

3 4 0 1 L O W E L L S T R E E T , N . W .
 WASHINGTON D.C.

PROPOSED WORK TO INCLUDE EXTERIOR AND INTERIOR RENOVATIONS, NEW REAR ADDITION, NEW CURB CUT, AND NEW DRIVEWAY TO EXISTING TWO AND ONE-HALF STORY RESIDENCE. NEW DRIVEWAY TO PROVIDE ACCESS TO UNDERGROUND GARAGE. NEW ADDITION TO INCLUDE EXPANDED KITCHEN & FAMILY ROOM ON FIRST FLOOR AND BEDROOMS ON SECOND & ATTIC FLOOR LEVELS. NEW RETAINING WALLS AND LANDSCAPING IN PUBLIC SPACE TO ALLOW FOR NEW DRIVEWAY AND TO LEVEL REAR YARD

WE ARE SEEKING SPECIAL EXCEPTION RELIEF ON THE FOLLOWING:

1. EXTENDING A NON CONFORMING SIDE YARD SETBACK (D-208.7)
2. FOR NOT MEETING THE PERVIOUS SURFACE REQUIREMENT (D-211.1)
 -ALTHOUGH THE TOTAL PERVIOUS SURFACE OF THE LOT IS BEING REDUCED FROM WHAT IS EXISTING.

3 4 0 1 L O W E L L S T R E E T , N W
 RENOVATIONS & ADDITION
 WASHINGTON D.C. 20016
 SQ: 2089 LOT: 0828

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THIS PROPOSAL WAS PREVIOUSLY REVIEWED AND APPROVED BY THE HPRB AND BZA IN 2020 UNDER A DIFFERENT PROPERTY OWNER. DESPITE APPROVALS THE OWNER WAS NOT ABLE TO MOVE FORWARD WITH THE PROJECT.

WE ARE NOW SEEKING APPROVALS FOR THE SAME PROJECT FOR A NEW PROPERTY OWNER.

PREVIOUS BZA CASE: #20205
 PREVIOUS HPRB CASE; HPA19-270

WE HAVE REMOVED THE PREVIOUSLY APPROVED REQUEST FOR RELIEF FROM REQUIREMENTS FOR ACCESSORY APARTMENT.

ACCESSORY APARTMENT NO LONGER A PART OF THE SCOPE OF WORK ALL OTHER ELEMENTS REMAIN THE SAME

COVER SHEET

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
 WASHINGTON D.C. 20016
 SQ: 2089 LOT: 0828

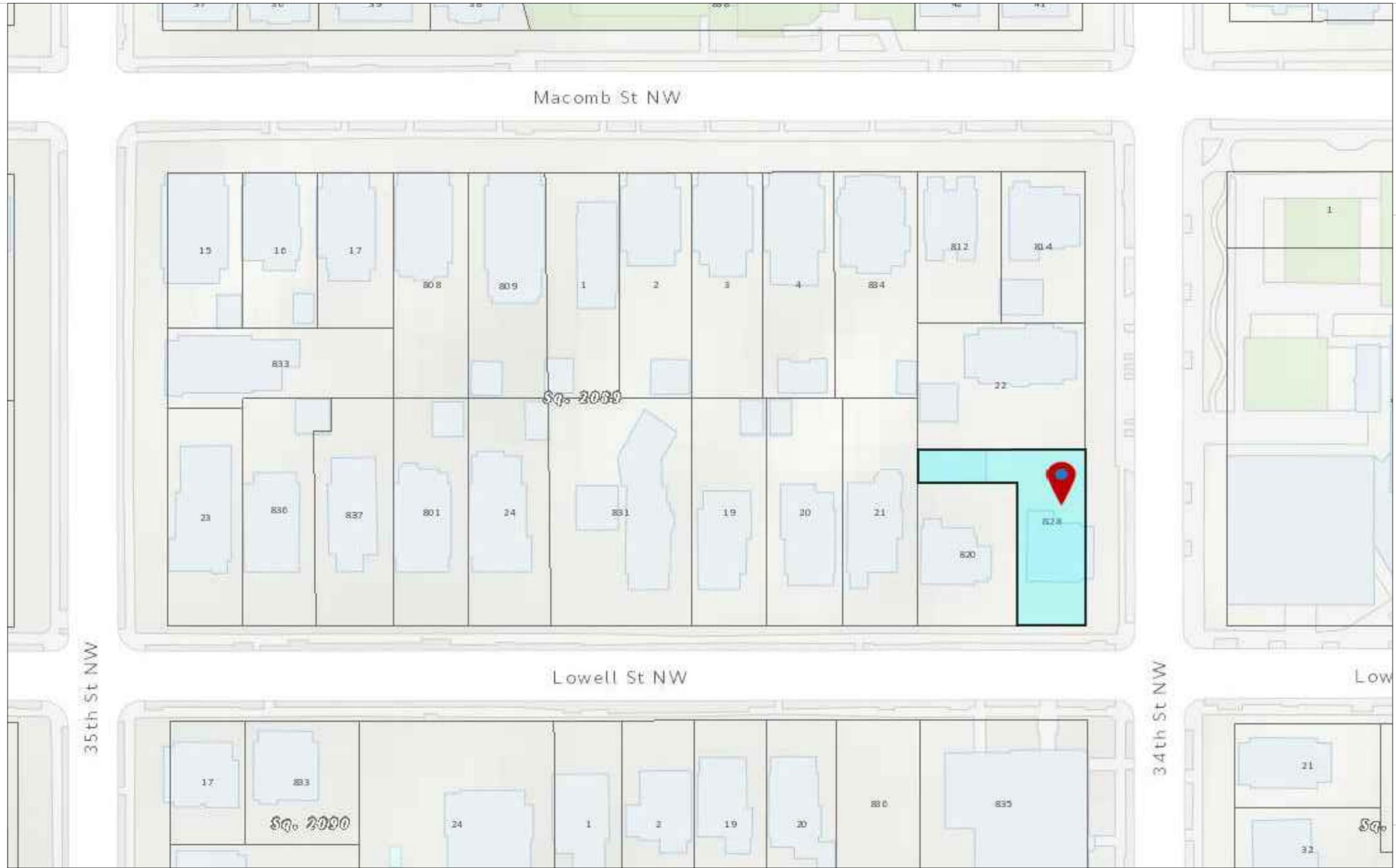
BLOCK PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A001

Scale N.T.S.



