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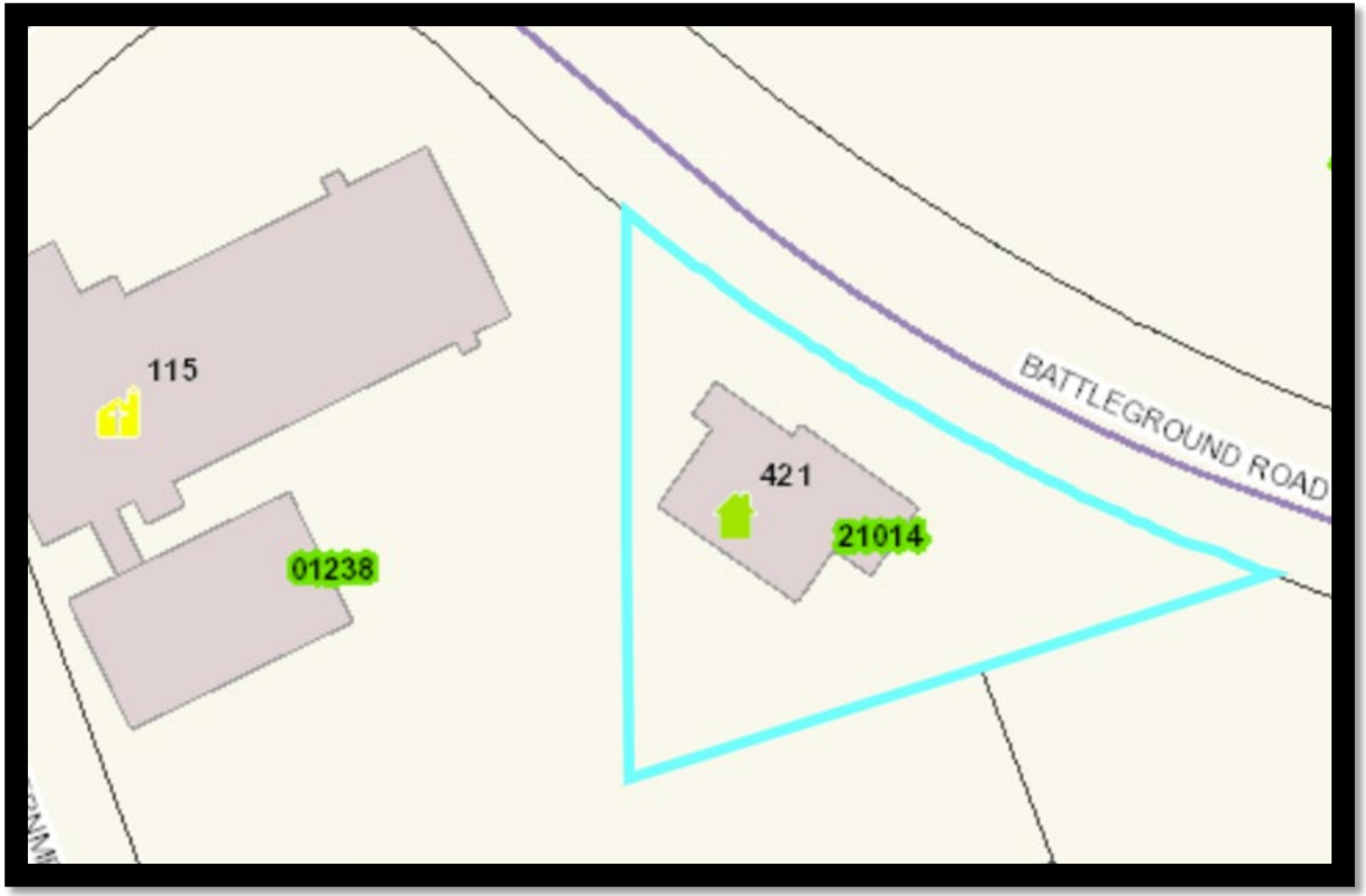
April 21, 2026

BOA-4-2026

Application from James Meadows requesting a variance of UDO Section 153.110 (B) (2) Front Yard Setback in the R-O District.

If approved, an 8-foot x 20-foot front porch would be constructed, further encroaching on the required front yard setback.

