

A photograph of a two-story house with a white porch and a large tree in front. The house has a blue roof and white trim. The porch has white railings and columns. A large tree with green leaves is in the foreground, partially obscuring the house. The yard is landscaped with various plants and flowers.

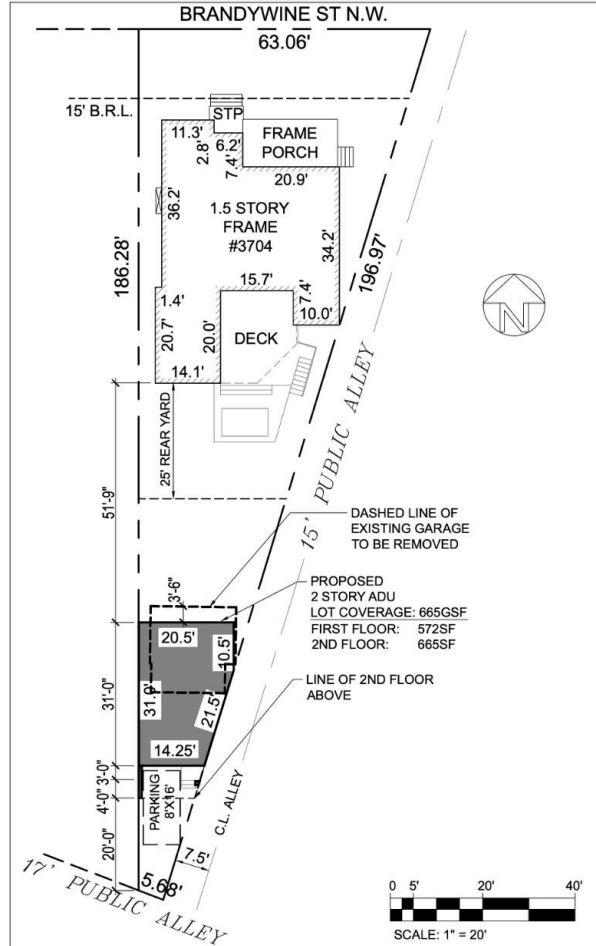
Special Exception Request for Accessory Dwelling Unit

3704 Brandywine Street NW

June 17, 2026

Board of Zoning Adjustment
District of Columbia
CASE NO. 21429
EXHIBIT NO. 34

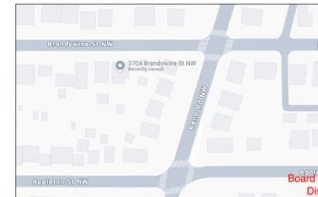
SITE PLAN



RESIDENTIAL ADU 3704 BRANDYWINE ST NW Washington, DC, 20016



ZONING	ALLOWABLE	EXISTING	PROPOSED
ZONING DISTRICT	R-1-B	R-1-B	NO CHANGE
USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	NO CHANGE
MIN LOT AREA	5,500	6,433	N/A
MAX OCCUPANCY	100%	100%	100%
DECK	338	338	338
GARAGE	338.3	ADU: 665	ADU: 665
TOTAL	2422.8 = 37.7%	TOTAL: 2759.5 = 43%	
REAR SETBACK	5' 10' REAR	5' 10' REAR	5' 10' REAR
REAR YARD	25'	25'	25'
ACCESSORY BUILDING			
HEIGHT	22'2 STORIES	13'11 STORIES	22'2 STORIES
LOT OCCUPANCY	PER ZONE TOTAL	SEE ABOVE	SEE ABOVE
REAR SETBACK	7.5' ALLEY CENTER	7.5' ALLEY CENTER	7.5' ALLEY CENTER
SIDE SETBACK	NONE	0'	0'



RIGAZIO
DESIGNS
ARCHITECTURE

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BRANDYWINE PROPOSED ADU
BZA SUBMISSION DESIGN- 04/24/26
3704 BRANDYWINE ST NW, WASHINGTON DC

