

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

Application of Harold and Danielle Bulger

Premises: 3401 Lowell Street, N.W.
Square 2089, Lot 828
New Case No. 21387
Former Case No. 20205

RE: 3401 Lowell Street, NW – Submission of Revised Plans

Dear Members of the Board:

Please find attached a set of revised architectural plans for the above-referenced property. These revisions are being submitted notwithstanding the prior approvals of the Board and affirmance by the D.C. Court of Appeals, in response to neighbor feedback.

The revised drawings lower the roofline of the rear addition (thereby eliminating a full bedroom, bathroom, and upstairs porch from the previously approved design), per the neighbors' request. Importantly, these revisions come in addition to more than thirty changes already made during the course of earlier neighbor input and the original reviews of the project in 2019-2020.

The previously approved exterior design and physical footprint are otherwise the same and Applicants remain committed to moving forward with the renovation of this long-neglected property.

Respectfully submitted,



Seth M. Ballard, AIA, NCARB

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 LEVEL. 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 INCREASED 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

DRAWING INDEX

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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, AND ADDITION ATTIC ROOFLINE LOWERED PER ABUTTING NEIGHBORS' REQUEST. ALL OTHER ELEMENTS REMAIN THE SAME

COVER SHEET

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

CS

Scale

3401 LOWELL STREET, NW

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

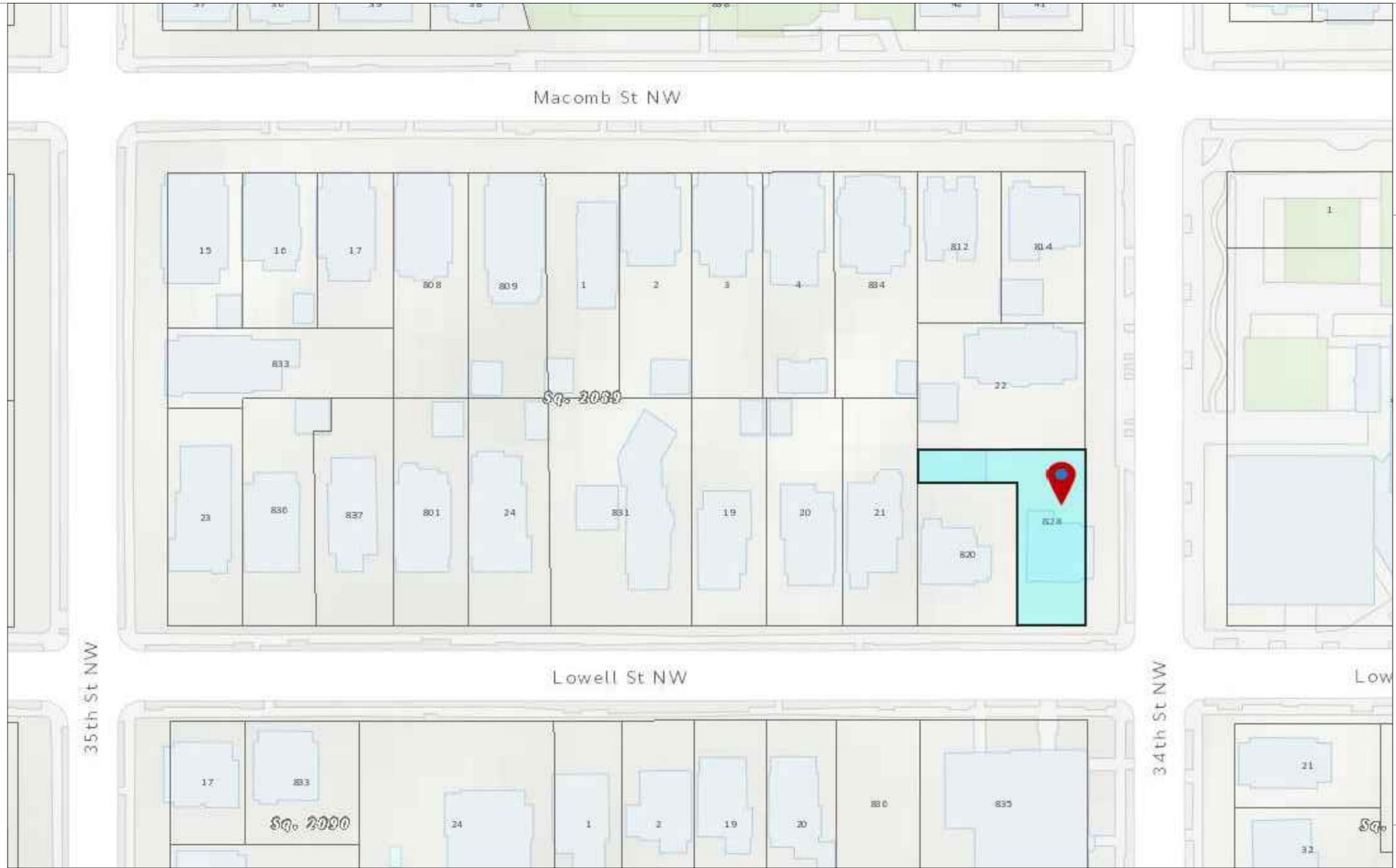
BLOCK PLAN

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

3401 LOWELL STREET, NW

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

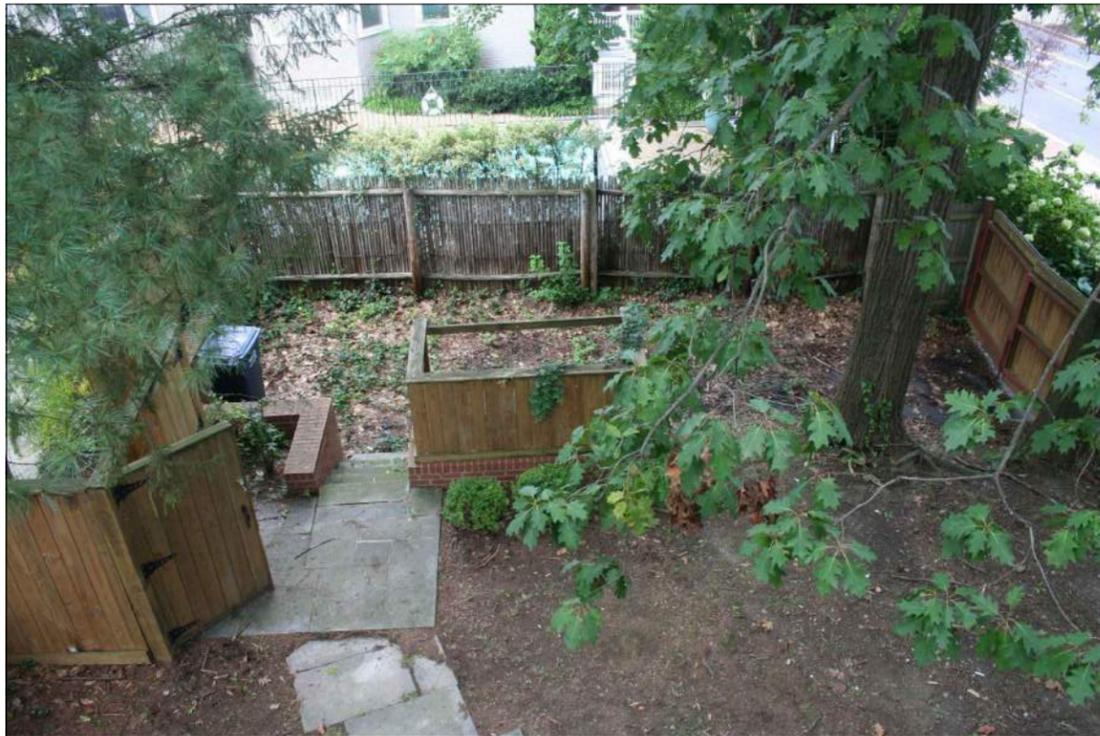
EXISTING
 EXTERIOR
 PHOTOS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A002

Scale N.T.S.



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

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
 EXTERIOR
 PHOTOS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A004

Scale N.T.S.

