



COUNTY OF LINCOLN, NORTH CAROLINA

PLANNING AND INSPECTIONS DEPARTMENT

To: Zoning Board of Adjustment

From: Randy Hawkins
Zoning Administrator

Date: April 3, 2013

Re: VAR #331
Sanford O'Neal, applicant
Parcel ID# 33763

The following information is for use by the Lincoln County Zoning Board of Adjustment at its meeting/public hearing on April 22, 2013.

Request

The applicant is requesting a variance from Section 2.4.4.C of the Lincoln County Unified Development Ordinance to permit a 3.7-acre parcel containing two homes to be subdivided into two lots, each with a width of 79.97 feet, each to contain one home and each 1.8 acres in size. Section 2.4.5.C states that the minimum lot width in the R-T (Transitional Residential) district is 100 feet. (Section 2.6.8.B calls for lot width to be measured at the rear edge of the road yard, the minimum setback line that's 30 feet from the edge of the road right-of-way.)

Site Area and Description

The property is located at 6342 and 6350 Wingate Hill Road, on the south side of Wingate Hill Road about 3,000 feet west of Beth Haven Church Road, in Catawba Springs Township. This parcel is approximately 160 feet wide and 1,000 feet deep. It is a nonconforming lot in that it has two homes on it. It is surrounded by property zoned R-T. Land uses in this area are predominately residential and agricultural. The Lincoln County Land Use Plan designates this area as Rural Residential, suitable for residential development at overall densities of no greater than one home per acre.

Applicant Sanford O'Neal

Application No. VAR #331

ZONING BOARD OF ADJUSTMENT'S FINDINGS OF FACT

1. THERE ARE PRACTICAL DIFFICULTIES OR UNNECESSARY
HARDSHIPS IN THE WAY OF CARRYING OUT THE STRICT LETTER OF
THE ORDINANCE. YES _____ NO _____

A. If the property owner complies with the provisions of the
ordinance, he can secure no reasonable return from or make no
reasonable use of his property. Yes _____ No _____
Factual reasons cited by the Board:

B. The hardship results from the application of the ordinance.
Yes _____ No _____
Factual reasons cited by the Board:

C. The hardship is suffered by the applicant's property.
Yes _____ No _____
Factual reasons cited by the Board:

D. The hardship is not the result of the applicant's own action.
Yes _____ No _____
Factual reasons cited by the Board:

E. The hardship is peculiar to the applicant's property.
Yes _____ No _____
Factual reasons cited by the Board:

2. THE VARIANCE IS IN HARMONY WITH THE GENERAL PURPOSE AND INTENT OF THIS ORDINANCE. Yes _____ No _____
Factual reasons cited by the Board:

3. IN THE GRANTING OF THE VARIANCE, THE PUBLIC SAFETY AND WELFARE HAVE BEEN ASSURED AND SUBSTANTIAL JUSTICE HAS BEEN DONE. Yes _____ No _____
Factual reasons cited by the Board:

4. THE REASONS SET FORTH IN THE APPLICATION JUSTIFY THE GRANTING OF A VARIANCE, AND THAT THE VARIANCE IS A MINIMUM ONE THAT WILL MAKE POSSIBLE THE REASONABLE USE OF LAND OR STRUCTURES. Yes _____ No _____
Factual reasons cited by the Board:

Based on the Findings of Fact, the following action was taken on _____ by the Lincoln County Zoning Board of Adjustment after a public hearing was held and duly advertised:

In approving said variance, the following conditions have been imposed by the Zoning Board of Adjustment:

Variance Application

Lincoln County Planning and Inspections Department
302 N. Academy St., Suite A, Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010



Part I

Applicant Name Sanford P O'Neal

Applicant Address 6342 Wingate Hill Rd. Denver, NC 28037

Applicant Phone Number (704) 966-0483

Property Owner's Name Nyoka K Pulley and Tracey D. O'Neal

Property Owner's Address 6350 Wingate Hill Rd. Denver, NC 28037

Property Owner's Phone Number (704) 308-0490

Part II

Property Location 6342 and 6350 Wingate Hill Rd. Denver, NC 28037

Property ID # (10 digits) 3684-47-8058 Property Size 3.74 AC

Parcel # (5 digits) 33763 Deed Book(s) 1190 Page(s) 790

Part III

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

R-T zoning. Used for two primary residences. One singlewide mobile home and one doublewide mobile home are currently on property

Briefly explain your reason for seeking a variance.

