



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA

*CATHEDRAL HEIGHTS • CLEVELAND PARK  
MASSACHUSETTS AVENUE HEIGHTS  
MCLEAN GARDENS • WOODLEY PARK*

Single Member District Commissioners  
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez  
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller  
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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**ANC 3C Resolution No. 2016-017**  
**Regarding HPRB Application for Permit Review for Partial Demolition**  
**and Construction of a New Single family House located**  
**at 3700 Connecticut Avenue NW**

WHEREAS the owners of a residence at 3700 Connecticut Avenue NW, a noncontributing house within the Cleveland Park Historic District, have filed for permit review at the DC Historic Preservation Review Board (“HPRB”); and

WHEREAS the proposal is to demolish the current structure and replace it with a modern three story detached single-family brick house fronting Connecticut Avenue at Rodman Street;

WHEREAS, the property is covered by an easement granted to the National Park Service covering current and future use of the land and structure;

WHEREAS, the plans for the new house extend the current footprint beyond the original foundation, increase the current lot occupancy from 31.5 % to 49.5%, and may well overshadow the adjoining houses on Rodman Street by its scale and mass;

WHEREAS, the proposal may need to be reviewed by the Board of Zoning Adjustment to determine if it meets the requirement for a rear yard and setbacks required under current zoning regulations;

AND WHEREAS, the proposal utilizes additional significant square footage of the current existing shared driveway to extend the footprint of the house:

THEREFORE, BE IT RESOLVED, that ANC 3C objects to the proposed expansion of the footprint of the house, including the additional square footage gained by building on the existing shared driveway, and

BE IT RESOLVED THAT ANC 3C urges the Historic Preservation Office not to consider the current proposal until such time as the National Park Service grants approval to the proposal, to meet the requirements of the easement agreement of 1998, which states that  
“The existing single-family residential structure and any ancillary structure situated on this tract as of the date of this easement may be maintained but

the exterior of such structure may not be materially altered or expanded without prior written approval of the United States.”

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 March 21, 2016**

*This resolution was approved by a voice vote on March 21, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*