

	<p align="center">ADVISORY NEIGHBORHOOD COMMISSION 3C GOVERNMENT OF THE DISTRICT OF COLUMBIA <i>CATHEDRAL HEIGHTS • CLEVELAND PARK</i> <i>MASSACHUSETTS AVENUE HEIGHTS</i> <i>MCLEAN GARDENS • WOODLEY PARK</i></p>
<p><i>Single Member District Commissioners</i> 01-Lee Brian Reba * 02-Gwendolyn Bole * 03-Jeffrey Kalief 04-Richard Steacy * 05-Margaret Siegel * 06-Carl Roller 07- Victor Silveira * 08-Catherine May * 09-Nancy MacWood</p>	<p align="right">3601 Connecticut Avenue, NW Suite L-06 Washington, DC 20008 Website http://www.anc3c.org Email all@anc3c.org</p>

ANC 3C Resolution 2013-032

Regarding HPRB Application for Concept Approval of
Rear Yard Additions at 3210 Newark Street, NW

WHEREAS the owners of 3210 Newark Street, a contributing house in the Cleveland Park Historic District, have filed for concept review of proposed additions in the rear yard; and

WHEREAS the rear yard extends into a natural ravine that has been determined by HPRB to be a special feature of the historic district that triggers preservation review similar to additions to front facades of contributing houses; and

WHEREAS accessory structures on this part of the ravine are primarily garages, which are located near principle houses (see red boxes on Page 4 of Concept Review Package); and

WHEREAS the existing pools in this part of the ravine (see blue boxes on Page 4 of Concept Review Package) are constructed on flat ground outside of the ravine; and

WHEREAS the rear yard extends between 40 - 50 feet (depending on measuring point) from rear of house to the ravine (See Survey plat, Page 5 of Concept Review Package); and

WHEREAS the ravine pitches down approximately 26 feet to the rear lot line; and

WHEREAS the proposal is to cover the top half of the ravine (13 feet) with structure that would include a pool house (30'X13'9"), terrace (30'X10'3")and pool (32'X12'), which would add 1,203 square feet of structure to the ravine; and

WHEREAS the applicant has proposed to add a green roof to the pool house, and a variety of trees, shrubs and grasses to the ravine below the pool retaining wall:

BE IT RESOLVED that ANC 3C opposes this application for the following reasons:

1. It would add occupied space (pool house) that includes lighting and utilities to the ravine, which would bring a range of recreation activities into what is now an undeveloped area. (Note: there is a boarded up gazebo in the ravine on the adjacent property.)
2. It would result in the alteration of the grade of at least half of the ravine located on this lot, which would permanently interrupt the wild, natural setting and habitat.

3. The landscaping treatment is inconsistent with maintaining the natural setting of this special feature of the historic district since it is designed to screen the structures rather than continue the unplanned forest that provides vistas throughout the ravine.
4. There is ample space in the part of the rear yard between the house and ravine to locate recreational accessory structures and doing so would probably eliminate the need to build a large pool house.

BE IT RESOLVED that ANC 3C acknowledges that the development team for this proposal has been responsive to requests for additional information, such as topographical maps and dimensions, and that they have revised the plans to respond to numerous concerns expressed about building in the ravine, but ultimately the proposed uses in that location are inconsistent with preserving and protecting the integrity of the ravine, a special feature of the Cleveland Park Historic District;

BE IT RESOLVED that the chair and Commissioner MacWood (3C09) are authorized to represent the commission on this matter.

BE IT FURTHER RESOLVED that the Chair and Commissioner ANC3C02 are authorized to represent the Commission on this matter.

Attested by

A handwritten signature in black ink that reads "V. Silveira/ANC3C". The signature is written in a cursive, somewhat stylized font.

Victor Silveira
Chair, on September 16, 2013

This resolution was approved by a roll-call vote of 6-0-2 on September 16, 2013 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.