



ZONING BOARD OF ADJUSTMENT

Date of Hearing: March 5, 2026
Date of Decision: April 1, 2026
Zone Case: 103 of 2025
Address: 150 Almond Way
Lot and Block: 49-A-295
Zoning Districts: RIV-IMU
Ward: 9
Neighborhood: Central Lawrenceville
Request: Subdivision
Application: DCP-LOT-2025-00171

Variance	Section 911.02	Single-family detached residential use proposed
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Appearances:

Applicant: Ross Goodwin

Findings of Fact:

1. The Subject Property is located at 150 Almond Way in a RIV-IMU (River, Industrial Mixed Use) District in Central Lawrenceville.
2. The area of the parcel is approximately 1,895 sf.
3. Two attached row-houses are located on the Subject Property.
4. The Applicant proposes to subdivide the parcel into two parcels, with one single-unit attached structure located on each of the new lots.
5. The area of each of the new parcels would be approximately 900 sf and the proposed subdivision would continue to comply with the site development standards for the RIV-IMU District.
6. The Applicant explained that both structures were built in the early 20th century.
7. The Applicant asserted that the existing attached residential structures predate the Code's use provisions and are a unique condition of the site.

8. The Applicant presented evidence that several other single-unit residential structures are located in the same RIV-IMU District, proximate to the Subject Property.
9. No one appeared at the hearing to oppose the request.

Conclusions of Law:

1. Section 911.02 prohibits single-unit residential structures in RIV-IMU Districts but allows for two-unit residential structures.
2. With the proposed subdivision of the property, the Applicant seeks a variance to allow the change of use from the permitted two-unit residential use in attached structures, on a single parcel, to a single-unit attached residential use on each of the two new parcels, which is not permitted in the RIV-IMU District.
3. The Applicant presented credible evidence that the existence of the houses on the Subject Property is a unique condition that predates the Code. Although the single-unit attached residential use is not permitted in the RIV-IMU District, subdivision of the would allow for separate ownership of the units and would not alter the actual nature of the existing use on the property. The single-unit residential use would also be consistent with other properties in the immediate vicinity and would not have any impact on the surrounding neighborhood.
4. Consistent with the evidence and testimony presented to the Board, 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 911.02 to allow subdivision of the Subject Property into two parcels, each to be used for a single-unit attached residential use, is hereby APPROVED.

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.