



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: August 12, 2025

Re: VAR #486
Micah and Cindy Testerman, applicant
Parcel ID #31236

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on August 25, 2025.

Request

The applicant is requesting a variance from Section 10.2.4 of the Lincoln County Unified Development Ordinance to expand a nonconforming structure more than 50%. Section 10.2.4 states,

§10.2.4. Expansion

A nonconforming structure may be enlarged or expanded by a maximum of 50 percent, subject to the approval of the Director, provided that any expansion does not increase the degree of nonconformity and meets all of the requirements for the zoning district; including, but not limited to the yard, dimensional, height, parking, loading, access, lot area, and lot coverage provisions of this UDO.

The structure relating to this variance request is the house at 8035 Lucky Creek Lane. The proposed square footage including the addition would be 4646 sq ft. According to the Lincoln County Tax Department the current main finished area is 1389 square feet and it has an unfinished walkout basement.

Site Area and Description

The request involves a 0.415-acre parcel located at 8035 Lucky Creek Lane in Catawba Springs Township. The subject property is located in the R-S (Residential Suburban) zoning district. The subject property is adjoined by property zoned the same. Land uses in this area are residential.



Variance Application

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

Part I

Applicant Name Micah & Cindy Testerman
Applicant Address 8035 Lucky Creek Ln. Denver, NC 28037
Applicant Phone Number 336 669 4783
Property Owner's Name Micah James Testerman
Property Owner's Address 8035 Lucky Creek Ln. Denver, NC 28037
Property Owner's Phone Number 336 669 4783

Part II

Property Location 8035 Lucky Creek Lane Denver, NC 28037
Property ID # (10 digits) 4602990735 Property Size .415
Parcel # (5 digits) 31236 Deed Book(s) 2763 Page(s) 542

Part III

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

the parcel is zoned R-S, used for a single family dwelling and a small lake cottage is located there

Briefly explain your reason for seeking a variance.

seeking to expand structure to make larger, more energy-efficient modern home

Describe the type of variance you need.

Seeking to expand the nonconforming structure greater than the 50% allowed by the UDO.

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.

reconfigure the home's interior by eliminating level changes to enhance flow and mobility

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.

uneven flooring can require assists from others for everyday activities reducing a person's independence in their own home

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.

ownership of the property was transfer to the current homeowner through an estate inheritance

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.

This project aims to renovate the existing ~~structure~~ structure with a higher value home, design with accessible and a mobility conscious home that meets contemporary living standards

\$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.

