

2420 CHAIN BRIDGE RD. WASHINGTON DC 20016

BZA - SPECIAL EXEPMTION SET



ZONING CODE ANALYSIS

<u>ZONING ANALYSIS</u>	
ZONING CODE	
SQUARE, SUFFIX, LOT (SSL):	SQUARE 1413, LOT 0076
NEIGHBORHOOD / USE CODE:	THE PALISADES / 001 (SINGLE-FAMILY RESIDENTIAL DETACHED)
YEAR BUILT:	1937
STRUCTURE STYLE:	2-STORY CAPE COD / DETACHED SINGLE-FAMILY DWELLING.
ZONING DISTRICT:	R-1B (PALISADES NEIGHBORHOOD CONTEXT)
MATTER-OF-RIGHT USE:	SINGLE-FAMILY DETACHED DWELLING.
SETBACKS:	
REAR YARD	MINIMUM OF 25 FEET;
SIDE YARD	MINIMUM OF 8 FEET
FRONT YARD	NO LESSER OR GREATER THAN EXISTING SETBACKS ON THE SAME BLOCK

	EXISTING	PROPOSED	ALLOWABLE
GROSS SF OF EX. PRINCIPLE DWELLING:	959 SF (EST)	1862 SF (859+144+859)	-
	2,904 SF	-	-
TOTAL LOT OCCUPANCY:	36% (1,028 SF)	35% (1,003 SF)	40% (1,161 SF)
LOT OCCUPANCY OF PRINCIPLE DWELLING:	859 SF	859+144= 1,003 SF	-
LOT OCCUPANCY OF COVERED FRONT PORCH:	144 SF	0 SF	-
LOT OCCUPANCY OF SHED:	25 SF	0 SF	-
PERVIOUS SURFACE %:	56% (1601SF)	38% (1100SF)	YES UNDER 11 DCMR SUBTITLE C § 601.5
	IMPERVIOUS SURFACES:		
(BREEZE WAY, CONCRETE PATH , STEPS, PORCH)	444 SF (300+144)	801 SF	
BUILDING HEIGHT:	14'-4.5"	24'-5.5"	40'
NOTE: BHMP CALCULATION: (126.49' + 128.98' + 136.17')/3=391.64'/3=130.55' (4.5" LOWER THAN 130.92' (LEVEL 1))			
STORIES:	2	2	3

BUILDING CODES

2017 DISTRICT OF COLUMBIA BUILDING CODE
2017 DISTRICT OF COLUMBIA ENERGY CONSERVATION CODE
2017 DISTRICT OF COLUMBIA GREEN CONSTRUCTION CODE
2017 DC CONSTRUCTION CODES: DC AMENDMENTS & ASSOCIATED ICC MODEL CODES)
TITLE 12 DCMR, SUBTITLES A TO L, DC CONSTRUCTION CODES SUPPLEMENT (2013)
DCMR 12 DC CONSTRUCTION CODES SUPPLEMENT (2016)
AMENDMENT TO DCMR 12 DC CONSTRUCTION CODE SUPPLEMENT 2016

SOLAR STUDY NOTES (A600-3) :

The proposed design was evaluated across all standard daylight benchmarks, including the **Winter Solstice (Dec 21)**, **Summer Solstice (June 21)**, and the **Spring/Fall Equinoxes (March 21 / Sept 21)** at **9:00 AM, 12:00 PM, and 3:00 PM** and demonstrates no significant overshadowing or light loss impact on the adjacent neighboring properties.

Across all evaluated scenarios, the results fall well clear of recognized industry threshold markers for overshadowing:

- **Sustained Daylight Access:** The neighboring property retains well above the standard target of 2+ hours of continuous direct sunlight across primary outdoor living areas and garden spaces during the equinox baseline (March 21 / Sept 21).
- **Core Daytime Coverage (9 AM – 3 PM):** During peak daylight hours when direct sun carries the highest intensity, the shadow footprint of the proposed addition remains contained predominantly within the subject lot lines or mimics the profile of permissible baseline massing.
- **No Impact on Primary Windows or Solar Access:** Shadow progression does not create a severe or prolonged reduction in vertical daylighting (VSC) to neighboring primary living room or bedroom windows, nor does it obstruct existing rooftop solar arrays during peak generation windows.
- **Solstice Performance:** Even during the worst-case Winter Solstice, when low sun angles naturally stretch shadows neighborhood-wide, the incremental difference in shade directly attributable to the proposed design is minimal and transient.

The solar analysis conclusively confirms that the requested relief will not unreasonably impair the light, air, or solar access of neighboring properties, fully satisfying standard zoning performance criteria for overshadowing.

SHEET INDEX

SHEET NUMBER	SHEET NAME
A000	COVER SHEET
A004	SURVEY
A005	SITE PLANS
A101	CRAWL SPACE
A102	LEVEL 1
A104	LEVEL 2
A106	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS
A300	BUILDING SECTION
A600	SOLAR ANALYSIS - SUMMER SOLSTICE
A601	SOLAR ANALYSIS - WINTER SOLSTICE
A602	SOLAR ANALYSIS - SPRING EQUINOX
A603	SOLAR ANALYSIS - FALL EQUINOX

GENERAL PROJECT INFORMATION

OWNER CHRIS HEBDON & VANESSA BERRUETTA ADDRESS: 2420 CHAIN BRIDGE RD. WASHINGTON DC 20016 301.787.6693 crhebdon@gmail.com	CIVIL ENG.
ARCHITECT SPACE LA PLLC, DBA: SPACE LA ARCHITECTURE & DESIGN ADDRESS: 2701 CONNECTICUT AVE. NW, 309, WASHINGTON, DC 20008 P: 703.622.8856 E: LEITH@SPACELA.NET	STRUCTURAL ENG.

MEP ENG.

GENERAL SCOPE

VERTICAL ADDITION
VERTICAL ADDITION ABOVE EXISTING HOUSE FOOTPRINT

HORIZONTAL ADDITION
FRONT INFILL ADDITION IN PLACE OF THE EXISTING FRONT PORCH FOOTPRINT

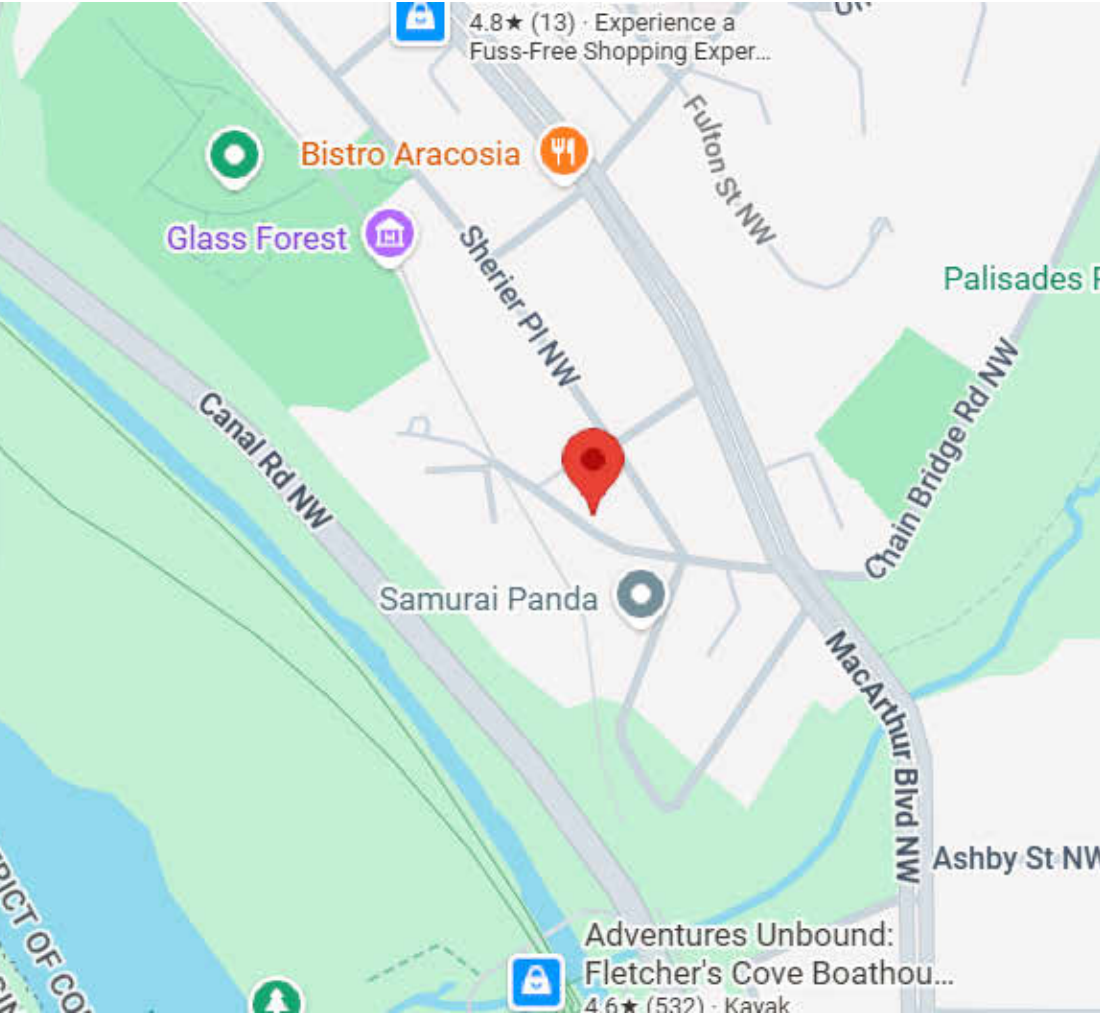
LEVEL 1 BOX BAY WINDOW, 2FT INTO FRONT YARD

REMODELING OF LEVEL 1 AND LEVEL 2 LAYOUTS

REPLACE ELECTRICAL, MECHANICAL, AND PLUMBING SYSTEMS.

