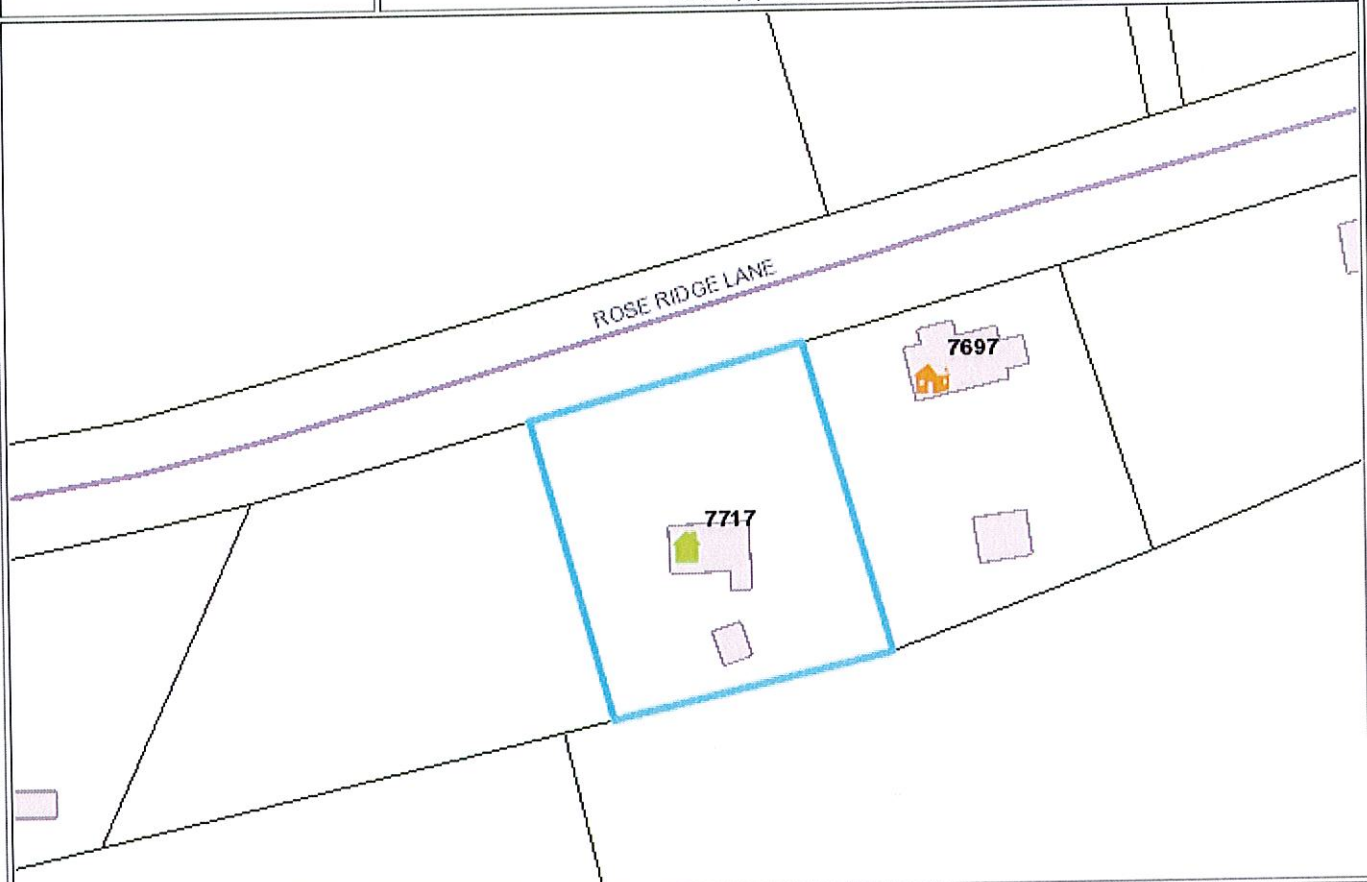
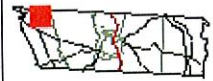