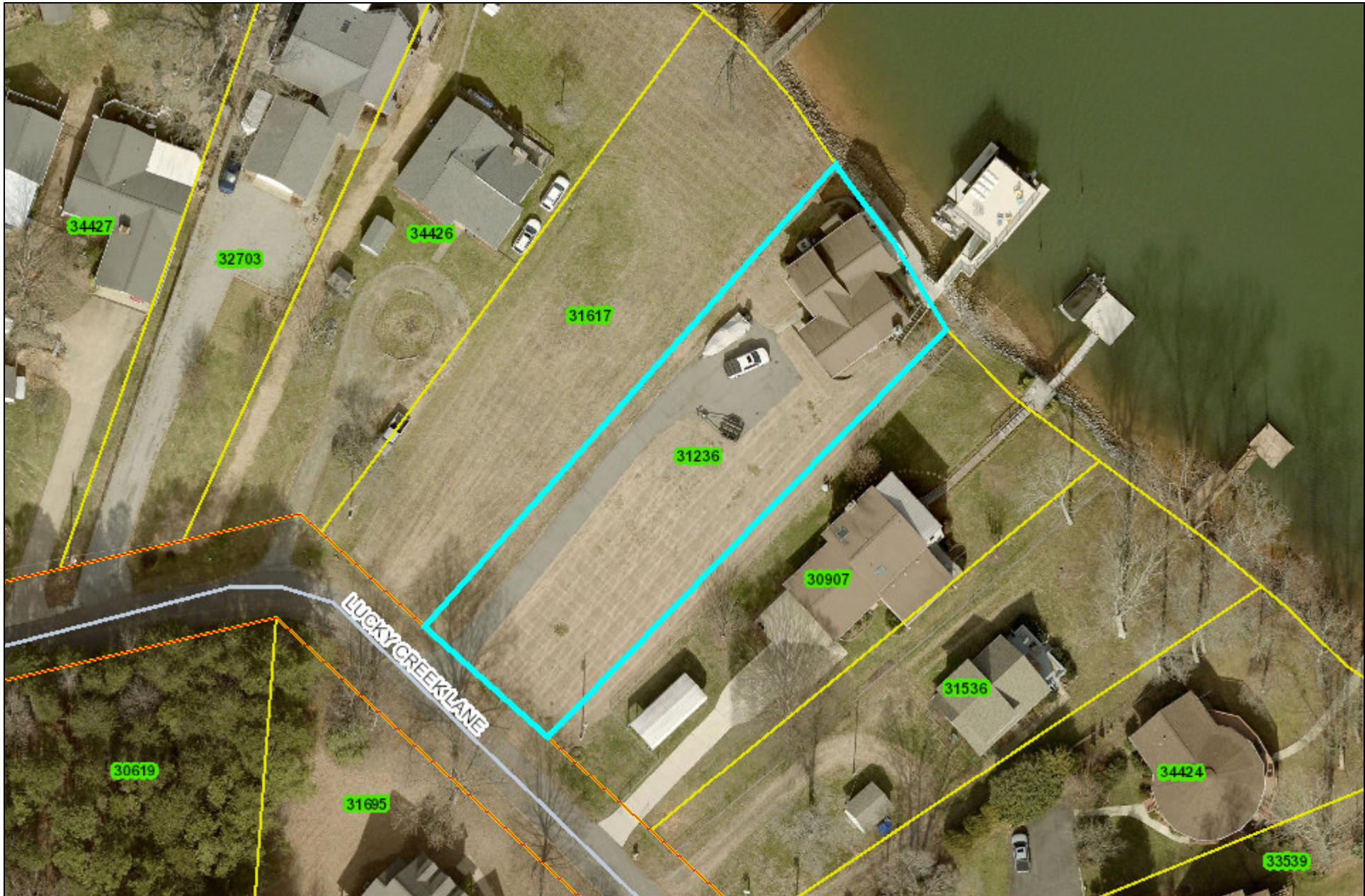
Mich Testerman
Applicant Signature

7-26-25
Date

Mich Testerman
Applicant Printed Name

Mich Testerman
Owner

7-26-25
Date



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



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August 13, 2025

0 50 100 Feet
1 inch = 56 feet

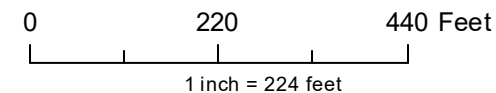


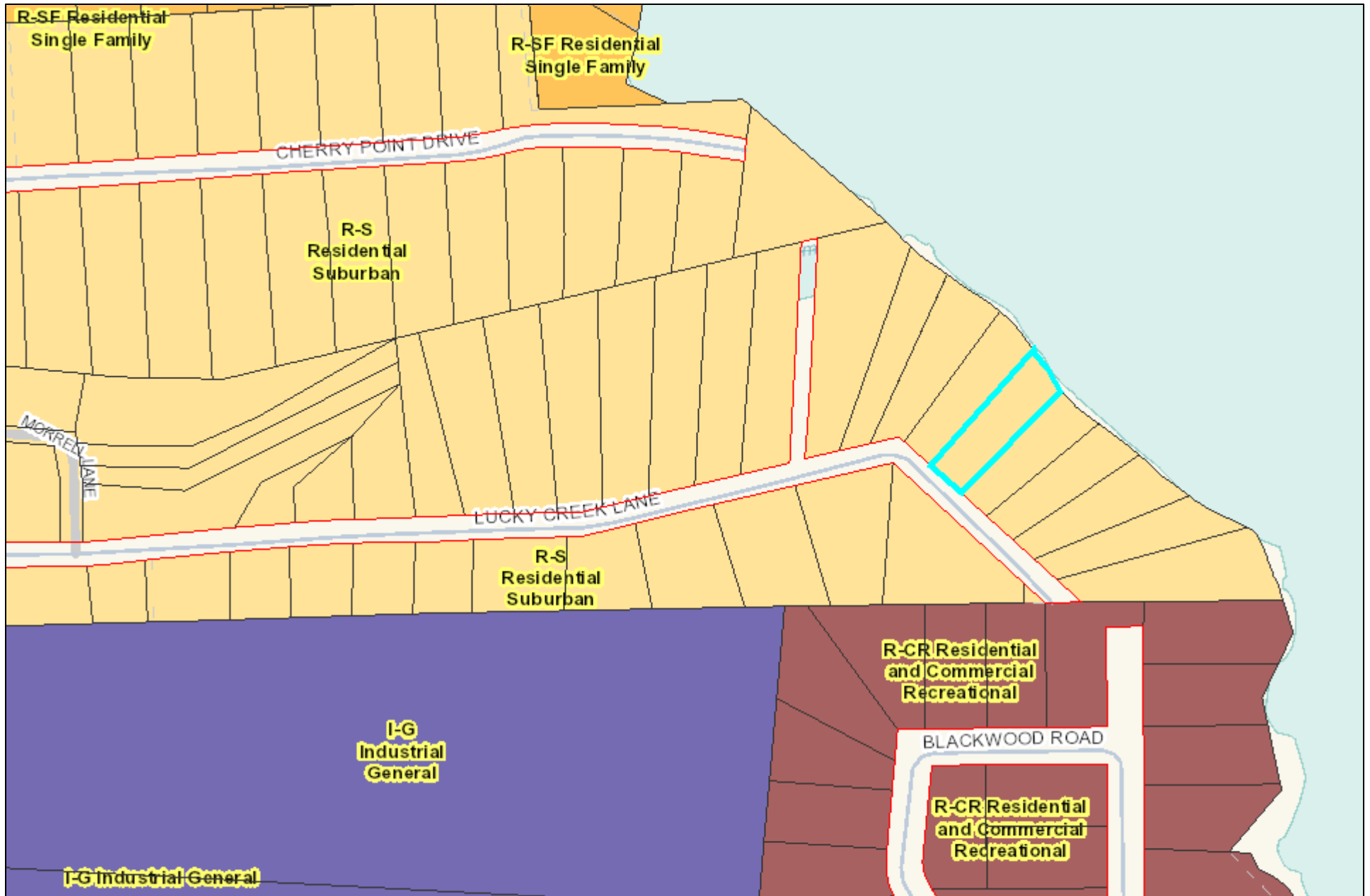


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August 13, 2025



