

	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 2014-011
Regarding DDOT Public Space Application for a 19' Curb Cut
for 2804 34th Place NW

WHEREAS, the owners of 2804 34th Place NW have applied for a Public Space permit (DDOT tracking number 92493) to install a 19' curb cut at the front of the property for a driveway leading to a new 2 car garage facing the street in existing basement space; and

WHEREAS, the property consists of a double lot, with a pool, and has an existing garage of approximately 17X17 feet which is accessed by the rear alley and which is attached to the main house by a breakfast room addition; and

WHEREAS, the alley access to a garage is the traditional configuration for properties in this neighborhood with alley access; and

WHEREAS, the proposed 19' curb cut would result in the loss of at least two parking spaces on 34th Place NW as well as the loss of a street tree and tree box; and

WHEREAS, a 19' wide curb cut and drive would result in a significant increase in impermeable paving; and

WHEREAS, the neighborhood in which this property is located, (the triangle bordered by Garfield St NW, 34th St NW and Mass Ave NW) bears a significant burden of street parking incursions from a large number of neighboring religious, diplomatic and educational institutions such that the loss of two parking spaces represents a significant loss of a limited resource; and

WHEREAS, there are no other homes in the immediate neighborhood with a curb cut or front facing garage and the introduction of an isolated curb cut would violate the uninterrupted cadence of houses, trees (a healthy, sizable caliper tree would have to be cut down), and unbroken curbs on 34th Place and other north-south streets in Massachusetts Avenue Heights; and

WHEREAS, to eliminate parking spaces and to break the curb line is unjustified and would set an untoward precedent that could be cited for additional curb cuts and related modifications resulting in further loss of limited parking resources; and

WHEREAS, the examples of curb cuts in adjacent neighborhoods cited by the applicant are either i) properties which do not have access to an alley, ii) are diplomatic properties with special exceptions, or iii) are on the side of the street where parking is not permitted and thus do not result in a net loss of parking spaces; and

WHEREAS, isolated curb cuts in residential neighborhoods represent a potential danger of pedestrian/vehicular and vehicular/vehicular collision; and

WHEREAS, ANC3C has received strong objections to this proposal from the immediate neighbors most directly affected by both the loss of parking and by the alteration of the streetscape:

THEREFORE IT IS RESOLVED that ANC3C strongly objects to the proposal for a 19 foot curb cut and the placement of a 2 car garage at the front of the property on 2804 34th Place NW, and

BE IT FURTHER RESOLVED that ANC3C encourages the applicant to work with appropriate DC agencies on alternative proposals.

BE IT FURTHER RESOLVED, the Commissioner for ANC3C08, the Chair, or their designee is authorized to represent the Commission on this issue.

Attested by



Carl Roller

Chair, on April 21, 2014

This resolution was approved by roll call vote of 7-0 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.