



BOARD OF ADJUSTMENT PETITION FOR VARIANCE PERMIT

Town of Robbins
101 N Middleton Street
Robbins, NC 27325
www.townofrobbins.com
910-948-2431

General Information Date: 3/28/25

Petitioner: QBA Management, LLC
Address: 335 Fields Dr Aberdeen NC 28315
Phone Number: 9109447453 Email: homeforyoutoday@hotmail
Property Owner: George Frye
Address: 317 Palm Warbler Rd, Johns Island, SC
Telephone Number: 843-304-0278 Email: _____
Legal relationship of Petitioner to Property Owner: _____

Property Information Location:

111 (10+ 11) & 115 (10+ 10) N Frye St, Robbins

Tax ID Number: 00008769

Zoning District: R-10

Reason for Variance So that the above-mentioned property can be used in a manner indicated by the plot plan attached to this form and as more fully described herein:

a house cannot fit on a lot this size with 20'
side setbacks

Which ordinance section is the requested variance related: side setbacks

Findings of Fact (provide a statement for each of the following) -continued on the following page Briefly describe situation and hardship experienced by the property:

R10 zoning has 20' side setbacks. That would
only leave a 10' wide building envelope.

(1) How would strict compliance with the regulations constitute an unreasonable hardship upon the property: The building envelope wouldn't allow a home
wider than 10' to be built.

(2) Explain how the hardship suffered is peculiar to the property rather than conditions that are common to the neighborhood or the general public:

There are no homes 10' wide that could be built.

(3) Explain how the hardship is **not** a result of the applicant's or owner's own actions:

Setbacks are required to be 20' in current zoning.

(4) Explain how the requested variance is consistent with the spirit, purpose, and intent of the counties land development ordinances:

It calls for single family dwellings to be built.

(5) Explain how the variance will **not** substantially interfere with or injure the rights of others whose property would be affected by granting of the variance:

There are single family homes in surrounding area.

(6) Explain how the hardship is related to the property rather than resulting from the existence of a nonconforming situations in the vicinity:

With 10' setbacks, a single family home will not fit.

(7) Explain how the variance would **not** violate the provisions of Chapter 14 Article X – Nonconformities by allowing the enlargement, extension, or greater permanence or intensity of a nonconforming use or feature:

It would be similar in size to other single family dwellings in the area.

I certify that I am the owner, or have the consent of the owner to act in his behalf in petitioning for this variance. Further, all information presented in this petition and "Findings of Fact" are accurate to the best of my knowledge and belief. I understand that incomplete, inaccurate, or illegible petitions will not be processed. Further, I grant permission for members of the Board of Adjustment and Town Staff to visit the site in question for informational and advertisement needs. I agree that if this variance is granted, based on the information presented herein, it may be revoked in the event of any breach of representation or conditions, which may be attached.

Petitioner/Property Owner Date

DeLuna Burgers

3/28/25