

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

ANC 3C Resolution 2014-010
**Regarding HPRB Application for Concept Review of Proposed Plaza
and Parking to 2926 Porter Street, NW**

WHEREAS, the developers of a nonconforming but contributing apartment building at 2926 Porter Street, (constructed in 1923), located within the Cleveland Park Historic District, have filed for concept review at the DC Historic Preservation Review Board (“HPRB”); and

WHEREAS, ANC 3C is unaware of any surface parking lots in R2 zones in the historic district and the proposal includes elimination of green space and creation of numerous parking spaces along a narrow and decrepit alley at the sides and rear of the property; and

WHEREAS, parking lots are not consistent with rear yard use in R2 zones in the Historic District; and

WHEREAS, neighbors along the sides and rear of the building already have expressed grave concerns about safety, traffic, access, trees/plantings, drainage, light, noise, and other impacts on the adjoining properties and the alley; and

WHEREAS, since this building is nonconforming in terms of zoning and an outlier in the historic district, located one block from the metro and several bus lines, and since several parking spaces are already being grandfathered into the property; and

WHEREAS, applicant intends to substantially raise the grade level of the existing rear yard so that it is level with the alley and to alter the use of the rear yard by converting it to a parking lot; and significant amounts of grading would have to be undertaken to create the parking spaces, as well as to create access to those spaces, several of which would be located just below windows of apartments within the building;

THEREFORE, BE IT RESOLVED, that ANC 3C opposes the proposed alteration of the rear yard grade and the creation of a multi-space parking lot because such treatment and use is not consistent with the Cleveland Park Historic District; and

BE IT FURTHER RESOLVED, that ANC 3C has no objection to the plans for plantings along the sides of the building and commends the developers for adding and committing to maintain

green space on the sides of the building, although we have concerns about the number of trees that have already been removed for the renovation of the property; and

BE IT FURTHER RESOLVED, that ANC 3C believes that the creation of an additional 10-13 parking spaces violates existing zoning requirements and would cause harm to the quality of light, air and open space in the vicinity of the building, and therefore objects to creation of additional parking beyond what is already protected under current usage; and

BE IT RESOLVED, that that the application raises zoning issues and that, at a minimum, ANC 3C believes a special exception is necessary and a variance may also be necessary; and

FINALLY, BE IT RESOLVED, that the Chair and Commissioner representing ANC3C05 are authorized to represent the commission on this matter.

Attested by



Carl Roller

Chair, on April 21, 2014

This resolution was approved by roll call vote of 8-0 on April 21, 2014 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.