The subject property is located at 421 Battleground Road (Parcel ID 21014)



Details:

- **Applicant:** James Meadows
- **Property Location:** 421 Battleground Rd PID 21014
- **Property Size:** Per GIS .197 acres or 8,581 sq ft
- **Zoning:** R-O Residential Office



Reason for Variance

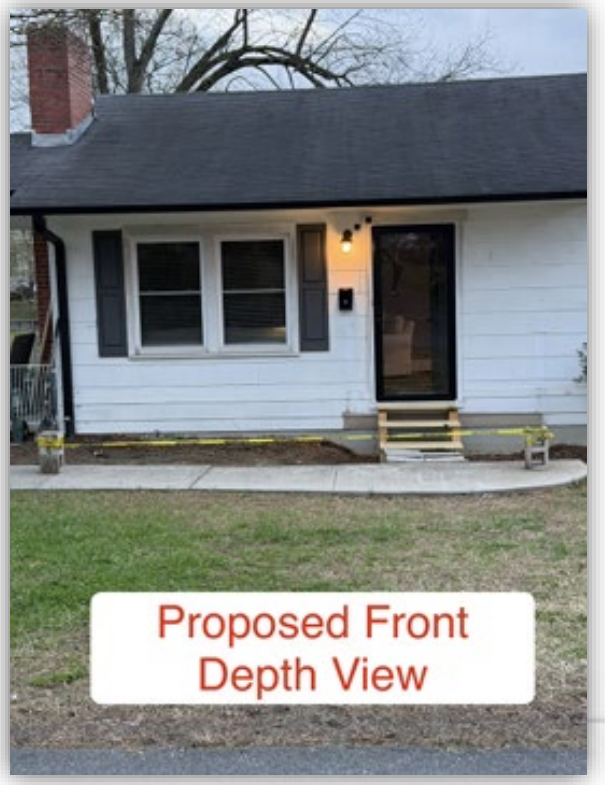
Requesting a variance to allow the construction of an open front porch at the residence located at 421 Battleground Road. The proposed porch would measure approximately 20 feet in width and 8 feet in depth and would be centered on the existing front entrance of the home.

The Lincolnton UDO allows certain architectural features such as open porches to encroach into the required front setback by up to five (5) feet. The proposed porch would extend slightly beyond this permitted encroachment, and therefore a variance is requested to allow the additional three (3) feet of encroachment necessary to construct the porch as designed.

The intent of the project is to improve the appearance and functionality of the home while remaining consistent with the scale and character of nearby structures along Battleground Road.