EXTERIOR SCOPE :
STONE PATIO
ENTRY SEQUENCE REDESIGN

SITE LOCATION



SPACE LA
architecture & design

2701 CONNECTICUT AVE NW, 309,
WASHINGTON DC 20008

HEBDON
BERRUETTA
RESIDENCE

2420 CHAIN BRIDGE RD.
WASHINGTON DC 20016

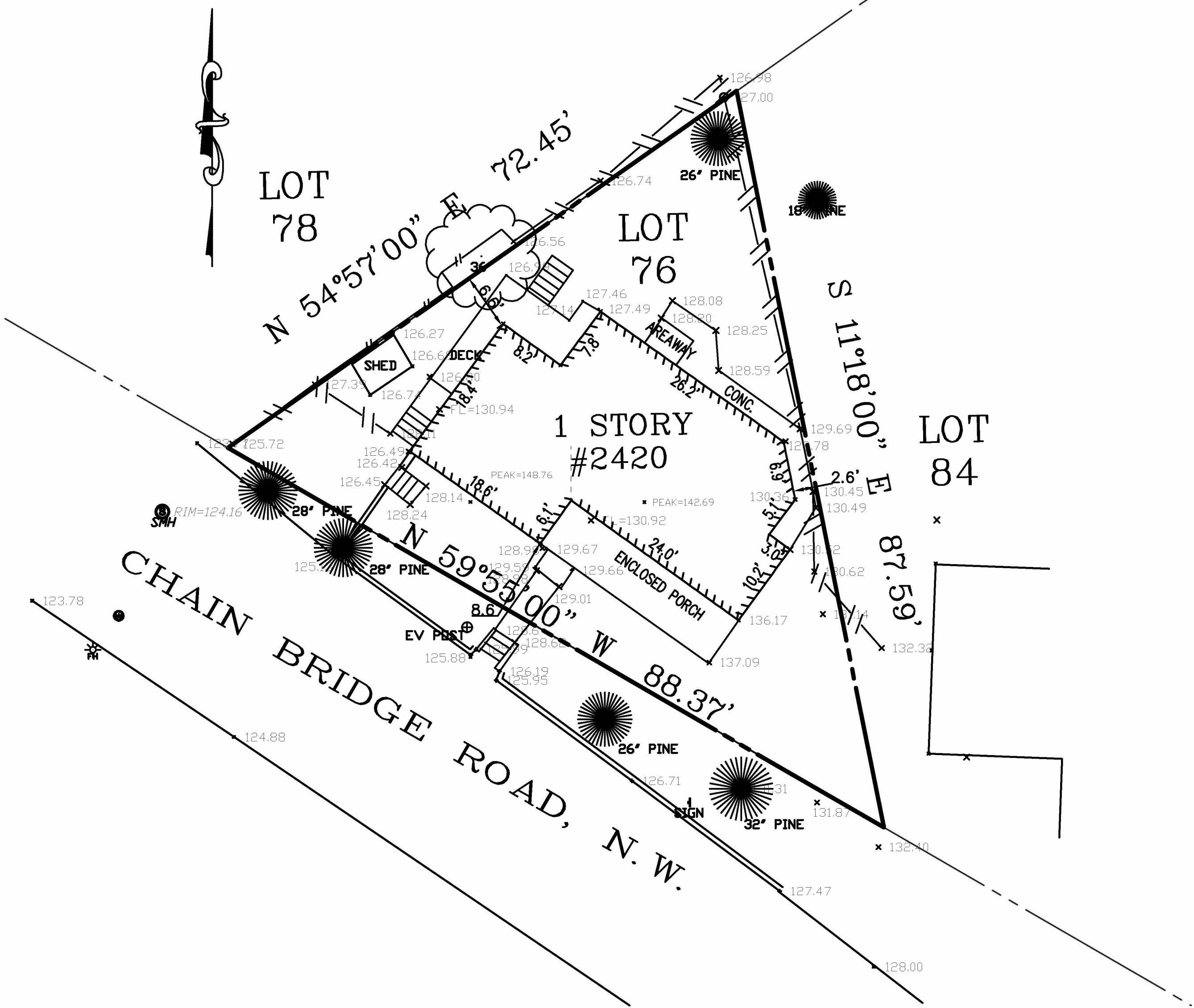
COVER SHEET
SPECIAL EXEMPTION SET

REVISIONS		DATE
#	DESCRIPTION	

09/02/2026

A000

ADDRESS: 2420 CHAIN BRIDGE ROAD, NW
WASHINGTON, DC 20016

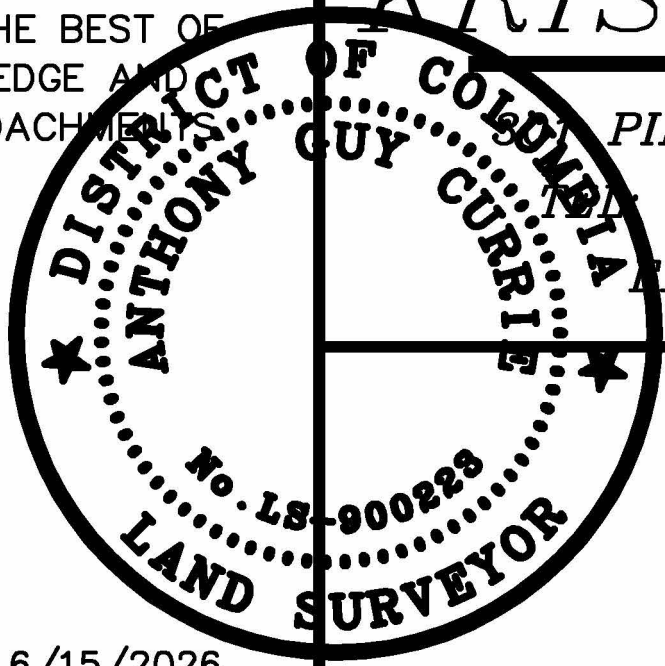


NOTES
1. THIS PLAT WAS PREPARED WITHOUT BENEFIT OF A TITLE REPORT.

I HEREBY CERTIFY THAT IMPROVEMENTS ARE LOCATED AS SHOWN HEREON AND TO THE BEST OF MY INFORMATION, PROFESSIONAL KNOWLEDGE AND BELIEF, THERE ARE NO VISIBLE ENCROACHMENTS.

SURVEYOR

6/15/2026
DATE



KRIS CONSULTANTS, LLC

PIPING ROCK DRIVE, SILVER SPRING, MD. 20905
(301) 648-2649 FAX: (301) 439-5636
EMAIL: KRISCONSULTANT1@VERIZON.NET

LOCATION SURVEY
LOT 76
SQUARE 1413
WASHINGTON
DISTRICT OF COLUMBIA

SCALE: 1" = 20' DATE: 6/15/2026

ZONING ANALYSIS

ZONING CODE
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NEIGHBORHOOD / USE CODE:
YEAR BUILT:
STRUCTURE STYLE:
ZONING DISTRICT:
MATTER-OF-RIGHT USE:

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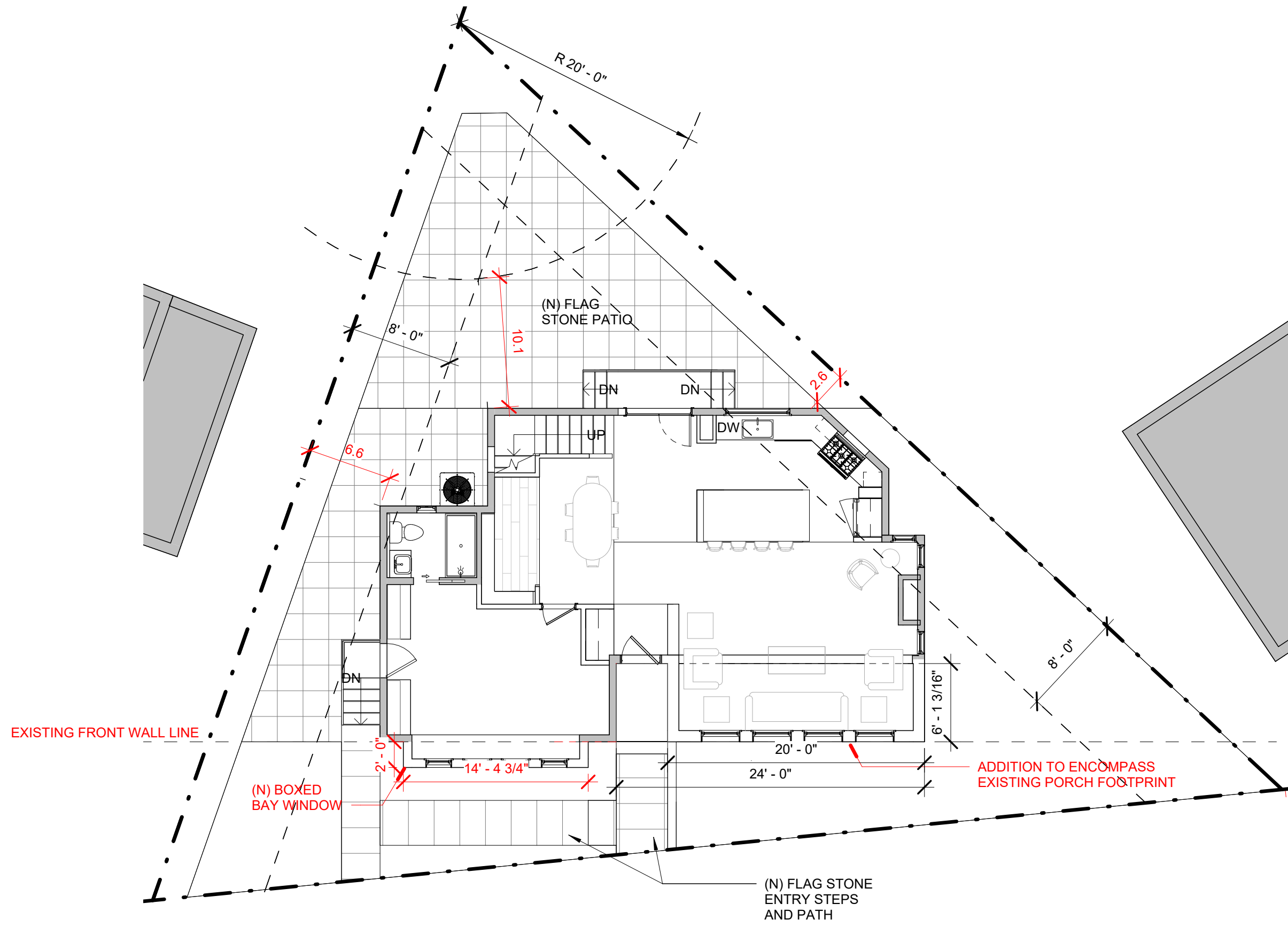
SURVEY

