



**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-Jason Fink; 03-Janell Pagats  
04-Beau Finley; 05-Sauleh Siddiqui; 06-Adam Hoyt  
07- Maureen Kinlan Boucher; 08-Vicki Gersten; 09-Nancy MacWood

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**ANC3C Resolution 2021-010**  
**Regarding Historic Preservation Review Board Application for 2735 Connecticut Avenue NW for Conceptual Design Review (HPA 20-391)**

WHEREAS, 2735 Connecticut, LLC filed an HPRB application for conceptual design review for 2735 Connecticut Avenue, NW, to renovate, modernize, and expand the residential building which includes the partial demolition of the rear bay and deck; and the interior and exterior renovation of an existing three-story rowhouse; basement excavation; and construction of an additional four floors in the rear. Upon completion, the property will include two apartments on each floor, and will also include a rooftop addition. The addition will be located 156 feet from the opposite side of Connecticut Avenue, and according to the sightline studies, the top 6' of the addition will be visible from this location.

WHEREAS, 2735 Connecticut Avenue, NW, a 2,920 square foot townhouse, was built in 1922 and is located within the Woodley Park Historic District in a Residential Apartment RA-4 zone which provides for areas developed with predominantly medium to high-density apartments;

WHEREAS, the Site, located at 2735 Connecticut Avenue, N.W., more specifically described as Lot 0067 in Square 2208. Square 2208 is bounded by Woodley Road to the south, Cathedral Avenue to the north, Woodley Place to the east, and Connecticut Avenue to the west. The Square is bisected by a 15-foot wide public alley that runs parallel to Connecticut Avenue and abuts the rear (east) of the Site. The Site is located on the east side of Connecticut Avenue, between Woodley Road and Cathedral Avenue, and contains approximately 2,640 square feet of land area;

WHEREAS, 2735 Connecticut, LLC met with the following constituencies and community stakeholders, some on more than one occasion:

- Commissioner Lee Brian Reba (3C01)
- HPO Staff and Zoning Administrator
- Woodley Park Place Condominium Association (*to the north*)
- Homeowners located at 2733 Connecticut Avenue (*to the south*)
- Homeowners (2754 : 2752 : 2750 : 2748) located on Woodley Place, (*to the rear*)
- Woodley Park Community Association
- ANC-3C Public Space & Zoning meeting

WHEREAS, 2735 Connecticut, LLC received the following comments and feedback from the Woodley Park Place Condominium Association located at 2801 Connecticut Avenue:

- The Association would like a better understanding of the height, massing, setback, placement and covering for the mechanical penthouse. Where will HVAC systems/mechanicals be located?
- The Association requests refining the screening around the mechanical penthouse on the back of the fourth floor to be defined within the design phase of the project.

- The Association has concerns about the potential noise directly outside their bedroom windows from the new top-floor terrace.
- The Association has concerns regarding the placement of the new recyclable and trash containers. In the plans, the containers appear to be at the north side of the two parking spots abutting the alley. This placement would limit the sight lines for egress from the ramp leading from the Associations underground parking spaces, creating dangers when cars traveling on the alley are heading north. This location would also impose smells, noise, possible rodent infestation, and an ugly view for unit owners.
- The Association is seeking an appropriate set-back (*3' feet minimum*) between the new development and the condominium. Homeowners on the south side of the condominium will be losing their at-risk windows and reducing two-bedroom units to one-bedroom units, so it is very important there be as much room as possible for light to enter as required by zoning.
- The Association requests the applicant to make a written commitment as to the size and dimensions of the set-back since the applicant wrote to the DC Historic Preservation Office on Wednesday, April 7, 2021 stated, "We are still waiting to resolve the setback issue."
- The Association requests that the Developer: 1) undertake an engineering analysis by a licensed engineer to include hydrologic testing of the local soil, in order to determine the potential impacts of the proposed construction on the behavior of the ground water in the vicinity of 2801 Connecticut Avenue, to include an assessment of the potential of such impacts for inducing leakage into the 2801 garage; 2) Indemnify the Woodley Park Association for damages that such leakage may cause; and 3) Cooperate with and assist the Association in providing water-proofing to the exterior of the sub-grade wall when it is exposed from excavation.

WHEREAS, 2735 Connecticut, LLC received the following comments and feedback from the Homeowner to the south, located at 2733 Connecticut Avenue:

- Homeowner raised concerns of future tenants being able to access their roof.
- Homeowners raised questions regarding the mechanic roof, METRO grade, noise and disruption during "framing" stage, and egress during construction.
- Homeowner raised concerns about the composition of the ground/dirt.

WHEREAS, 2735 Connecticut, LLC received the following comments and feedback from the adjacent neighbors to the rear:

- Adjacent Neighbors requested a Shadow Study for the rear/alley.  
*NOTE: Mechanical penthouse footprint needs to be modified before completing shadow study*
- Adjacent Neighbors raised concerns about the composition of the ground/dirt.  
*NOTE: A study has not been completed and will begin after HPRB approval*
- Adjacent Neighbors had questions relating to the upcoming DDOT traffic control plan.
- Adjacent Neighbors had concerns relating to underpinning and potential damage (*walls and foundations*) to their home from excavation, based on previous 3C01 development projects.
- Adjacent Neighbors also had questions/concerns regarding the roof HVAC system, roof terrace, roof top railing height, sump pump, recyclable containers/dumpster, trash pick-up, shoring, construction schedule, and doubling the property footprint.

THEREFORE BE IT RESOLVED, ANC-3C supports 2735 Connecticut Avenue, LLC's HPRB conceptual design review for renovation, a rooftop addition, and a four floor rear addition to a three-story row house in the Woodley Park Historic District for conversion to apartments and/or condominiums.

BE IT FURTHER RESOLVED, ANC-3C has considered all concerns and questions raised by the above constituencies and community stakeholders and is satisfied that the applicant, to date, has sufficiently addressed all concerns and questions, however, has some concerns regarding the side setback since it will affect the use of a contributing building.

BE IT FURTHER RESOLVED, ANC-3C urges HPRB to request a more refined design, including a list of materials for the enclosure during the concept design phase and supports the request for a shadow study to demonstrate any impact on the contributing residences to the south and east of the site.

BE IT FURTHER RESOLVED, ANC-3C urges 2735 Connecticut, LLC to continue to work with the Woodley Park Place Condominium Association, homeowners located at 2733 Connecticut Avenue, adjacent neighbors to the rear, Commissioner Lee Brian Reba, Woodley Park Community Association, and DC Government stakeholders throughout the process to ensure community engagement, timely notifications, and updates; and

BE IT FURTHER RESOLVED, while not in purview of HPRB, 2735 Connecticut, LLC has agreed to hold a community meeting prior to the development of the DDOT Traffic Control Plan to engage feedback and any potential concerns regarding blocking the alley, flow of traffic, and potentially preventing residents from entering/exiting their homes in the rear.

BE IT FURTHER RESOLVED THAT THE Chair, Commissioner for 3C01 and/or their designee(s) are authorized to represent ANC-3C on this matter.

**Attested by**

A handwritten signature in black ink that reads "Beau Finley". The signature is written in a cursive, slightly slanted style.

Beau Finley  
Chair, on May 17, 2021

*This resolution was approved by a voice vote on May 17, 2021 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.*