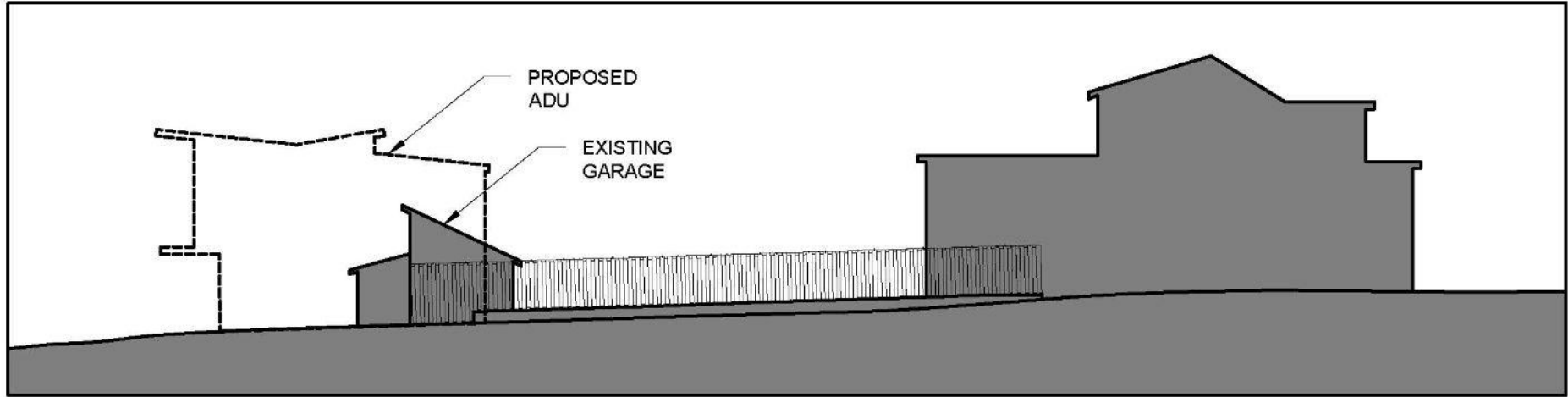
Board of Zoning Adjustment
District of Columbia
CASE NO. 21-29
EXHIBIT NO. 22

A0

Special Exception Relief:

1. Maximum lot occupancy – proposed 43% (allowable is 40%)
2. Square footage of the ADU -- 572 sq ft on the first floor and 665 sq ft on the second floor (currently allowable is 450 sq ft)