REVISIONS

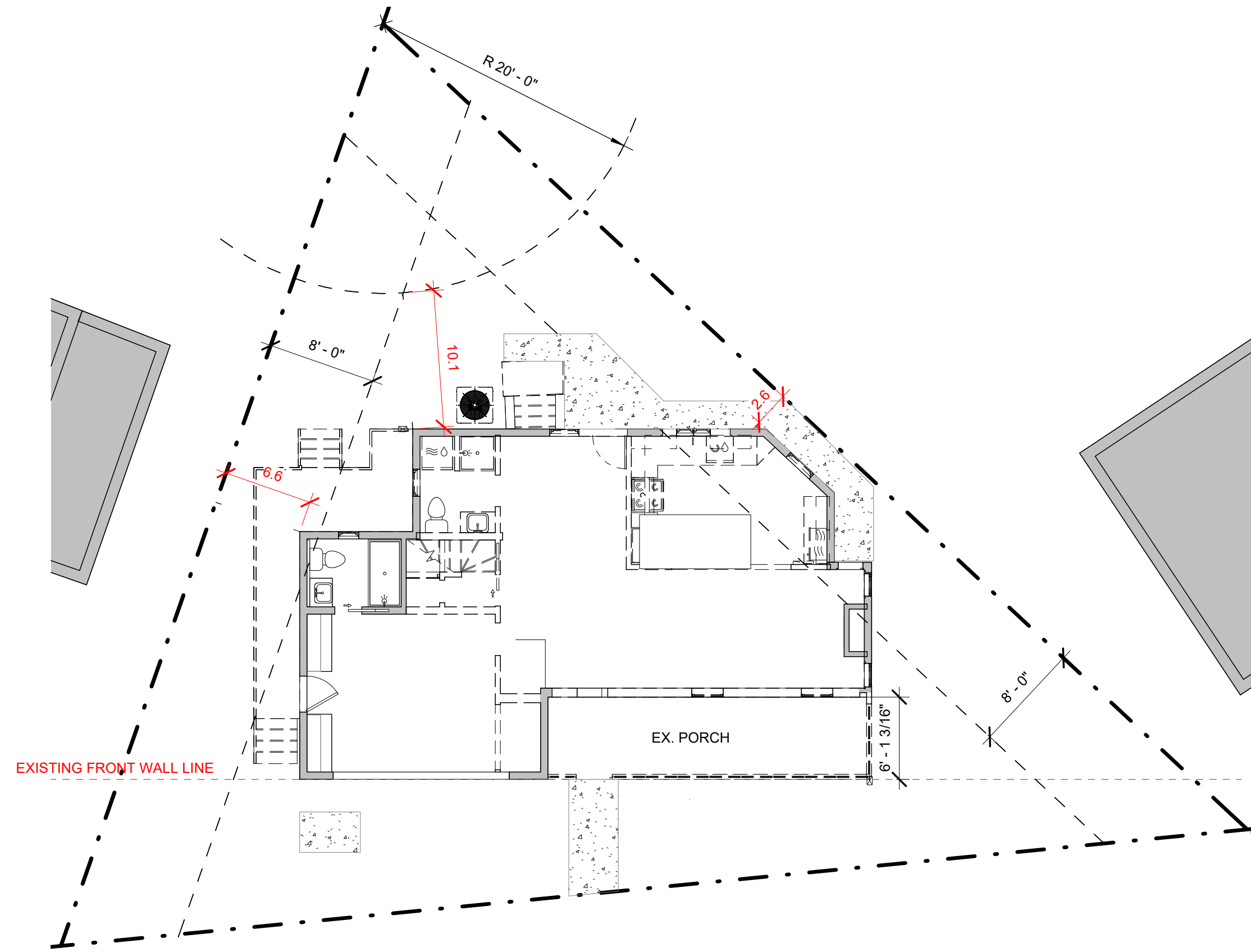
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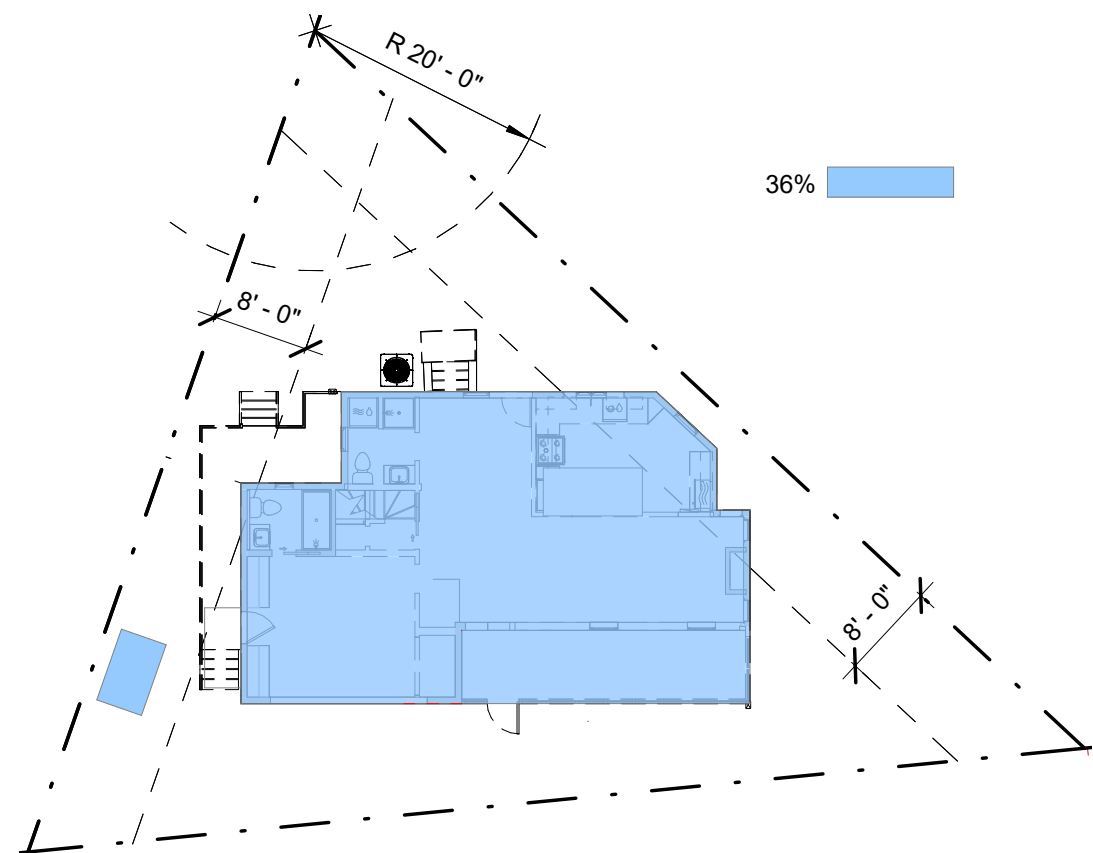
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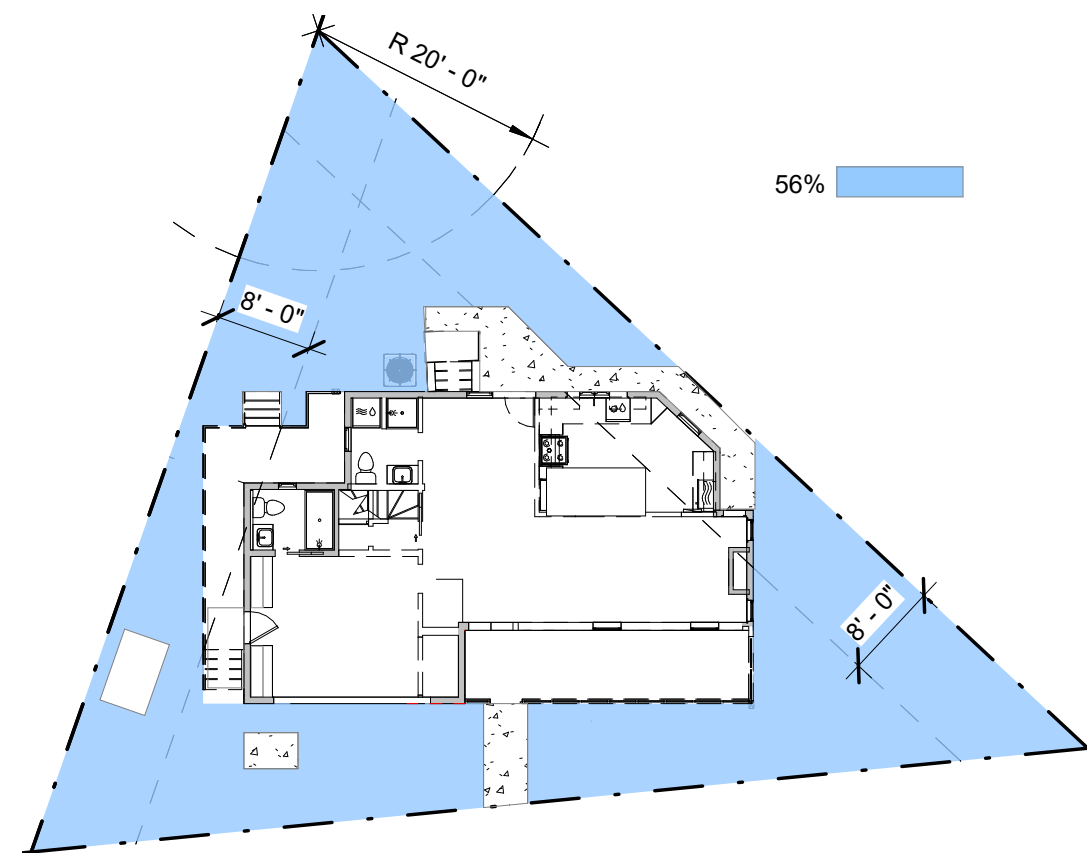
1 SITE PLAN - PROPOSED
1/8" = 1'-0"