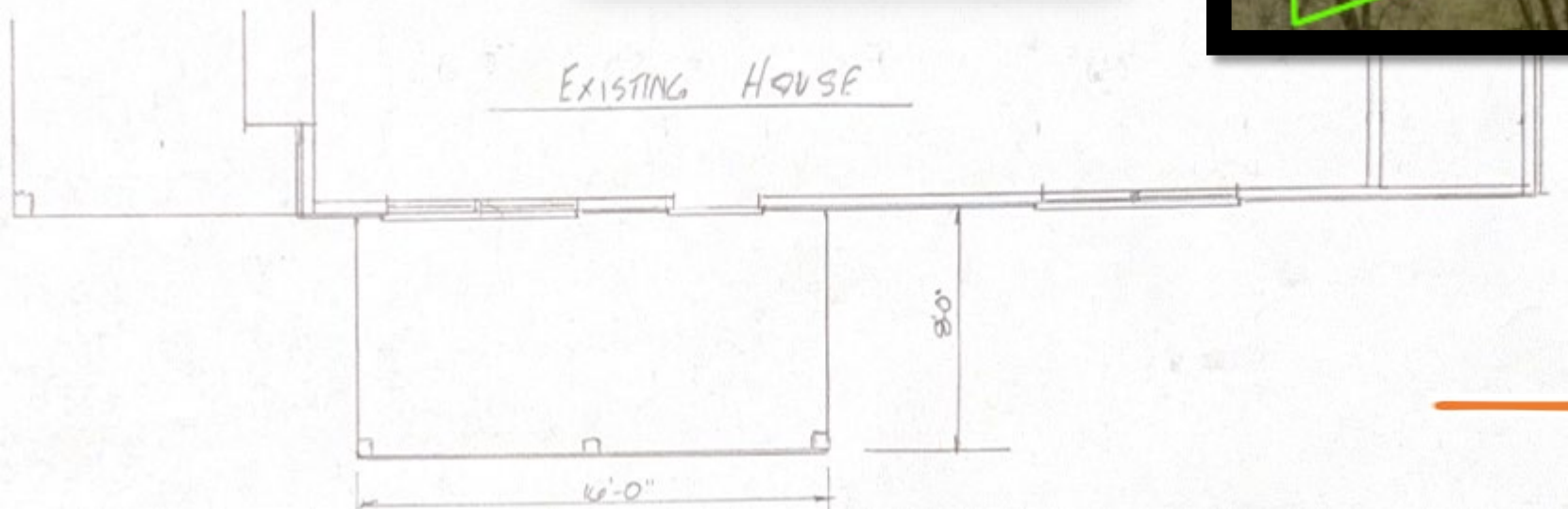
Street View – 421 Battleground Rd




Proposed Front
Depth View


Red Lines are Proposed
Porch Location


21014
Distance: 21.3
Feet


EXISTING HOUSE
8'-0"
16'-0"

Proposal

Relevant UDO Requirements

§ 153.110 R-O RESIDENTIAL OFFICE DISTRICT

- Minimum front setback *(as measured from the edge of the street right-of-way line)*: 30 feet
- Approximate current front setback: 21+/- feet
  - ❖ Proposal: Based on the addition of an 8’ x 16’ porch

    Front setback - approximately 13 feet

Other

These UDO provisions were mentioned, but do not apply.

BUILDING SETBACK LINE. A line establishing the minimum allowable distance between the nearest portion of any building, including **porches** (but excluding steps), and the nearest edge of the street right-of-way when measured perpendicularly thereto.

§ 153.055 RELIEF OF FRONT YARD SETBACK FOR CERTAIN DWELLINGS.
The front yard requirements of this chapter for dwellings shall not apply to any lot where the average setback of existing **buildings located wholly or partially within 100 feet** on either side of the proposed dwelling and on the same side of the street in the same block and use district as the lot is less than the minimum required front yard depth. In that case, the front yard on those lots may be less than the required front yard but not less than the average of the existing front yard on the aforementioned lots, **or a distance of 15 feet from the edge of the street right-of-way, whichever is greater.**

Findings of Fact by the Applicant:

1. Unnecessary hardship would result from the strict application of the ordinance.
   - It shall not be necessary to demonstrate that, in the absence of a variance, no reasonable use can be made of the property.

The strict application of the setback limitation would prevent the construction of a functional front porch that is consistent with the scale and architectural proportions of the home.

A porch limited to only the five (5) foot encroachment permitted by the ordinance would result in a very shallow structure that would not be practical for normal residential use and would not align well with the proportions of the house façade.

The requested additional encroachment is modest and allows the porch to function as intended while maintaining a design consistent with the home and surrounding neighborhood.

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 of granting a variance.

The subject property has several unique conditions that limit the practical placement of additions.

The parcel is bordered on multiple sides by a larger church property and is also constrained by a creek that runs along the southeastern portion of the property. These surrounding conditions limit the areas where expansion or additions can reasonably occur.

Because of these constraints, the front yard area represents the most practical and appropriate location for the proposed porch addition.

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 requested variance is not the result of actions taken by the applicant but rather results from the dimensional limitations of the lot and surrounding property conditions.

The home was constructed long before the current proposal and the requested variance is only to allow a modest architectural improvement to the existing structure.

The applicant is not attempting to expand the footprint of the residence in an unreasonable manner but instead seeks to add a typical residential porch that is common in the surrounding neighborhood.

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 requested variance is consistent with the spirit and intent of the Unified Development Ordinance because the proposed improvement will enhance the appearance of the home while maintaining compatibility with surrounding structures.
Nearby properties along Battleground Road contain similar porch structures positioned at comparable distances from the street.
Neighboring property owners have expressed support for the project and do not believe it will negatively impact the character of the neighborhood.
The proposed porch will improve the appearance of the property while maintaining public safety and respecting the overall intent of the ordinance

BOA-4-2026

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PLANNING DEPARTMENT
TELEPHONE 704-736-8930
FAX 704-736-8939

www.lincolntonnc.org/planning
zoningpermits@lincolntonnc.org

pd ck# 4707

Application for Variance

Description of request: _____

Requesting a variance to allow the construction of an open front porch at the residence located at 421 Battleground Road. The proposed porch would measure approximately 20 feet in width and 8 feet in depth and would be centered on the existing front entrance of the home.
The Lincolnton UDO allows certain architectural features such as open porches to encroach into the required front setback by up to five (5) feet. The proposed porch would extend slightly beyond this permitted encroachment, and therefore a variance is requested to allow the additional three (3) feet of encroachment necessary to construct the porch as designed.
The intent of the project is to improve the appearance and functionality of the home while remaining consistent with the scale and character of nearby structures along Battleground Road.