Alley elevation looking west

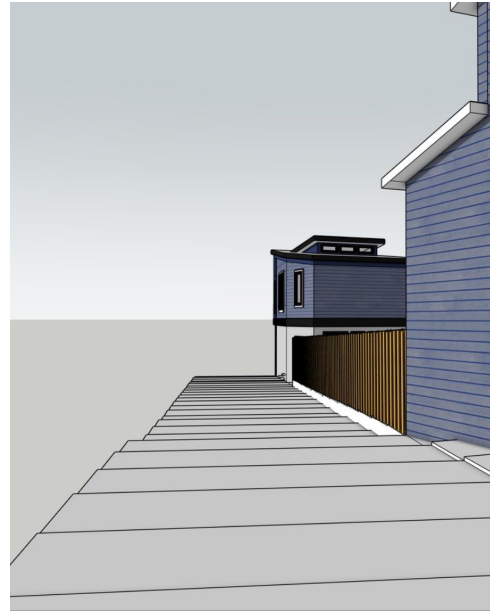


11 ALLEY ELEVATION DIAGRAM
SCALE: 1/6" = 1'-0"

Looking south on east side of property



Existing



Proposed

Looking north on east side of property



Existing



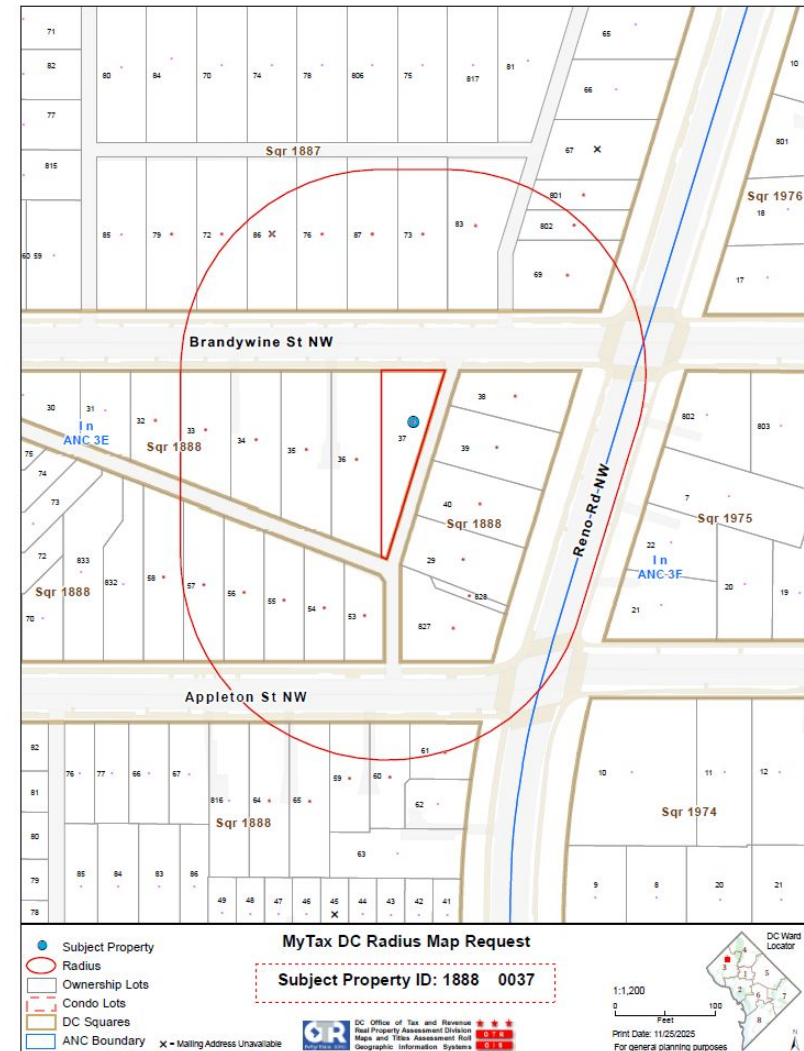
Proposed



Existing

Neighborhood Engagement

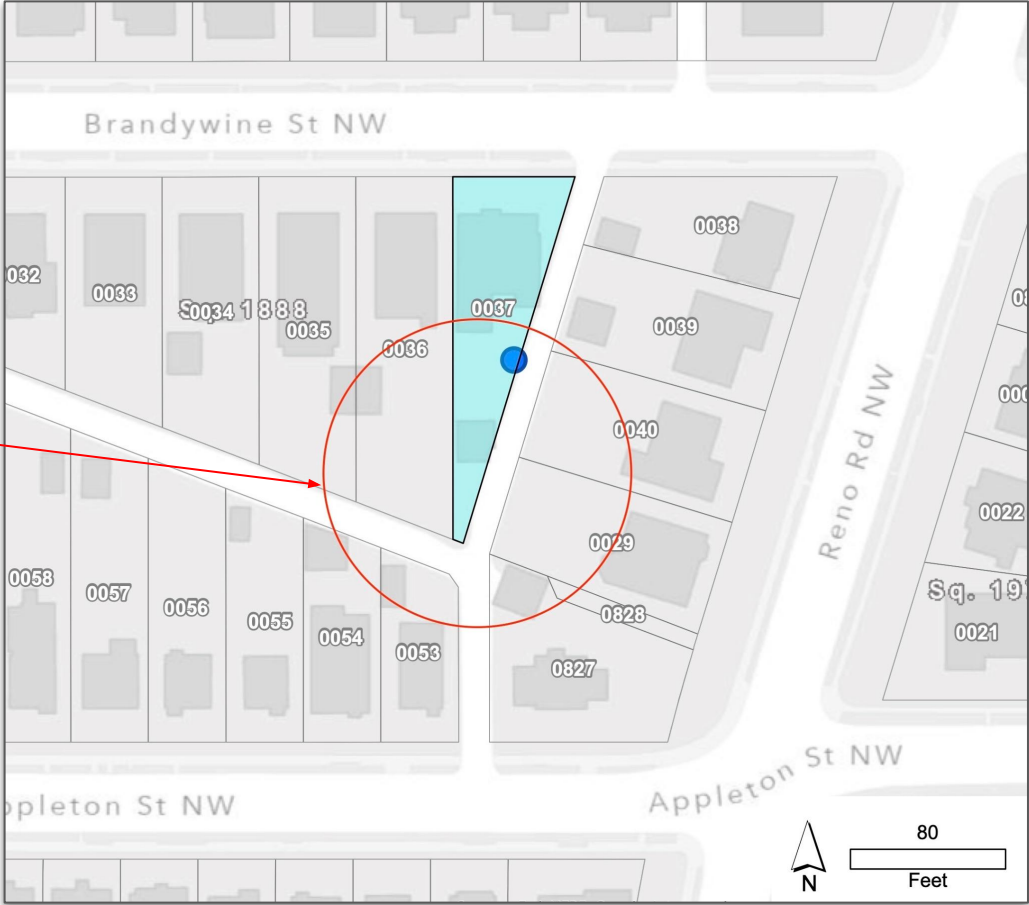
200 ft Radius Map



Architectural Design

Neighborhood Map

80 ft. radius between ADU and principal residences

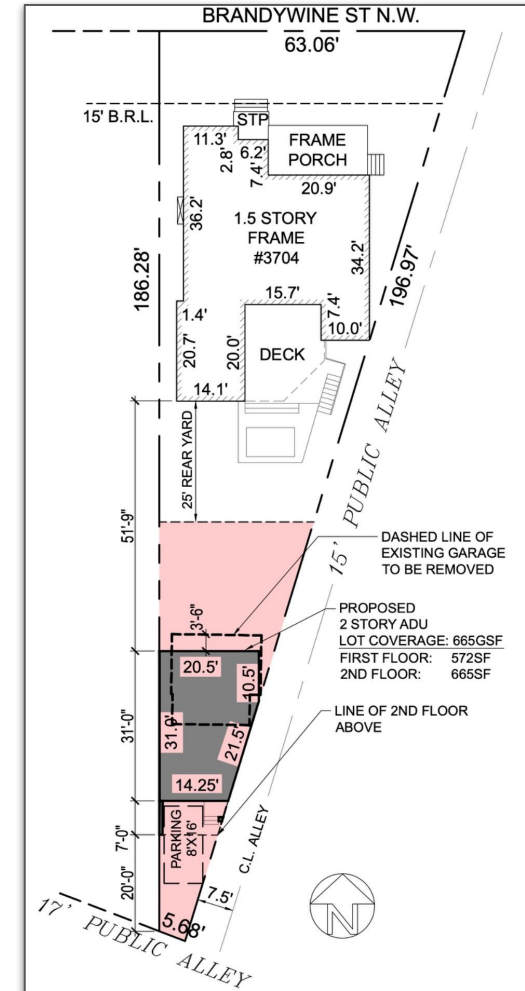


Site Plan

Special Exception Relief:

1. Maximum lot occupancy – proposed 43% (allowable is 40%)
2. Square footage of the ADU -- 572 sq ft on the first floor and 665 sq ft on the second floor (currently allowable is 450 sq ft)

ZONING			
ZONING DISTRICT	ALLOWABLE	EXISTING	PROPOSED
USE	SINGLE FAMILY DETACHED	SINGLE FAMILY DETACHED	NO CHANGE
MIN LOT AREA	5,000	6432	N/A
MAX LOT OCCUPANCY	40% = 2572.8	House: 1756.5 Deck: 338 Garage: 328.3 total: 2422.8 = 37.7%	House: 1756.5 Exist Deck: 338 ADU: 665 total: 2759.5 = 43%
SIDE SETBACK	8' (5' MIN)	0' (main house)	N/A
REAR YARD	25'	25'	25'
ACCESSORY BUILDING			
HEIGHT	22 1/2 STORIES	13 1/1 STORIES	22 1/2 STORIES
LOT OCCUPANCY	PER ZONE TOTAL		SEE ABOVE
REAR SETBACK	7.5' ALLEY CENTER	7.5' ALLEY CENTER	7.5' ALLEY CENTER
SIDE SETBACK	NONE	0'	0'
MAX. BLDG. AREA	450 SF	328.3 SF	665 SF

