



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 drainfield.

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.

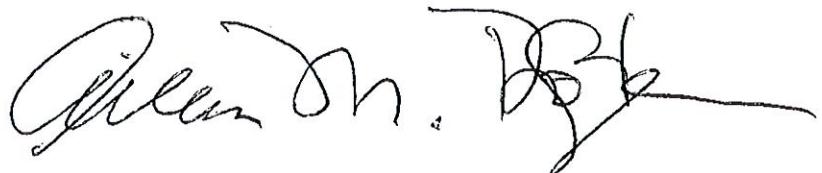
House was built close to back lot line and septic system drain field runs from back of lot to front of house on left side preventing a storage building going there. Also, there is a uphill slant to lot on left side of back yard.

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.

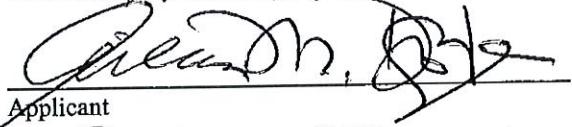
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

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

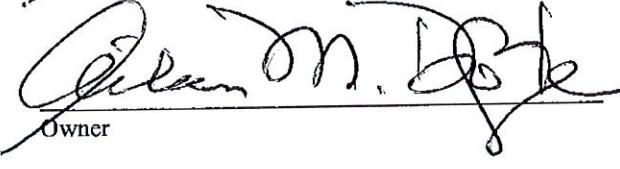


**\$400 APPLICATION FEE MUST BE RECEIVED  
BEFORE PROCESSING A VARIANCE REQUEST**

*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

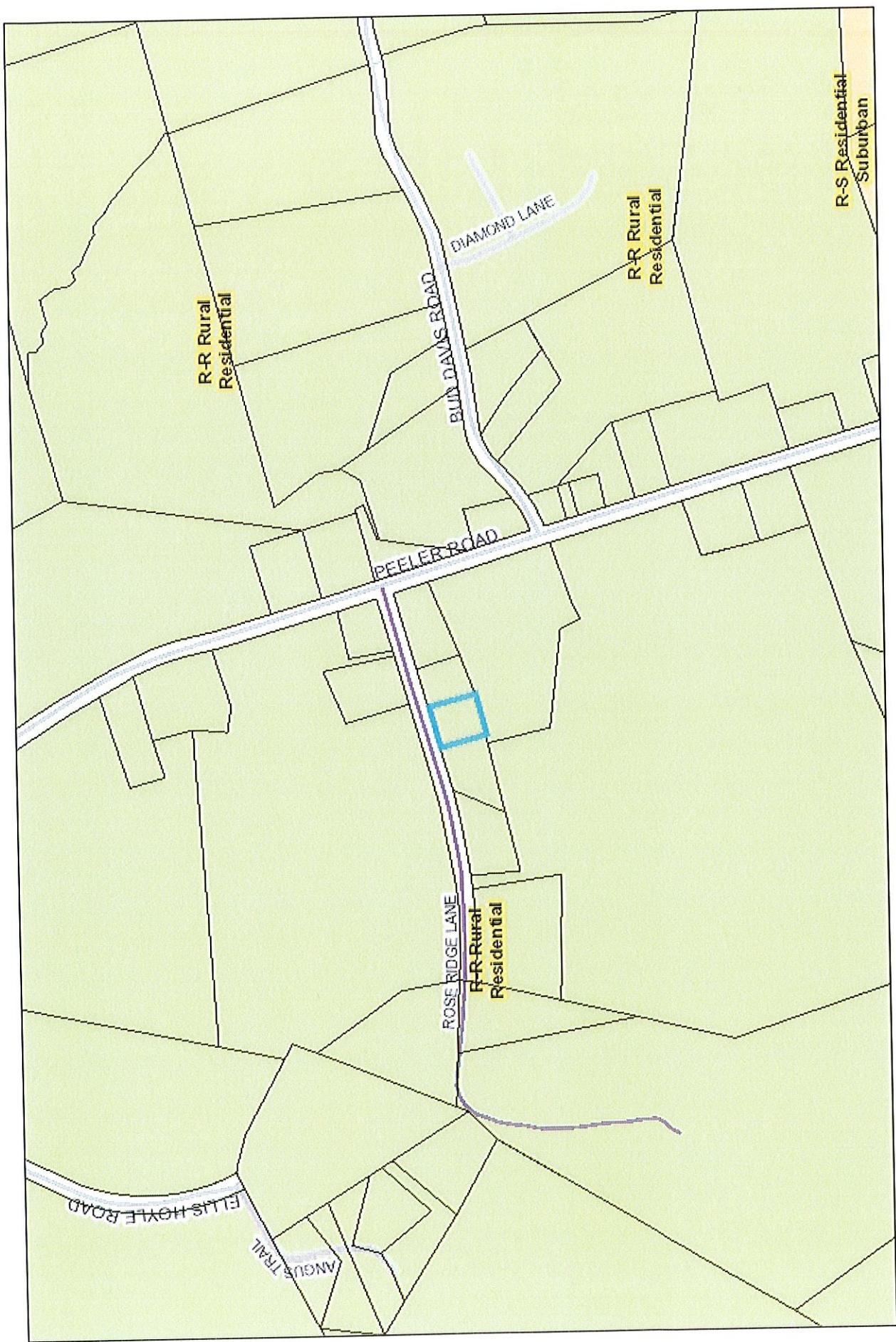


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July 6, 2025





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

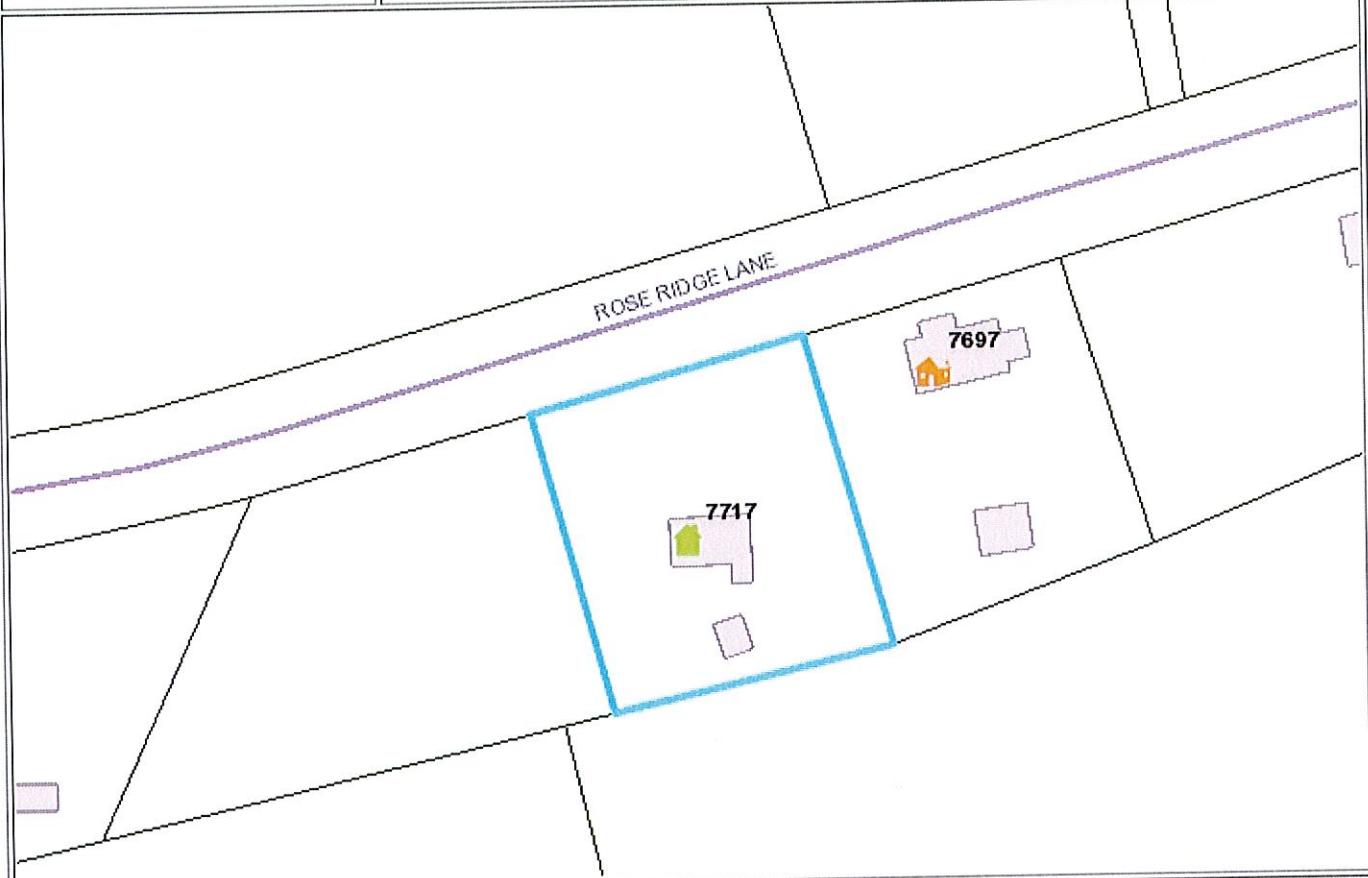
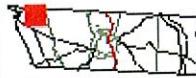
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July 6, 2025