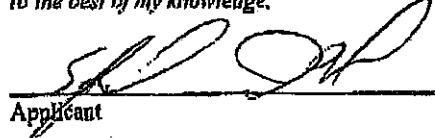
Separate property into two parcels to allow for a modular home to replace the doublewide on the property. Also need to separate Nyoka's parcel from Tracey's to bank will not have a lien on the her property for new loan. Property is too narrow to meet minimum standards.

Describe the type of variance you need.

Variance would be to reduce the minimum lot width to 79.97 feet from 100 feet. This request would allow the property to be divided into two parcels.

**\$500 APPLICATION FEE MUST BE RECEIVED
BEFORE PROCESSING A VARIANCE REQUEST**

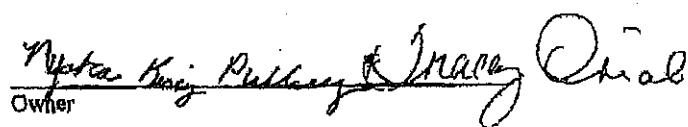
I hereby certify that all of the information provided for this application and attachments is true and correct
to the best of my knowledge.



Applicant

Date

3/22/13



Owner

Date

3/22/2013

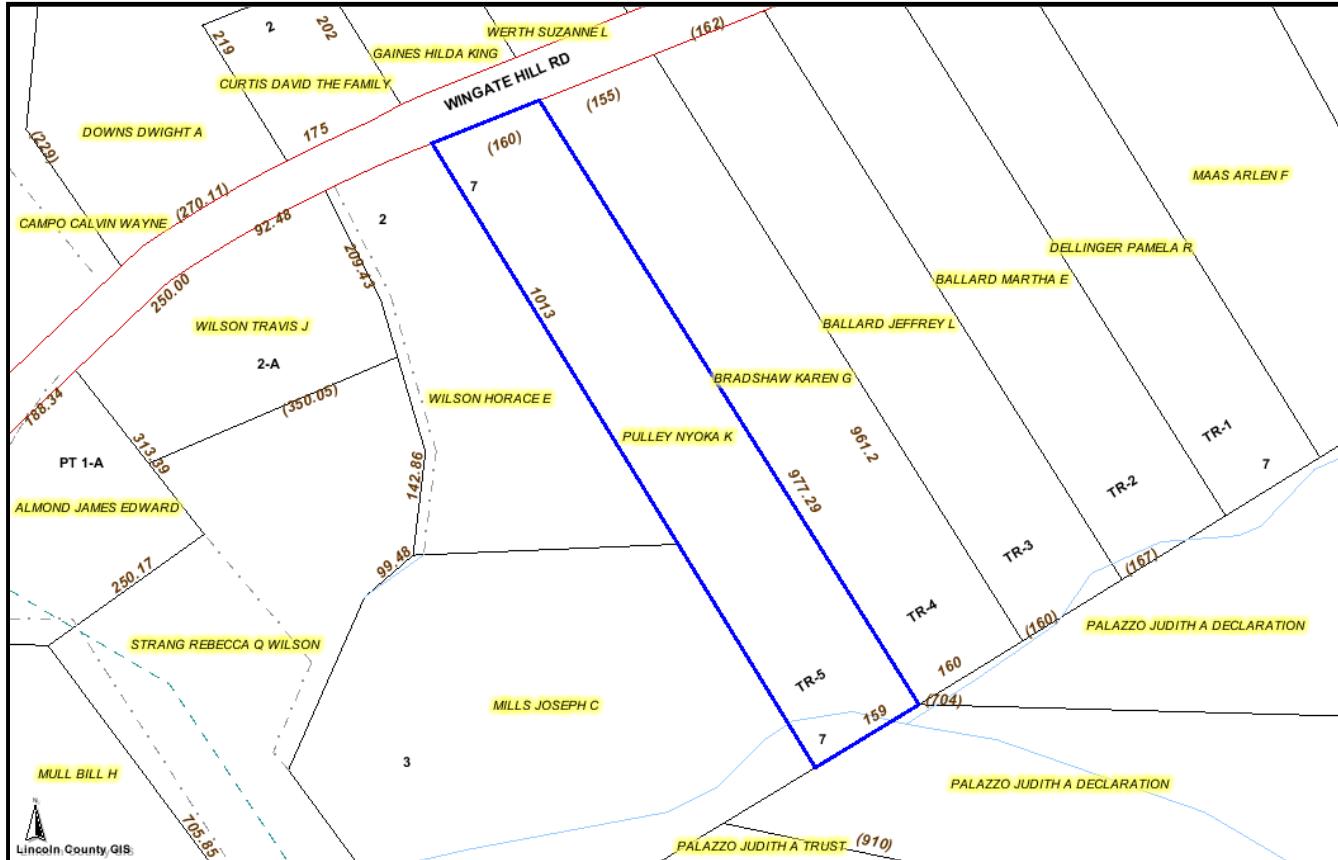


Lincoln County, NC

Office of the Tax Administrator, GIS Mapping Division
Lincoln County and its mapping contractors assume no legal responsibility for the information contained on this map. This map is not to be used for land conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.

10

Date: 3/27/2013 Scale: 1 Inch = 250 Feet



PHOTOS



M30375

PARCEL INFORMATION FOR 3684-47-8058

Parcel ID	33763	Owner	PULLEY NYOKA K PULLEY TRACEY D (O'NEAL)		
Map	3684-00	Mailing Address	6350 WINGATE HILL RD DENVER NC 28037		
Account	0146095	Recorded	9/28/2003		
Deed	03E-467	Total Value	\$45,588 ----- All values are for tax year 2013. -----		
Land Value	\$45,588		Sale Price		0
