



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.

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.

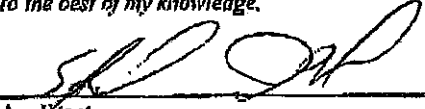
Separate property into two parcels to allow for a modular home to replace the doublewide on the property. Also need to separate Nyoka's parcel from Tracey's to bank will not have a lien on the her property for new loan. Property is too narrow to meet minimum standards.

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.

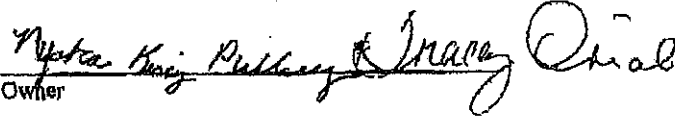
**\$500 APPLICATION FEE MUST BE RECEIVED
BEFORE PROCESSING A VARIANCE REQUEST**

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

3/22/13
Date



Owner

3/22/2013
Date

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		
		070900	3000	0.11	
		070900	3009	3.55	
Flood	Zone Description	Panel			
X	NO FLOOD HAZARD	3710368400		3.66	

