



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: September 9, 2025

Re: VAR #487

DCA Properties of Denver, LLC/ Denver Christian Academy/ Michael L Kiser, applicant  
Parcel ID# 80841

*The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on September 22, 2025.*

Request

The applicant is requesting a variance from Section 2.4.8.B.1 of the Lincoln County Unified Development Ordinance to allow two buildings with 5'6" separation instead of the required 20' separation. Section 2.4.8.B.1 states:

**B. Nonresidential Dimensional Standards in Nonresidential Districts**

1. As set forth in the Permitted Land Use Table (see §2.2.1) certain nonresidential uses are permitted in nonresidential districts. Permitted nonresidential uses shall meet the following dimensional standards. Applicants shall comply with all other provisions of this UDO and all other applicable laws.

	O-R	B-N	B-G	B-C	I-L	I-G
<b>Parcel (min.)</b>						
Parcel area (sq. ft.)	10,000	22,500	32,500	32,500	1 acre	1 acre
Parcel width (ft.)	50	70	70	70	100	100
Water/sewer	Required	Required	Required	Required	Required	Required
<b>Yards (min. ft.)</b>						
Road yard (min.)	20	20	30	30	50	50
Road yard (max.)	30	90	150	N/A	N/A	N/A
Side yard (interior)	10	10	15	15	20	20
Abutting residential district	30	20	30	30	50	50
Side yard (road)	20	20	30	30	30	30
Rear yard	20	20	25	25	30	30
Abutting residential district	30	30	30	30	50	50
Building Separation	20	20	20	20	20	20
<b>Bulk (max.)</b>						
Height (ft.)	35	35	60	60	60	60
Gross floor area (sq. ft.)	10,000	10,000	50,000	50,000	N/A	N/A
Building coverage	50%	50%	50%	50%	50%	50%
Impervious surface	75%	75%	75%	75%	75%	75%



## PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

### Site Area and Description

The request involves an 8.47-acre parcel that currently houses Denver Christian Academy. DCA has two structures located at 2233 and 2237 N NC Hwy 16 Business in Catawba Springs Township. These structures were initially installed as temporary structures. They want to make these structures permanent.

The subject property is zoned B-G (General Business) and is in the ELDD (Eastern Lincoln Development District) overlay. The subject property is adjoined by property zoned B-N (Neighborhood Business), B-G (General Business) and R-SF (Residential Single-Family). Land uses in this area are business, residential, and civic.

Please note that other documents in your packet contain a portion of the original site plan as well as a sketch of the two buildings showing the separation distance and general maps of the location.



## Variance Application

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

### Part I

Applicant Name DCA Properties of Denver, LLC, Denver Christian Academy  
Applicant Address 2243/2237/2233 N, NC Hwy 16 Michael L. Kiser  
Business Denver, NC  
Applicant Phone Number 704-408-0080  
Property Owner's Name DCA Properties of Denver, LLC/Denver Christian Academy  
Property Owner's Address P.O. Box 2189 Denver, NC Michael L. Kiser  
Property Owner's Phone Number 704-408-0080 28037

### Part II

Property Location 2243/2237-/2233 N, NC Hwy 16 Business, Denver, NC  
Property ID # (10 digits) 4604439584 Property Size 8.47 acres  
Parcel # (5 digits) 80841 Deed Book(s) 3420 Page(s) 308

### Part III

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

Denver Christian Academy + Preschool currently operate  
in 1 building (13,500sf) and 2 modular buildings (3584sf + 1960sf)

Briefly explain your reason for seeking a variance.

The two modular units are close together  
with 5'6" of separation between them. This separation  
is less than the VDO when not combining them.

Describe the type of variance you need.

I am requesting that a variance be granted  
that allows the modular units to permanently  
remain in their current positions while not being  
combined as 1 structure.

**\$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.*

Michael L Kiser  
Applicant Signature

8/26/2025  
Date

Michael L. Kiser  
Applicant Printed Name

Michael L Kiser  
Owner

8/26/2025  
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.

The code requirement of 20' separation between the modular units cannot be achieved with the buffer on Old Post Road to the south of modular unit #2.

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.