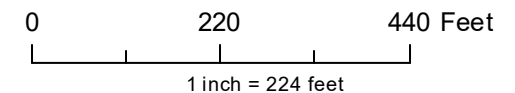


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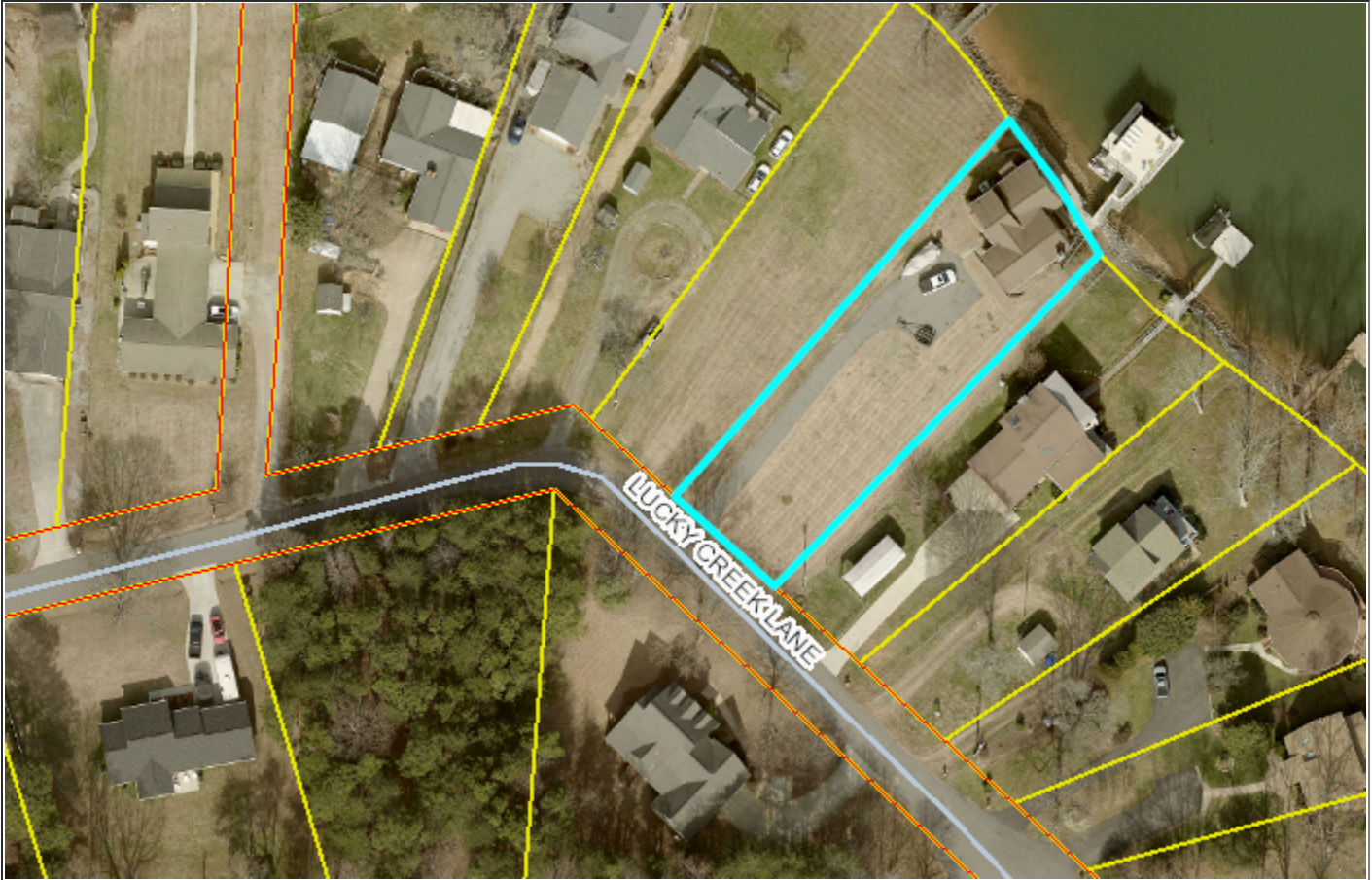


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Date: 8/13/2025



31236

Parcel ID	31236	Owner	TESTERMAN JAMES GARLAND LIFEST TESTERMAN JUNE AKER LIFE ESTAT	
Map	4602	Mailing	C/O MICAH JAMES TESTERMAN 3118 VALHALLA CIRCLE	
Account	0269031	Address	GREENSBORO, NC 27406	
Deed	2763 542	Last Transaction Date	08/17/2018	Sale Price \$0
Plat		Subdivision	LAKE HILL VILLAGE	Lot 6
Land Value	\$406,259	Improvement Value	\$282,880	Total Value \$689,139

Previous Parcel

-----All values for Tax Year 2025 -----

Description	LAKE HILL V 6 SEC1	Deed Acres	0
Address	8035 LUCKY CREEK LN	Tax Acres	0.415
Township	CATAWBA SPRINGS	Tax/Fire District	EAST LINCOLN
Main Improvement	CONVENTIONAL	Value	\$245,945
Main Sq Feet	1389	Stories	1
		Year Built	1983

Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres
R-S		0.41	TA37	0.41

Watershed	Sewer District
0.41	SEWER 0.41

Census County	Tract	Block
109	071201	1020 0.41

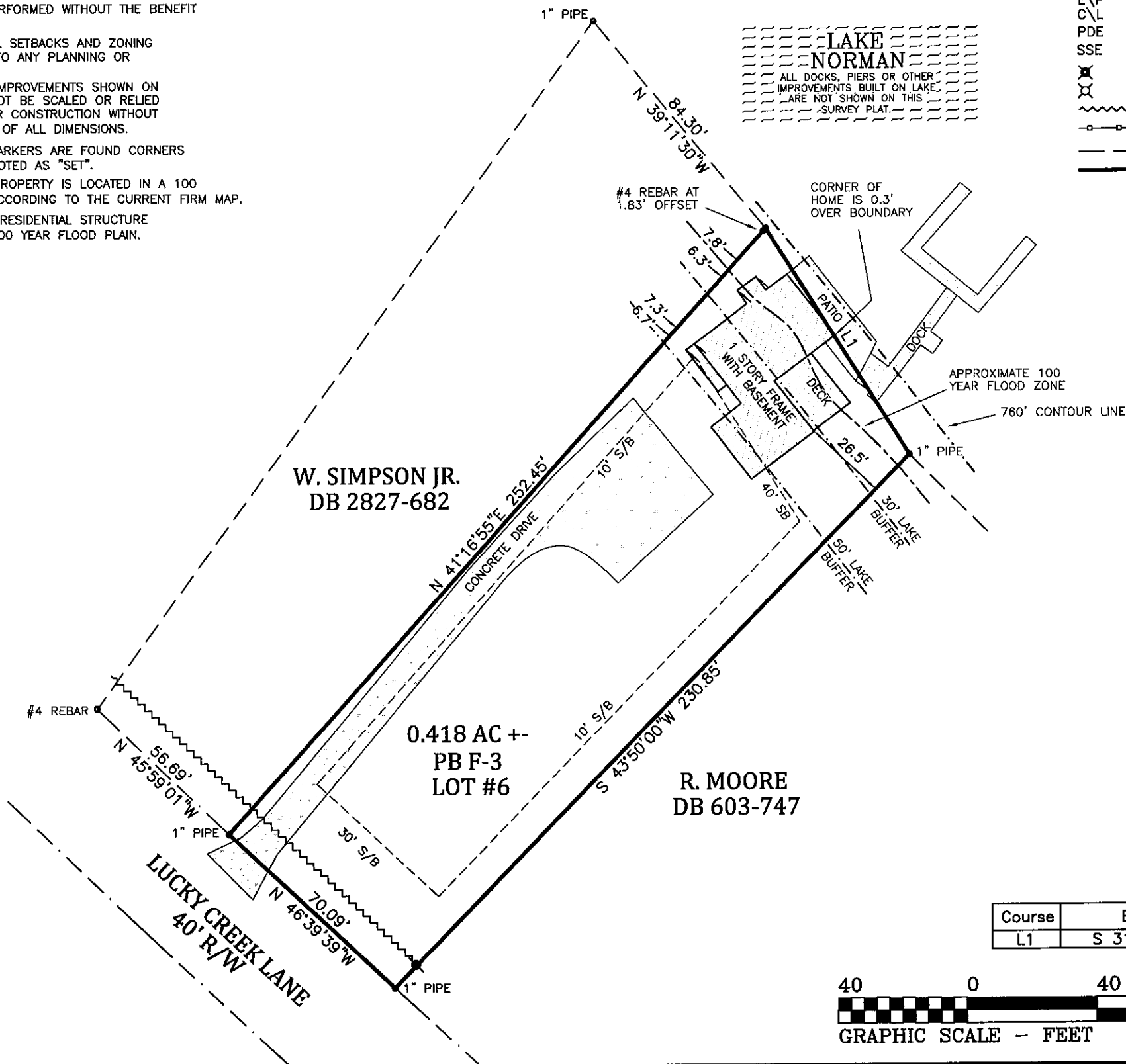
Flood Zone Description	Panel
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NOTES:

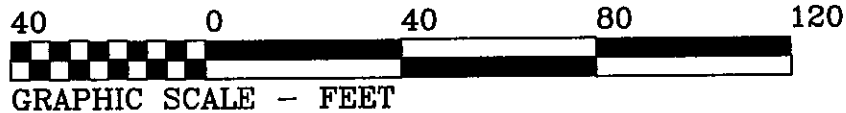
- * PROPERTY MAY BE SUBJECT TO RECORDED OR UNRECORDED RIGHTS OF WAYS OR EASEMENTS NOT OBSERVED
- * THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE SEARCH.
- * OWNER TO VERIFY ALL SETBACKS AND ZONING REGULATIONS PRIOR TO ANY PLANNING OR CONSTRUCTION.
- * DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THIS PLAT SHOULD NOT BE SCALED OR RELIED UPON FOR DESIGN OR CONSTRUCTION WITHOUT A FIELD VERIFICATION OF ALL DIMENSIONS.
- * PROPERTY CORNER MARKERS ARE FOUND CORNERS UNLESS OTHERWISE NOTED AS "SET".
- * A PORTION OF THIS PROPERTY IS LOCATED IN A 100 YEAR FLOOD PLAIN, ACCORDING TO THE CURRENT FIRM MAP.
- * NO PORTION OF THE RESIDENTIAL STRUCTURE IS LOCATED IN THE 100 YEAR FLOOD PLAIN.