Lincoln County, NC

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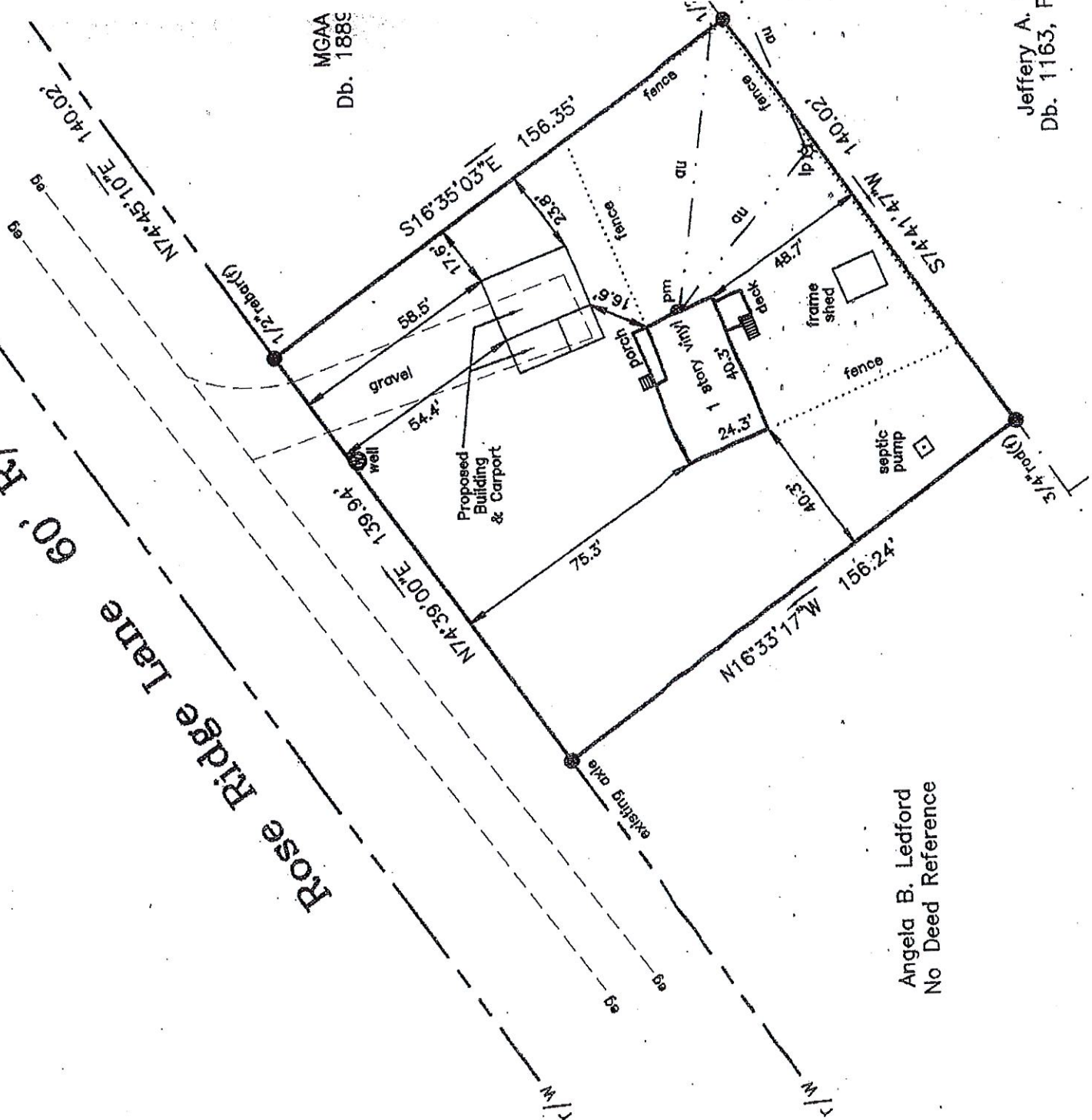
Date: 7/6/2025



Parcel ID	10978	Owner	DODGE AILEEN M
Map	2666	Mailing	208 WINDING TRAIL
Account	0294489	Address	BURNSWICK, GA 31523
Deed	3214 686	Last Transaction Date	12/01/2022
Plat		Subdivision	
Land Value	\$26,006	Improvement Value	\$103,540
		Lot	
		Total Value	\$129,546

Previous Parcel			
-----All values for Tax Year 2025 -----			
Description	HOMESITE RD 1111	Deed Acres	0.5
Address	7717 ROSE RIDGE LN	Tax Acres	0.547
Township	NORTH BROOK	Tax/Fire District	NORTH BROOK
Main Improvement	RANCH	Value	\$101,096
Main Sq Feet	896	Stories	1
		Year Built	1985
Zoning District	Conditional Use	Calc Acres	Voting Precinct
R-R		0.55	NB35
			0.55
Watershed		Sewer District	
0.55		0.55	
Census County		Tract	Block
109		070600	2004
			0.55
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710266600	0.55

Rose Ridge Lane 60' R/W



MCAA
Db. 1889

Jeffery A.)
Db. 1163, P;