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

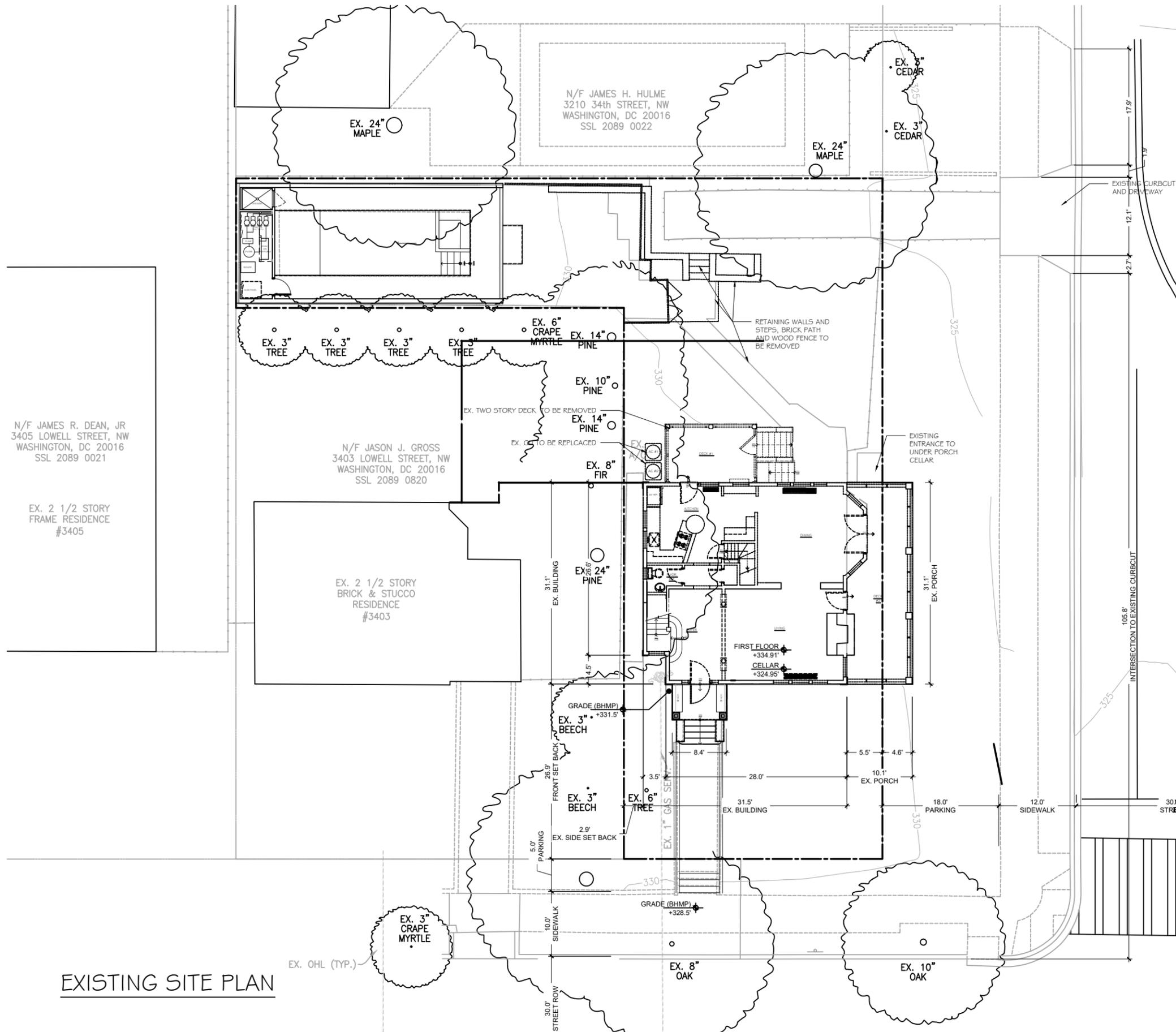
EXISTING SITE PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A010

Scale 1/16" = 1'-0"



EXISTING SITE PLAN

3401 LOWELL STREET, NW

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

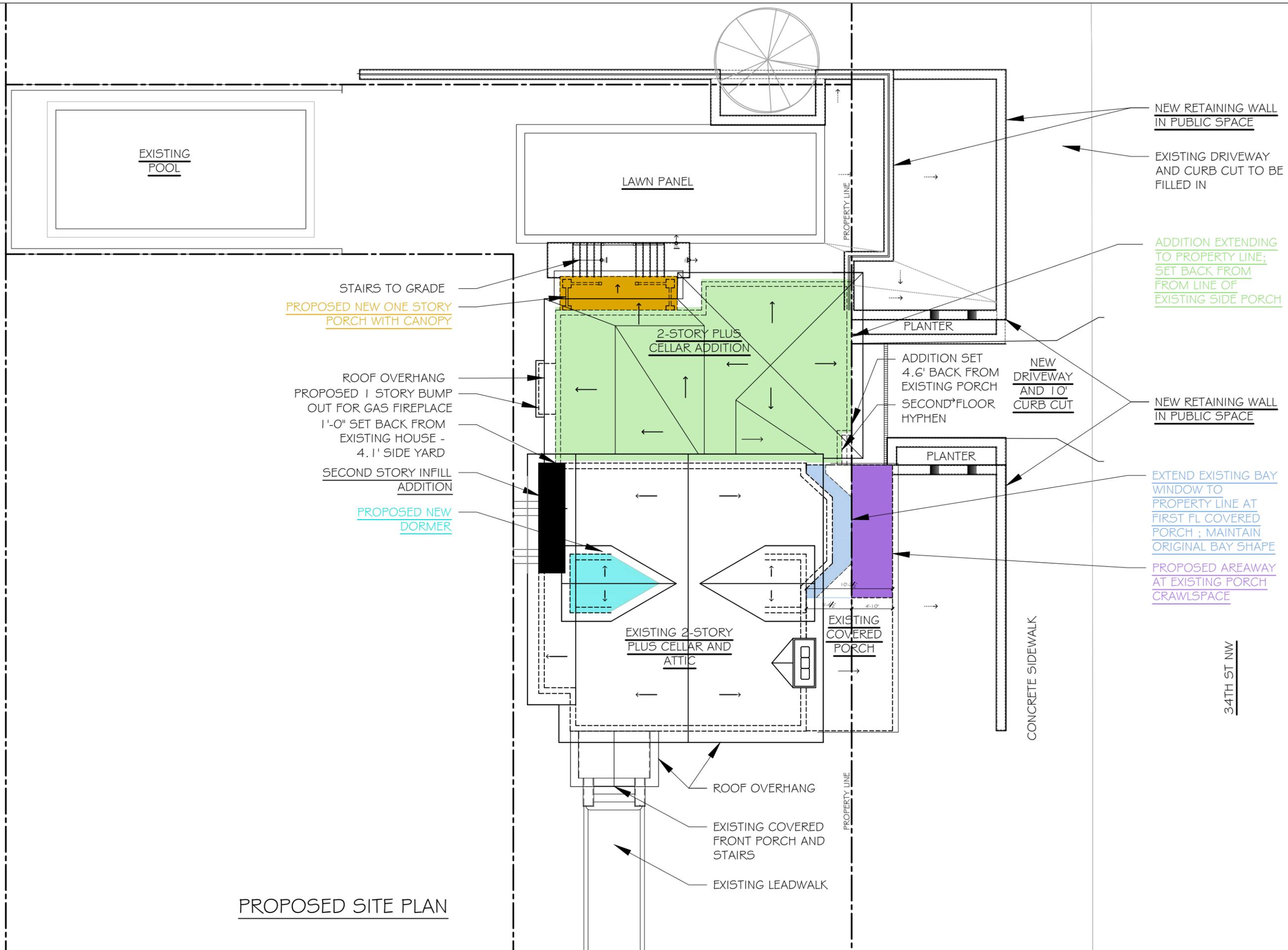
CONCEPT SITE PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A011

Scale 3/32" = 1'-0"



PROPOSED SITE PLAN

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

PROPOSED
SITE PLAN

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A012

Scale 1/16" = 1'-0"