BLOCK PLAN - 3401 LOWELL ST NW



FRONT



FRONT & RIGHT



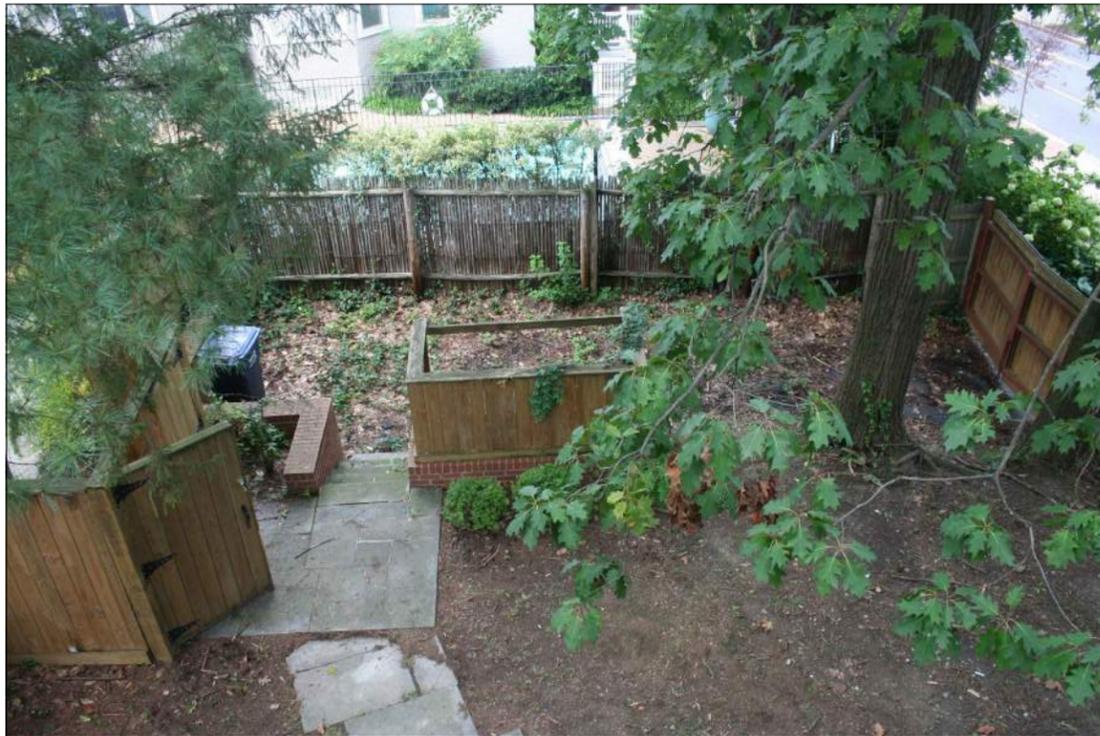
FRONT RIGHT



FRONT ENTRANCE



REAR



NOTE: TREES AND PLANTER SINCE REMOVED

REAR YARD



POOL AT REAR YARD



LEFT SIDE YARD



RIGHT SIDE WITH EXISTING DRIVEWAY



EXISTING DRIVEWAY AT REAR



NEIGHBOR AT REAR



NEIGHBOR ACROSS 34TH STREET NW



NEIGHBOR ACROSS LOWELL ST NW



ADJACENT NEIGHBOR ON LOWELL ST NW

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

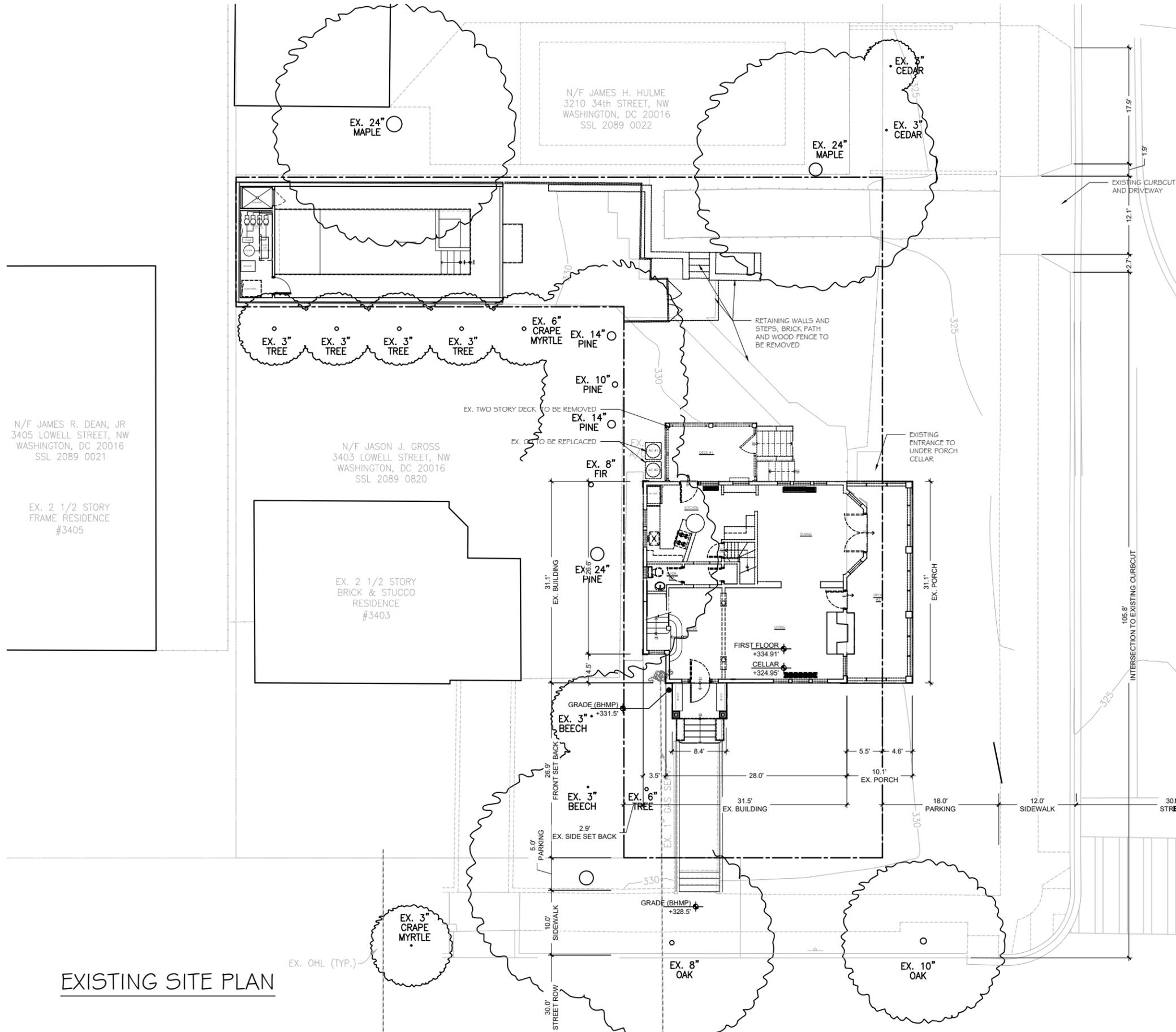
EXISTING SITE PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A010

Scale 1/16" = 1'-0"



EXISTING SITE PLAN

3401 LOWELL STREET, NW

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WASHINGTON D.C. 20016
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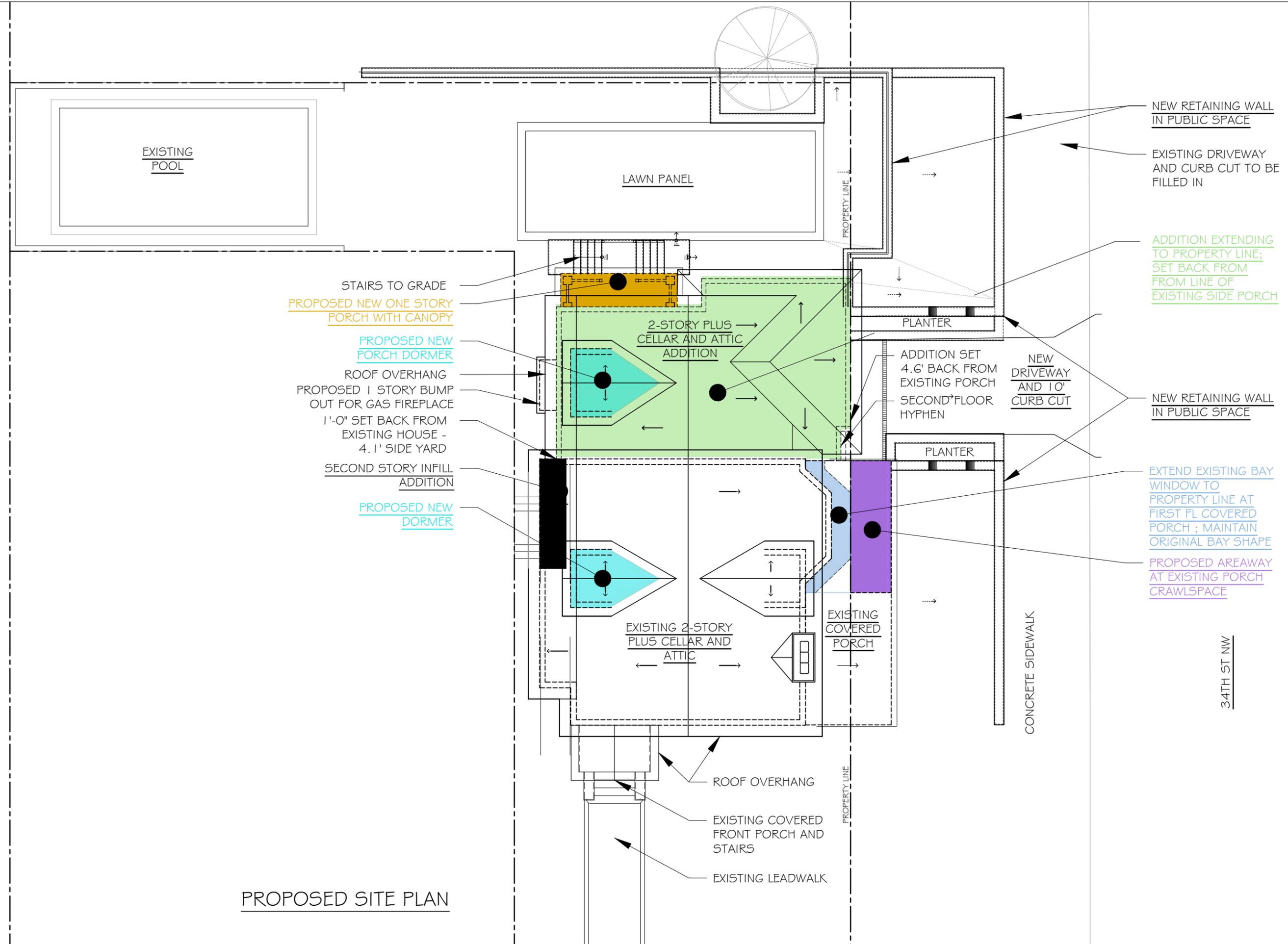
CONCEPT SITE PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

