

Variance Application

Date: 03/03/2022

Site Address / Owner

Site Address:
City, State, Zip: , 0
Parcel ID#: 183620
Subdivision: NORTH BELMONT AREA
Lot:

Owner Name: GOSHEN PRESBYTERIAN CHURCH
Owner Address: 380 WOODLAWN AVE
City, State, Zip: BELMONT, NC 28012
Owner Phone:
Owner Email:

Applicant / Alternative Owner

Applicant Name: Andrew Lineberger
Address: po box 308
City, State, Zip: cramerton nc 28032
Phone: 7046066458
Email: andrew.lineberger@gmail.com

Owner Name: Goshen Presbyterian
Owner Address: 380 Woodlawn Ave
City, State, Zip: Belmont, NC 28012
Owner Phone: 704825-3571
Owner Email: ervinsims@hotmail.com

Project

Site Address: 0 Roper Street, No assigned
address PID#183620
Project/Subdivision: Roper Street Variance
of Lots: 2

Total Site Area: 1
Parcel ID#s: 183620

Request Description: Variance Due to Lack of Sewer availability (no sewer provided by the city and no sewer within and over 800" using city streets and right of ways)

Variance Request

Relief needed from ordinance sections (list all that apply): 3.13 Water and Sewer Provisions

Description of hardship created from literal enforcement of the ordinance: The subject lot has water, but no sewer access anywhere near the subject property. Sewer is widely know not to be in this neighborhood and Belmont has not made sewer services available. All of the surrounding homes and businesses are on septic tank. There is no provision in Belmont's Land Development Code for Lots in the city limits being able to use septic if sewer is not available.

Consultant Firm

Consultant Name:
Consultant Type: Applicant
Mailing Address:

Contact Name:
Consultant Email:
Consultant Phone:

I do hereby certify that the information contained herein is true and correct.

andrew lineberger

Name

03/03/2022

Date

3/14/2022

To whom it may concern;

This letter serves to Grant Permission to Andrew Lineberger and his various, LLC's and companies under his management to act on Behalf of Goshen Presbyterian Church for the purposes of the following:

-Filing an application with the City of Belmont to Grant a Variance to place Septic on the vacant lot located behind out church located at 380 Woodlawn Ave. The parcel ID for the vacant lot is PID#183620

Signed: Ervin M. Sims Date: 3/14/22

Ervin Sims Signatory, Goshen Presbyterian Church

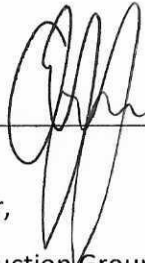
LETTER OR INTENT

ROPER STREET VARIANCE REQUEST

Dated: 3/14/2022

Let this letter serve as my required letter of intent for the Roper Street Septic request. I intend to acquire this property from the church once this variance request has been granted. Once approved, I plan to place two single family homes (by right and according to Belmont's Development Code) in this parcels provided that Gaston County Environmental approves the septic permits for each individual lot.

Signed, _____



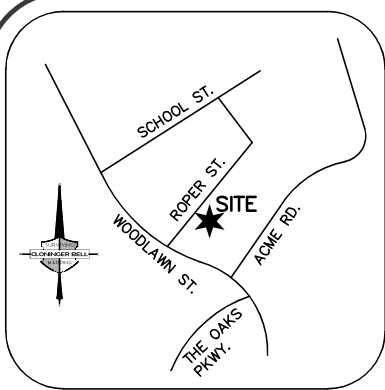
Date: _____

3/14/2022

Andrew Lineberger,

Lineberger Construction Group LLC

704-606-6458



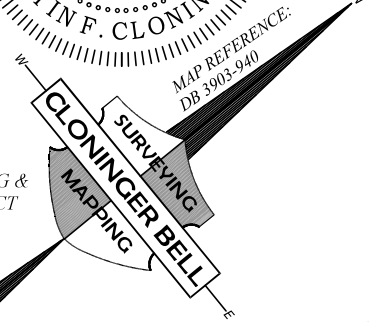
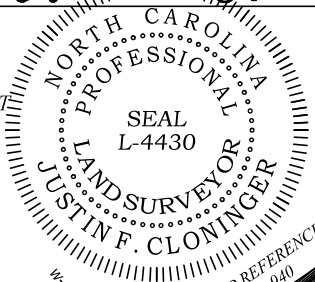
VICINITY MAP - NTS