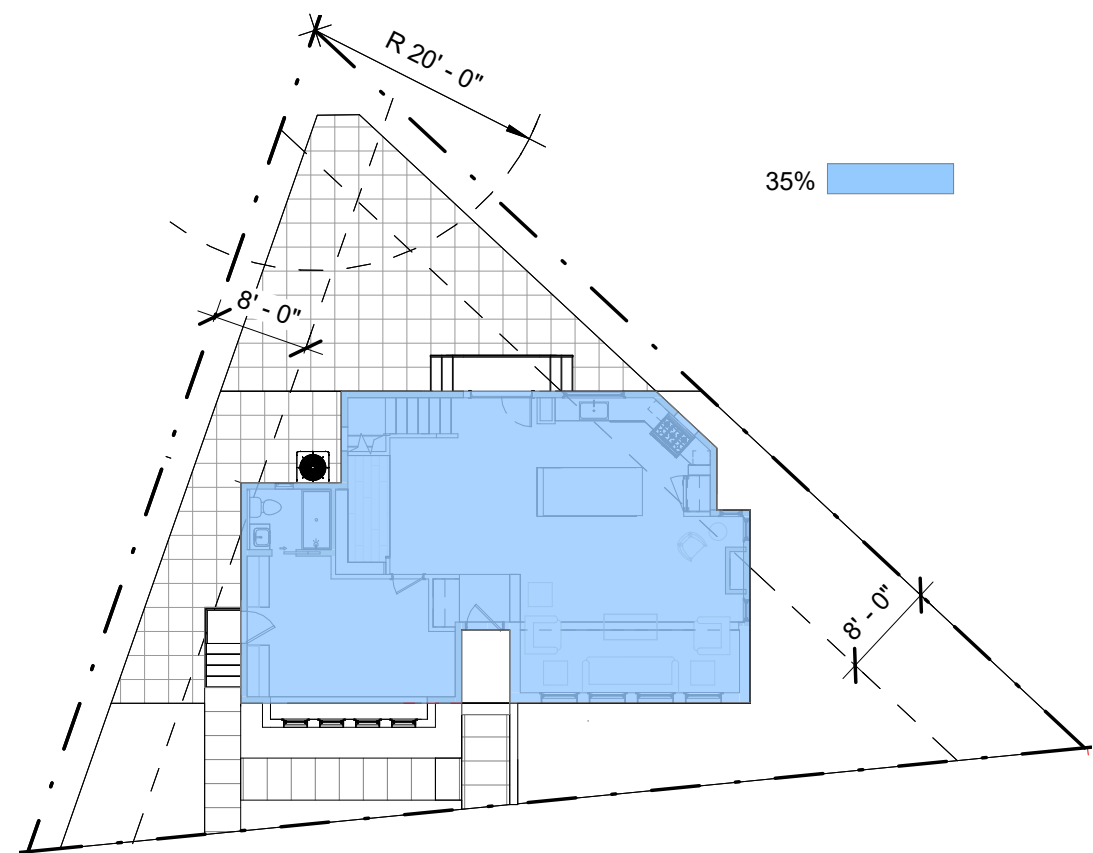
2 SITE PLAN - EXISTING
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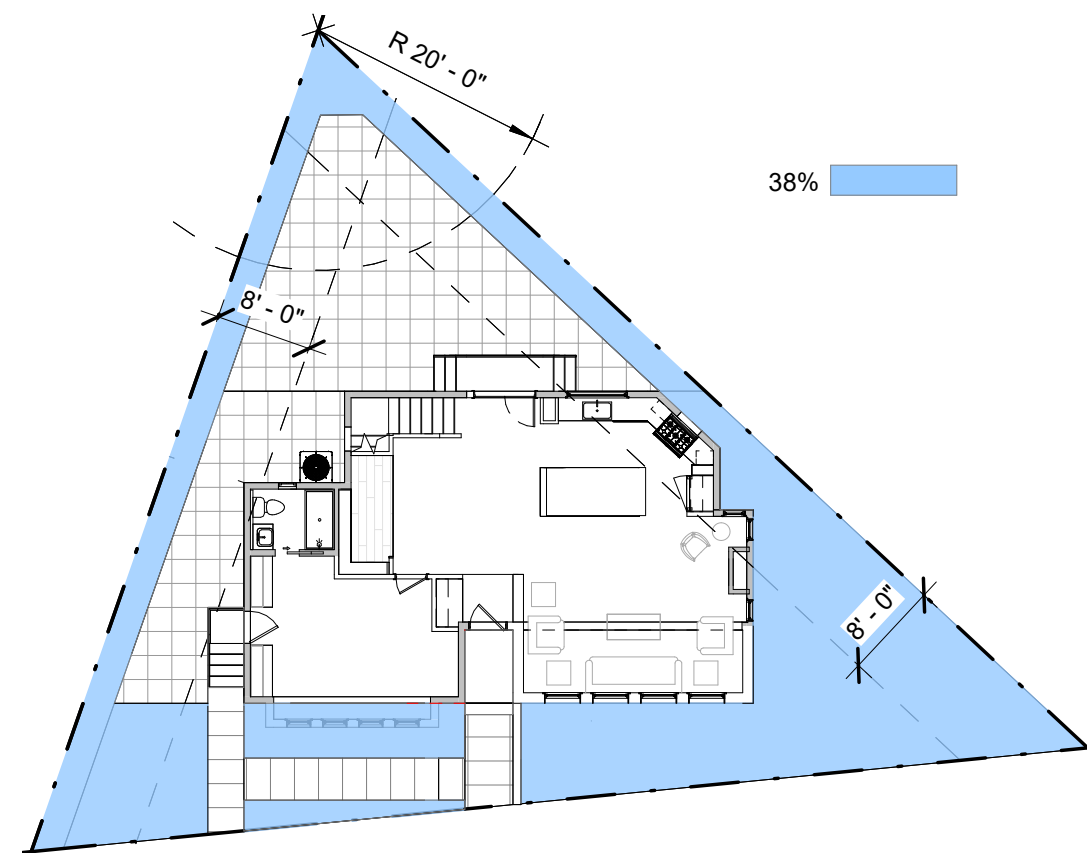
4 LOT OCCUPANCY DIAGRAM - EXISTING
1/16" = 1'-0"



5 PERVIOUS SURFACES DIAGRAM - EXISTING
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3 LOT OCCUPANCY DIAGRAM - PROPOSED
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6 PERVIOUS SURFACES DIAGRAM - PROPOSED
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2701 CONNECTICUT AVE NW, 309,
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WASHINGTON DC 20016

SITE PLANS

SPECIAL EXEMPTION SET

REVISIONS	DESCRIPTION	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

09/02/2026

A005

GENERAL NOTES

1.

DRAWINGS AND SPECIFICATIONS ARE COMPLEMENTARY COMPONENTS OF THE CONTRACT DOCUMENTS. REVIEW ALL DRAWINGS FOR THE COMPLETE SCOPE OF WORK. NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION IF INCONSISTENCIES, CONTRADICTIONS OR OMISSIONS ARE DISCOVERED.
2.

DO NOT SCALE DRAWINGS. IF DIMENSIONAL INFORMATION IS REQUIRED & NOT FOUND, NOTIFY ARCHITECT IMMEDIATELY FOR CLARIFICATION.
3.

ALL DOOR FRAMES ARE TO BE INSTALLED 6" AWAY OF ADJACENT PERPENDICULAR WALLS UNLESS NOTED OTHERWISE.
4.

REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
5.

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6.

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7.

ALL INTERIOR WALLS ARE WD STUDS @ 16" O.C., U.N.O.
8.

ALL INTERIOR WALL THAT CONTAIN A POCKET DOOR TO BE 2 X 6 WD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED
9.

REFER TO SCHEDULES SHEET FOR FLOOR FINISH, WALL FINISH, CEILING FINISH, AND DOOR NOTES.
10.

1 HOUR FIRE-RATED WOOD-FRAME WALLS TO COMPLY WITH ASTM E 119/NFPA 251 WALL ASSEMBLY.
11.

REFER TO DOOR SCHEDULE FOR DETAILS AND SPECIFICATIONS.

LEGEND

- PROPOSED
- EXISTING OR REMAIN
- DEMOLITION
- ABOVE INTERIOR
- ABOVE EXTERIOR

(N) EXTERIOR STAIR FOOTINGS, REFER TO S-SERIES.

(N) CONCRETE WALL INFILL, REFER TO S-SERIES.

2

FOUNDATION PLAN - PROPOSED

1/4" = 1'-0"

1

CRAWL SPACE - EXISITNG

1/4" = 1'-0"

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CRAWL SPACE

SPECIAL EXEMPTION SET

REVISIONS

#	DESCRIPTION	DATE

09/02/2026

A101

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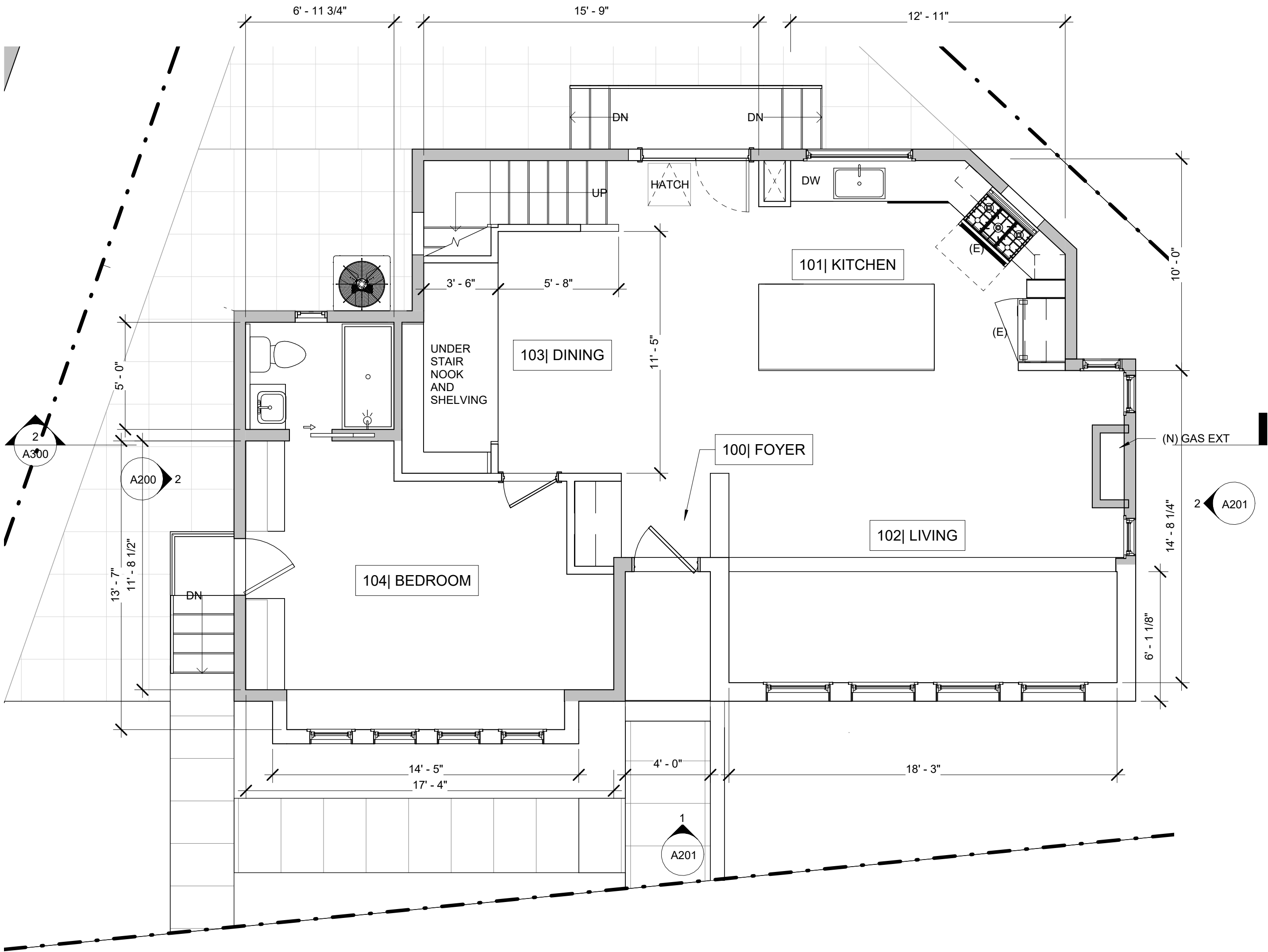
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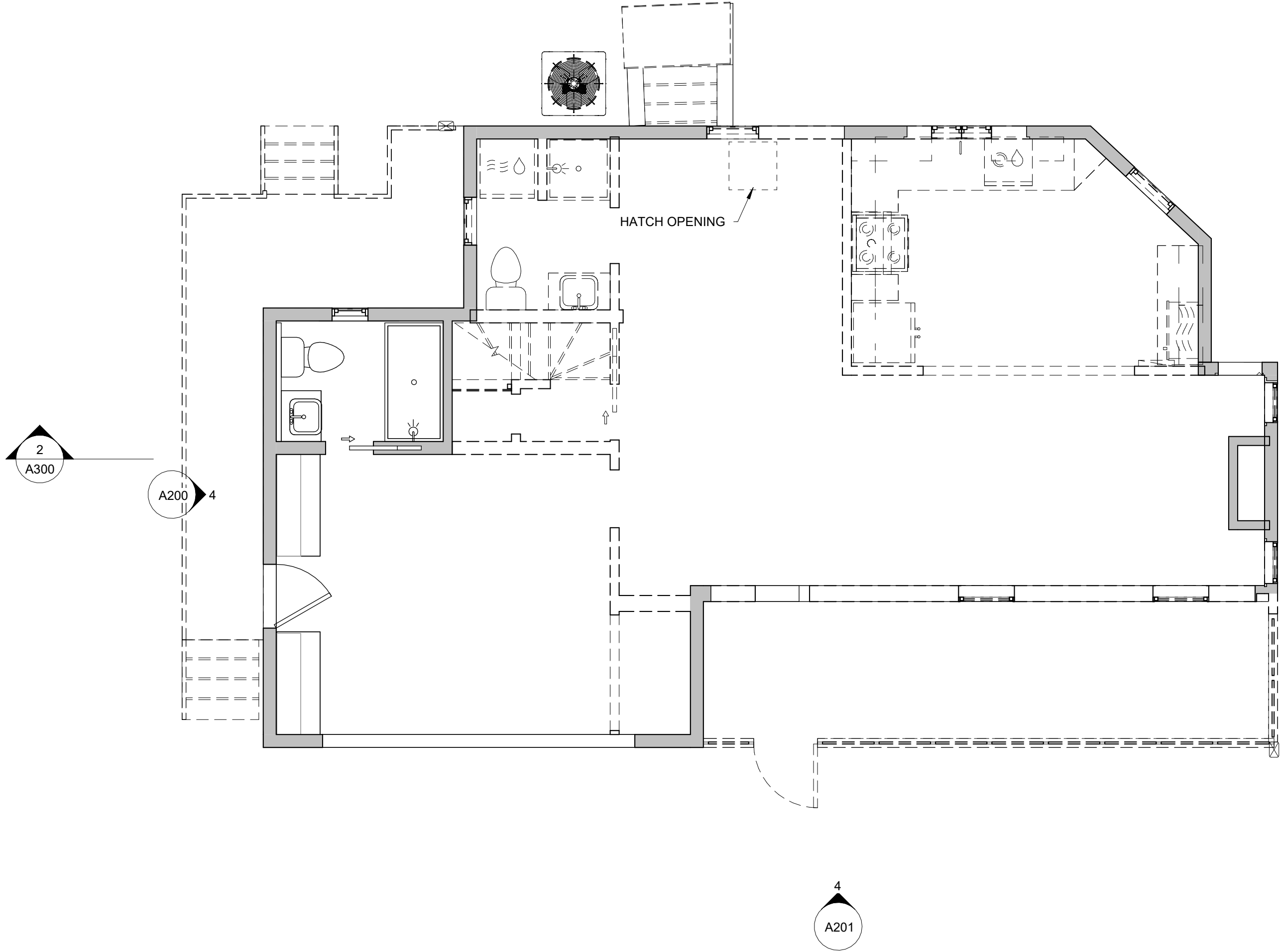
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LEGEND

