



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

To: Board of Adjustment

From: Julie Mosteller, Planner

Date: October 15, 2025

Re: VAR #491
Bruce and Cindy Putnam, applicant
Parcel ID# 30664

The following information is for use by the Lincoln County Board of Adjustment at their meeting/public hearing on October 27, 2025.

Request

The applicant is requesting a variance from Section 4.6.2.C of the Lincoln County Unified Development Ordinance to permit an accessory structure closer than 10 feet to another accessory structure and closer than 10 feet to the side property line. Section 4.6.2.C states in part,

C. Setbacks

The following setback requirements apply to all accessory structures not specifically excepted by §2.6.10.D, Yard Encroachments:

1. General No accessory structure shall be located closer than ten feet to any other structure.

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:



PLANNING & INSPECTIONS DEPARTMENT

Joshua L. Grant, Manager

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

This request is to have a side yard setback of 2 feet and to have a building separation of 4". These structures are existing.

Site Area and Description

The request involves a 0.633-acre parcel located at 8230 Mallard Rd in Catawba Springs Township. The subject property is located in the R-SF (Residential Single Family) zoning district. The subject property is adjoined by property zoned R-SF. 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 Bruce E. Putnam + Cindy H. Putnam

Applicant Address 8230 Mallard Road, Denver N.C.

Applicant Phone Number 704-560-2991

Property Owner's Name Bruce E. Putnam + Cindy H. Putnam

Property Owner's Address 8230 Mallard Road, Denver N.C.

Property Owner's Phone Number 704-560-2991

Part II

Property Location 8230 Mallard Road, Denver N.C.

Property ID # (10 digits) 4613313428

Property Size .633 Acres

Parcel # (5 digits) 30664

Deed Book(s) 633

Page(s) 594

Part III

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

zoned R-SF, My Residence. Structures are House, Garage
Shed + Covered Patio.

Briefly explain your reason for seeking a variance.

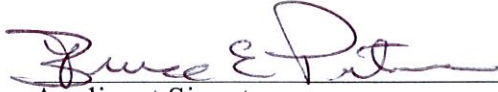
To become compliant of side setbacks

Describe the type of variance you need.

Side yard setback variances for Accessory
structures

**\$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.

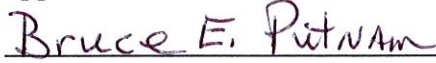


Applicant Signature

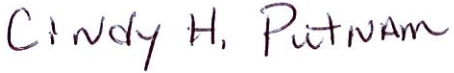
Date



Applicant Printed Name



Owner



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.

I would have to tear down roof of
my patio.

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.

Caused by me not knowing a building
permit was needed to put a roof over my
patio. Previous owner of vacant lot thought
property line was 12' closer to his lot.

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.

Existing Garage and shed are both inside
side set backs but were built before 1989.