Angela B. Ledford
No Deed Reference

2:00 3:16

302 NORTH ACADEMY STREET, SUITE B • LINCOLNTON, N.C. 28092 • (704) 736-8426

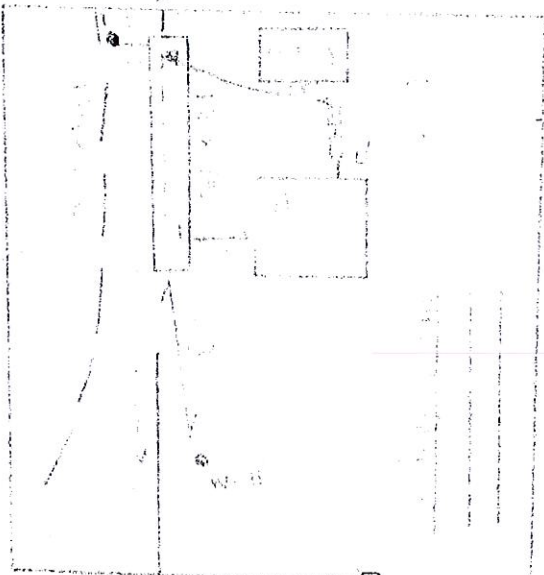
TO PROPERTY 147 ROSE RIDGE RD
BY W. R. B. HILLS DRIVE ON RD. 1 ON
POLLER RD, 1 ON ROSE RIDGE LANE,
PRIVATE DRIVE, RD 200 HILLS RD 1
Base of Hill 1
Top of Hill 1

DocId: 34461515

FINAL COMPLETION

~~OP~~

☒ WELL-CQC ☐ RC



USING
S.P. 100
- 21 -
Lant.
AB
9.9.07

AUTHORIZATION TO CONSTRUCT ☒

TYPE OF SYSTEM Controlled

TANK SIZE 1000

ABSORPTION AREA _____

TRENCH WIDTH & LENGTH & DEPTH _____

NUMBER OF TRENCHES 2

TRENCH SPACING _____ OC

GRAVEL DEPTH _____

DISTANCE TO WATER SUPPLY 2100 FT.

DESIGN FLOW LTAR

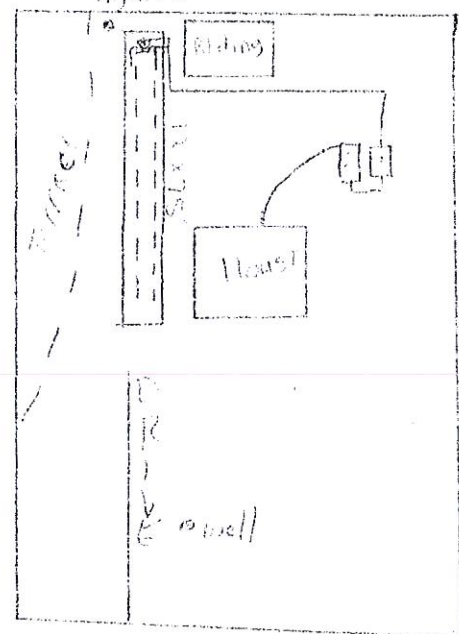
DESIGN TEST CONDITIONS DO NOT INSTALL WHEN WET

CONDITIONS _____

HEALTH DEPT. REP.

HEALTH DEPT. REP. _____
DATE _____

DATE: _____



TANK MANUFACTURER Boyle & Hall PT 720

TANK SIZE 1000 gal SF 1000 gal DF

ABSORPTION AREA 9000 F

TRENCH WIDTH & LENGTH & DEPTH 12' x 75'

NUMBER OF TRENCHES 18 at 0.5 lines

GRAVEL DEPTH 12"

DISTANCE TO WATER SUPPLY 50 FT.

INSTALLER Ross

CONDITIONS 10' off all property lines & 5' off

all structures, 1 inch near contour

Transpiration in Plants & Algae

HEALTH DEPT REP

DATE: 10-22-07

DATE: _____

IMPROVEMENT PERMIT: THIS IMPROVEMENT PERMIT IS SUBJECT TO REVOCATION IF SITE PLANS OR THE INTENDED USE ARE CHANGED FROM THOSE SHOWN ON PERMIT. CHANGES FROM THE ABOVE PERMIT REQUIRE HEALTH DEPARTMENT APPROVAL. INSTALLER SHALL BE REQUIRED TO HAVE AN "AUTHORIZATION TO CONSTRUCT" (VALID FOR 60 MONTHS) BEFORE INSTALLING THE ABOVE SYSTEM.

FINAL COMPLETION: FINAL APPROVAL OF THIS SYSTEM SHALL INDICATE THAT THE SYSTEM HAS BEEN INSTALLED IN ACCORDANCE WITH STATE REGULATIONS, BUT IN NO WAY SHOULD BE TAKEN AS A GUARANTEE THAT THE SYSTEM WILL FUNCTION SATISFACTORY FOR ANY GIVEN TIME.

ALL FUNCTION SATISFACTORY FOR ANY USE
Checked by: [Signature] + [Signature]