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Date: 7/6/2025



	<b>Parcel ID</b> 10978 <b>Owner</b> DODGE AILEEN M <b>Map</b> 2666 <b>Mailing</b> 208 WINDING TRAIL <b>Account</b> 0294489 <b>Address</b> BURNSWICK, GA 31523 <b>Deed</b> 3214 686 <b>Last Transaction Date</b> 12/01/2022 <b>Sale Price</b> \$150,500 <b>Plat</b> <b>Subdivision</b> <b>Land Value</b> \$26,006 <b>Improvement Value</b> \$103,540 <b>Total Value</b> \$129,546
<b>Previous Parcel</b>	
-----All values for Tax Year 2025 -----	
<b>Description</b> HOMESITE RD 1111	<b>Deed Acres</b> 0.5
<b>Address</b> 7717 ROSE RIDGE LN	<b>Tax Acres</b> 0.547
<b>Township</b> NORTH BROOK	<b>Tax/Fire District</b> NORTH BROOK
<b>Main Improvement</b> RANCH	<b>Value</b> \$101,096
<b>Main Sq Feet</b> 896 <b>Stories</b> 1	<b>Year Built</b> 1985
<b>Zoning District</b> R-R	<b>Conditional Use</b> <b>Calc Acres</b> 0.55
	<b>Voting Precinct</b> NB35 <b>Calc Acres</b> 0.55
<b>Watershed</b> 0.55	
<b>Sewer District</b> 0.55	
<b>Census County</b> 109	<b>Tract</b> 070600
	<b>Block</b> 2004
<b>Flood</b> X	<b>Zone Description</b> NO FLOOD HAZARD
	<b>Panel</b> 3710266600
	0.55

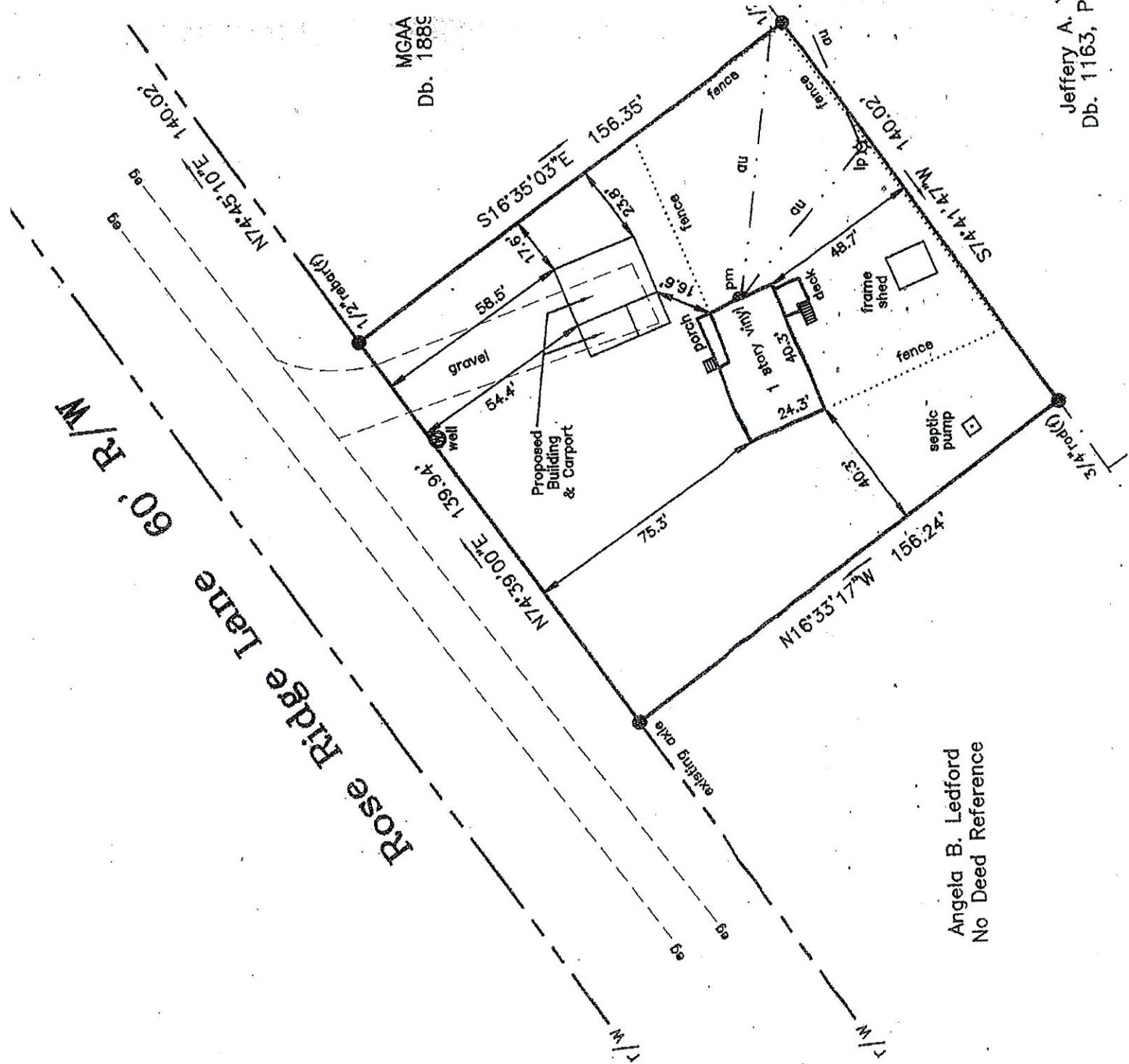
MGAA  
1885  
Db.

六

Jeffery A. J.  
Db. 1163, P:

40

Angela B. Ledford  
No Deed Reference



Deed 8214, Page 881