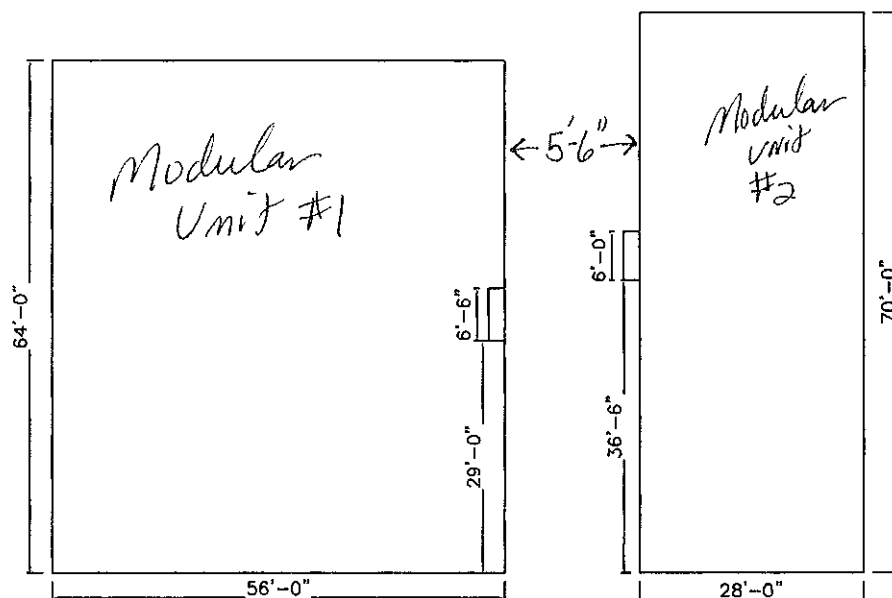
Topography creates a hardship to the south of the southern modular structure where ~~the~~ a buffer exists next to Old Post Road.

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.

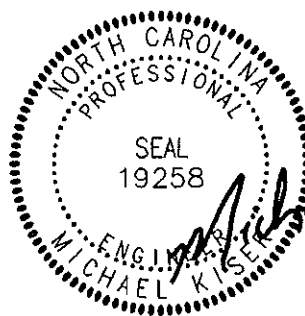
The modular units are located in the only position available based on utilities, offsets and existing routes for traffic

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.

Jeff Wesdyk has determined that an enclosed space between the modular units would reduce the ability of students to exit the structure during a fire. A canopy over the exit and attached to both structures will meet the spirit of the code or ordinance

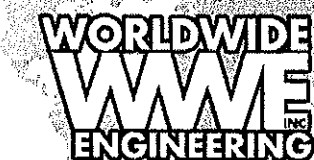


## MODULAR UNITS



*Michael Kiser*  
8/26/25

REV.	DESCRIPTION	DATE
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CONSULTING ENGINEERS & PLANNERS

(704) 483-5225  
Fax: (704) 483-5466

4090 N. NC HWY 16  
P.O. Box 2189  
DENVER, NC 28037

www.WWEgeo.com  
MLKiser@bellsouth.net

## DETAIL

Denver Christian Academy  
RETAINING WALLS  
Denver, NC

DESIGNER MICHAEL KISER, PE DATE 8/26/25 INSP. \_\_\_\_\_ DATE \_\_\_\_\_  
DRAWN PJR DATE 8/26/25 APPR. \_\_\_\_\_ DATE \_\_\_\_\_



## Lincoln County, NC

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Date: 9/9/2025



<b>Parcel ID</b>	80841	<b>Owner</b>	DCA PROPERTIES OF DENVER LLC	
<b>Map</b>	4604	<b>Mailing</b>	PO BOX 2189	
<b>Account</b>	0288255	<b>Address</b>	DENVER, NC 28037	
<b>Deed</b>	3420 308	<b>Last Transaction Date</b>	07/02/2025	<b>Sale Price</b> \$0
<b>Plat</b>		<b>Subdivision</b>	GLENN O REYNOLDS	<b>Lot</b> 1-6 & TR 1 & 2
<b>Land Value</b>	\$766,625	<b>Improvement Value</b>	\$1,830,185	<b>Total Value</b> \$2,596,810
<b>Previous Parcel</b>	60111			

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

<b>Description</b>	LTS 1-6 & TRS 1&2 GLENN O		<b>Deed Acres</b>	0
<b>Address</b>	2243 N NC 16 BUSINESS HWY		<b>Tax Acres</b>	8.427
<b>Township</b>	CATAWBA SPRINGS	<b>Tax/Fire District</b>	DENVER	
<b>Main Improvement</b>	DENVER CHRISTIAN ACADEMY		<b>Value</b>	\$1,508,485
<b>Main Sq Feet</b>	13500	<b>Stories</b>	1	<b>Year Built</b> 2002