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- DEMOLITION
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2 1ST FLOOR PLAN - PROPOSED
1/4" = 1'-0"



1 1ST FLOOR PLAN - EXISITNG
1/4" = 1'-0"



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LEVEL 1

SPECIAL EXEMPTION SET

REVISIONS	
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09/02/2026

A102

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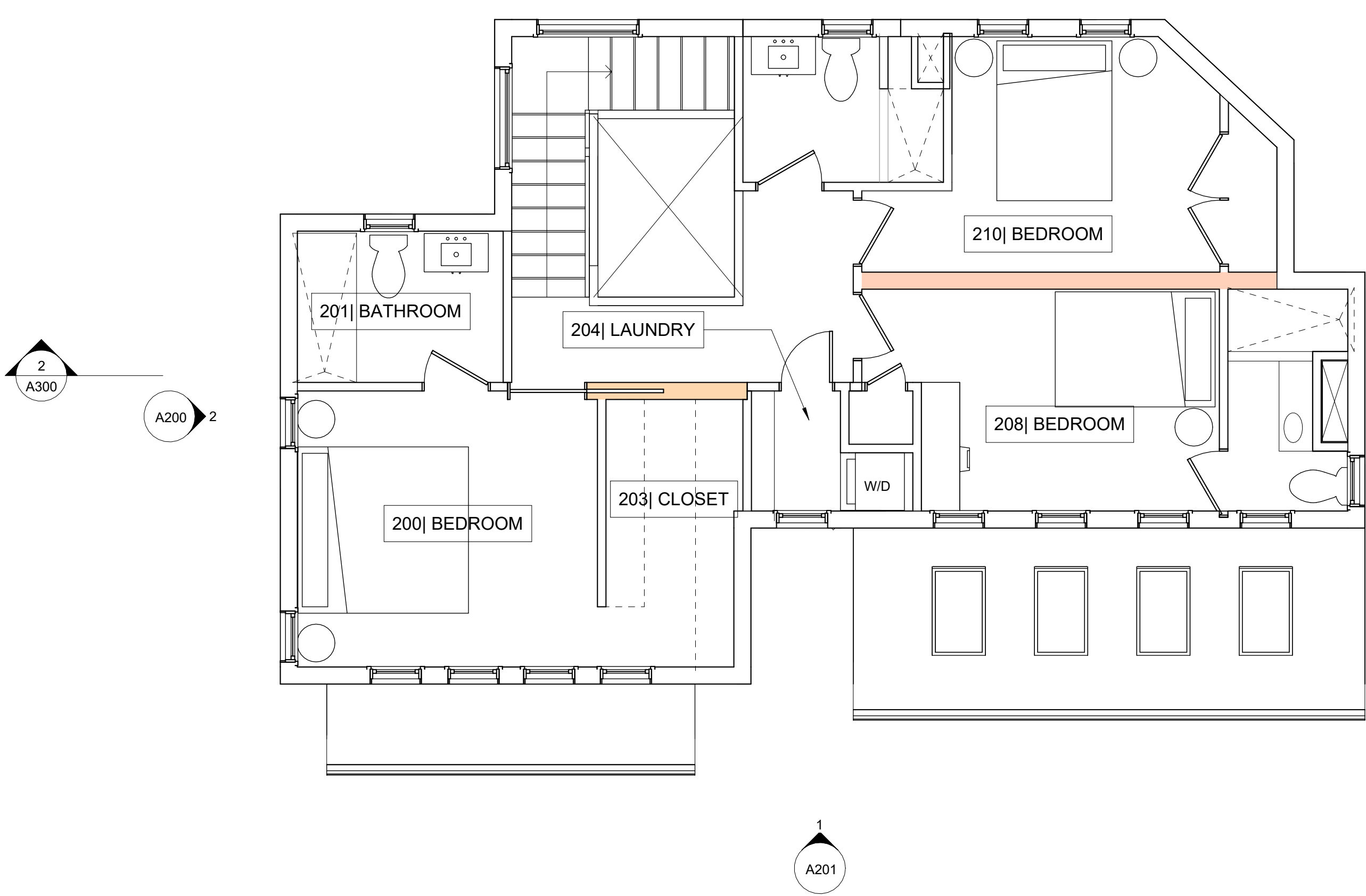
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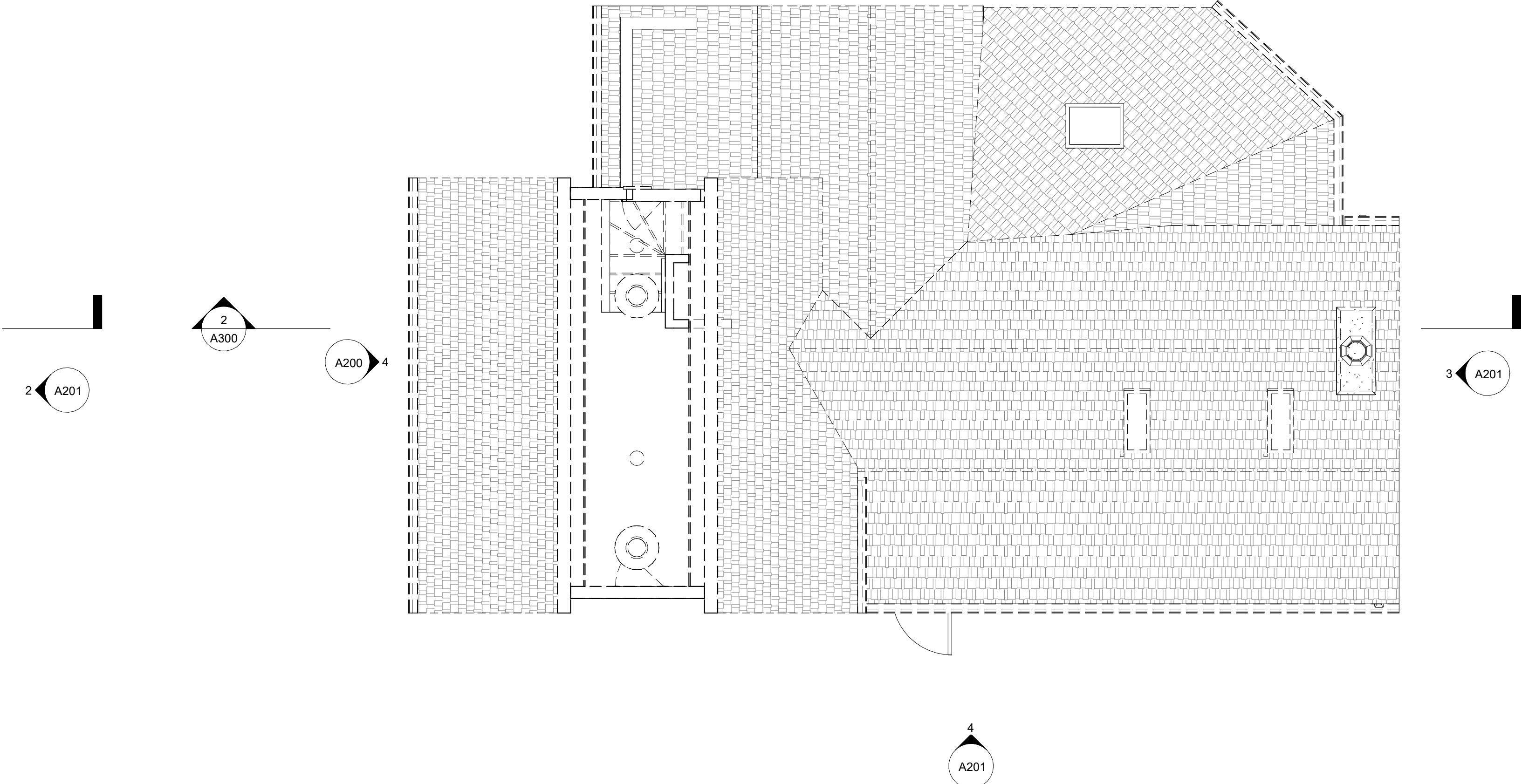
- PROPOSED
- EXISTING OR REMAIN
- DEMOLITION
- ABOVE INTERIOR
- ABOVE EXTERIOR



