



ZONING BOARD OF ADJUSTMENT

Date of Hearing: March 19, 2026
Date of Decision: April 29, 2026

Zone Case: 20 of 2026
Address: 3106 Viola Street
Lot and Block: 77-F-246
Zoning Districts: R1D-L
Ward: 26
Neighborhood: Perry North

Request: Parking pad

Application: BDA-2025-09448

Variance	Section 912.04.L.3	Front Yard Parking Prohibited
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Appearances:

Applicant: Megan Gomez

Findings of Fact:

1. The Subject Property is located at 3106 Viola Street, proximate to the intersection with Catocin Way, in an R1D-L (Residential One Unit Detached Low Density) District in Perry North.
2. The grade of the Subject Property has significant downward slopes both from the front property line towards the rear of the site and along Viola Street.
3. The house on the Subject Property is set back approximately 13' from the front property line. The width of the parcel is approximately 49'.
4. Because of the grade, no access is available to the rear of the property.
5. The width of the improved portion of the Viola Street right-of-way is approximately 21'. Because this narrow width, the side of Viola Street adjacent to the Subject Property is not used for on-street parking and no sidewalk is located along the front property line.
6. The City has installed a metal crash barrier/guardrail in the Viola Street right-of-way, which extends from Catocin Way, along the frontage of the Subject Property and several other parcels down Viola Street.

7. Without obtaining permission from the City, the Applicant removed a portion of the guardrail in front of the Subject Property and installed a gravel parking pad, within the front yard setback, and a retaining wall on the rear and side to support it along the steep grade towards the rear of the parcel. The parking pad, which is parallel to the front property line, extends to the property line, with a 0' setback. Its dimensions are approximately 8' by 19'.

8. The Applicant explained that the topography of the Subject Property and lack of rear access are unique characteristics that preclude the provision of parking on the site in strict compliance with the Code's standards.

9. The Applicant also noted the safety concerns with respect to traffic on Viola Street, in the context of the steep slope and lack of sidewalks. She asserted that the parking pad would improve safety, would increase the availability of parking on Viola Street, and would not have a significant impact on nearby properties.

10. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 912.04.L provides that residential parking pads and garages are permitted within side and rear setbacks but are prohibited in front of a house. The Applicant seeks a variance from this provision to allow a parking pad in the front yard of the Subject Property.

2. In seeking a variance, the applicant is required to provide evidence of some unique feature or condition of the property that prevents compliance with the Code's requirements. Any variance requested is to be the minimum that would afford relief and is not to have any significant impacts on the surrounding area. See Code Section 922.09.E.

3. The Applicant here presented credible evidence that the topography of the site and the width of the Viola Street right-of-way are unique conditions that preclude the provision of parking on the site in strict compliance with the Code.

4. Consistent with the evidence and testimony presented, and the applicable legal standards governing variances, the Board concludes that approval of the request is appropriate.

Decision: The Applicant's request for a variance from Section 912.04.L.3 to allow a front yard parking pad is hereby APPROVED; subject to the Department of Mobility and Infrastructure's review and issuance of approval for the proposed curb cut.

s/Alice B. Mitinger
Alice B. Mitinger, Chair

s/Lashawn Burton-Faulk
LaShawn Burton-Faulk

s/ John J. Richardson
John J. Richardson

Note: Decision issued with electronic signatures, with the Board members' review and approval.