



**ADVISORY NEIGHBORHOOD COMMISSION 3C**  
GOVERNMENT OF THE DISTRICT OF COLUMBIA  
CLEVELAND PARK • MASSACHUSETTS AVENUE HEIGHTS •  
WOODLAND-NORMANSTONE • WOODLEY PARK

*Single Member District Commissioners*  
01-Hayden Gise; 02-Adam Prinzo; 03-Janell Pagats  
04-Roric McCorristin; 05-Sauleh Siddiqui; 06-Tammy Gordon  
07-Gawain Kripke; 08-Rick Nash

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**ANC 3C Resolution 2024-CONSENT**  
**Regarding Board of Zoning Application for 3609 35th Street, NW**  
**BZA Case No 21072**

WHEREAS, the owners of 3609 35th Street, NW (the “Applicant”), a property located in the Cleveland Park Historic District (the “Property”), have filed for two special exceptions from the D.C. Board of Zoning Adjustment to construct a rear deck and stair addition to an existing, three-story row house in the R-2 zone;

WHEREAS, the Applicant presented its request for special exception relief to construct the proposed rear deck and stair at a regular, duly-noticed meeting of ANC 3C’s Planning, Zoning and Economic Development Committee on February 5, 2024;

WHEREAS, the existing house was constructed in 1923 with a non-conforming side yard on both sides;

WHEREAS, the proposed rear deck would be approximately 128 square feet and project approximately 8.25 feet east from the existing house over part of an existing rear driveway; with a proposed rear deck stair approximately 3.5 feet wide;

WHEREAS, the proposed rear deck would create outdoor space on the main level of the existing house and provide a second means of egress from the main level in the event of an emergency;

WHEREAS, the proposed rear deck and stair require special exemption relief from zoning Section D Section 208.7 and Subtitle X901.2(a) seeking relief from a 5 feet side yard requirement when adding onto an existing structure; and relief from the permitted lot occupancy of Subtitle D Section 210.1 and Subtitle X901.2(a) because the lot occupancy would exceed the maximum permitted lot occupancy by 8.6 percent;

WHEREAS, the requested special exemption relief will in harmony with the general purpose and intent of the zoning regulations and zoning maps because the proposed rear deck and stairs do not require a variance and will maintain the required 20 foot setback from the rear alley; the Property is surrounded by similar R-2 zoned properties, some of which have similar deck and stair structures

to the proposed rear deck and stairs; and the proposed deck and stairs cannot be built at ground level without impacting the existing garage and rear driveway;

WHEREAS, the proposed rear deck and stairs would not tend to affect adversely the use, light and air, and privacy of neighboring properties, as evidenced by letters of support received by the adjacent neighbors to the north, south and east (rear) of the property; and a public alley and right of way separate the Property from properties to the east;

WHEREAS, the Historic Preservation Office (HPO) staff approved the proposed rear deck and stair addition on June 26, 2023 and HPO reconfirmed its support on January 24, 2024.

BE IT RESOLVED, that ANC 3C has no objection to Applicant's requested special exemption relief and to construction of the proposed rear deck and stairs on the Property; and

BE IT RESOLVED, that the Chair and the Commissioner for 3C08 are authorized to represent the Commission in this matter.

**Attested by**

A handwritten signature in black ink, appearing to read "Janell Pagats", written in a cursive style.

**Janell Pagats  
Chair, on February 20, 2024**

*This resolution was approved by voice vote on February 20, 2024, at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 8 commissioners) was present.*