THIS IS TO CERTIFY THAT ON THE 17TH DAY OF MARCH, 2022 AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND THE IMPROVEMENTS, IF ANY, ARE AS SHOWN HEREON. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA, BOARD RULE .1600 (21 NCAC 56) AND THE RATIO OF PRECISION DOES NOT EXCEED AN ERROR OF CLOSURE OF ONE (1) FOOT PER 10,000 FEET OF PERIMETER SURVEYED NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

SIGNED *Justin F. Cloninger*

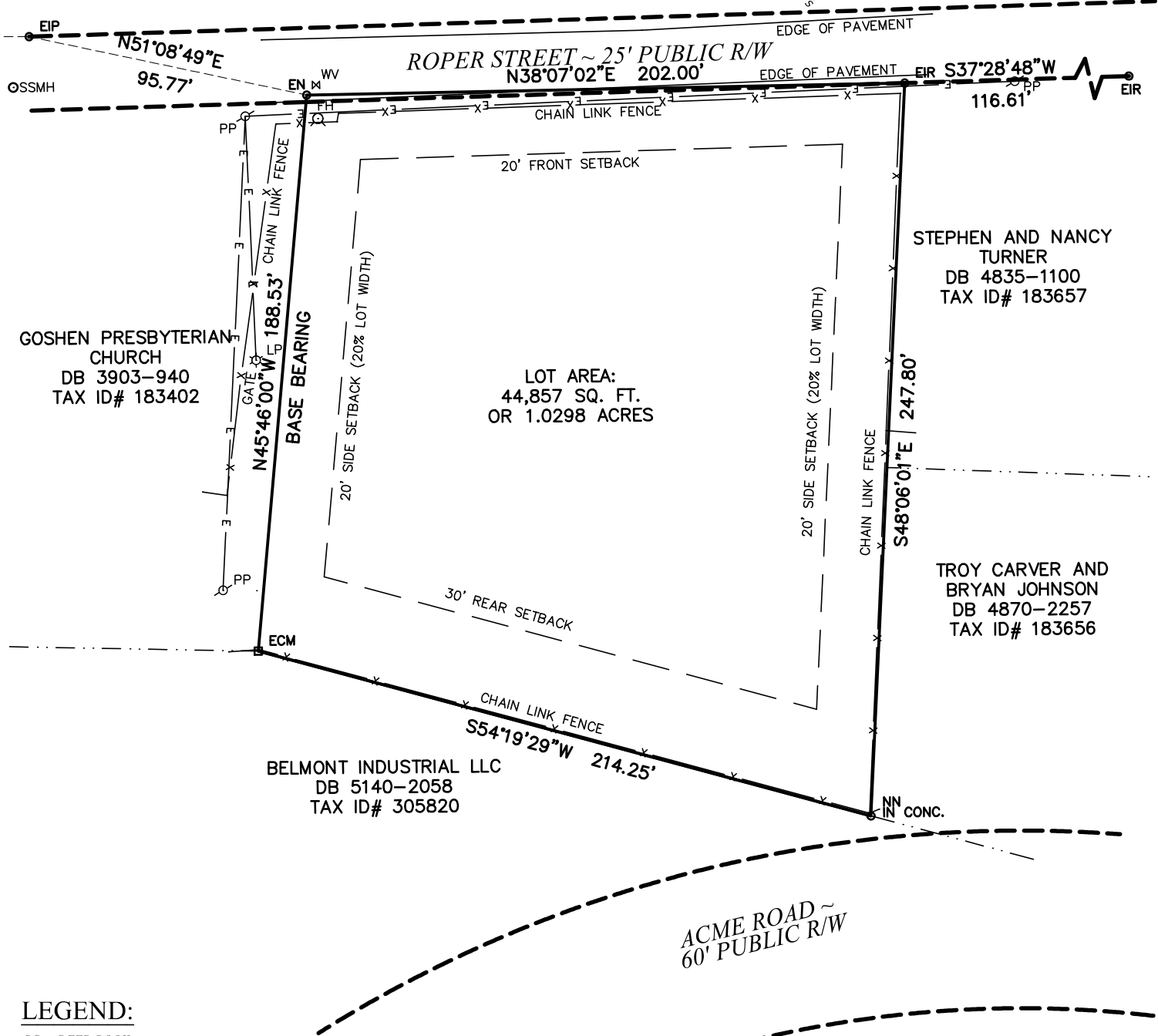
FLOOD CERTIFICATION

THIS IS TO CERTIFY THAT THE SUBJECT PROPERTY IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, DATED SEPTEMBER 28, 2007. COMMUNITY PANEL NO: 3710358500J