AO11

Scale 3/32" = 1'-0"



PROPOSED SITE PLAN

3401 LOWELL STREET, NW
RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

EX. PERVIOUS SURF. AREA

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A013

Scale 1/16" = 1'-0"



N/F JAMES R. DEAN, JR
3405 LOWELL STREET, NW
WASHINGTON, DC 20016
SSL 2089 0021

EX. 2 1/2 STORY
FRAME RESIDENCE
#3405

N/F JASON J. GROSS
3403 LOWELL STREET, NW
WASHINGTON, DC 20016
SSL 2089 0820

EX. 2 1/2 STORY
BRICK & STUCCO
RESIDENCE
#3403

EX. 24\"/>

EX. 24\"/>

EX. 3\"/>

EX. 3\"/>

EX. 3\"/>

EX. 3\"/>

EX. 3\"/>

EX. 6\"/>

EX. 14\"/>

EX. 10\"/>

EX. 14\"/>

EX. 8\"/>

EX. 24\"/>

EX. 3\"/>

EX. 3\"/>

EX. 16\"/>

EX. 8\"/>

EX. 10\"/>

EX. 3\"/>

EXISTING PERVIOUS SURFACE AREA

EXISTING PERVIOUS SURFACE
2,173 SF (40.2%)

EXISTING IMPERVIOUS TO BE REMOVED:
1,110 SF (20.6%)

EXISTING IMPERVIOUS TO REMAIN:
2,120 SF (39.3%)

3401 LOWELL STREET, NW
RENOVATIONS & ADDITION
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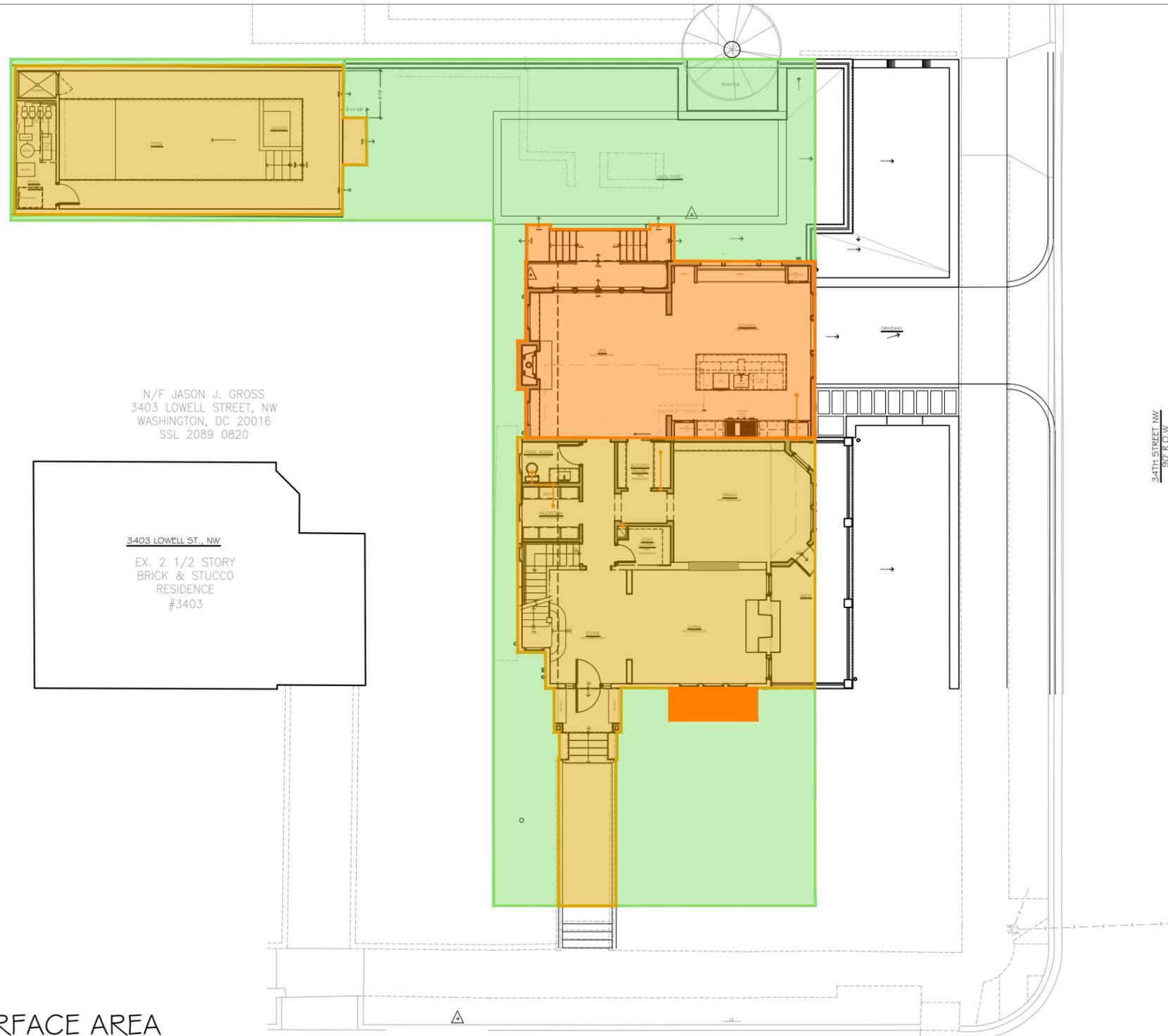
PERVIOUS SURF. AREA

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A014

Scale 1/16" = 1'-0"