Applicant information:

Name: James E. Meadows

Address: 421 Battleground Rd.

City: Lincolnton State: NC Zip: 28092

Telephone: 804-536-0285 Email: nancy.meadows@hotmail.com

Property owner information (if different from applicant)

Name: Matthew J Meadows

Address: 406 Battleground Rd.

City: Lincolnton State: NC Zip: 28092

Telephone: 804-914-1449 Email: matthewjaymeadows@gmail.com

Property location and description

Address: 421 Battleground Rd. Lincolnton NC 28092

Tax parcel no. (five-digit): 21014 Current zoning classification: R-O

A sketch of the property including the following information shall accompany this application: lot dimensions, setback dimensions for existing structures, location of all existing structures, other topographical features (bodies of water, significant stands of trees, etc.). Based on the nature of the application, the Zoning Administrator shall have the authority to request additional necessary information and/or waive one or more of these items. Application fee $400.00.

Variance Request Description

Section(s) of the Unified Development Code requesting relief from:_____

Article 2 (Zoning Districts) and Article 3 (General Development Standards), specifically the dimensional standards governing front yard setbacks and the limitations on encroachments into required yards for architectural features such as open porches.

Applicant's description of why a variance from the terms of these provisions is needed: _____

The applicant is requesting a variance to allow a front porch that extends slightly beyond the five (5) foot encroachment permitted for architectural features within the required front yard setback. The proposed porch is approximately eight (8) feet deep, requiring an additional three (3) feet beyond the permitted encroachment.

The property is constrained by surrounding conditions including a church property that borders most of the parcel and a creek along the southeastern portion of the lot, which limits other practical locations for expansion. Because of these conditions, the front yard is the most appropriate location for the proposed improvement.

The requested variance is minor in scale and the proposed porch will remain consistent with the character of nearby homes along Battleground Road. Neighboring property owners have reviewed the proposal and expressed support for the improvement.

The Board of Adjustment, after having held a public hearing to consider the variance request, will address each of the following findings of fact and draw the following conclusions in order to render their decision:

1. Unnecessary hardship would result from the strict application of the ordinance. (NOTE: It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.);

2. The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (NOTE: 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.);

3. The hardship did not result from actions taken by the applicant or the property owner. (NOTE: 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); and,

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 applicant is asked to address each of these findings as they pertain to their variance request. Please use additional sheets if necessary. In order to grant a variance, each of the findings must be found in the affirmative by the Board of Adjustment by a 4/5 majority of the Board's membership.

Request for Variance

1) Unnecessary hardship would result from the strict application of the ordinance. (NOTE: It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This statement is based upon the following reason(s):

The strict application of the setback limitation would prevent the construction of a functional front porch that is consistent with the scale and architectural proportions of the home.

A porch limited to only the five (5) foot encroachment permitted by the ordinance would result in a very shallow structure that would not be practical for normal residential use and would not align well with the proportions of the house façade.

The requested additional encroachment is modest and allows the porch to function as intended while maintaining a design consistent with the home and surrounding neighborhood.

2) The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (NOTE: 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.); This statement is based upon the following reason(s):

The subject property has several unique conditions that limit the practical placement of additions.

The parcel is bordered on multiple sides by a larger church property and is also constrained by a creek that runs along the southeastern portion of the property. These surrounding conditions limit the areas where expansion or additions can reasonably occur.

Because of these constraints, the front yard area represents the most practical and appropriate location for the proposed porch addition.

3) The hardship did not result from actions taken by the applicant or the property owner. (NOTE: 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. This statement is based upon the following reason(s):

The requested variance is not the result of actions taken by the applicant but rather results from the dimensional limitations of the lot and surrounding property conditions.

The home was constructed long before the current proposal and the requested variance is only to allow a modest architectural improvement to the existing structure.