2

LEVEL 2 - PROPOSED

1/4" = 1'-0"



1

LEVEL 2 - EXISITING / DEMO

1/4" = 1'-0"



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LEVEL 2

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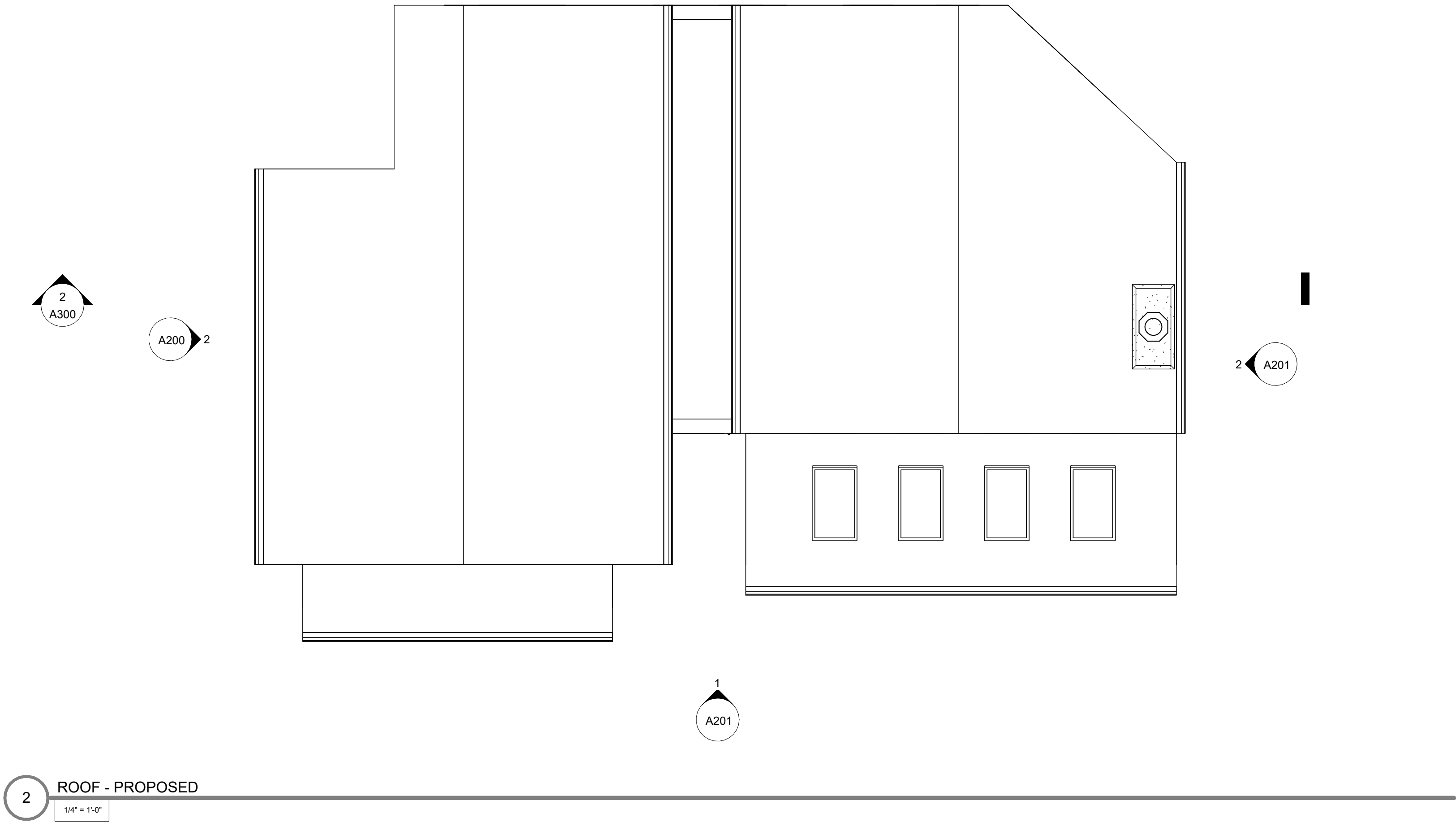
A104

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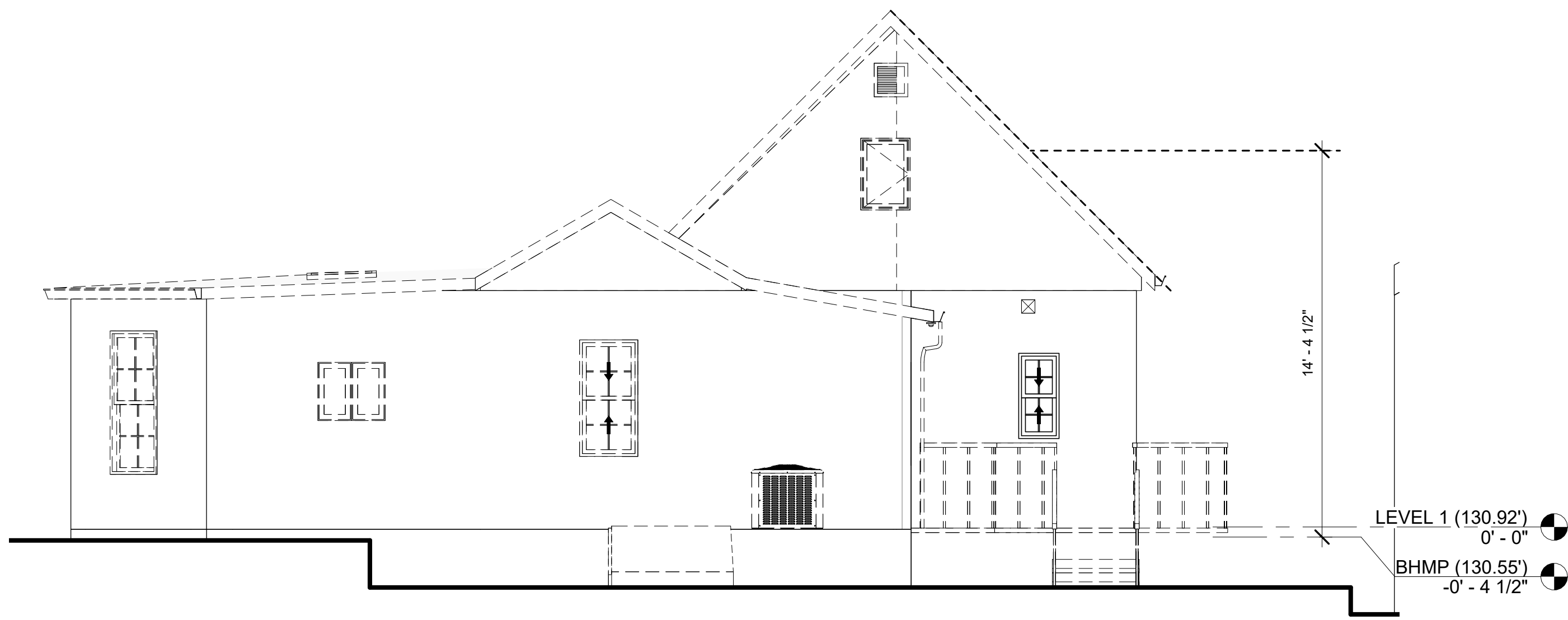
- PROPOSED
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2 ROOF - PROPOSED
1/4" = 1'-0"

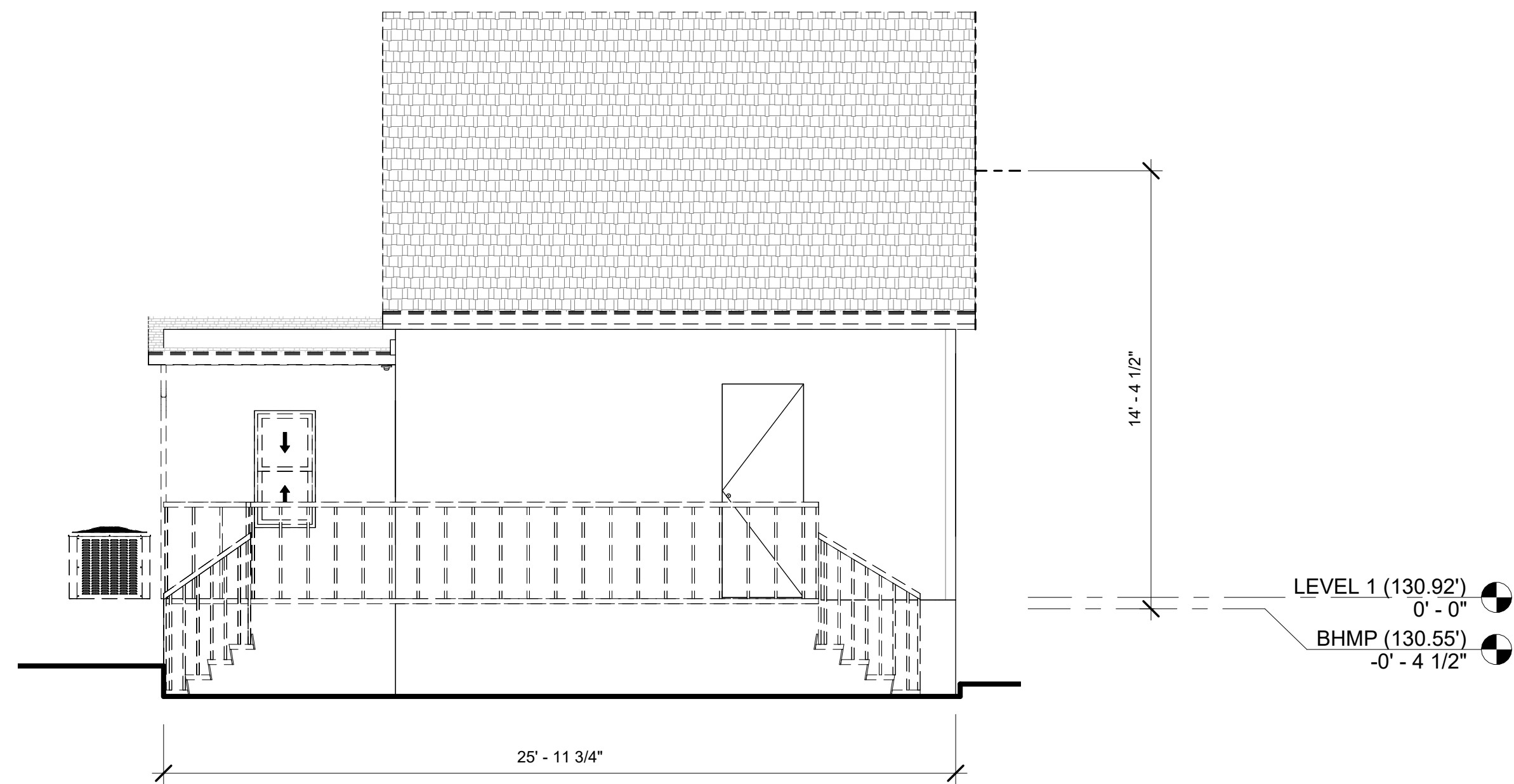


REVISIONS	
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3 NORTH ELEVATION - EXISTING