PROPOSED SITE PLAN

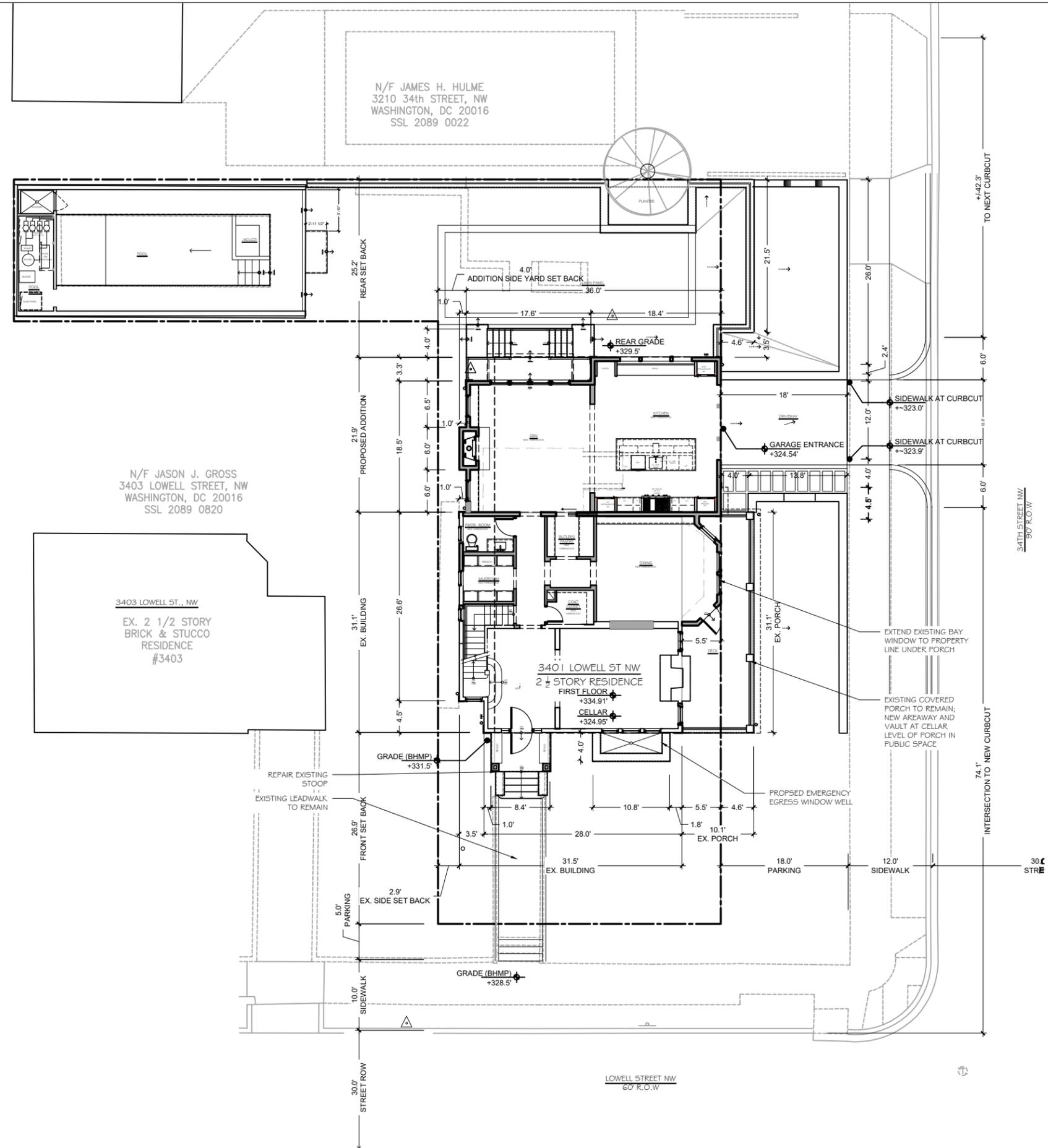
N/~~3405 LOWELL ST., NW~~
~~JAMES R. DEAN, JR~~
3405 LOWELL STREET, NW
WASHINGTON, DC 20016
SSL 2089 0021

EX. 2 1/2 STORY
FRAME RESIDENCE
#3405

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

3403 LOWELL ST., NW
EX. 2 1/2 STORY
BRICK & STUCCO
RESIDENCE
#3403

N/F JAMES H. HULME
3210 34th STREET, NW
WASHINGTON, DC 20016
SSL 2089 0022



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

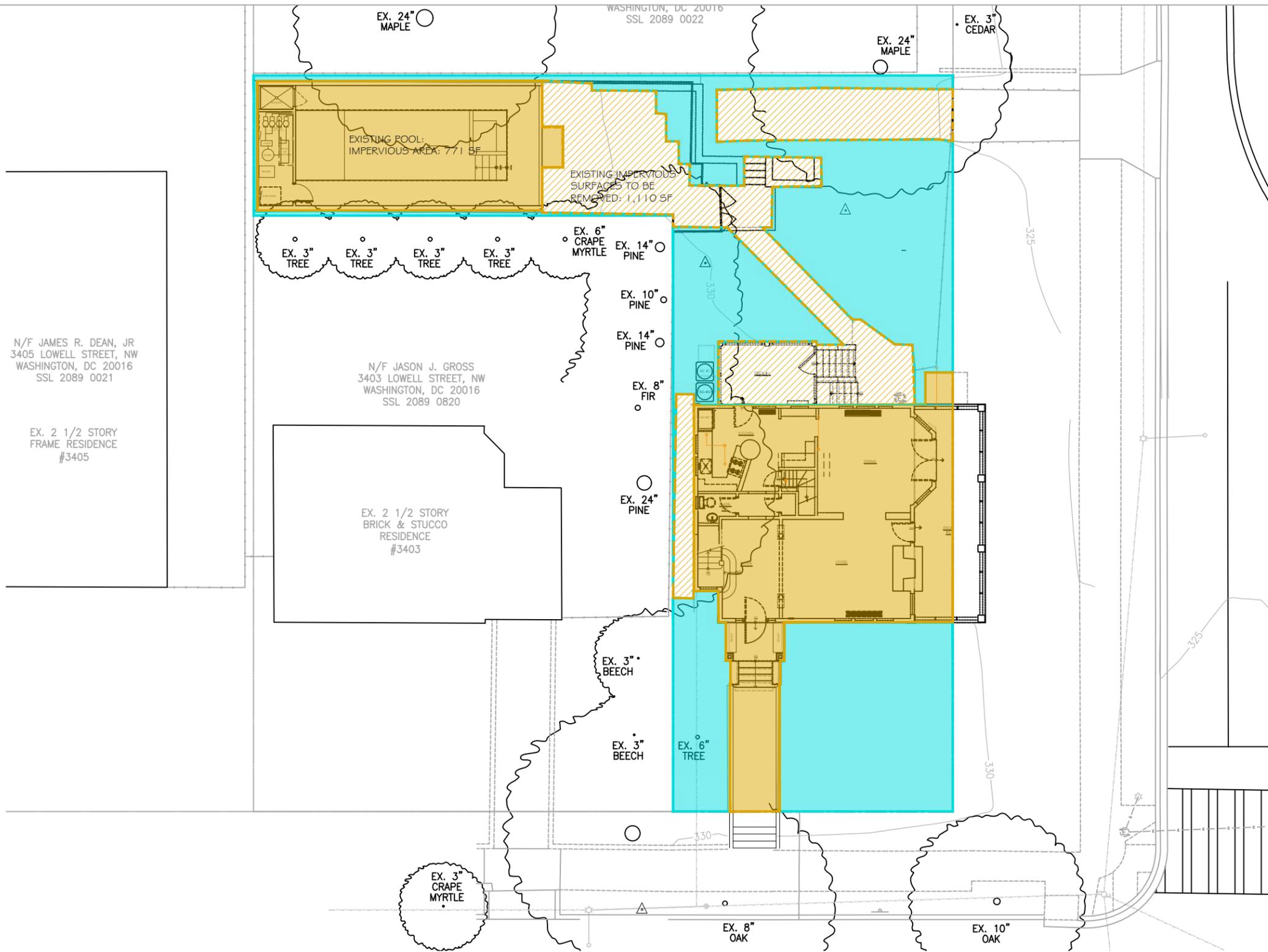
EX. PERVIOUS SURF. AREA

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A013

Scale 1/16" = 1'-0"



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
WASHINGTON D.C. 20016
SQ: 2089 LOT: 0828