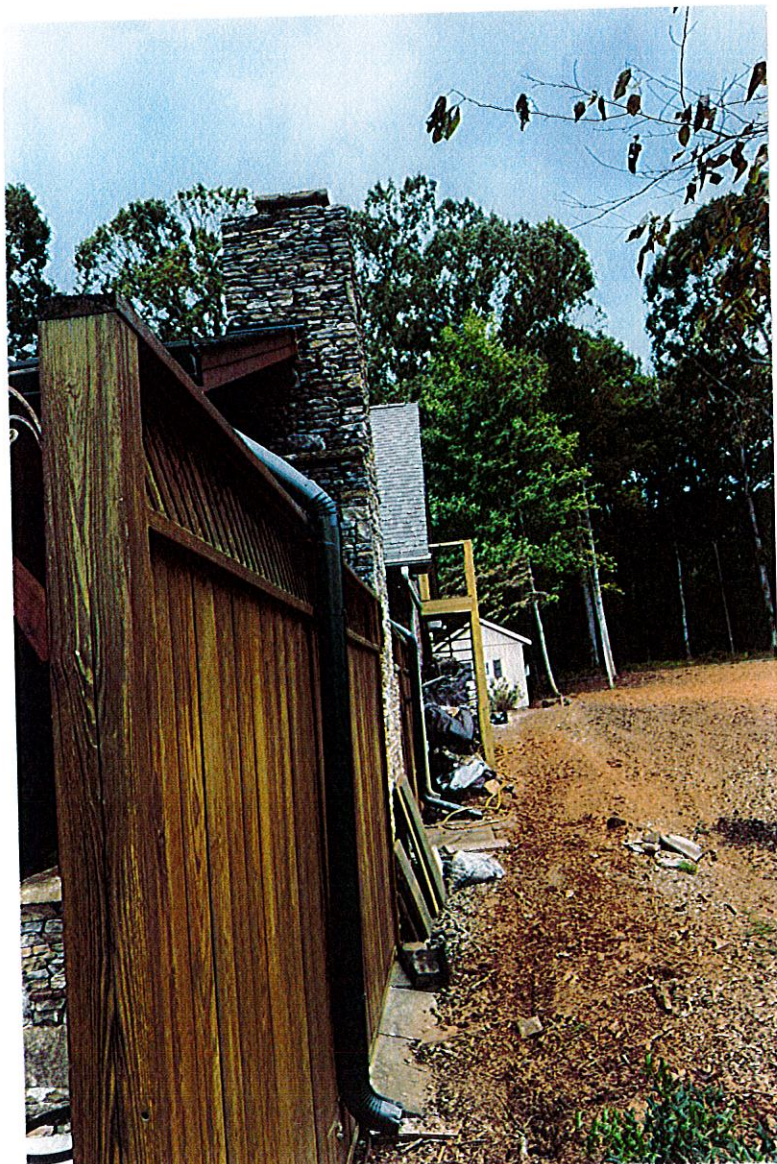
4. The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured, and substantial justice is achieved.

The roof has no safety concerns, nor
obstructs anyone's view. It does not cross
the property line.