Description	BALLARD LD RD 1373			Deed Acres	3.74
Address	WINGATE HILL RD			Tax Acres	3.66
Township	CATAWBA SPRINGS			Tax/Fire District	
Main Improvement	MOBILE HOME SPACES			Value	\$3,600
Main Sq Feet	2	Stories	0	Year Built	0
Parcel ID	M30375	Owner	PULLEY TRACEY D (O'NEAL)		
Map	3684-00	Mailing Address	6342 WINGATE HILL RD		
Account	33086	Recorded	DENVER NC 28037-6746		
Deed	222-222	Total Value	12/31/2002 \$58,111		
Land Value	\$0		Sale Price		0
Description	1998 27 X 56			Deed Acres	0
Address	6350 WINGATE HILL RD			Tax Acres	0
Township	CATAWBA SPRINGS			Tax/Fire District	
Main Improvement	MANUFACTURED HOME			Value	\$58,111
Main Sq Feet	1512	Stories	1	Year Built	1998
Parcel ID	M8303	Owner	PULLEY NYOKA K PULLEY TRACEY D (O'NEAL)		
Map	3684-00	Mailing Address	6350 WINGATE HILL RD		
Account	0146095	Recorded	DENVER NC 28037		
Deed	03E-467	Total Value	9/28/2003 \$14,041		
Land Value	\$0		Sale Price		0
Description	----- All values are for tax year 2013. -----			Deed Acres	0
Address					
Township					



M8303

Address	6342 WINGATE HILL RD			Tax Acres	0
Township	CATAWBA SPRINGS			Tax/Fire District	DENVER
Main Improvement		MANUFACTURED HOME		Value	\$14,041
Main Sq Feet	1064	Stories	1	Year Built	1996
				Total Value	\$14,041
Zoning District	Calculated Acres		Voting Precinct	Calculated Acres	
R-T	3.66		DENVER WEST (DW28)	3.66	
Watershed Class				Sewer District	
Not in a watershed	3.66			Not in the sewer district	3.66
2000 Census County				Tract	Block
37109				070900	3000
37109				070900	3009
Flood	Zone Description			Panel	
X	NO FLOOD HAZARD			3710368400	3.66

