



Appraise & Advise Associates
10506 Deakins Hall Drive, Adelphi, MD 20783
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Letter of opinion - Solar path and shade impact caused by existing and future construction plan upon subject property's yard and structure. File # 015062

DEC 10, 2015

For: Lisa Terry
3904 McKinley St NW
Washington, DC 20015

Subject site: 3904 McKinley St NW Washington, DC 20015

SUN PATH - SHADE SURVEY "Before /After Construction" impact "SOLAR CARD" results, photos and measurements.

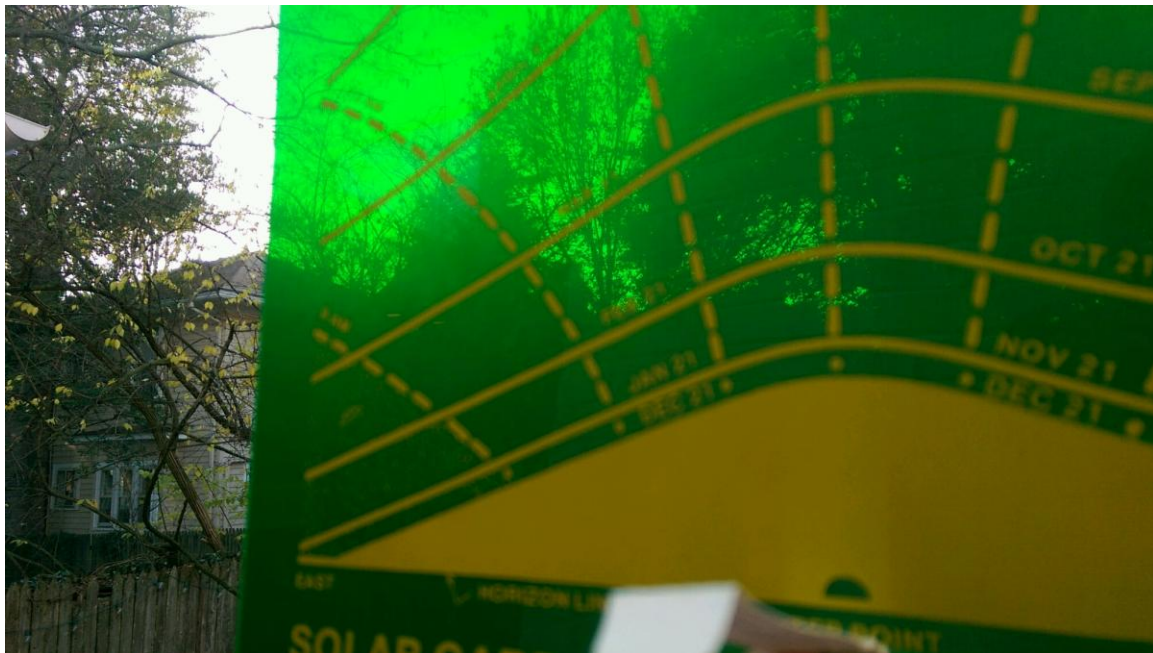


fig.1
Seasonal paths of the sun facing south (center of card) in "Solar Card" viewfinder