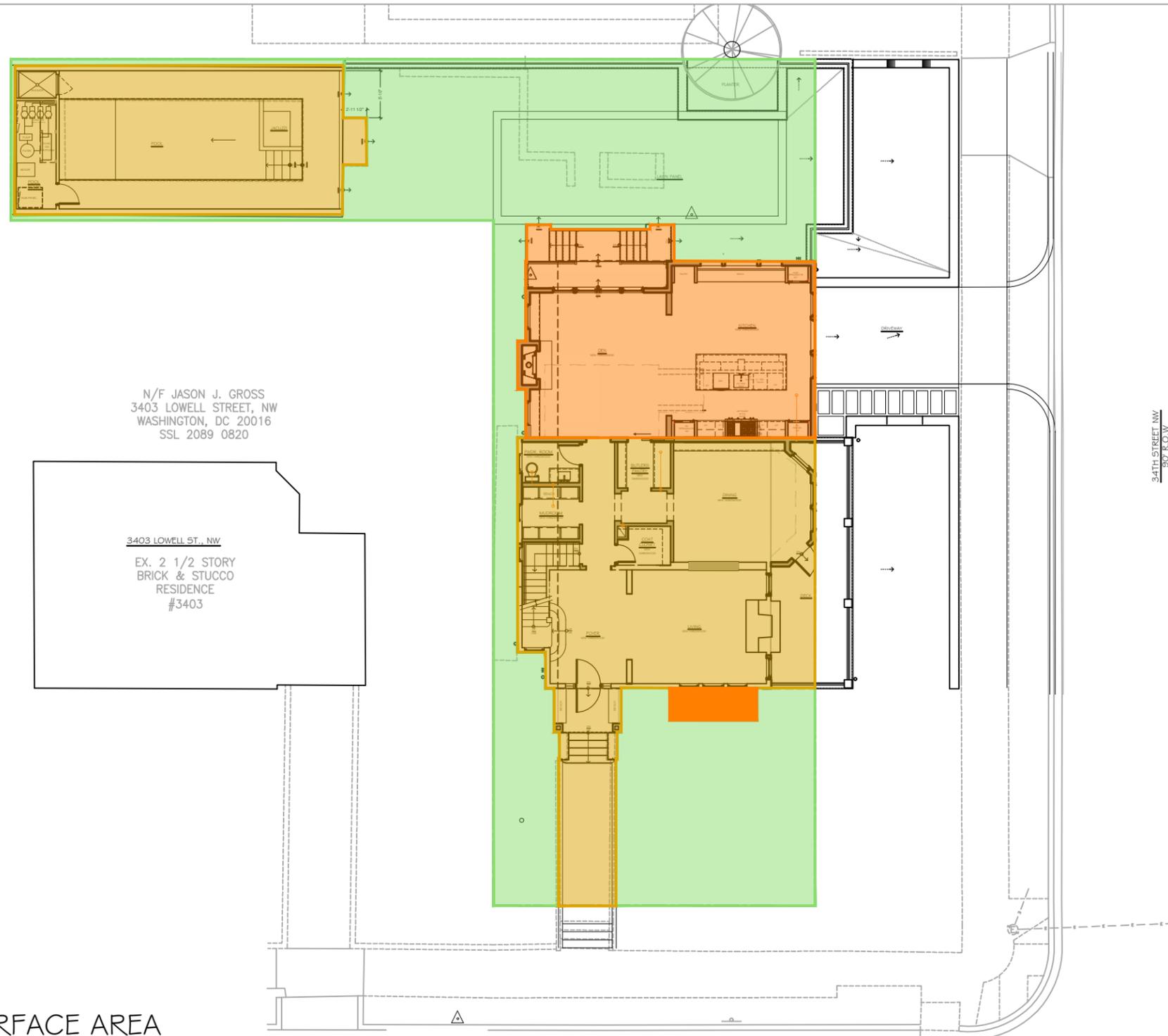
PERVIOUS SURF. AREA

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%)

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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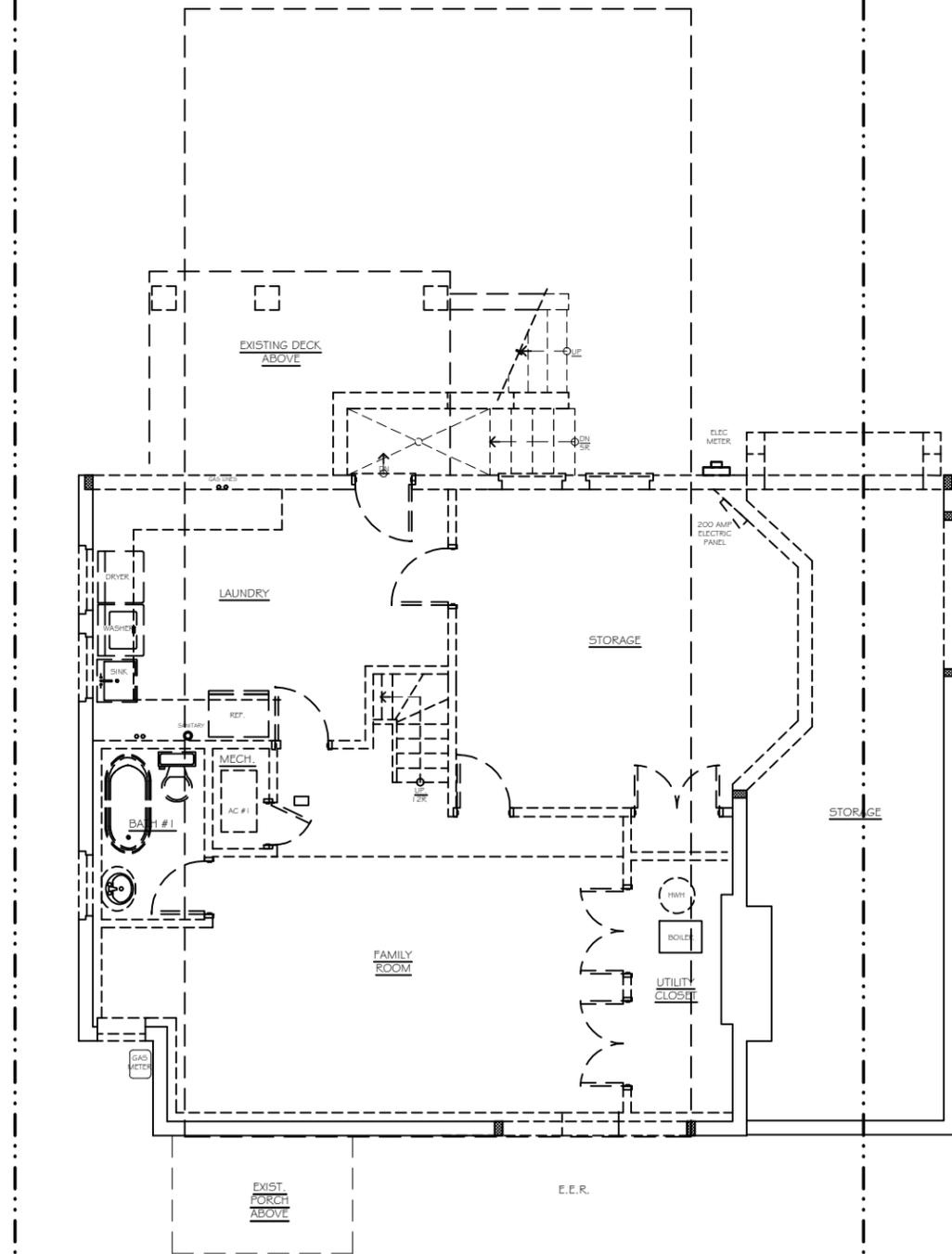
CELLAR
 PLANS