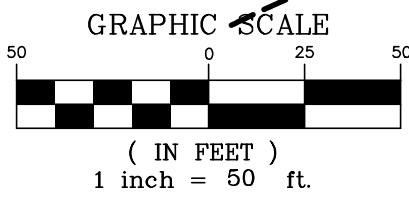
NOTES:

- THIS PLAT IS NOT FOR RECORDATION AS PER G.S. 47-30 AS AMENDED.
- ALL CORNERS MONUMENTED AS SHOWN.
- NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
- THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CLONINGER SURVEYING & MAPPING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
- SUBJECT PROPERTY ZONING: G-R
- BROKEN LINES INDICATE PROPERTY LINES NOT SURVEYED.



LEGEND:

- DB. - DEED BOOK
- ECM - EXISTING CONCRETE MONUMENT
- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON ROD
- EN - EXISTING NAIL
- FH - FIRE HYDRANT
- GM - GAS METER
- LP - LIGHT POLE
- MB. - MAP BOOK
- NIR - NEW IRON ROD
- NN - NEW NAIL
- PG. - PAGE
- PM - POWER METER
- PP - POWER POLE
- R/W - RIGHT-OF-WAY
- SSMH - SANITARY SEWER MANHOLE
- WV - WATER VALVE
- PROPERTY LINE
- PROPERTY LINE (NOT SURVEYED)
- RIGHT-OF-WAY
- RIGHT-OF-WAY (NOT SURVEYED)
- EASEMENT
- SETBACK



SURVEY FOR:
ANDREW LINEBERGER BUILDERS, LLC

RE: ROPER STREET PROPERTY
CITY OF BELMONT, GASTON COUNTY, N.C.
DEED REFERENCE: 3903-940
TAX PARCEL: 183620

CLONINGER BELL SURVEYING & MAPPING, PLLC
201 W. SECOND AVE., GASTONIA, NC 28054
TEL: (704) 864-9007
LICENSURE NO. P-2326

SCALE: 1" = 50' | DATE: MARCH 21, 2022 | FILE NO. 1634

CREW: JFC | DRAWN: JFC | REVISED:



Variance Request- Findings of Fact Applicant Statements

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. The burden of proof of producing evidence to support these findings (and to overcome any challenges that approval of the plan would be contrary to one or more of these findings) shall rest entirely with the applicant or landowner.

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.

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.

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

Applicant Signature

Date

Adjacent Property Owner List LINEBERGER ROPER STREET VARIANCE

113 Roper Street Pid#183657 Stephen and Nancy Turner
401 Gardenia Street Belmont, NC 28012

104 Roper Street Pid# 183655 Jay D Leatherman
116 Peachtree Street Belmont, NC 28012

112 Roper Street Pid#183654 William Taylor and Malinda Taylor
105 Roper Street Belmont, NC 28012

114 Roper Street Pid# 183653 Jared Taylor
114 Roper Street Belmont, NC 28012

116 Roper Street Pid# 183652 Franklin Robinson
83 Sunny Meadows Blvd Arden, NC 28704

118 Roper Street Pid# 183651 Melissa Hagans
118 Roper Street Belmont, NC 28012

192 Woodlawn Street pid#305820 Belmont Industrial LLC
101 South Kings Drive Ste 200 Attn Scott Bortz
Charlotte, NC 28204

380 Woodlawn Street Pid # 183402 380 Woodlwan Street Belmont, NC 28012

2101 A Acme Rd pid#183656 Troy Carver
8282 Luckey Point Rd Denver, NC 28037

120 Roper Street pid # 183649 Geneva Hall Moore 120 Roper Street Belmont, NC 28012