PROPOSED PERVIOUS SURFACE AREA

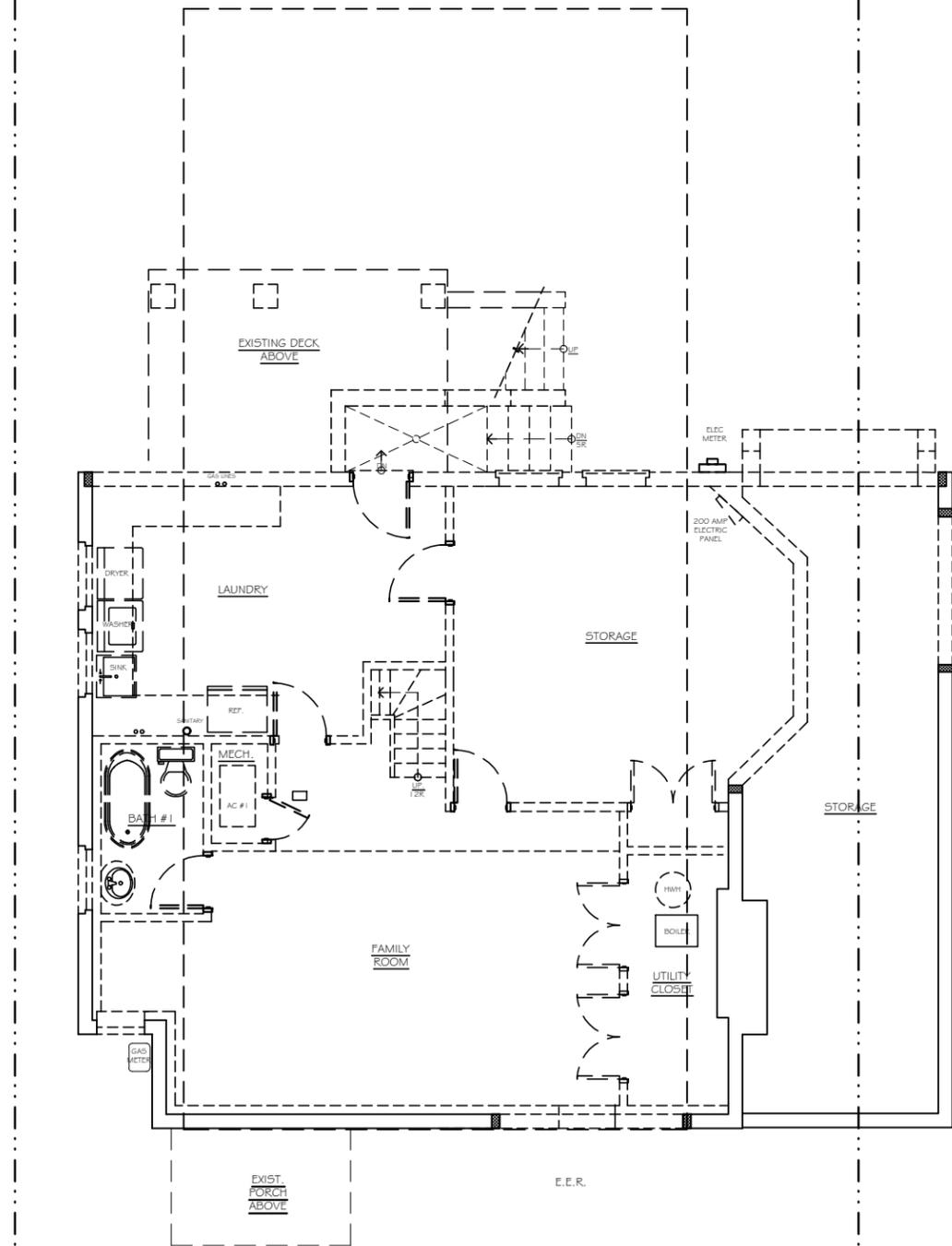
PERVIOUS AREA SUMMARY:

	EXISTING	ALLOWED/REQ'D	PROPOSED
LOT AREA (SF):	5400	N/A	5400
PERVIOUS (SF):	2173 (40.2%)	2700 (50%)	2383 (44.1%)
INCREASE OF 210 SF (3.9 %) OF PERVIOUS SURFACE FROM EXISTING			
317 SF SHORT OF REQUIREMENT			

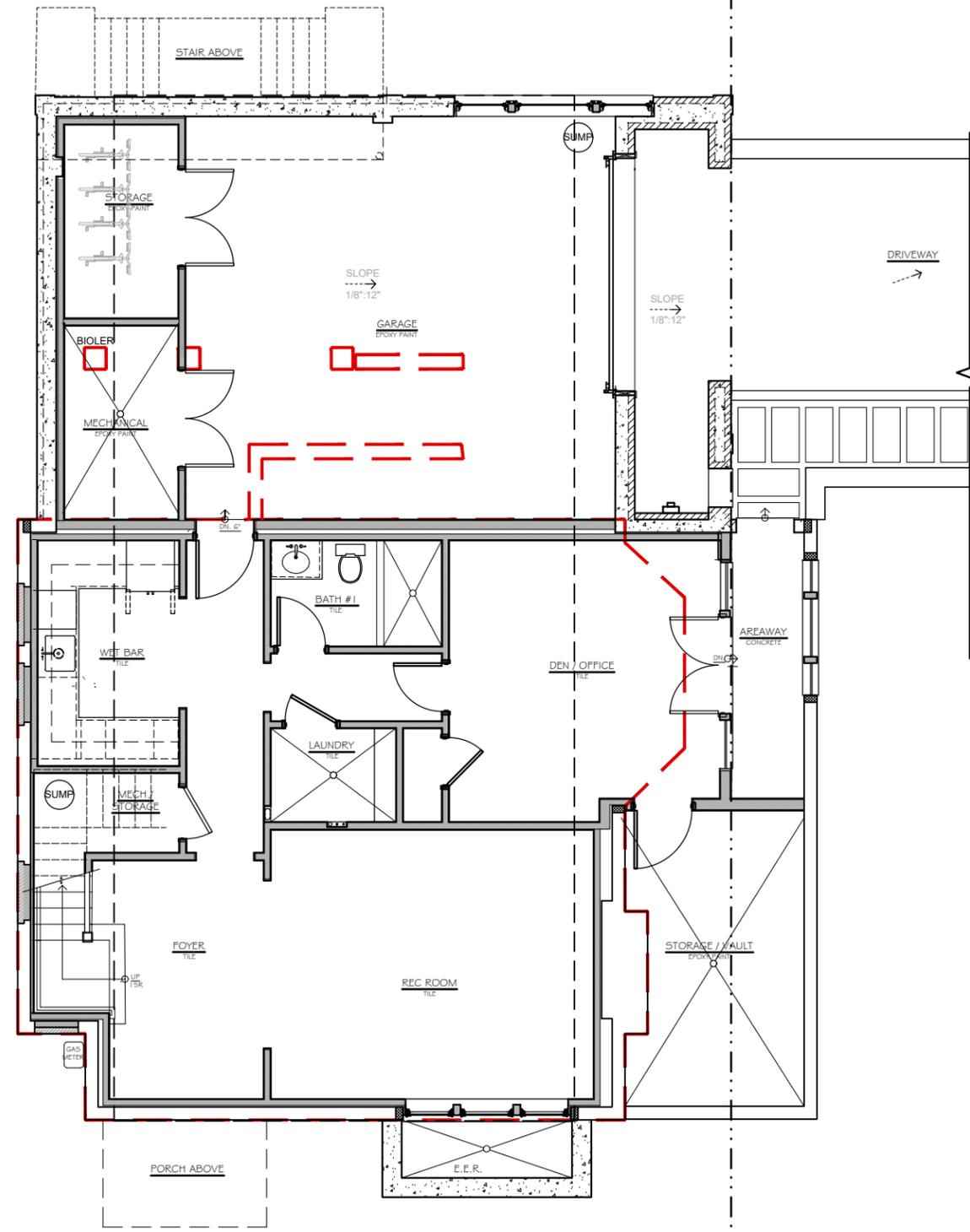
PROPOSED PERVIOUS SURFACE
2383 SF (44.1%)

EXISTING IMPERVIOUS TO REMAIN:
2120 SF (39.3%)

