



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: September 9, 2025

Re: VAR #488

James and Lisa Jenkins, applicants
Parcel ID# 52762

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 4.6.2.C.2 of the Lincoln County Unified Development Ordinance (UDO) to allow a rear yard setback of 2 feet instead of the required 10 feet for an accessory structure less than 1000 square feet. See below:

2. Residential Districts

- (a)** 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.
- (b)** Accessory structures are allowed in side (interior) and rear yards no closer than ten feet to the property line; provided that, as the size of the accessory structure increases the required setback shall increase as follows:

Size of Accessory Structure (sq. ft.)	Required Setback (ft.)
1,000 or Less	10
1,001 to 2,000	20
2,001 to 3,000	30
3,001 to 4,000	40
4,001 or more	50



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Site Area and Description

The request involves a 0.373-acre lot located at 1569 Sandy Park Road in Ironton Township.

The subject property is zoned R-SF (Residential- Single Family) and is adjoined by property zoned R-SF (Residential Single-Family). Land uses in this area are residential.

Additional Information

The structure is not yet on the property and a building permit has been applied for.



o. 704.736.8440



lincolncountync.gov



115 W. Main St. | Lincolnton, NC 28092



Variance Application

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

Part I

Applicant Name James R + Lisa M Jenkins

Applicant Address 1569 Sandy Park Road

Applicant Phone Number 704 473 9076

Property Owner's Name James R + Lisa M Jenkins

Property Owner's Address 1569 Sandy Park Road

Property Owner's Phone Number 704 473 9076

Part II

Property Location 1569 Sandy Park Road (Lot 4)

Property ID # (10 digits) — Property Size .323

Parcel # (5 digits) 52762 Deed Book(s) — Page(s) —

Part III

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

- Used, residential
- zoned, residential
- house only

Briefly explain your reason for seeking a variance.

Very limited backyard space due to pool
+ side easement

Describe the type of variance you need.

Due to back property line easement -

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.

Hardship due to: very limited space in
the backyard

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.

location - due to very small overall lot size

Size - limited availability of space for building size

topography - east side slopes away from pool west side enters
w/ access to 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.

When we purchased the house + lot in
1989 there was no such variance in the
back property line. We did NOT create this
hardship.

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.

Installing the building closest to the back prop line

would serve as the safest location on the existing
lot given all of the existing structures + inground pool.
It would not be a safety hazard.