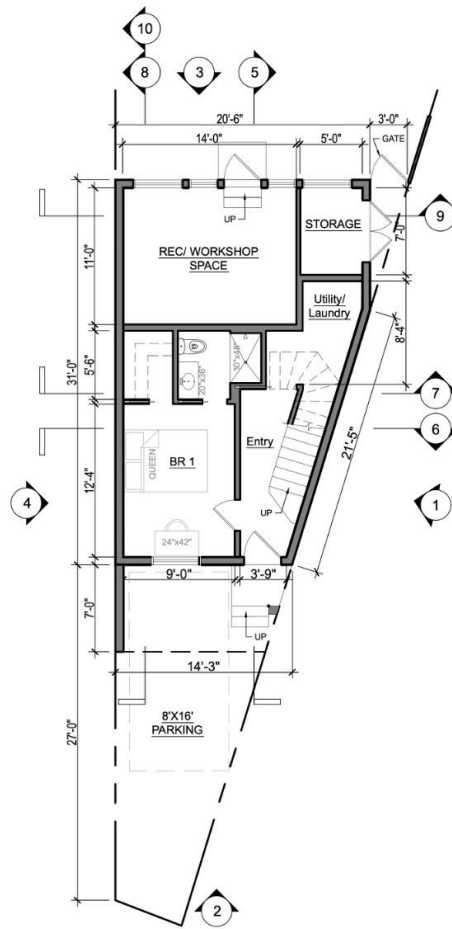


Floor Plans

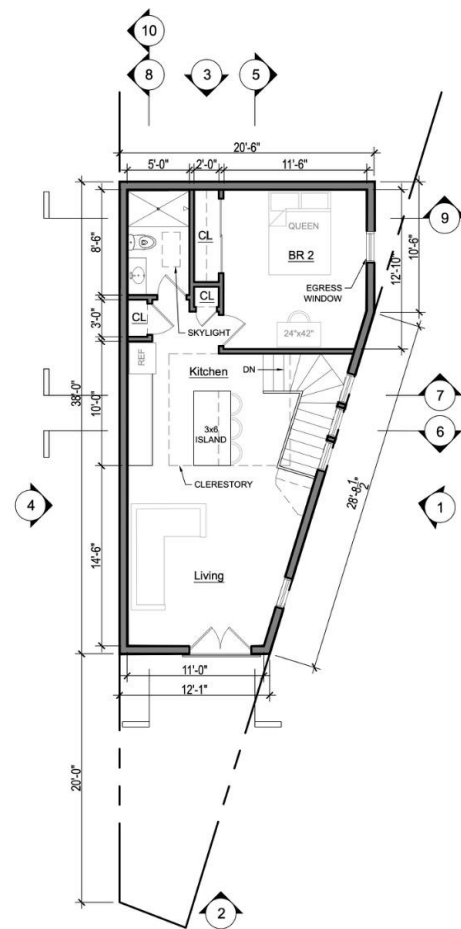
FIRST FLOOR - 572 GSF
200sf Owner Storage/ Rec
250sf Net Rentable

SECOND FLOOR - 665 GSF
545sf Net Rentable

TOTAL APARTMENT
795sf Net Rentable



1 FIRST FLOOR - 572 GSF
SCALE: 1/8" = 1'-0"



2 SECOND FLOOR - 665 GSF
SCALE: 1/8" = 1'-0"

Building Elevations



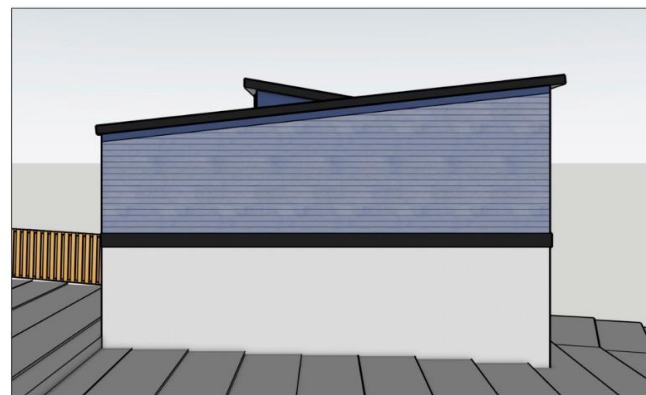
East 1 ELEVATION
SCALE: 1/8" = 1'-0"