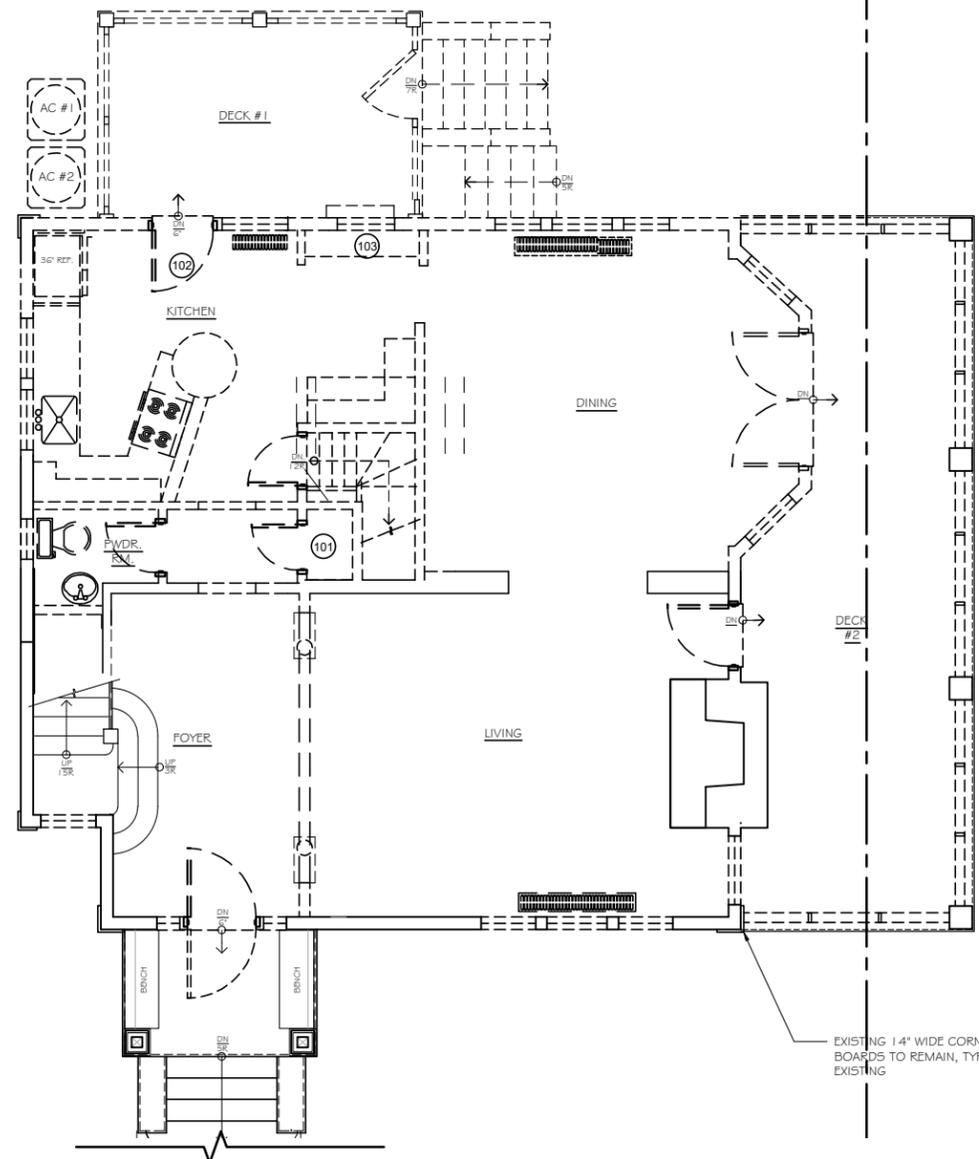
NEW IMPERVIOUS:
897 SF (16.6%)