LEGEND

R/W	RIGHT-OF-WAY
E/P	EDGE OF PAVEMENT
C/L	CENTERLINE
PDE	PUBLIC DRAINAGE EASEMENT
SSE	SANITARY SEWER EASEMENT
⊗	UTILITY POLE
⊗	LIGHT POLE
~~~~~	OVERHEAD UTILITY LINE
—●—●—●—	FENCE
- - - - -	R/W LINE
—————	BOUNDARY LINE



Course	Bearing	Distance
L1	S 31°51'14\"	83.93'



PHYSICAL SURVEY  
FOR  
**MICAH TESTERMAN**

8035 LUCKY CREEK LANE, DENVER NC  
LOT #6, SECTION ONE, LAKE HILLS VILAGE

CATAWBA SPRINGS TOWNSHIP, LINCOLN COUNTY, NC  
SCALE: 1" = 40'

**DEDMON SURVEYS**

CHUCK POOVEY, PLS #3762  
ROBERT DEDMON, PLS #3899  
3704 NC HIGHWAY #16 NORTH  
P.O. BOX 494 - DENVER, NC 28037  
PHONE: 704/483/4908  
LICENSE NO. C-0453  
WWW.DEDMONSURVEYS.COM



I, ROBERT J. DEDMON, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED 2763-542 ) (PLAT F-3); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION IN DB; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS GREATER THAN 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).

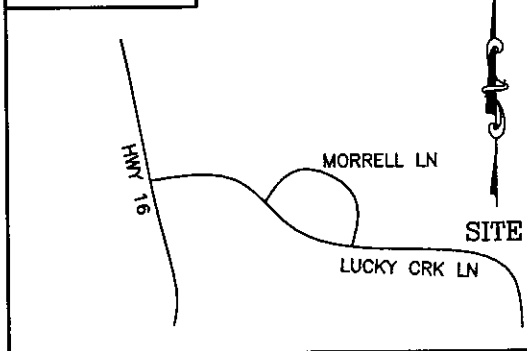
DATE: 6-22-2023

*Robert J. Dedmon*

PROFESSIONAL LAND SURVEYOR

SURV. BY: JR    DRAWN: JR    JOB# JRLH6

VICINITY MAP



NOTES:

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FOR
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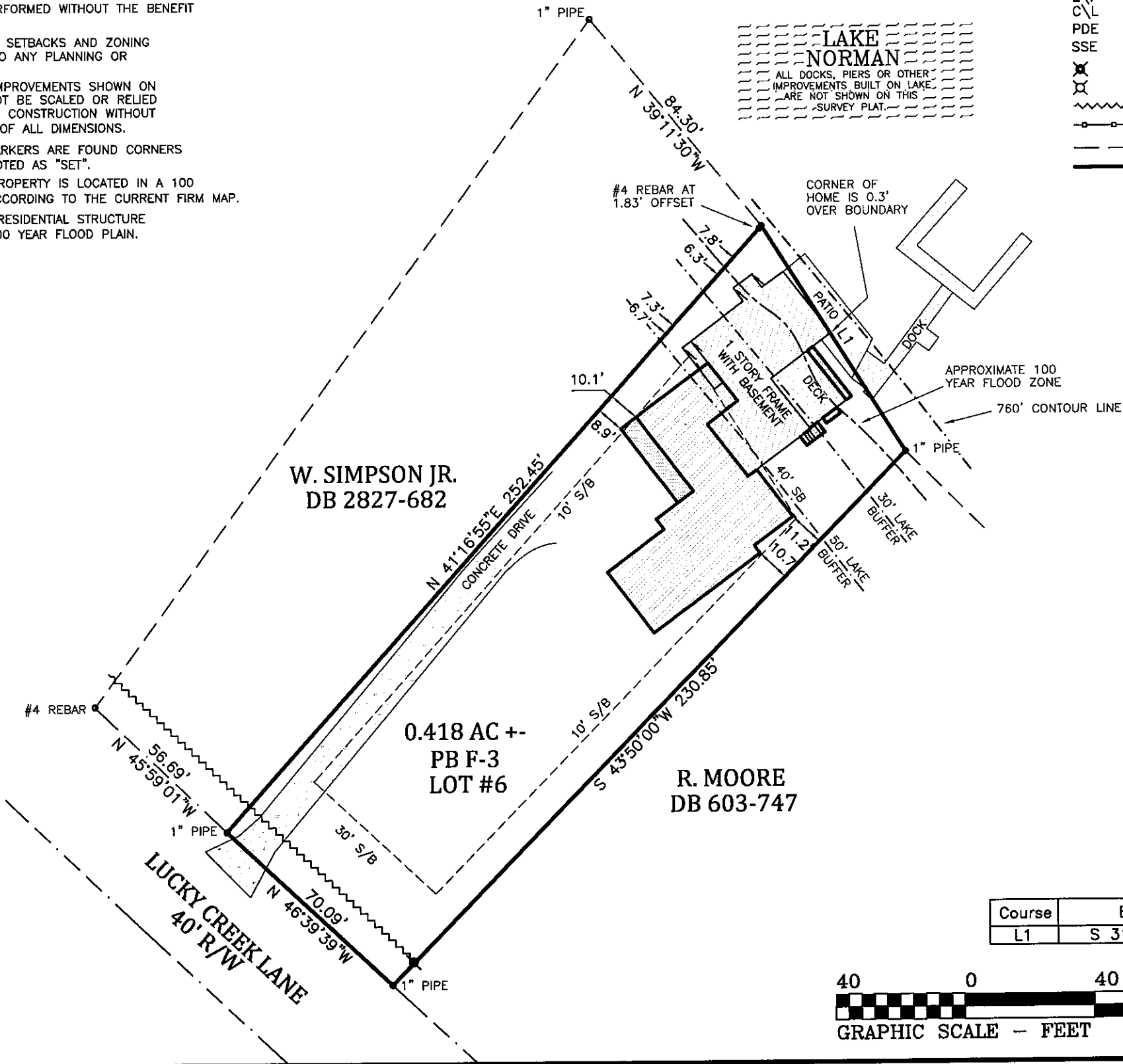
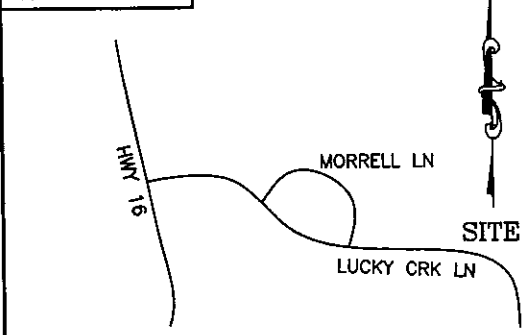
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Robert J. Dedmon

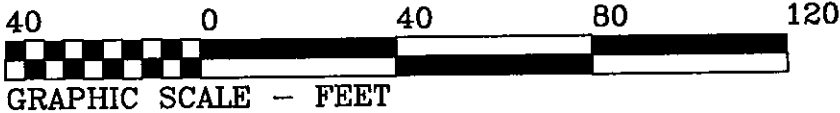
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GRAPHIC SCALE — FEET