**\$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.

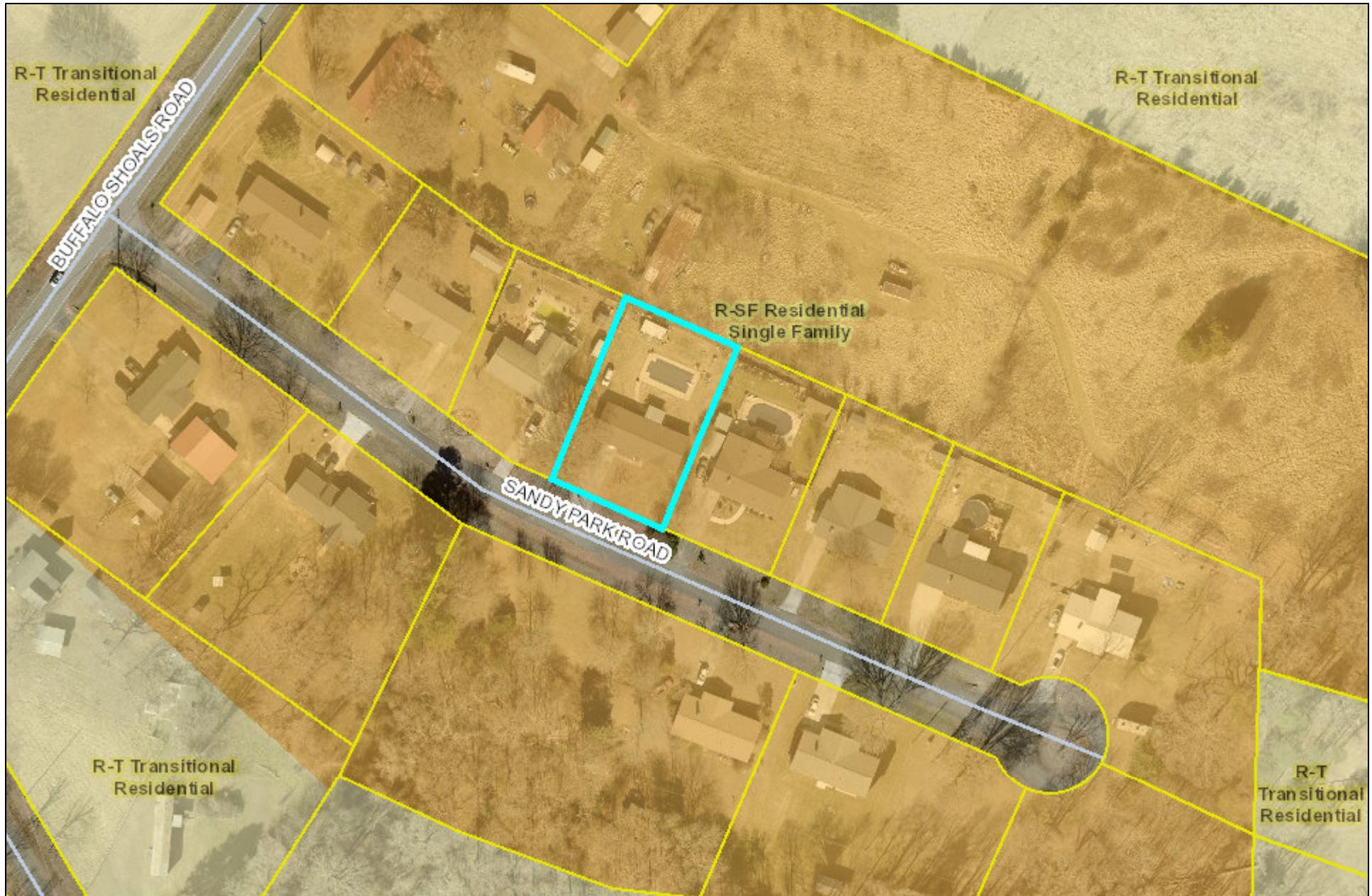
James R. Jenkins
Applicant Signature

8-24-2025
Date

James R. Jenkins
Applicant Printed Name

8-24-2025
Date

James R. Jenkins
Owner



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



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September 9, 2025

0 110 220 Feet
1 inch = 113 feet





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September 9, 2025

0 50 100 Feet
1 inch = 56 feet



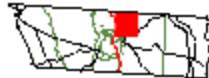


Lincoln County, NC

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Date: 9/9/2025



	Parcel ID 52762 Owner JENKINS JAMES R JENKINS LISA M Map 3645 Mailing 1569 SANDY PARK RD Account 07539 Address LINCOLNTON, NC 280930000 Deed 722 798 Last Transaction Date 01/01/1992 Sale Price \$0 Plat Subdivision SANDY PARK Lot 4 Land Value \$28,000 Improvement Value \$196,783 Total Value \$224,783 Previous Parcel
-----All values for Tax Year 2025 -----	
	Description SANDY PARK #4 Deed Acres 0 Address 1569 SANDY PARK RD Tax Acres 0.373 Township Ironton Tax/Fire District NORTH 321 Main Improvement Ranch Value \$173,205 Main Sq Feet 1461 Stories 1 Year Built 1973
	Zoning District R-SF Conditional Use Calc Acres 0.37 Voting Precinct BS26 Calc Acres 0.37
	Watershed 0.37 Sewer District 0.37
	Census County 109 Tract 070901 Block 2011 Panel 0.37
	Flood X Zone Description NO FLOOD HAZARD Panel 3710364400 Panel 0.37