The applicant is not attempting to expand the footprint of the residence in an unreasonable manner but instead seeks to add a typical residential porch that is common in the surrounding neighborhood.

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. This statement is based upon the following reason(s):

The requested variance is consistent with the spirit and intent of the Unified Development Ordinance because the proposed improvement will enhance the appearance of the home while maintaining compatibility with surrounding structures.
Nearby properties along Battleground Road contain similar porch structures positioned at comparable distances from the street.
Neighboring property owners have expressed support for the project and do not believe it will negatively impact the character of the neighborhood.
The proposed porch will improve the appearance of the property while maintaining public safety and respecting the overall intent of the ordinance

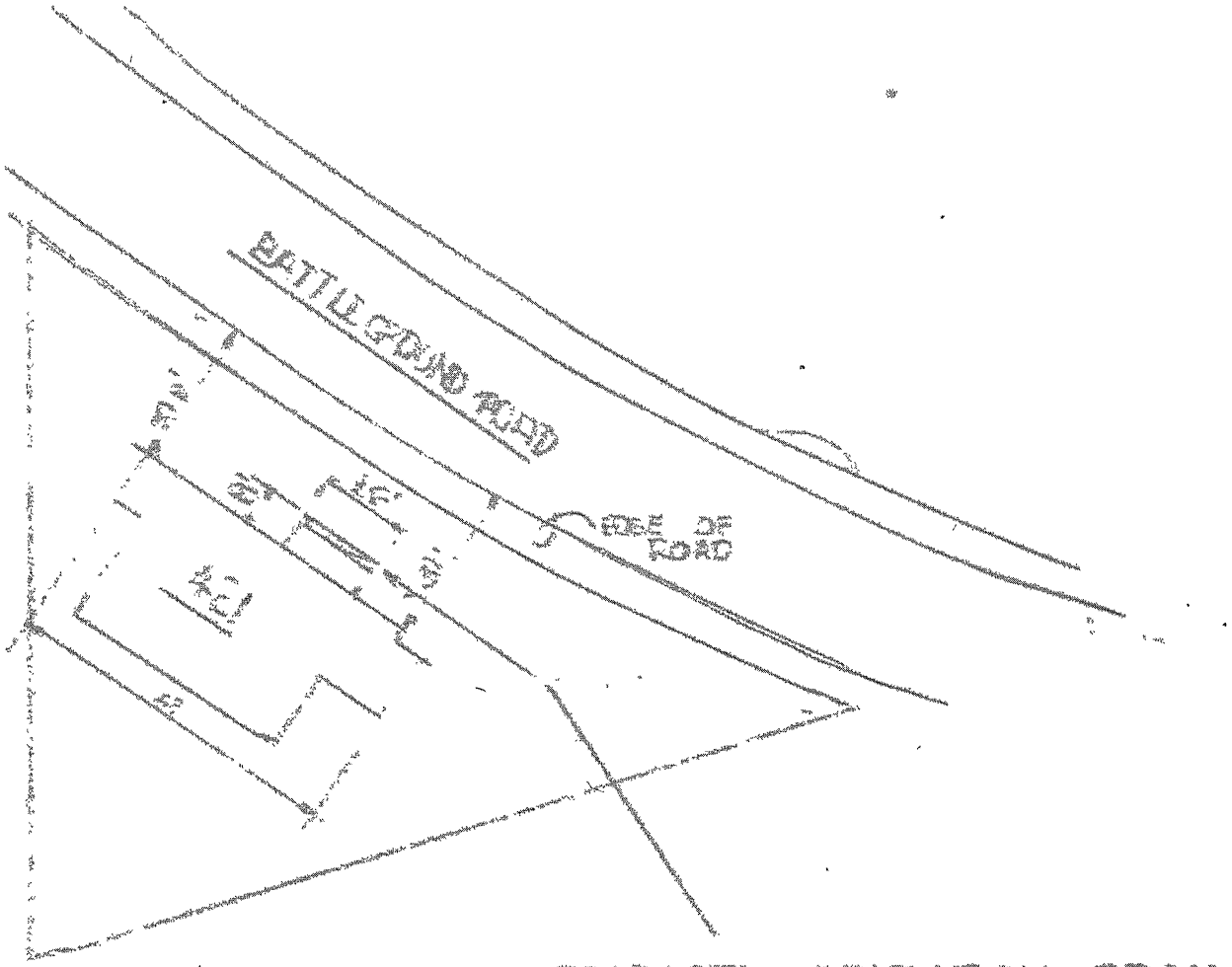
Signatures

Applicant — Date: 03-16-24

Property Owner, If Different From Applicant — Date: 03/16/26

Planning Staff — Date: 3/16/26

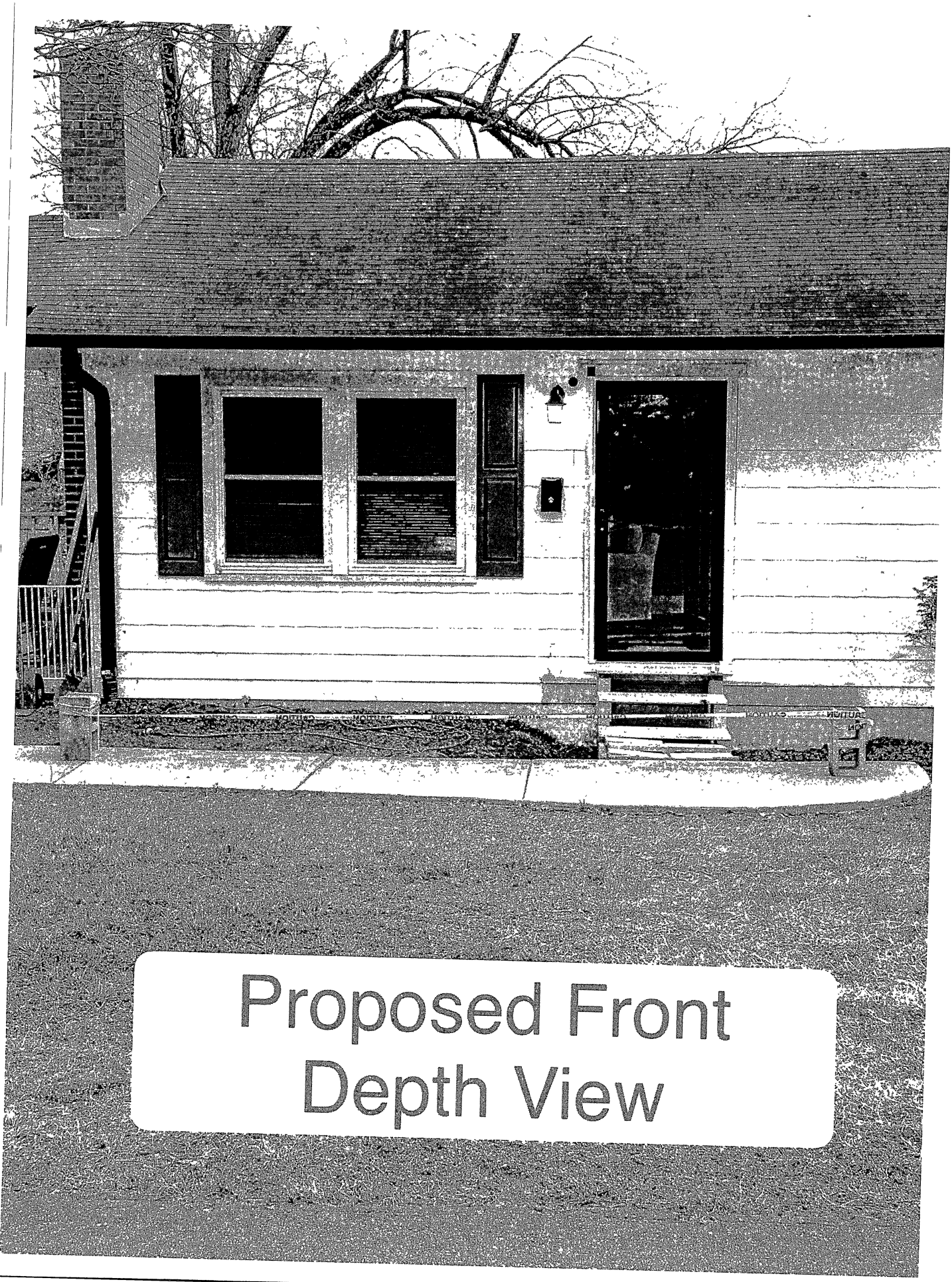
Left Side Elevation
Front Elevation
Rear Elevation
Right Side
10'-0"
8'-0"