1/4" = 1'-0"



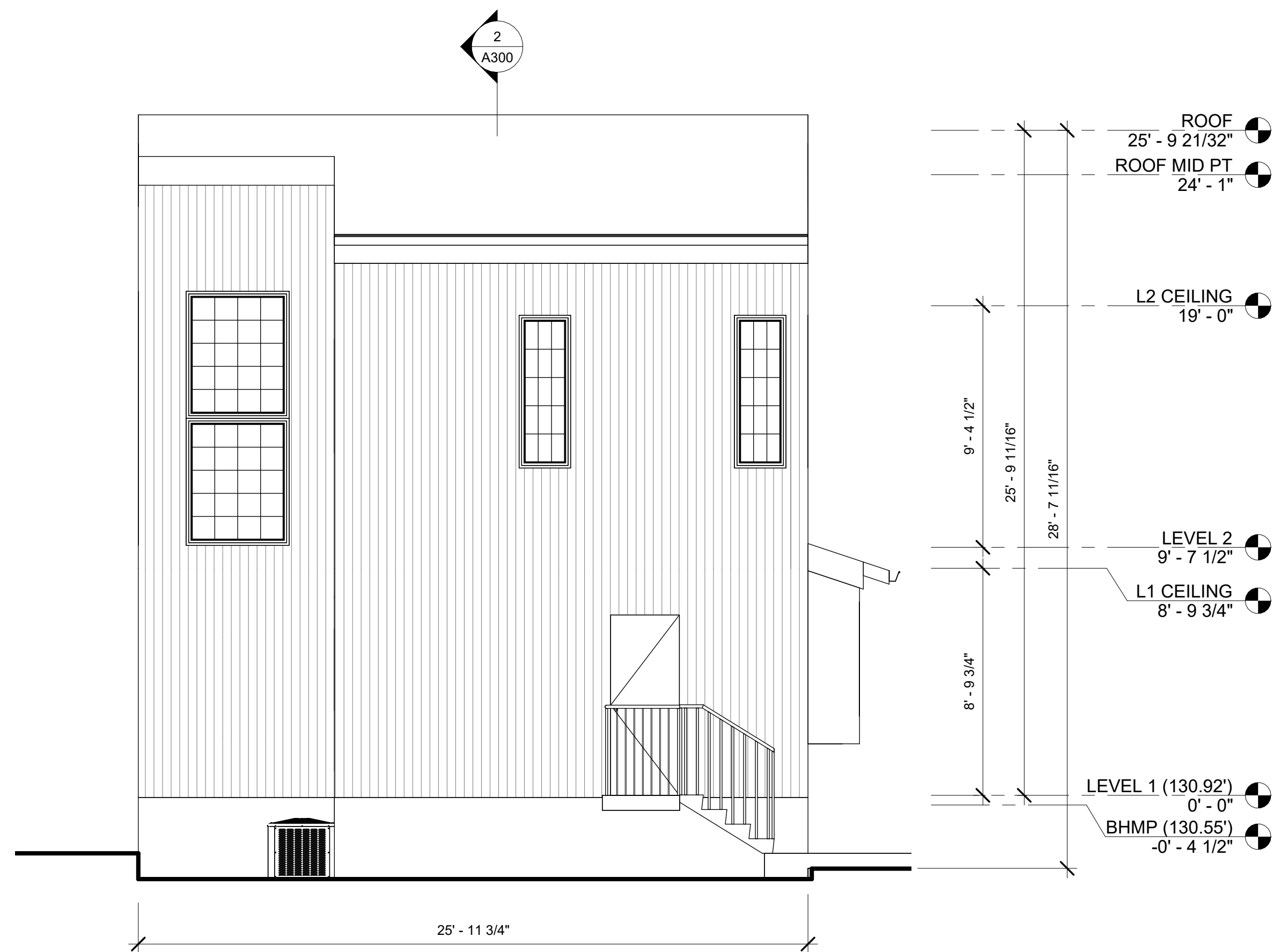
4 WEST ELEVATION - EXISTING

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1 NORTH ELEVATION - PROPOSED

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2 WEST ELEVATION - PROPOSED

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EXTERIOR
ELEVATIONS

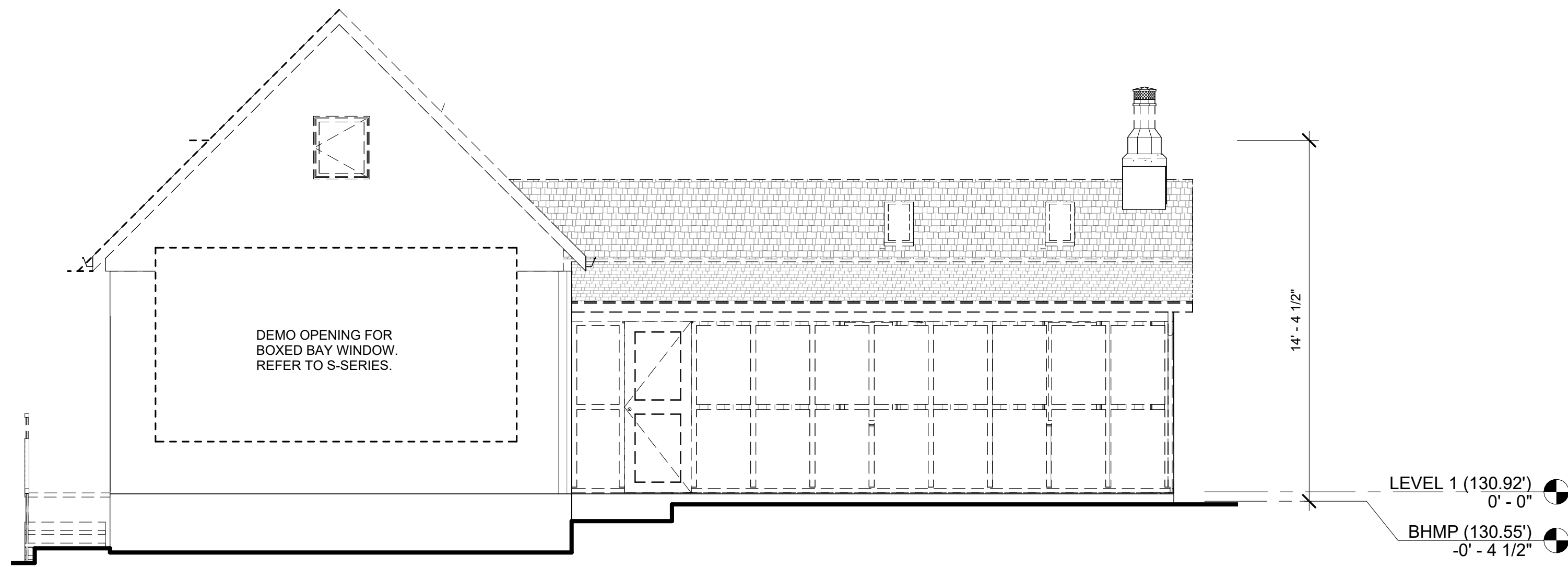
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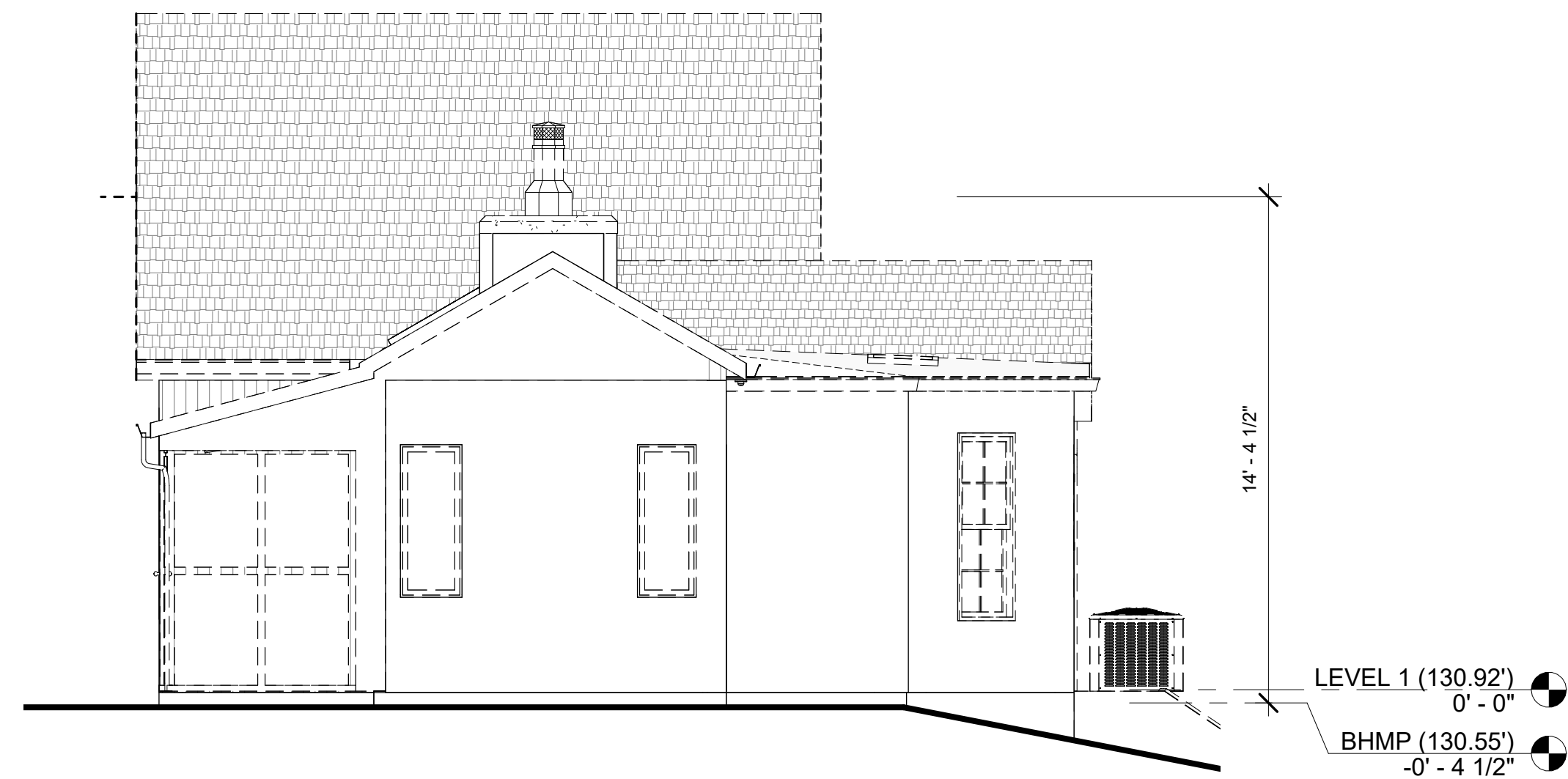
09/02/2026