EXISTING CELLAR PLAN

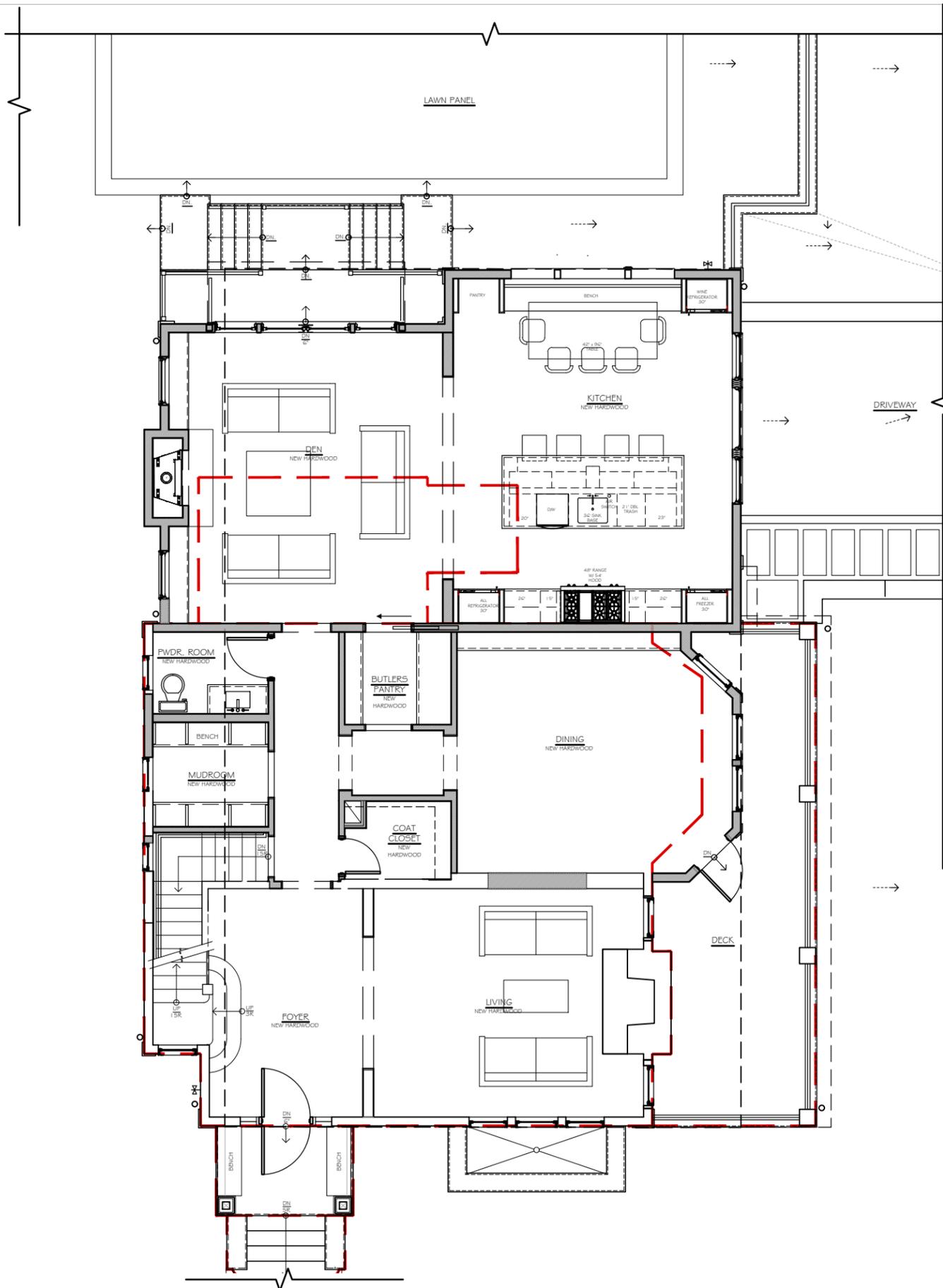


PROPOSED CELLAR PLAN



EXISTING FIRST FLOOR PLAN

EXISTING 14" WIDE CORNER
BOARDS TO REMAIN, TYPICAL AT
EXISTING



PROPOSED FIRST FLOOR PLAN

OF ADDITION CORNER BOARDS

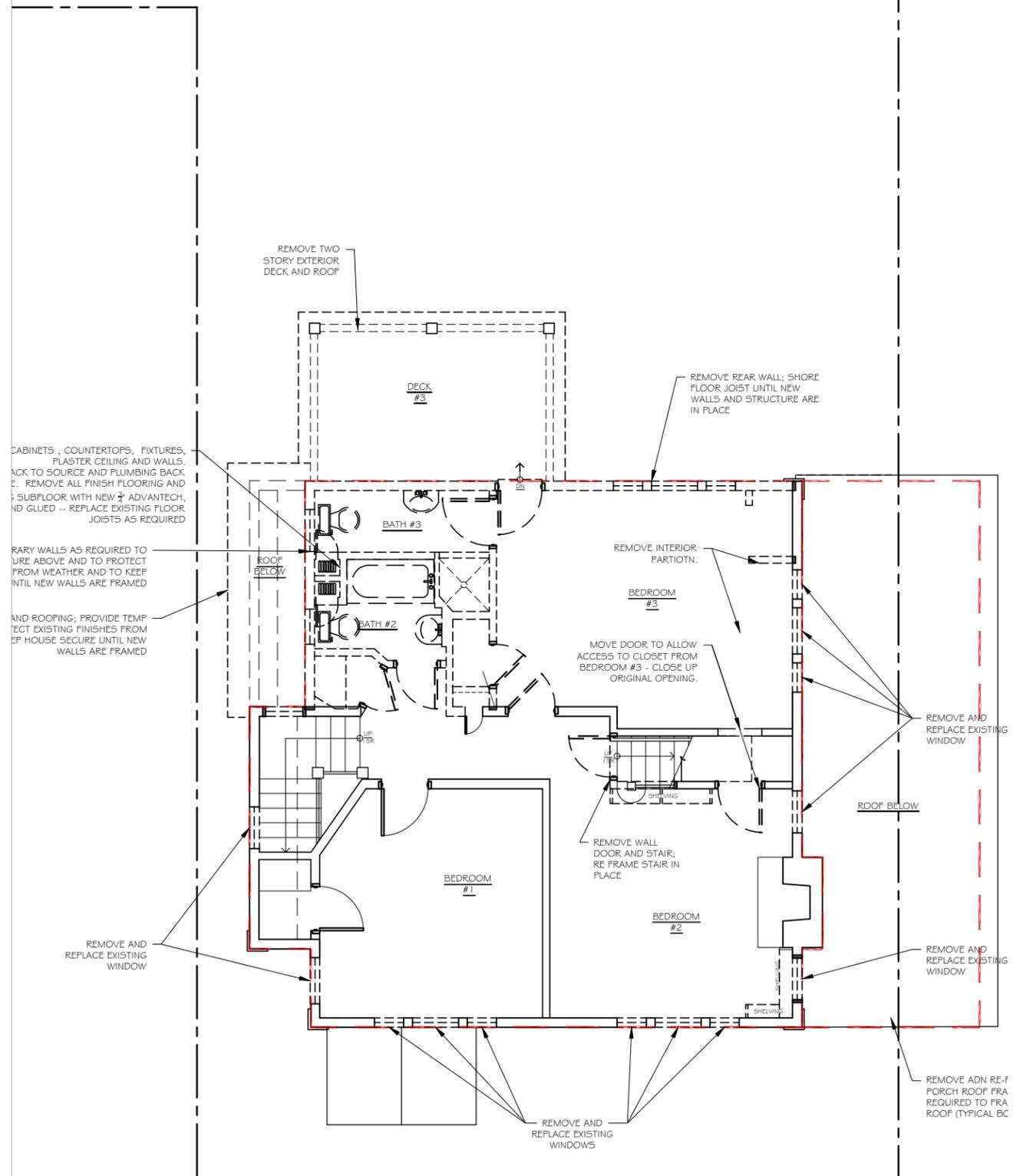
SECOND FLOOR PLANS

Issue: ISSUE TO BZA / HPRB

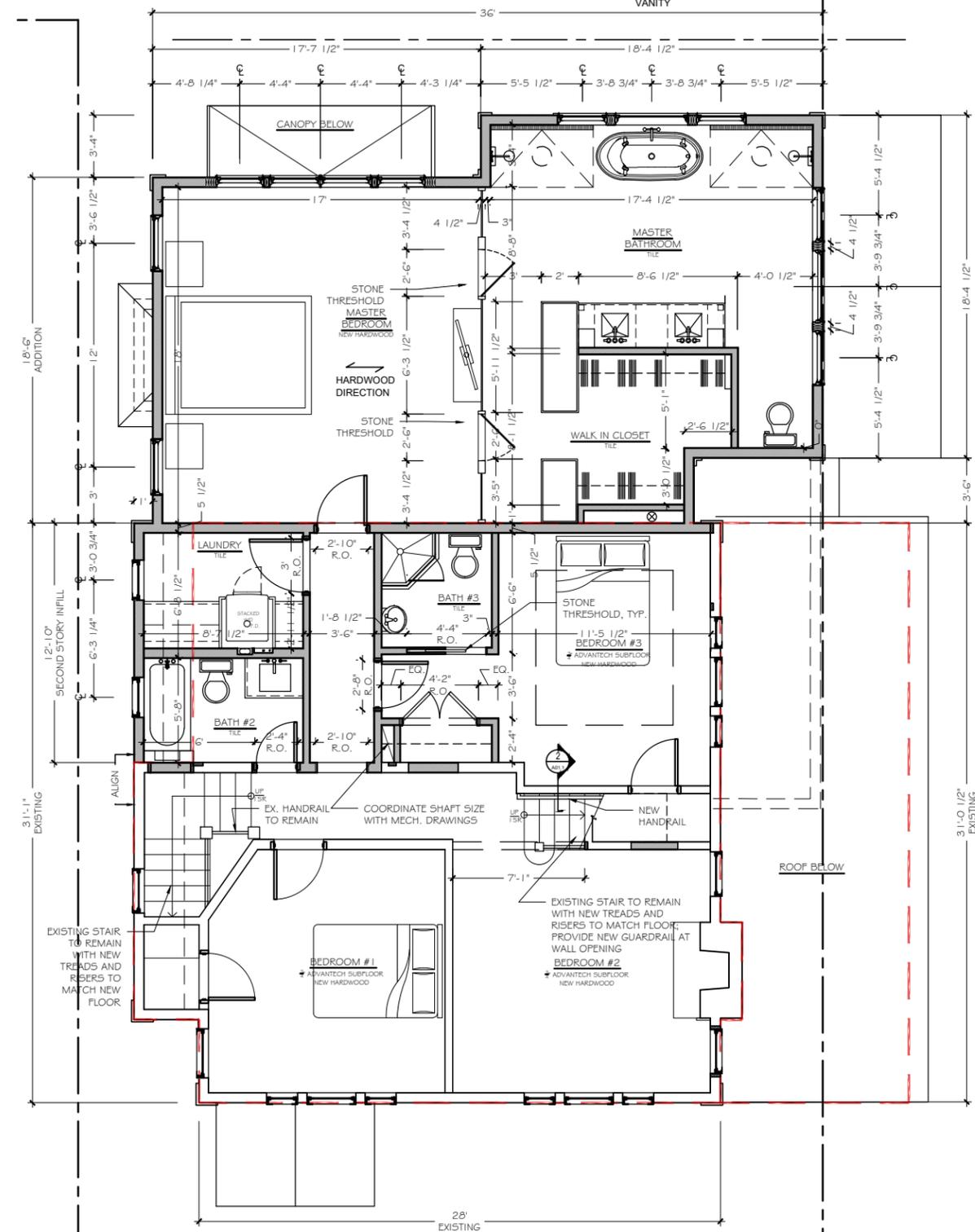
Date: AUGUST 8TH, 2025

A112

Scale 3/32" = 1'-0"