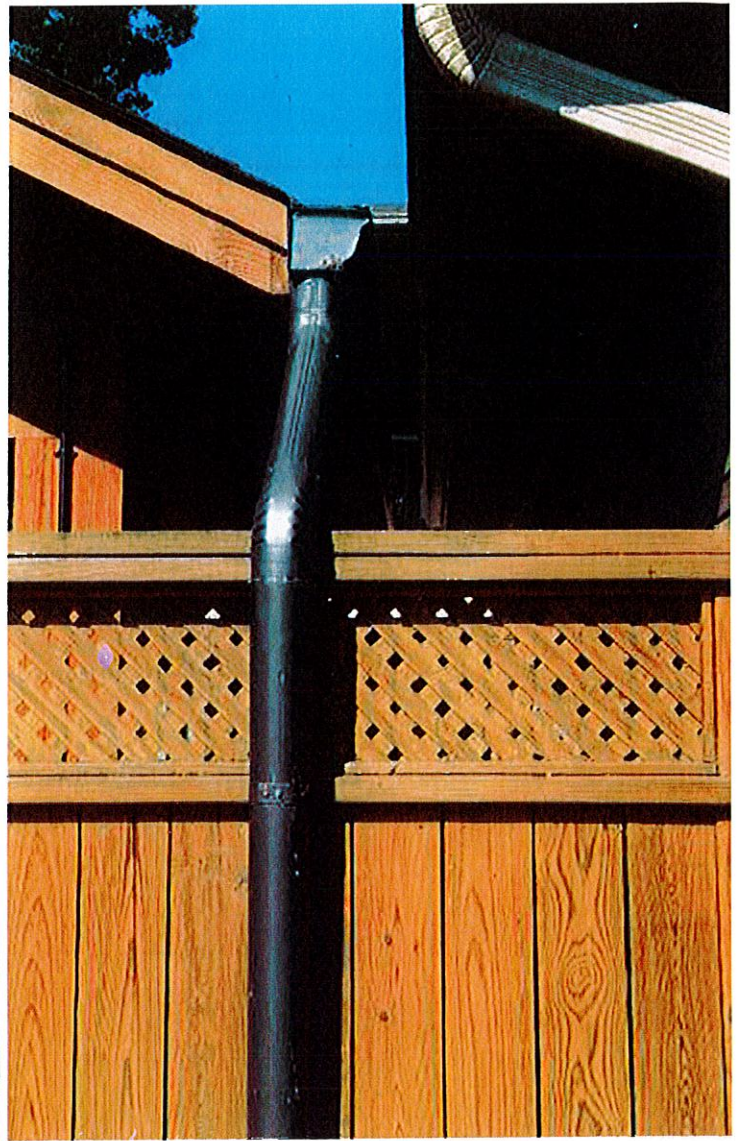
①



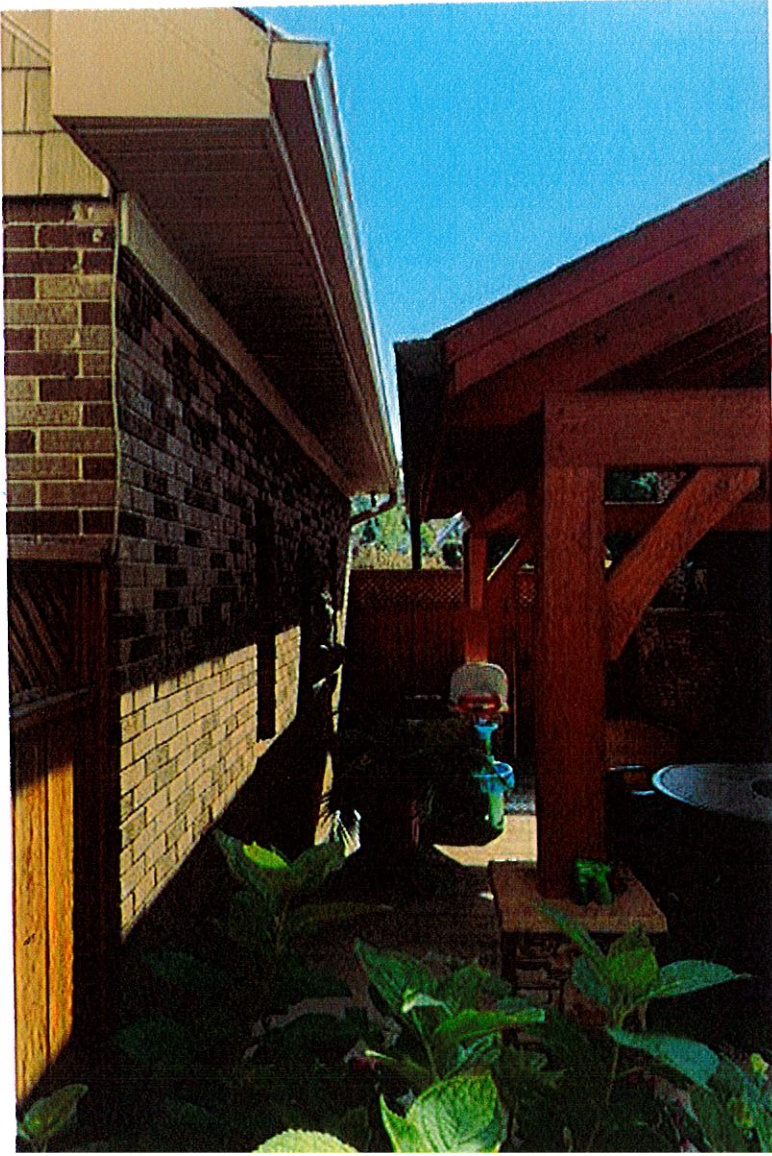
②



③



④



Bruce Putnam 8230 Mallard Rd, Denver N.C.
704-560-2991

① - View from Lake - Harry Hinkle (Previous Owner)
Showed me stake 15 ft
from shown property line

② - Roof over Patio 2 ft from property line

③ + ④ - Distance from Gutters 4" between
Garage + Patio



Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division

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October 15, 2025



0 50 100 Feet
1 inch = 56 feet





Lincoln County, NC

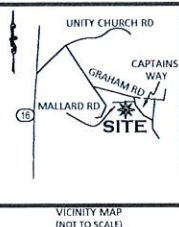
Office of the Tax Administrator, GIS Mapping Division