fig.2

Existing building

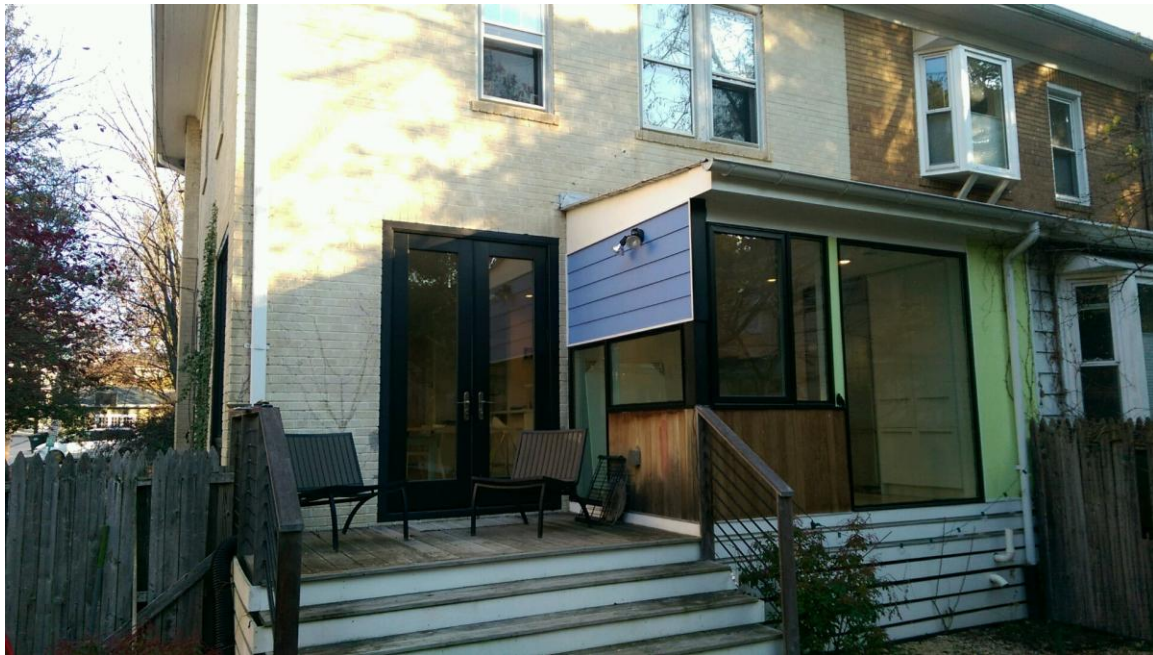
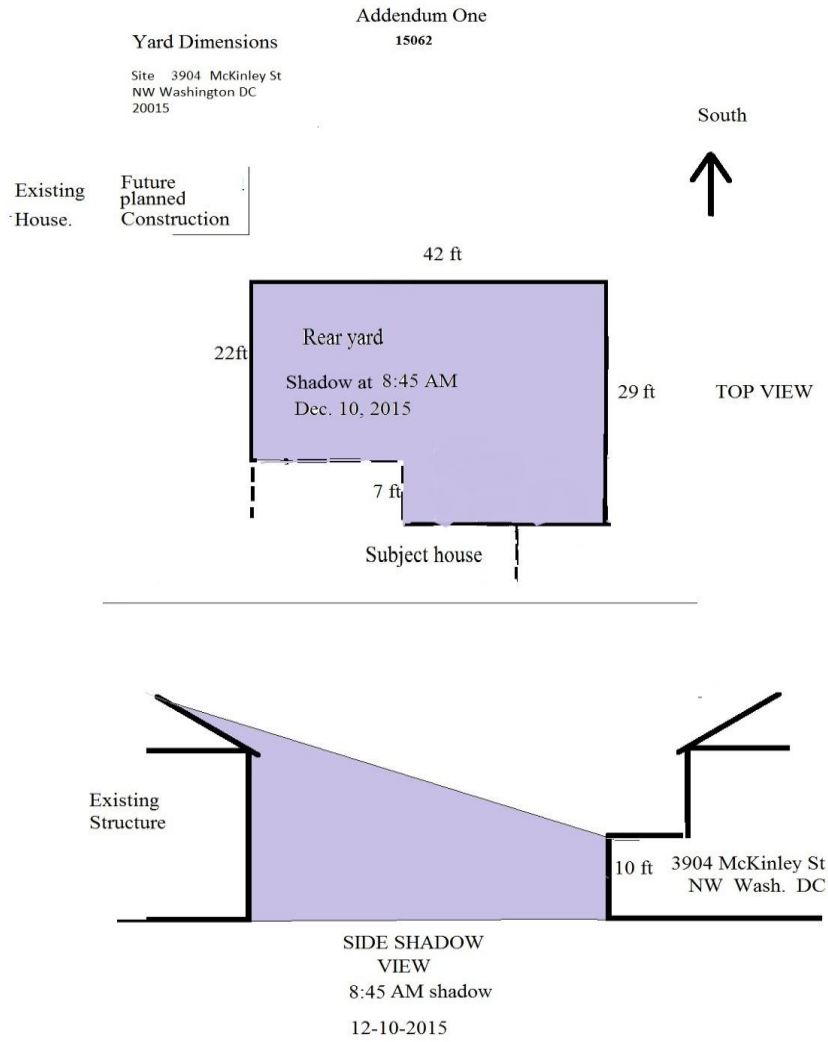
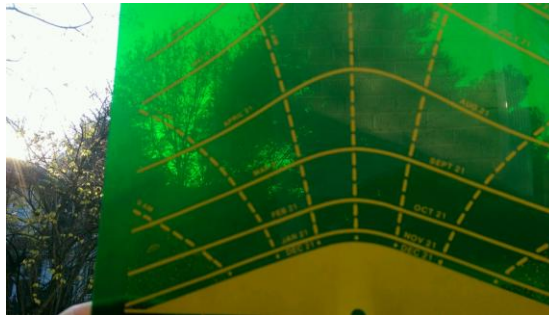


fig.3

Figure 3 - 8:45 AM Dec 10, 2015 shadow of existing structure on subject home rear wall, approximately ten feet high.



HOLLY TREE and sun paths



Shade Impact Opinion for:

Lisa Terry
3904 McKinley St NW
Washington, DC 20015

It is my opinion as of 12/11/15 based upon a site survey taking measurements facing south (confirmed by a compass) and using a “solar card” semi-transparent viewfinder featured in fig.1 above, which presents the paths of the sun throughout the year, that this lot will be impacted by shade more than it is now from the new construction plans. From a simple observation of the shadow across the yard cast by the existing building, it appears the subject’s rear yard will be shaded about a quarter to third more than it is now if the plan for a two story 21 foot long addition is approved. During the site visit at 8:00 to 8:55 AM on December 10th, 2015, the entire rear yard was shaded by the existing structure, up to at least the morning hours between 8 - 9:00AM. This shadow climbed up the subject house wall to ten feet at 8:45 AM on the 10th. See Figures 1-3 above. It is also noted that if the tall holly tree is removed then the sun path will be unblocked a large majority of the year and the rear of the subject yard will get approximately a 3 to 4 hour un-shaded window of sunlight where the tree now stands and shades the subject rear yard and porch. It is also noted that the breakfast nook will be shaded longer in the mornings during the winter months based upon our observations from the solar card on site. It is noted that a considerable amount of the ambient light now enjoyed by the subject homeowner from their rear yard, and breakfast nook will be blocked more than it would be if no structure were being added to the rear of the neighboring house.

David W. Martin
Solar Site Surveyor

December 12, 2015

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