South 2 ELEVATION
SCALE: 1/8" = 1'-0"

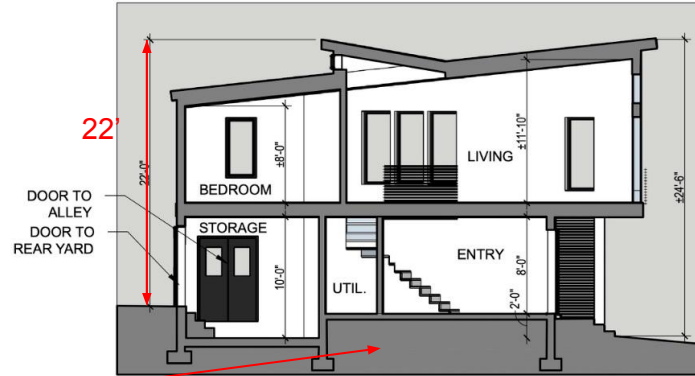


North 3 ELEVATION
SCALE: 1/8" = 1'-0"



West 4 ELEVATION
SCALE: 1/8" = 1'-0"

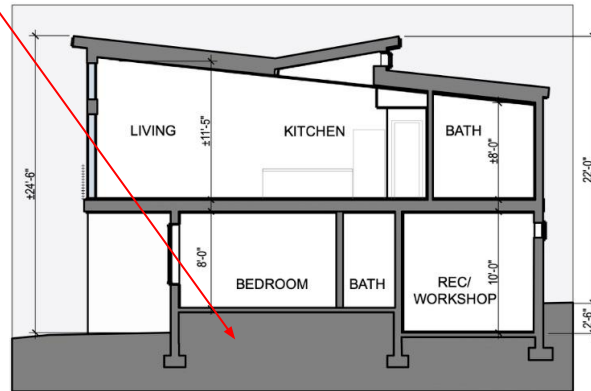
Building Sections



5 SECTION
SCALE: 1/8" = 1'-0"



6 SECTION
SCALE: 1/8" = 1'-0"



8 SECTION
SCALE: 1/8" = 1'-0"



7 SECTION
SCALE: 1/8" = 1'-0"

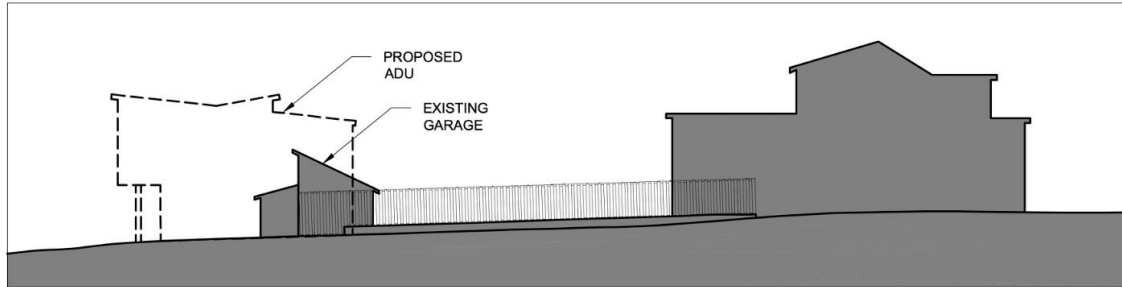
SLAB TO BE RAISED IN
THIS AREA TO NOT
DISTURB ROOTS
FROM THE
NEIGHBORING TREE



11 ALLEY VIEW
N.T.S.



12 ALLEY VIEW
N.T.S.



13 ALLEY ELEVATION DIAGRAM
SCALE: 1/8" = 1'-0"