



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

- 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
Parcel (min.)						
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
Yards (min. ft.)						
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
Bulk (max.)						
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%



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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 PCA Properties of Denver, LLC, Denver Christian Academy
Applicant Address 2243/2237/2233 N. NC Hwy 16 Michael L. Kiser
Applicant Phone Number 704-408-0080
Property Owner's Name PCA 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 Weselyk 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



REV.	DESCRIPTION	DATE
	(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 INS. _____ DATE _____
DRAWN PUR DATE 8/26/25 APPR. _____ DATE _____

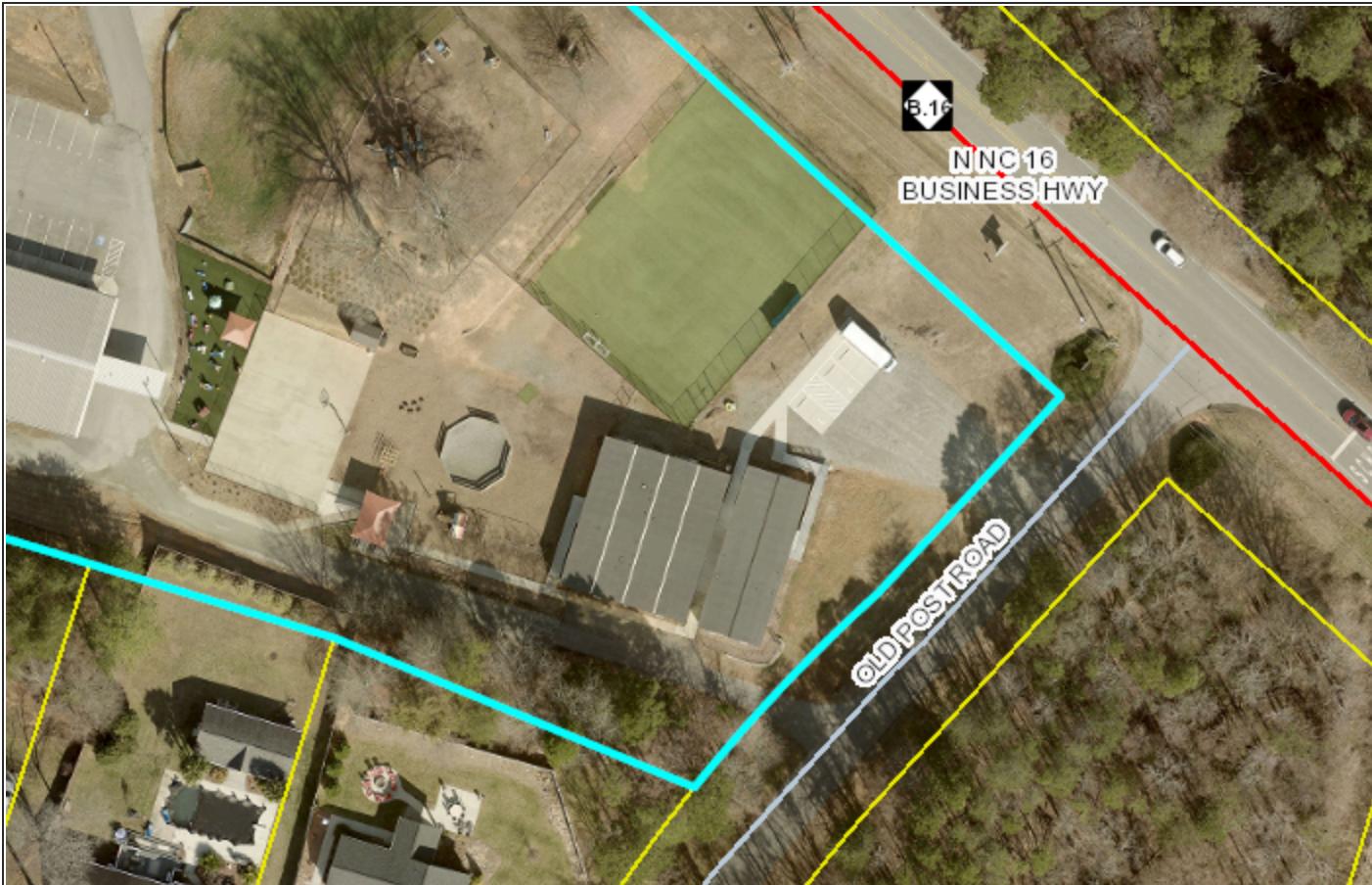
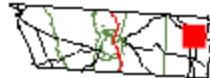


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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Date: 9/9/2025



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

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

Description	LTS 1-6 & TRS 1&2 GLENN O	Deed Acres	0
Address	2243 N NC 16 BUSINESS HWY	Tax Acres	8.427
Township	CATAWBA SPRINGS	Tax/Fire District	DENVER
Main Improvement	DENVER CHRISTIAN ACADEMY	Value	\$1,508,485
Main Sq Feet	13500	Stories	1
Year Built	2002		
Zoning District	Conditional Use	Calc Acres	Voting Precinct Calc Acres
B-G		8.43	WP32 8.43
Watershed			Sewer District
	8.43		0.02
		SEWER	8.41
Census County		Tract	Block
109		071101	3007 8.43
Flood	Zone Description	Panel	
X	NO FLOOD HAZARD	3710460400	8.43