Issue: ISSUE TO BZA / HPRB

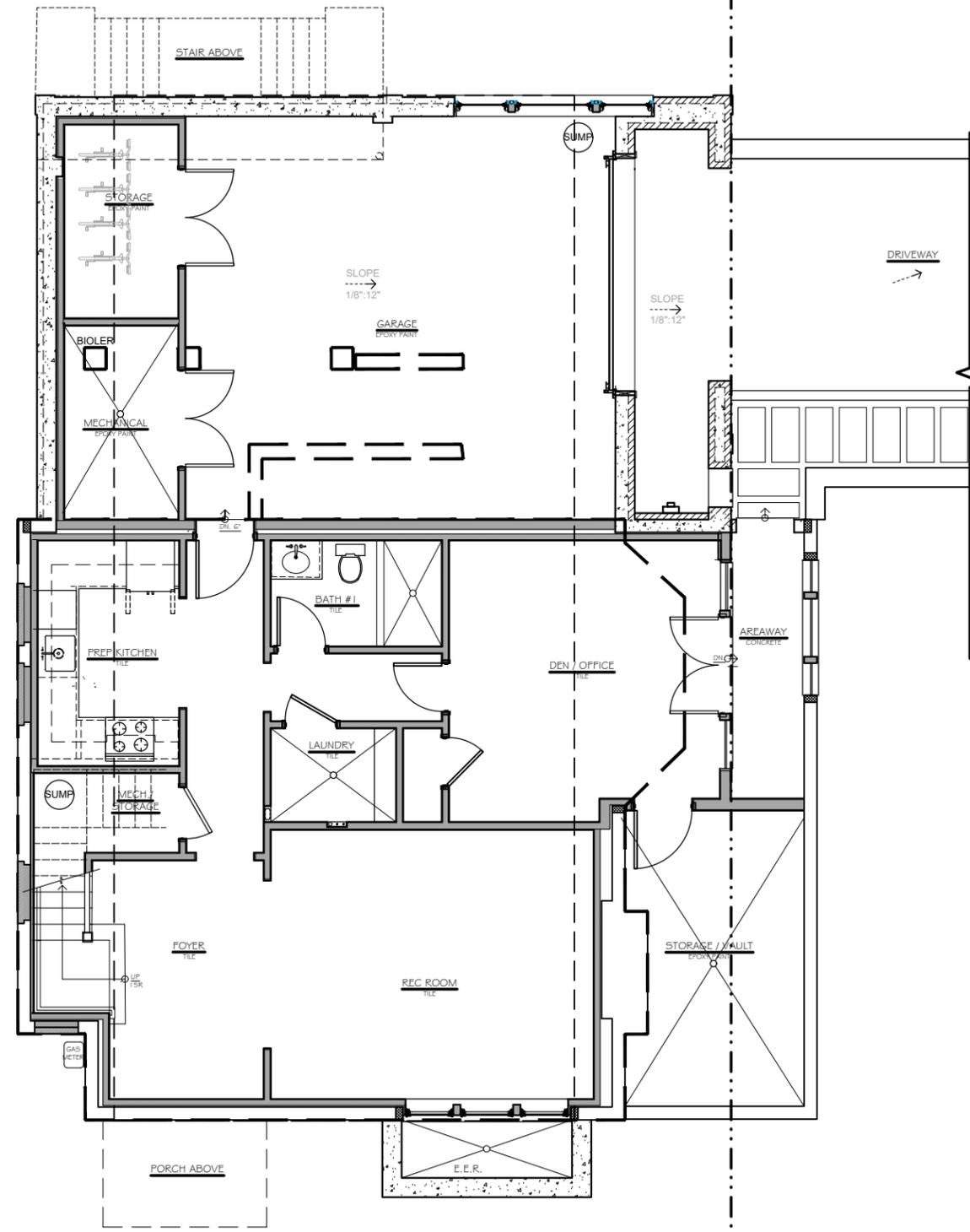
Date: AUGUST 8TH, 2025

A110

Scale 3/32" = 1'-0"