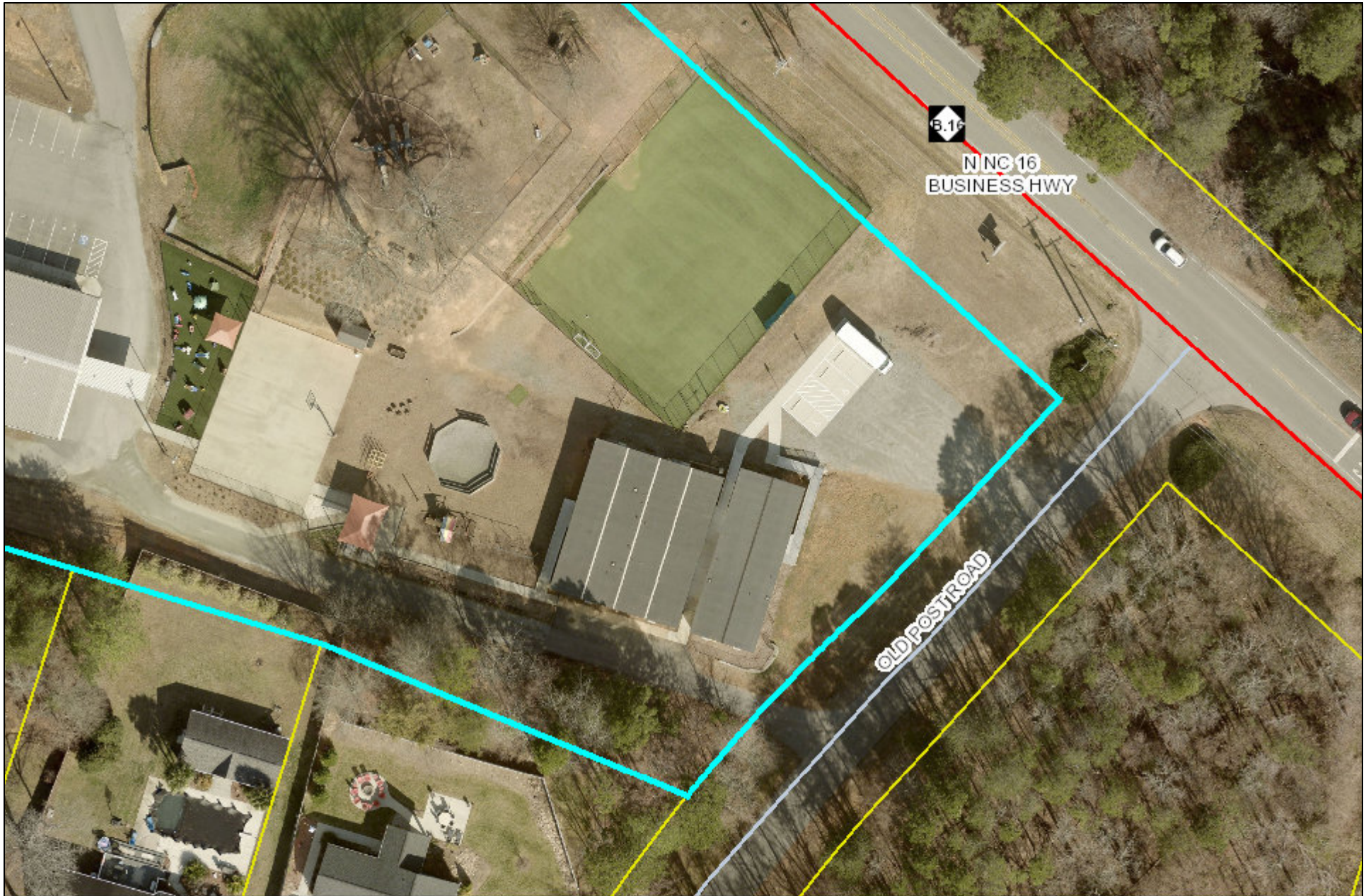
<b>Zoning District</b>	<b>Conditional Use</b>	<b>Calc Acres</b>	<b>Voting Precinct</b>	<b>Calc Acres</b>
B-G		8.43	WP32	8.43

<b>Watershed</b>	<b>Sewer District</b>
8.43	0.02
	SEWER 8.41

<b>Census County</b>	<b>Tract</b>	<b>Block</b>
109	071101	3007 8.43

<b>Flood</b>	<b>Zone Description</b>	<b>Panel</b>
X	NO FLOOD HAZARD	3710460400 8.43