80841



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September 9, 2025

0 50 100 Feet
1 inch = 56 feet





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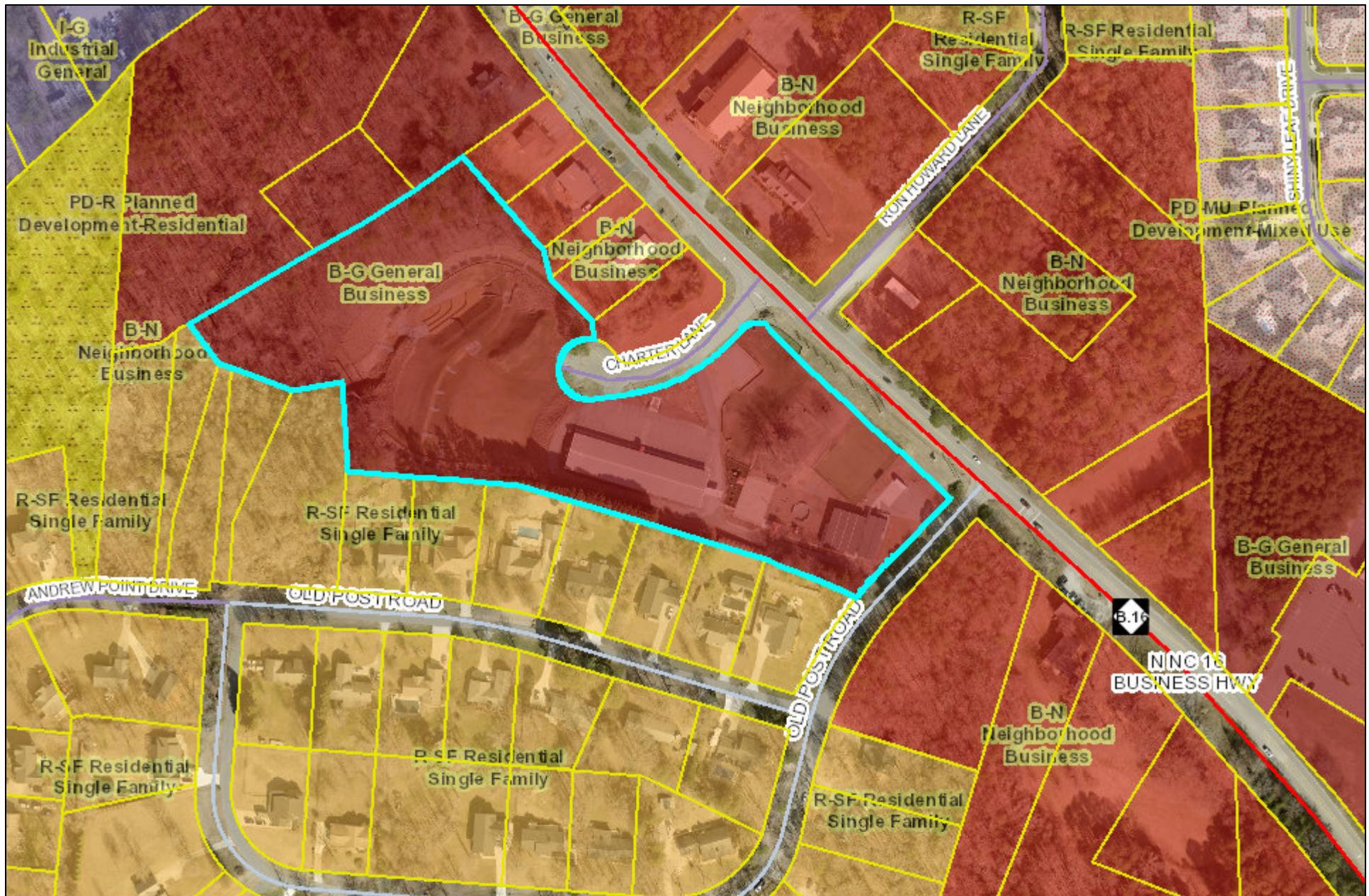


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0 225 450 Feet
1 inch = 225 feet





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September 9, 2025

0 225 450 Feet
1 inch = 225 feet



MANUEL DURAN
TRACT 1
0.517 ACRES

EXISTING
PLAYGROUND

— EXISTING 120'X90'
SPORTS FIELD

**BUS PARKING IN
EXISTING GRAVEL LOT**

EXISTING 64'X54'
TEMPORARY MODULAR
CLASSROOM BUILDING

PROPOSED 54'X28'
TEMPORARY MODULAR
CLASSROOM BUILDING

**DROP OFF
LOCATION**

2

•L ID 58778
604530212
ANN SUMNER
2901 PAGE 850
ELDD R-SF

PARCEL ID 80789
PIN 4604532188
C O REYNOLDS CONSTRUCTION LLC
DEED BOOK 2048 PAGE 559
ZONING: ELOD B-N