A200



4 SOUTH ELEVATION - EXISTING

1/4" = 1'-0"



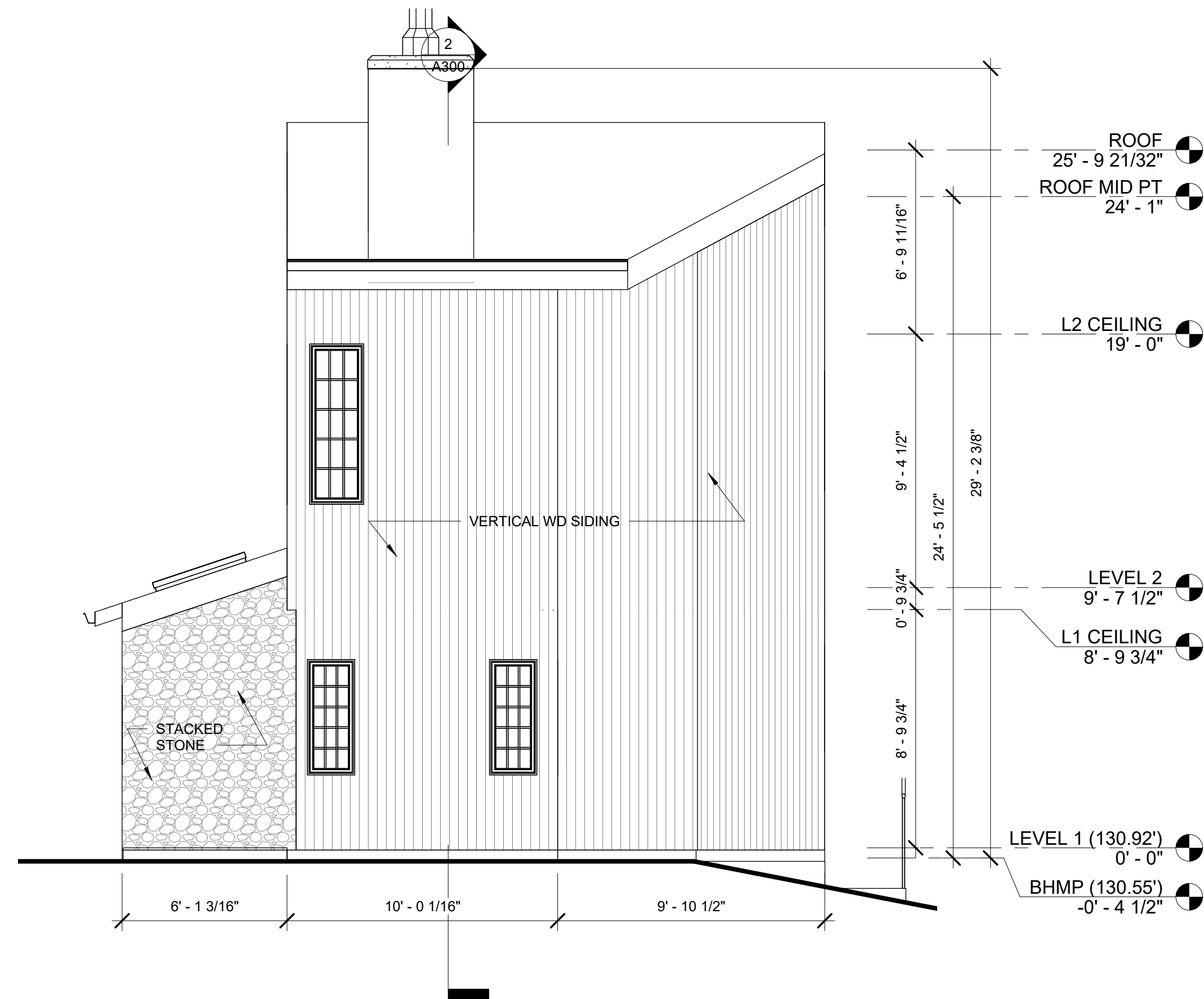
3 EAST ELEVATION - EXISTING

1/4" = 1'-0"



1 SOUTH ELEVATION - PROPOSED

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2 EAST ELEVATION - PROPOSED

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ALL INTERIOR WALLS ARE WD STUDS @ 16" O.C., U.N.O.
7.

ALL INTERIOR WALL THAT CONTAIN A POCKET DOOR TO BE 2 X 6 WD STUDS @ 16" O.C. UNLESS OTHERWISE NOTED
8.

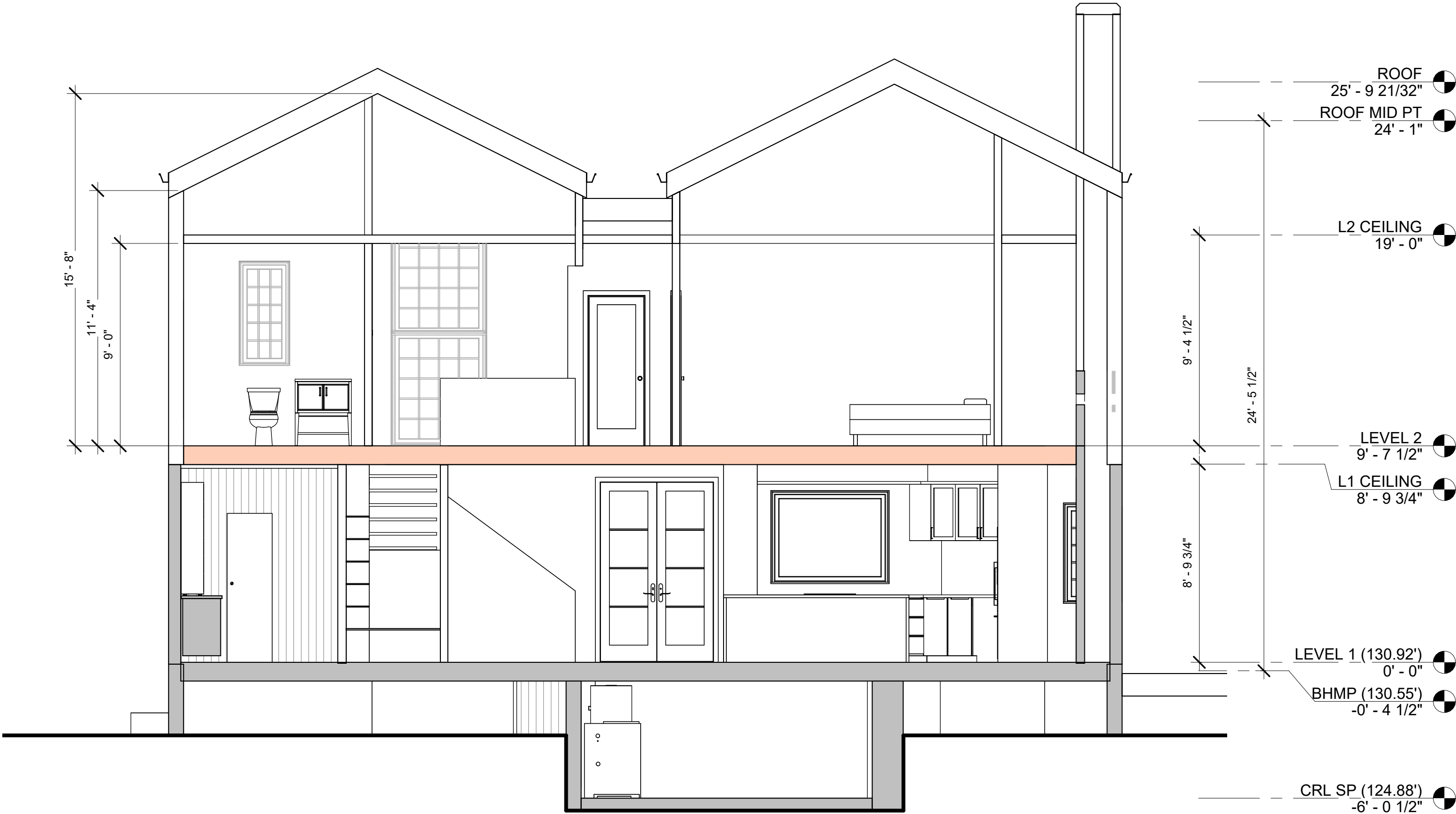
REFER TO SCHEDULES SHEET FOR FLOOR FINISH, WALL FINISH, CEILING FINISH, AND DOOR NOTES.
9.

1 HOUR FIRE-RATED WOOD-FRAME WALLS TO COMPLY WITH ASTM E 119/NFPA 251 WALL ASSEMBLY.
10.

REFER TO DOOR SCHEDULE FOR DETAILS AND SPECIFICATIONS.
11.

LEGEND

- PROPOSED
- EXISTING OR REMAIN
- DEMOLITION
- ABOVE INTERIOR
- ABOVE EXTERIOR



2 LONGITUDINAL SECTION
1/4\" = 1'-0"



SPACE LA
architecture & design

2701 CONNECTICUT AVE NW, 309,
WASHINGTON DC 20008

HEBDON
BERRUETTA
RESIDENCE

2420 CHAIN BRIDGE RD.
WASHINGTON DC 20016

BUILDING SECTION

SPECIAL EXEMPTION SET

REVISIONS	
#	DESCRIPTION

09/02/2026

A300