EXISTING CELLAR PLAN



PROPOSED CELLAR PLAN

3401 LOWELL STREET, NW

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

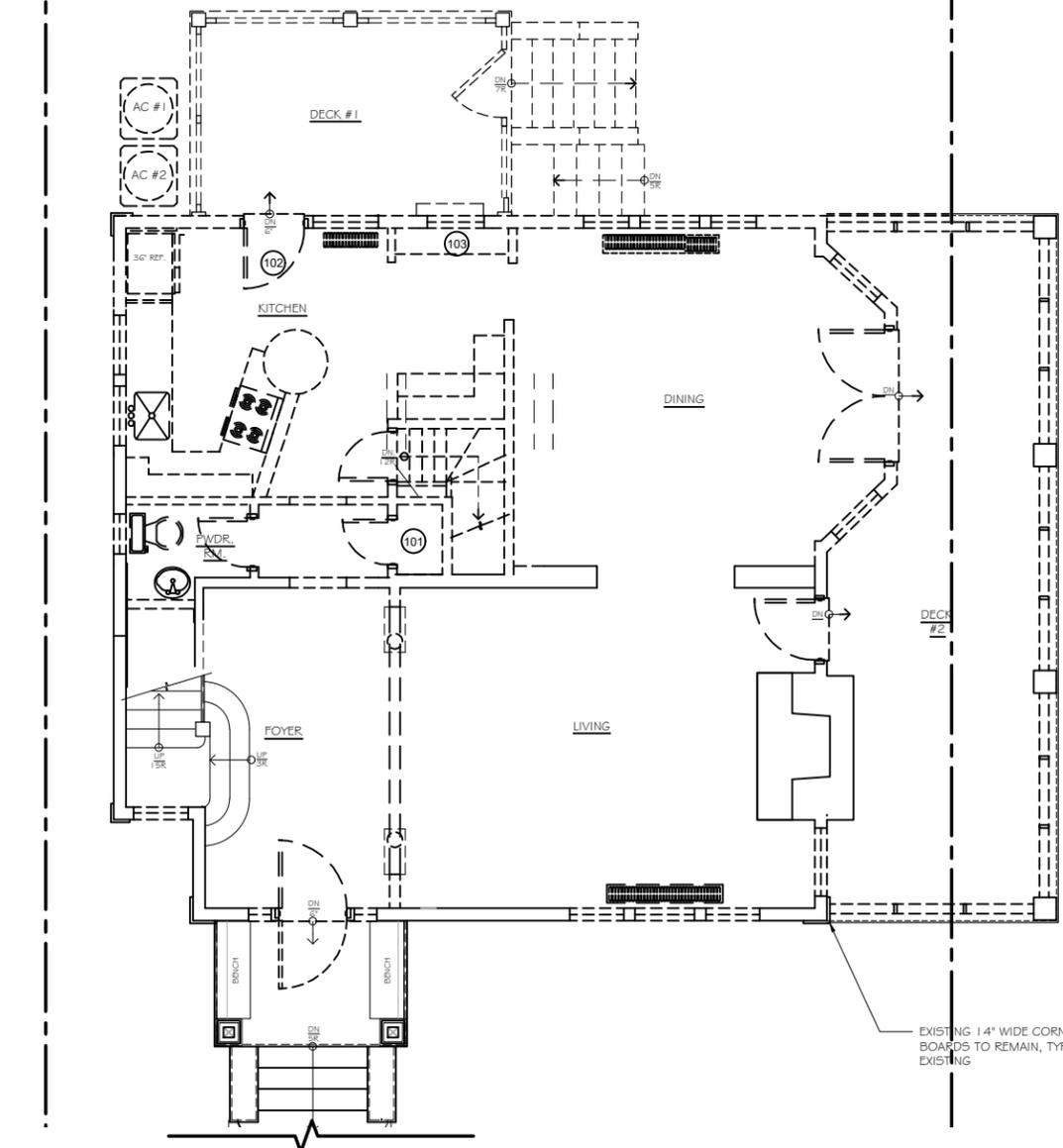
FIRST FLOOR
PLANS

Issue: ISSUE TO BZA / HPRB

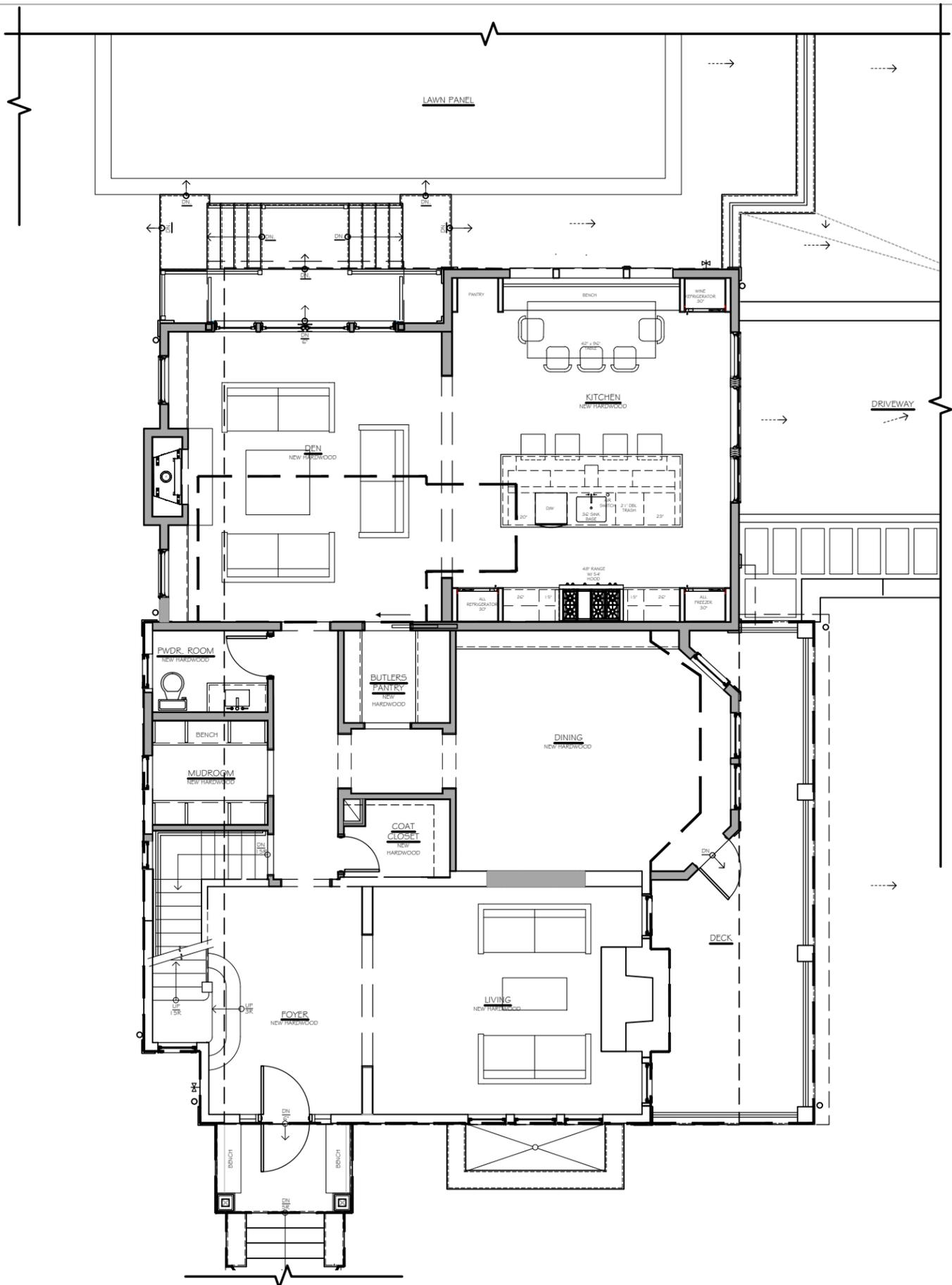
Date: AUGUST 8TH, 2025

A111

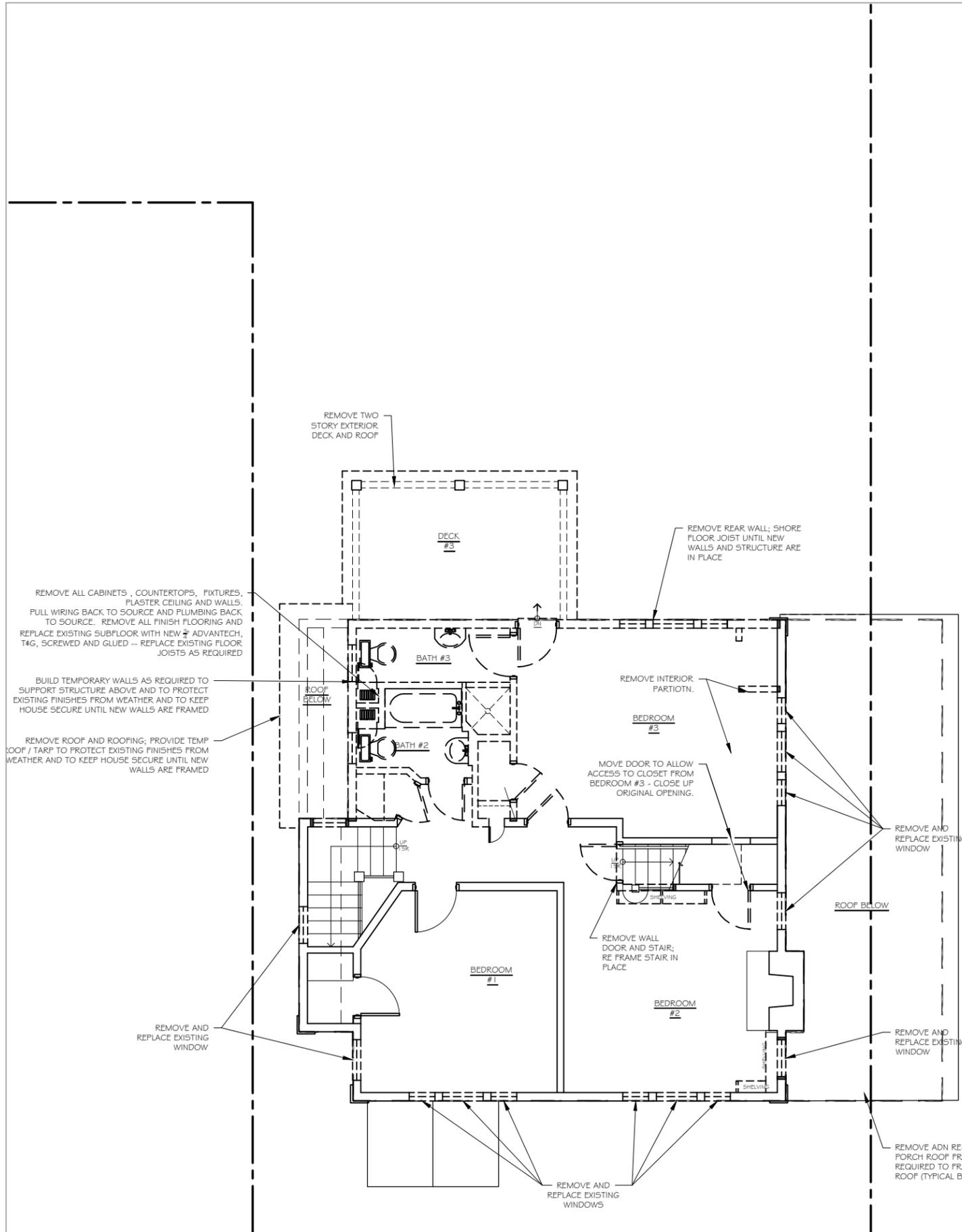
Scale 1/8" = 1'-0"



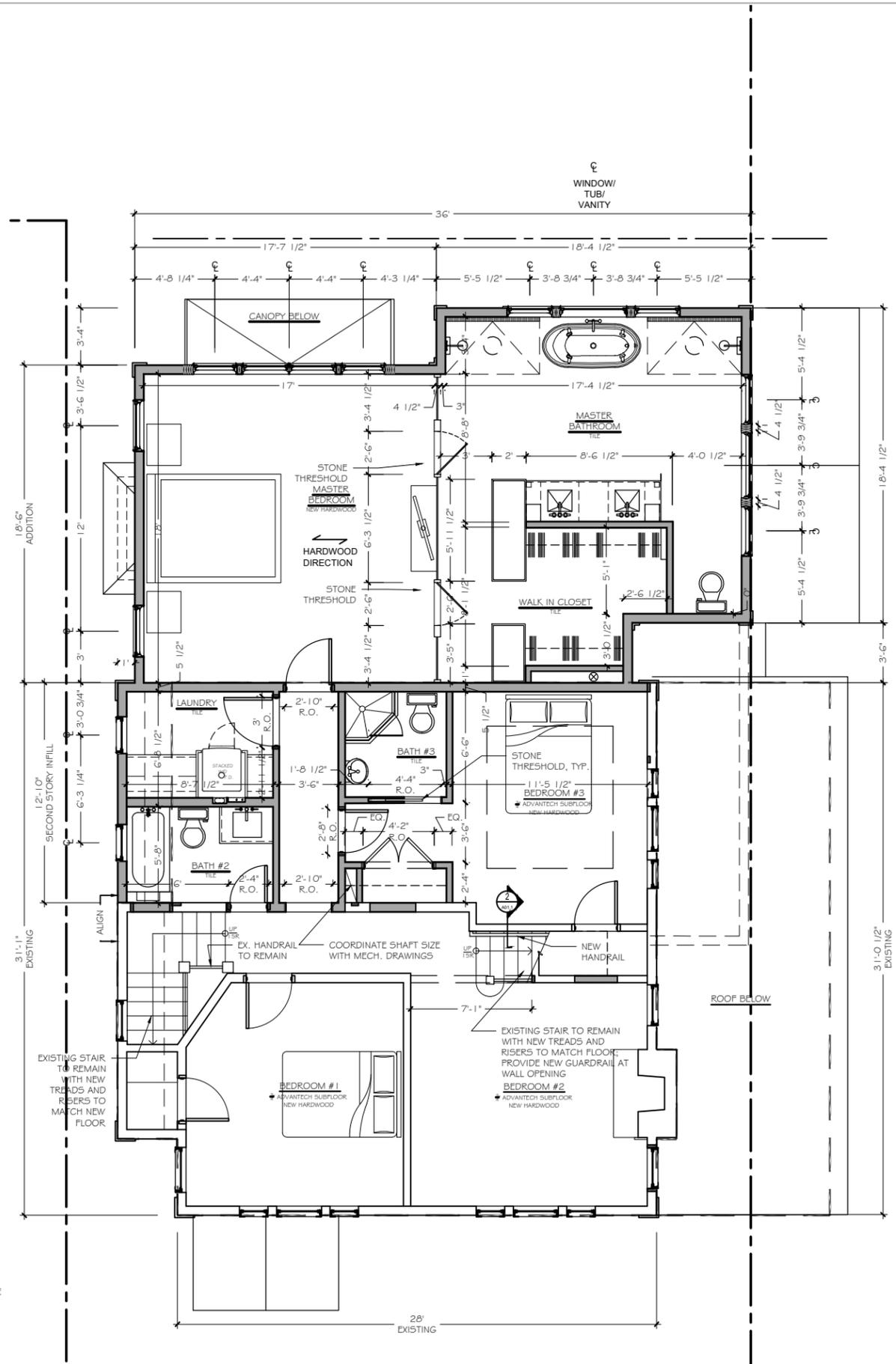
EXISTING FIRST FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