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

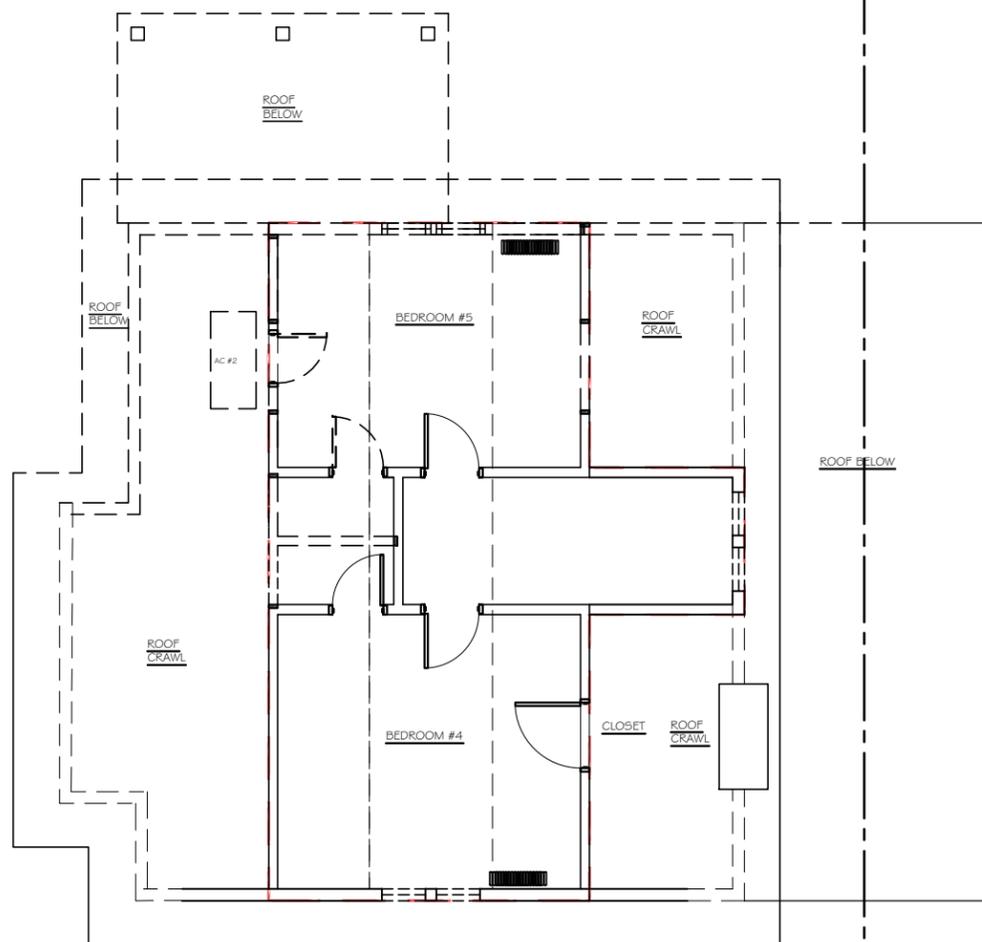
ATTIC FLOOR
 PLANS

Issue: ISSUE TO BZA / HPRB

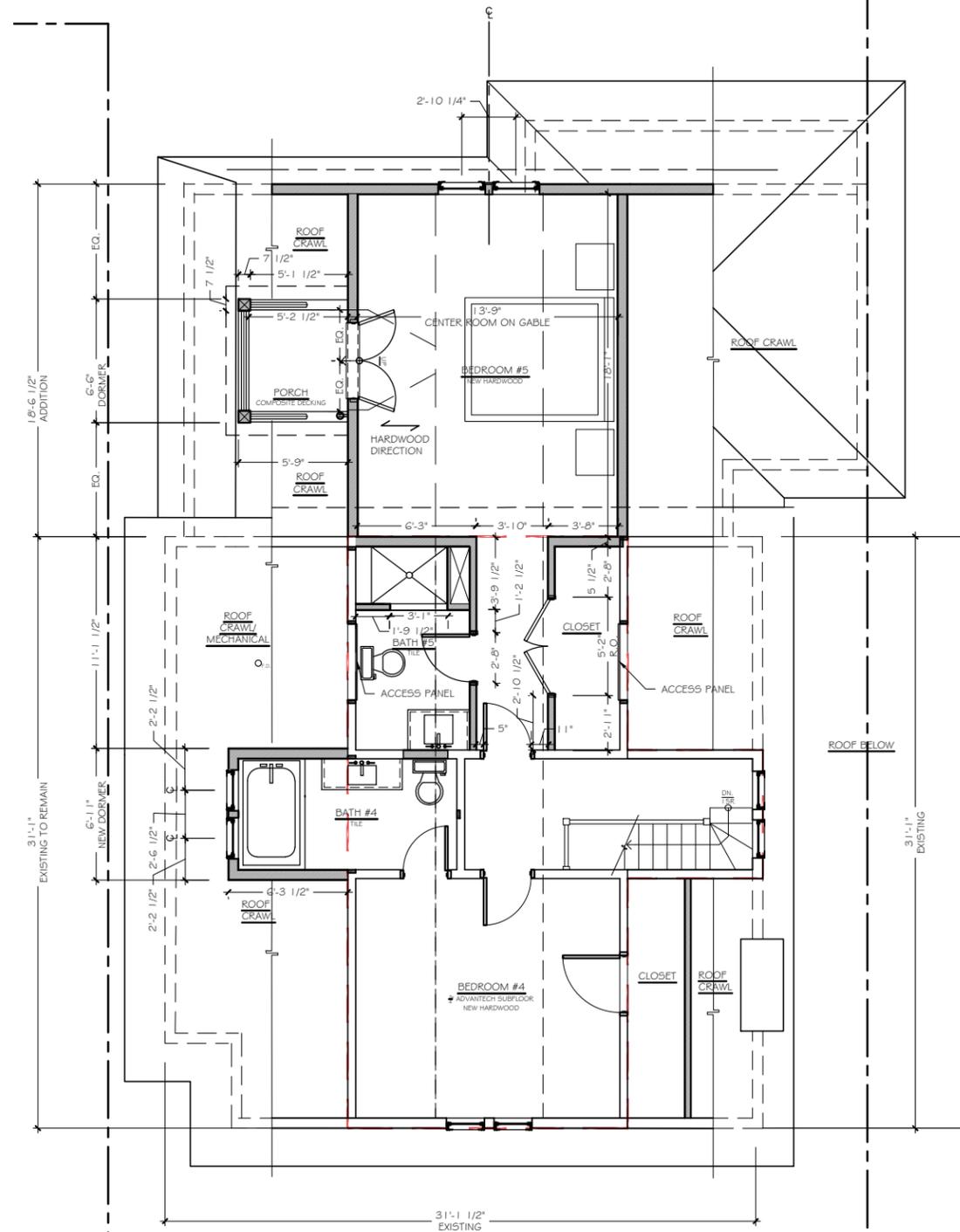
Date: AUGUST 8TH, 2025

A113

Scale 1/8" = 1'-0"



EXISTING ATTIC FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

EXISTING
ELEVATIONS

Issue: ISSUE TO BZA / HPRB

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A200

Scale 3/16" = 1'-0"



EXISTING ELEVATION - FRONT

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

EXISTING
ELEVATIONS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A201

Scale 3/16" = 1'-0"

R



EXISTING ELEVATION - RIGHT

3 4 0 1 L O W E L L S T R E E T , N W

RENOVATIONS & ADDITION
 WASHINGTON D.C. 20016
 SQ: 2089 LOT: 0828

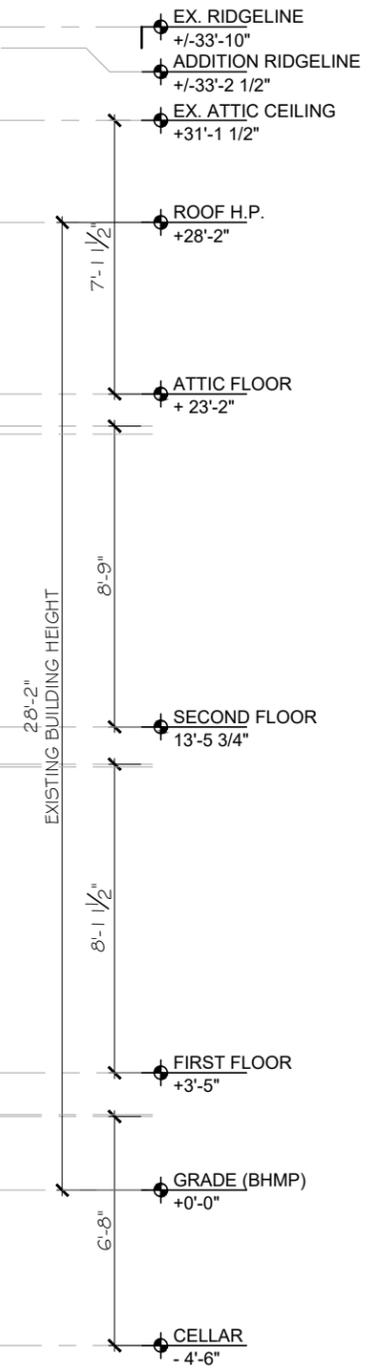
EXISTING
 ELEVATIONS

Issue: ISSUE TO BZA / HPRB

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A202

Scale 3/16" = 1'-0"