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Date: 10/15/2025

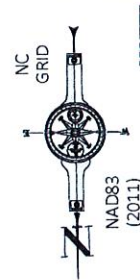


Parcel ID	30664	Owner	PUTNAM BRUCE E PUTNAM CINDY H	Sale Price	\$0
Map	4613	Mailing	8230 MALLARD ROAD		
Account	20527	Address	DENVER, NC 280370000		
Deed	633 594	Last Transaction Date	01/01/1992		
Plat	C 57	Subdivision	LINCOLN FOREST - DENVER	Lot	26
Land Value	\$496,465	Improvement Value	\$564,137	Total Value	\$1,060,602
Previous Parcel					
-----All values for Tax Year 2025 -----					
Description	#26 LINCOLN FOREST-DENVER			Deed Acres	0
Address	8230 MALLARD RD			Tax Acres	0.633
Township	5			Tax/Fire District	70
Main Improvement	CONVENTIONAL			Value	\$509,182
Main Sq Feet	3327.22	Stories	1.9	Year Built	1976
Zoning District	Conditional Use	Calc Acres	Voting Precinct	Calc Acres	
R-SF		0.63	TA37	0.63	
Watershed	0.63		Sewer District	SEWER 0.63	



SURVEY NOTES:

1. THIS SURVEY WAS CONDUCTED WITHOUT THE BENEFIT OF A TITLE REPORT.
2. PROPERTY DOES NOT LIE IN A SPECIAL FLOOD HAZARD ZONE. (FIRM No. 3710461300L).
3. PROPERTY SUBJECT TO ANY & ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES. UNITS: US SURVEY FOOT.
5. BUILDING SETBACKS
PUBLIC SETBACKS - PER ZONING: (PER LINCOLN COUNTY R-SF)
FRONT SETBACK: 30' SIDE SETBACK: 10' REAR SETBACK: 40'
SUBJECT TO VERIFICATION AND INTERPRETATION BY GOVERNING AUTHORITIES.
6. THERE ARE NO ENCROACHMENTS OR PROJECTIONS EXCEPT AS SHOWN.
7. AREA COMPUTED BY THE COORDINATE METHOD.
8. REFERENCE(S): PLAT BOOK C PAGE 57 & RIGHTS, PRIVILEGES AND EASEMENTS IN DB 393 PG 442.



ABBREVIATIONS

DB DEED BOOK
PB PLAT BOOK
PG PAGE
N/F NOW OR FORMERLY
R/W RIGHT-OF-WAY
SF SQUARE FEET
AC ACRES
EX. EXISTING

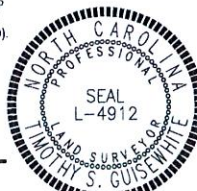
SYMBOL LEGEND

- REBAR FOUND (RBF)
- IRON PIPE FOUND (IPF)
- YARD DRAIN
- AIR CONDITIONER
- ✉ POSTAL MAILBOX
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ UTILITY POLE
- ⊙ WATER METER
- ⊙ WATER WELL
- ABOVE GROUND MARKER
- ⊞ ELECTRIC BOX

I CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED DESCRIPTION RECORDED IN BOOK 633, PAGE 594); THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS DRAWN FROM INFORMATION REFERENCED HEREON; THAT THE RATIO OF PRECISION AS CALCULATED EXCEEDS 1:10,000; THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600). WITNESS MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL.

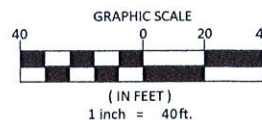
THIS 26TH DAY OF SEPTEMBER, A.D., 2025.

TIMOTHY S. GUISEWHITE, PLS
NORTH CAROLINA REGISTRATION NUMBER L-4912



FILE NAME: 25-106 8230 MALLARD RD.DWG

PROJECT NUMBER: 25-106



SURVEY OF PROPERTY for:
BRUCE PUTNAM
8230 MALLARD ROAD
LOT 26, LINCOLN FOREST
CATAWBA SPRINGS TOWNSHIP
LINCOLN COUNTY, NC

GUISEWHITE PROFESSIONAL
LAND SURVEYING, PC
GPLS
531 BRENTWOOD RD. #158
DENVER, NC 28037
(704) 530-1700 NC FIRM #C-4411

SURVEY DATE: 09/18/2025

DRAWN BY: EBM