3401 LOWELL STREET, NW

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

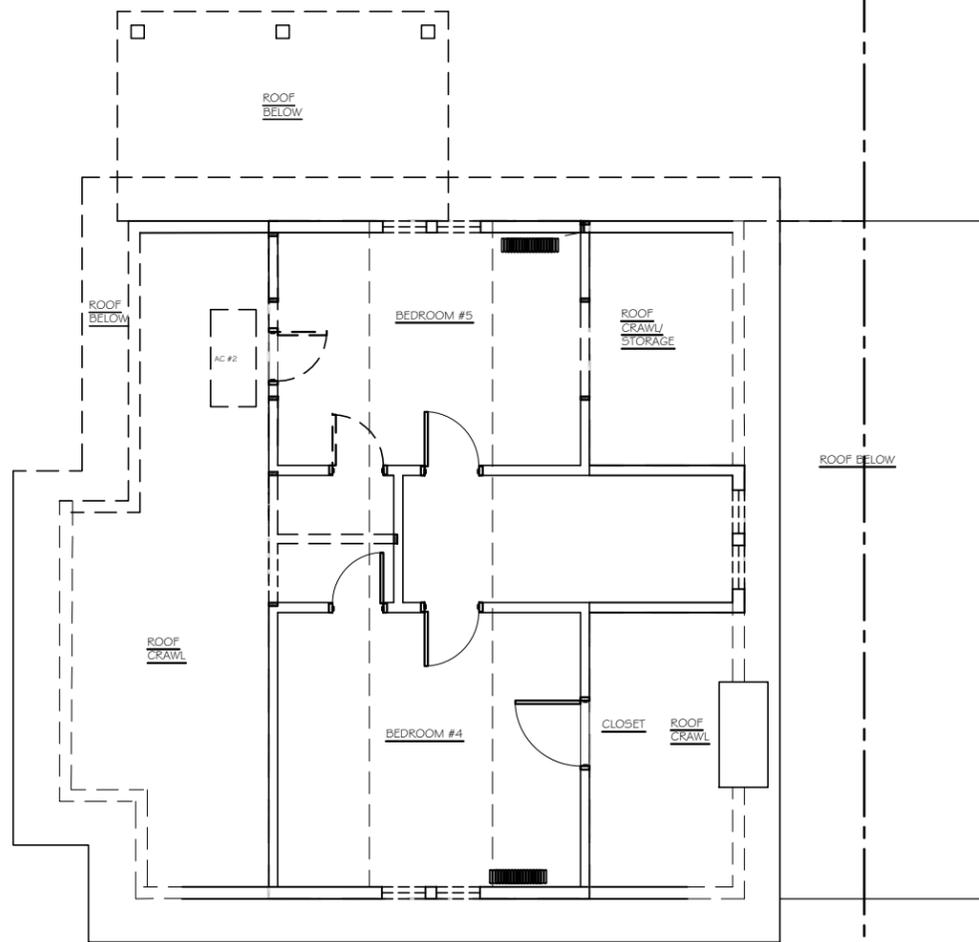
ATTIC FLOOR
 PLANS

Issue: ISSUE TO BZA / HPRB

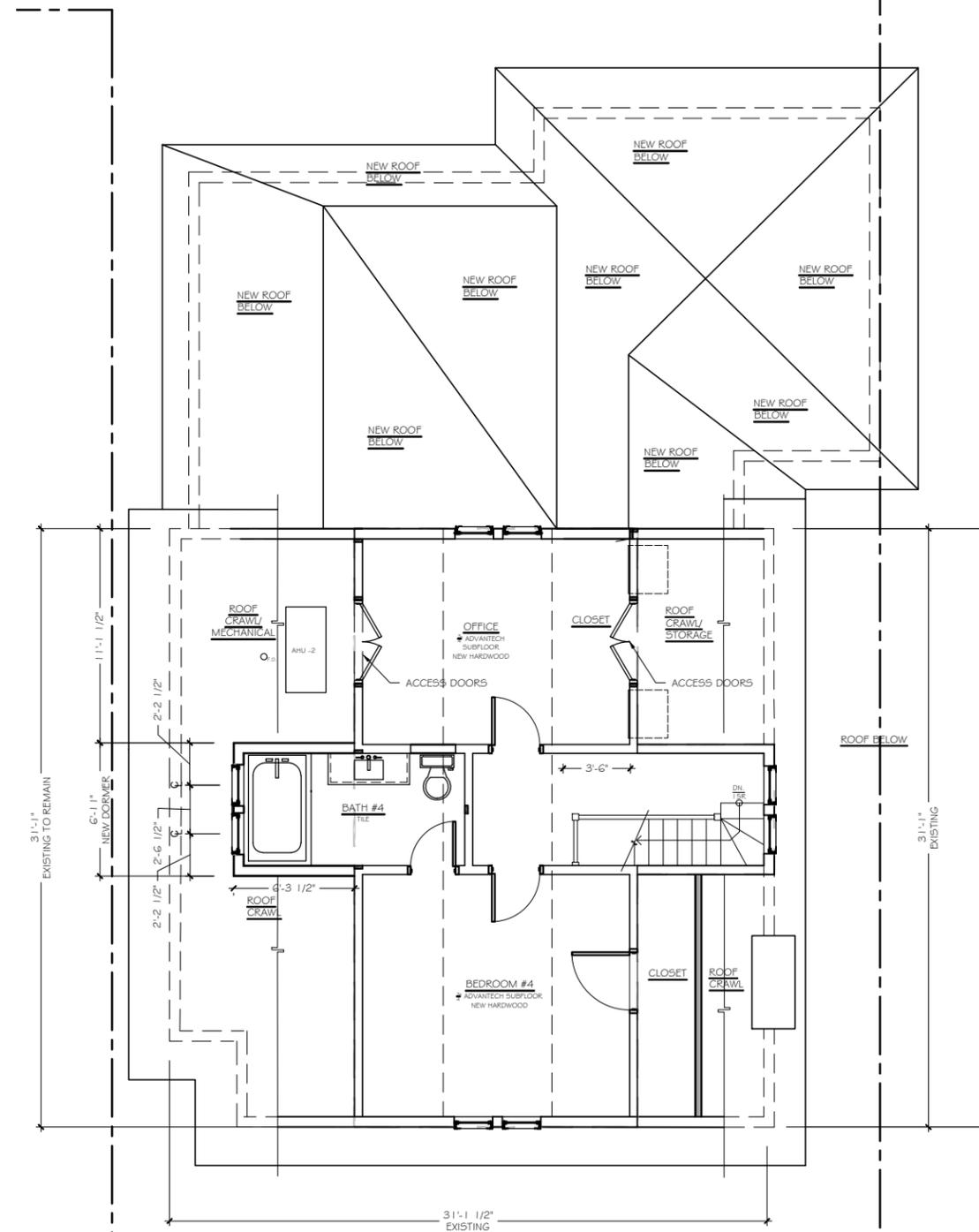
Date: AUGUST 8TH, 2025

A113

Scale 1/8" = 1'-0"