EXISTING ELEVATION - REAR

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
 WASHINGTON D.C. 20016
 SQ: 2089 LOT: 0828

EXISTING
 ELEVATIONS

Issue: ISSUE TO BZA / HPRB

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A203

Scale 3/16" = 1'-0"

EXISTING ELEVATION - LEFT



3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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- EX. RIDGELINE +33'-10" +/-
- ADDITION RIDGELINE +33'-2 1/2"
- EX. ATTIC CLG. +31'-0 1/2"
- ROOF H.P. +28'-5" +/-
- ATTIC FLOOR +23'-1"
- EX. SECOND FL CLG. +22'-3"
- EXISTING BUILDING HEIGHT 28'-5"
- EXISTING BUILDING HEIGHT 8'-9 1/2"
- EXISTING BUILDING HEIGHT 9'-0"
- EXISTING BUILDING HEIGHT 8'-5 3/4"
- SECOND FLOOR +13'-5 1/2"
- EX. FIRST FL CLG. +12'-5"
- FIRST FLOOR +3'-5" (+334.91')
- EX. CELLAR - B.O. JOISTS +2'-6"
- GRADE (BHMP) +0'-0" (+331.5')
- REAR GRADE -1'-6" (+330.0')
- EX. CELLAR -4'-6" (+327.0')
- NEW CELLAR -6'-0 3/8" (+325.54')
- GARAGE H.P. -6'-4 3/8" (+325.21')

PROPOSED ELEVATION - FRONT

PROPOSED ELEVATIONS

Issue: ISSUE TO BZA / HPRB
Date: AUGUST 8TH, 2025

A204

Scale 3/16" = 1'-0"

PROPOSED ELEVATIONS

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A205

Scale 3/16" = 1'-0"



PROPOSED ELEVATION - RIGHT

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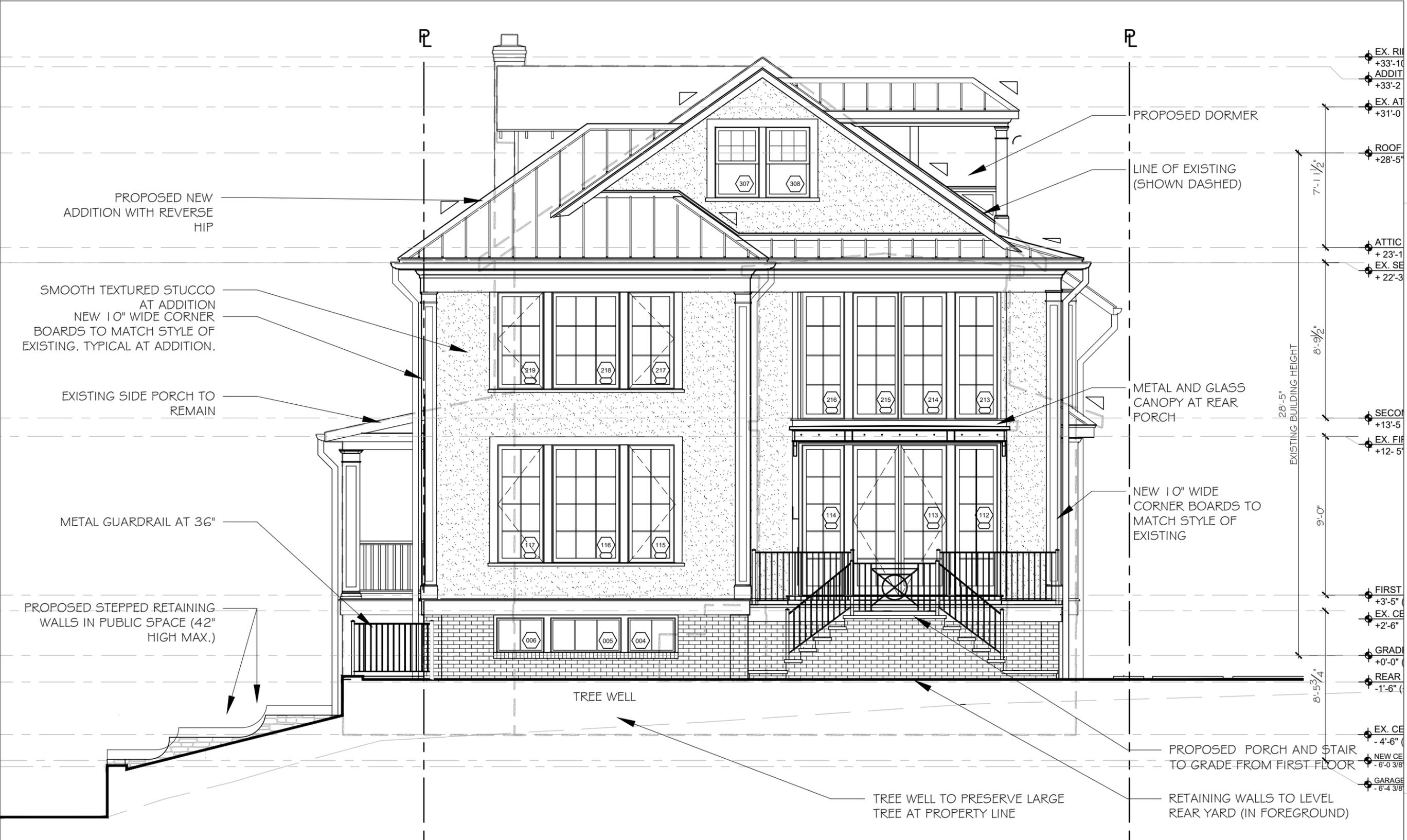
EXISTING ELEVATIONS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A206

Scale 3/16" = 1'-0"



PROPOSED ELEVATION - REAR

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
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PROPOSED ELEVATIONS

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Date: AUGUST 8TH, 2025

A207

Scale 3/16" = 1'-0"

NEW RIDGE LINES TO BE 6" LOWER THAN EXISTING

PROPOSED REAR ADDITION

STANDING SEAM METAL ROOF AT PROPOSED ADDITION

PORCH DORMER

LINE OF TWO STORY COVERED PORCH TO BE REMOVED

NEW SMOOTH TEXTURED STUCCO

INFILL SECOND STORY PROPOSED METAL AND GLASS CANOPY

PROPOSED NEW DORMER TO MATCH EXISTING ON OPPOSITE SIDE

LINE OF EXISTING BUILDING (DASHED)



PROPOSED ELEVATION - LEFT



FRONT LEFT PERSPECTIVE

SCALE: N.T.S.

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
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PERSPECTIVES

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A301

Scale N.T.S.



3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

FRONT RIGHT PERSPECTIVE

SCALE: N.T.S.

PERSPECTIVES

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A302

Scale N.T.S.



3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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EAST PERSPECTIVE

SCALE: N.T.S.

PERSPECTIVES

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A303

Scale N.T.S.



3401 LOWELL STREET, NW

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PERSPECTIVES

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A304

Scale N.T.S.

REAR CORNER

SCALE: N.T.S.



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PERSPECTIVES

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A305

Scale N.T.S.

REAR RIGHT PERSPECTIVE

SCALE: N.T.S.