

Government of the District of Columbia

Department of Transportation



d. Planning and Sustainability Division

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: *KB for* Meredith Soniat
Acting Associate Director

DATE: December 15, 2025

SUBJECT: BZA Case No. 21387 – 3401 Lowell Street NW

APPLICATION

Harold & Danielle Bulger (jointly the “Applicant”), pursuant to Title 11 of the *District of Columbia Municipal Regulations (DCMR)*, requests the Board of Zoning Adjustment (BZA) grant Special Exceptions from the side yard requirements of Subtitle D § 208.7 and pervious surface requirements of Subtitle D § 211.1 to renovate a two and a half-story single-family home with basement. Exterior renovations include a new rear addition with side yards, new curb cut and driveway to access garage, and new retaining walls and landscaping to level rear yard. The site is in the R-1B Zone at 3401 Lowell Street NW (Square 2089, Lot 828).

RECOMMENDATION

DDOT has no objection to the approval of this application.

STREETScape AND PUBLIC REALM

DDOT’s lack of objection to this application should not be viewed as an approval of the public realm. All elements of the project proposed within District-owned right-of-way such as retaining walls, areaways, planters, and new curb cut require the Applicant to pursue a public space construction permit.

DDOT expects the adjacent public realm to meet all District standards. The Applicant should refer to Titles 11, 12A, and 24 of the [DCMR](#), the most recent version of DDOT’s [Design and Engineering Manual](#), and the [Public Realm Design Manual](#) for public space regulations and design guidance. A permit application can be filed through the DDOT [Transportation Online Permitting System](#) (TOPS) website.

The Applicant is encouraged to participate in a Preliminary Design Review Meeting (PDRM) with DDOT and the Office of Planning (OP) to discuss the public space comments in this report.

Board of Zoning Adjustment
District of Columbia

HERITAGE AND SPECIAL TREES

According to the District's [Tree Size Estimator map](#), the property has 1 Special tree. DDOT expects the Applicant to coordinate with the Ward 3 Arborist regarding the preservation and protection of existing Special and small street trees.

Special Trees are between 44 inches and 99.99 inches in circumference. Special Trees may be removed with a permit. However, if a Special Tree is designated to remain by Urban Forestry Division, a Tree Protection Plan (TPP) will be required.

MS:tm