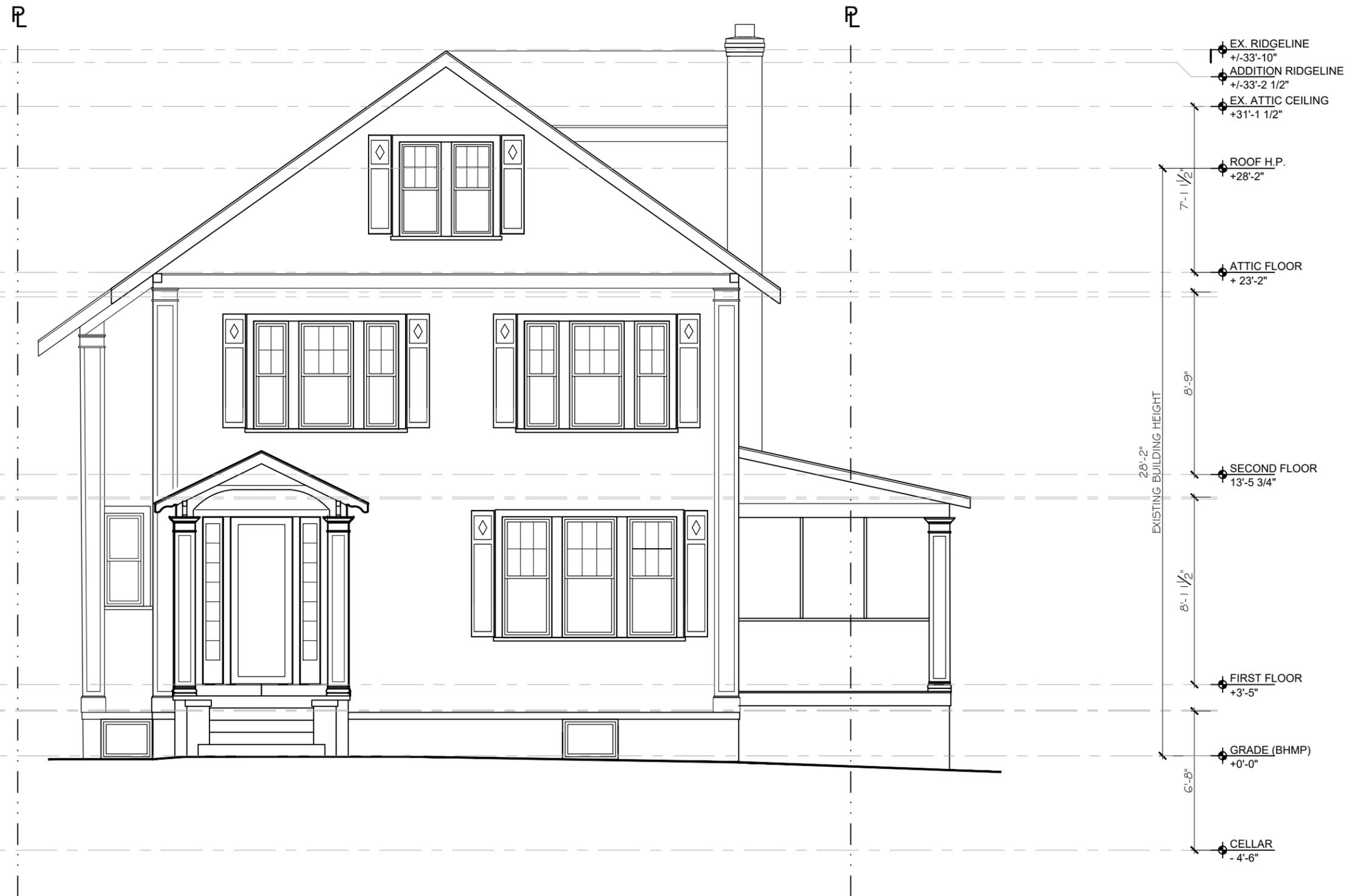
EXISTING ATTIC FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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EXISTING ELEVATION - FRONT

EXISTING
 ELEVATIONS

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A200

Scale 3/16" = 1'-0"

3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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SQ: 2089 LOT: 0828

EXISTING
ELEVATIONS

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A201

Scale 3/16" = 1'-0"

R



EXISTING ELEVATION - RIGHT

3401 LOWELL STREET, NW

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

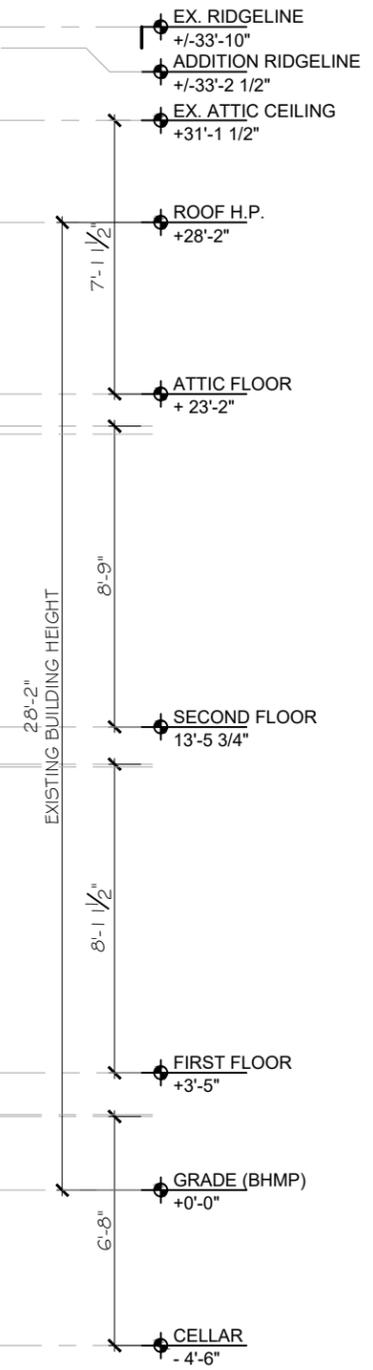
EXISTING
 ELEVATIONS

Issue: ISSUE TO BZA / HPRB

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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

Date: AUGUST 8TH, 2025

A203

Scale 3/16" = 1'-0"



EXISTING ELEVATION - LEFT

3401 LOWELL STREET, NW

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

PROPOSED ELEVATIONS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A204

Scale 3/16" = 1'-0"



PROPOSED ELEVATION - FRONT

3401 LOWELL STREET, NW

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

PROPOSED ELEVATIONS

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A205

Scale 3/16" = 1'-0"



PROPOSED REPLACEMENT ELEVATION - RIGHT

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

PROPOSED ELEVATIONS

Issue: ISSUE TO BZA / HPRB

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A206

Scale 3/16" = 1'-0"



PROPOSED ELEVATION - REAR

3401 LOWELL STREET, NW

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

PROPOSED
 ELEVATIONS

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A207

Scale 3/16" = 1'-0"



PROPOSED ELEVATION - LEFT



3401 LOWELL STREET, NW

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

PERSPECTIVES

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A301

Scale N.T.S.

FRONT LEFT PERSPECTIVE
SCALE: N.T.S.



3401 LOWELL STREET, NW

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

PERSPECTIVES

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A302

Scale N.T.S.

FRONT RIGHT PERSPECTIVE

SCALE: N.T.S.



3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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SQ: 2089 LOT: 0828

EAST PERSPECTIVE

SCALE: N.T.S.

PERSPECTIVES

Issue: ISSUE TO BZA / HPRB

Date: AUGUST 8TH, 2025

A303

Scale N.T.S.



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

PERSPECTIVES

Issue: ISSUE TO BZA / HPRB

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A304

Scale N.T.S.

REAR CORNER

SCALE: N.T.S.



3401 LOWELL STREET, NW

RENOVATIONS & ADDITION
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PERSPECTIVES

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A305

Scale N.T.S.

REAR RIGHT PERSPECTIVE

SCALE: N.T.S.