



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •
WOODLAND-NORMANSTONE • WOODLEY PARK

Single Member District Commissioners

01-Samuel Littauer; 02-Adam Prinzo; 03-Janell Pagats
04-Erin Beard; 05-Zach Shaben; 06-Jay Bose;
07-Gawain Kripke; 08-Rick Nash

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ANC 3C Resolution 2025-CONSENT

**Regarding Historic Preservation Review Board concept review application and DDOT permit for
3508 Lowell Street NW for new curb cut and driveway (HPA 25-095)**

WHEREAS, the owners of 3508 Lowell Street NW (the “Applicant”), a property and contributing structure constructed in 1917 and located in the Cleveland Park Historic District (the “Contributing Property”), have filed with the D.C. Historic Preservation Review Board (HPRB) for concept review of a new curb cut off Lowell Street and construction of a 9’-wide new driveway with retaining walls that would extend back along the west side of the Contributing Property house culminating in an 18’ parking pad alongside the house (the “Concept Proposal”);

WHEREAS, the proposed curb cut will require removal of a mature red oak “special tree” in the tree box on the south side of Lowell Street in front of the Contributing Property and will be located adjacent to a traffic calming speed table immediately to the west of the new curb cut;

WHEREAS, curb cuts and front driveways are original site features in a number of blocks of Cleveland Park, such as the subject 3500 block of Lowell Street, NW, which are not served by a rear alley and all but one other house on the south side of the 3500 block has a side driveway, including the two matching houses in the row to the east of the Contributing Property;

WHEREAS, the Design Guidelines for the Cleveland Park Historic District state that “the addition of curb cuts and associated paving for vehicles and reduction in green space has a negative effect on the neighborhood... ; the argument that creation of a driveway eliminates the need for on-street parking is countered by the loss of parking on the street for residents and visitors and the interruption of sidewalks, tree boxes and other character-defining features of Cleveland Park’s streetscapes... ; [and] when off-street parking is absolutely necessary, it is preferable to locate it at the side of or (preferably) to the rear of the property;”

WHEREAS, the proposed curb cut and driveway in the Concept Proposal are to be located on the west side of the Contributing Property but because of an existing set-back addition on the west side of the house there is not sufficient space on the side for the driveway to extend to the rear yard;

WHEREAS, it is important that the special tree that will be removed to construct the proposed curb cut be replaced in kind to maintain the shade canopy along Lowell Street; that the curb cut not impair the speed table to the west of the curb cut for traffic calming; that where the proposed driveway crosses the sidewalk to the curb cut the sidewalk be repaired and filled in the removed tree box to match the existing brick sidewalk; that the proposed driveway and retaining walls not disturb or undermine a privacy fence on the property immediately to the west and be consistent with the existing low natural stone retaining wall to the west as stated in the HPO staff report on the Concept Proposal (January 2025); and that, considering that there is not sufficient space for the proposed driveway to extend to the rear yard, DDOT and HPO staff ensure that the new driveway and parking pad in the Concept Proposal are compliant with Title 11, Subtitle C, Sect. 710.2 (b)(1) that the vehicle parking spaces not be located between the building restriction line and front lot line.

WHEREAS, the Applicant has stated that it contacted adjacent and front-facing property owners with the Concept Proposal and no neighbors have raised objections to the Applicant or to ANC 3C concerning the Concept Application.

BE IT RESOLVED THAT ANC 3C has no objection to the Concept Application and delegation of final approval to HPO staff, provided that: (1) that the red oak special tree that is removed to install the new curb cut be replaced in kind east or west of the curb cut to maintain the tree canopy; (2) that the curb cut not impair the existing speed table to the east of the new driveway; (3) that where the new driveway crosses the sidewalk the sidewalk be repaired and extended in the removed tree box to match the existing sidewalk; (4) that the proposed driveway and retaining walls not disturb or undermine an existing privacy fence on the property immediately to the west of the proposed driveway and be consistent with the existing low natural stone wall as stated in the HPO staff report; and (5) that DDOT and HPO staff ensure that the new driveway and parking pad in the Concept Proposal are compliant with Title 11, Subtitle C, Sect. 710.2 (b)(1) that the vehicle parking spaces not be located between the building restriction line and front lot line.

BE IT RESOLVED THAT the Chair and the Commissioner for 3C08 are authorized to represent the Commission on this matter.

Attested by

A handwritten signature in black ink, appearing to read 'Janell Pagats', written in a cursive style.

Janell Pagats
Chair, on January 21, 2025

This resolution was approved by voice vote on January 21, 2025, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.