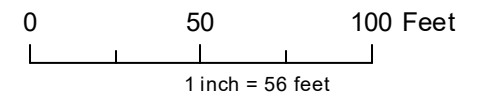


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September 9, 2025







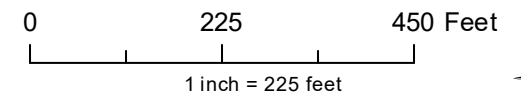
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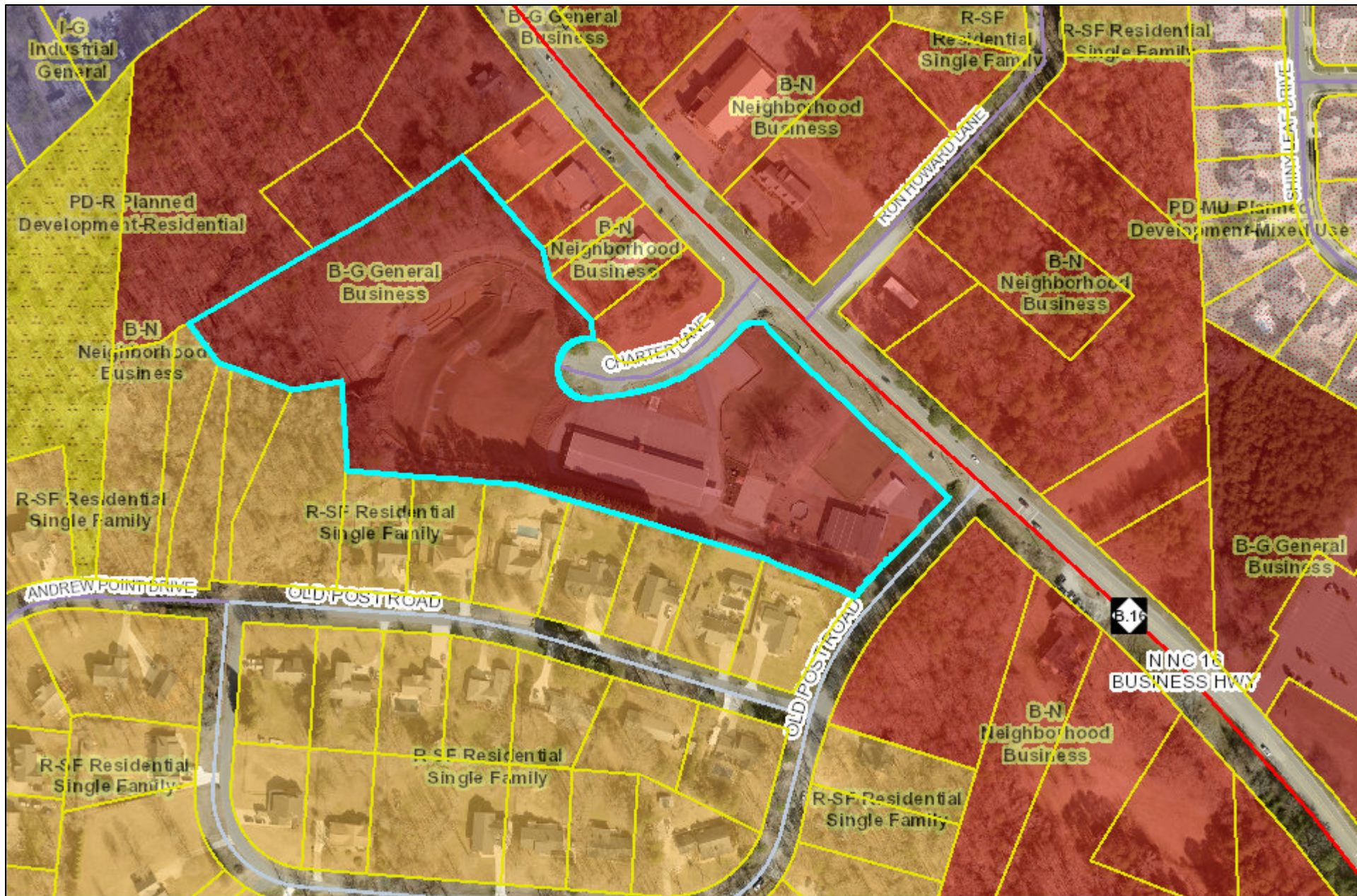


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