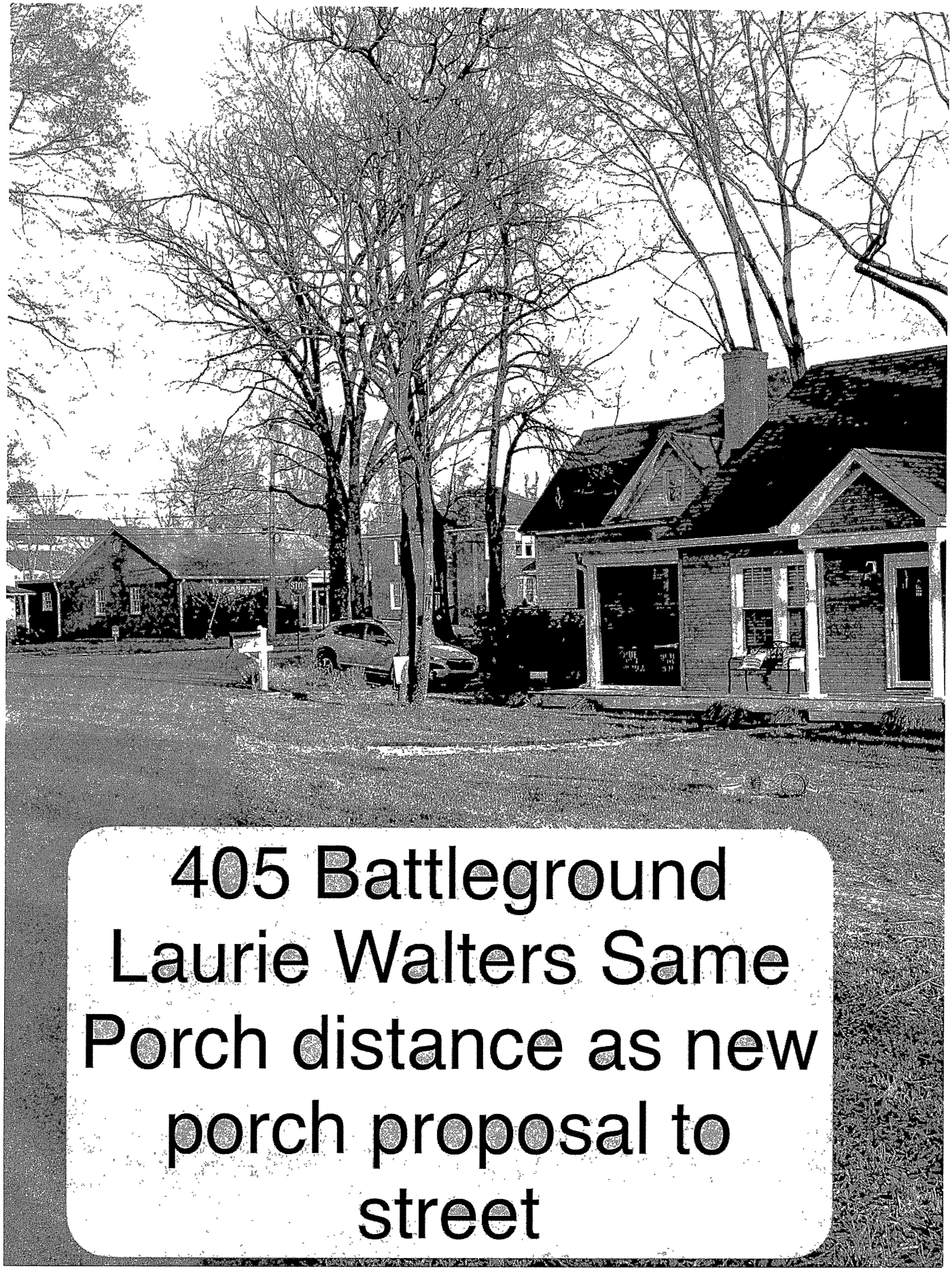
PROPOSED DEVEATION FROM
ALLOWED 5' VARIANCE

8' x 16' PORCH ADDITION


Red Lines are Proposed
Porch Location



Proposed Front Depth View


405 Battleground
Laurie Walters Same
Porch distance as new
porch proposal to
street