

Cochran, Patricia (DCOZ)

From: Ann Carper <acarper2012@gmail.com>
Sent: Tuesday, February 20, 2018 11:49 AM
To: DCOZ - BZA Submissions (DCOZ)
Subject: Opposition to Special Exception for 3608 S NW / Case 19672
Attachments: Exhibit68-15-Summer-combo-SMALL.pdf; Exhibit68-16-Winter-combo-SMALL.pdf

Dear BZA Commissioners,

During my January 24 hearing testimony, I expressed concern about the accuracy of the solar studies in Exhibit 52 because of differing shadows cast by the garage in the matter of right (10-foot) and proposed (22-foot) scenarios, despite the fact that the garage has not changed dimensions or position in either scenario. In the revised solar studies included in Exhibit #68, I found some of the same discrepancies. As I noted in January, there may be a logical explanation for these discrepancies, but it has not been put forth by the applicant.

For easier comparison, the attached PDFs combine on one page/season, solar studies for the matter of right (BZA 17) along with existing and proposed designs for summer (BZA 15) and winter (BZA 16).

To reduce complexity, I focused my attention on comparing the 9:30 a.m. and 3:30 p.m. views in the proposed and matter of right scenarios, where the discrepancies seem to be the most dramatic. But a quick comparison that includes the “existing” scenario for these views, and of views at other times of the day, indicates unexpected discrepancies in other parts of the studies.

RED INK. Comparing the detached garage (as the constant structure) in the matter of right and proposed designs, the shadows cast by the garage are inexplicably different in all scenarios and seasons. There is no reason why the matter of right shadow is longer than the proposed shadow since the proposed garage is the same in both studies.

BLUE INK. Some summer and winter shadows cast on neighboring houses under the matter of right and proposed scenarios are different and unexplained.

Thank you for your consideration.

Sincerely,

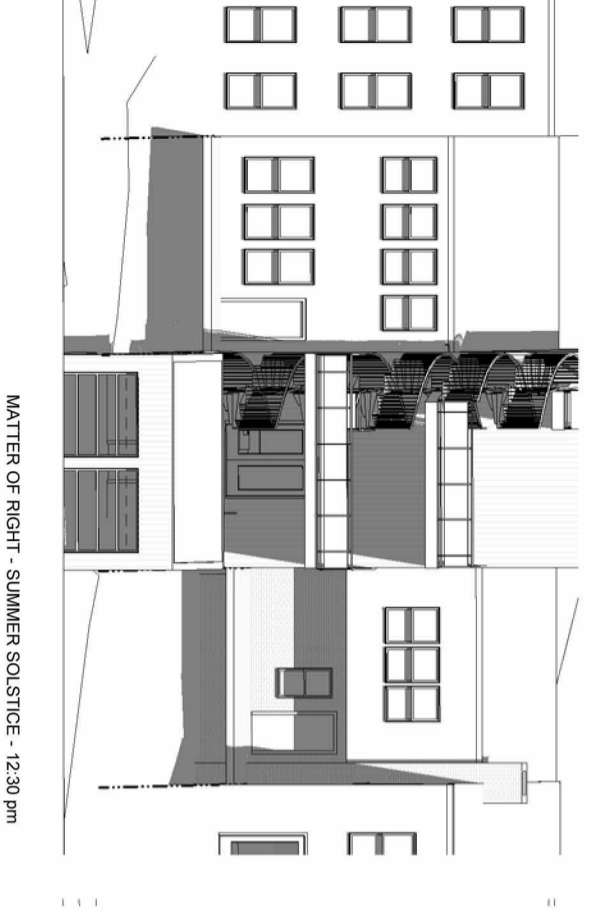
Ann Carper
1935 39th Street NW
WDC 20007



MATTER OF RIGHT - SUMMER SOLSTICE - 3:30 pm



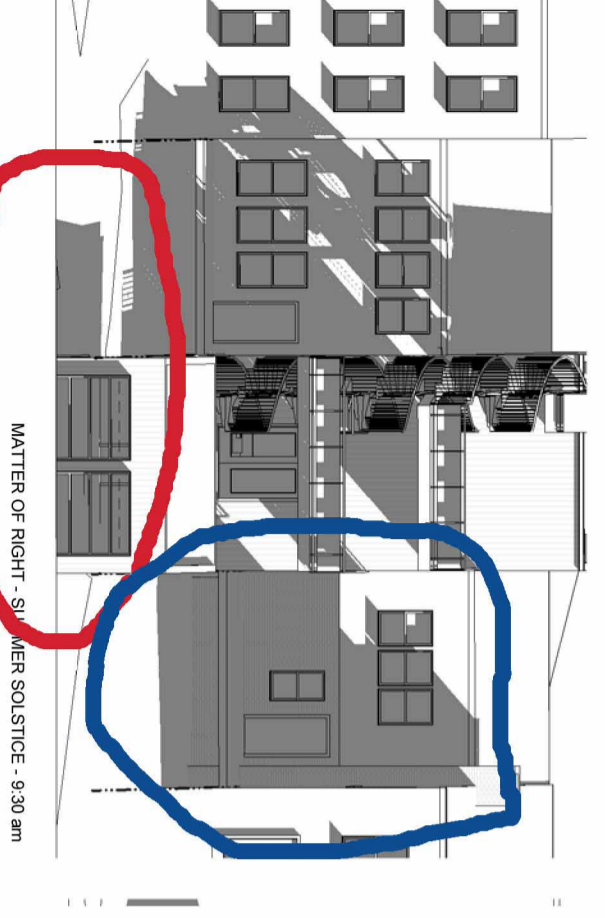
MATTER OF RIGHT - SUMMER SOLSTICE - 2:00 pm



MATTER OF RIGHT - SUMMER SOLSTICE - 12:30 pm



MATTER OF RIGHT - SUMMER SOLSTICE - 11:00 am



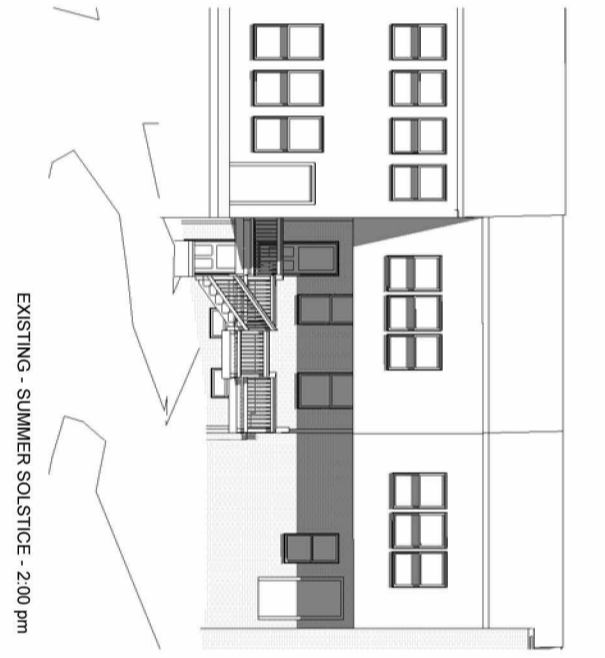
MATTER OF RIGHT - SUMMER SOLSTICE - 9:30 am

BZA 17
 SOLAR STUDY - MATTER OF RIGHT
 12/21/17
 3608 S. Street NW
 Mitch Halem

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP



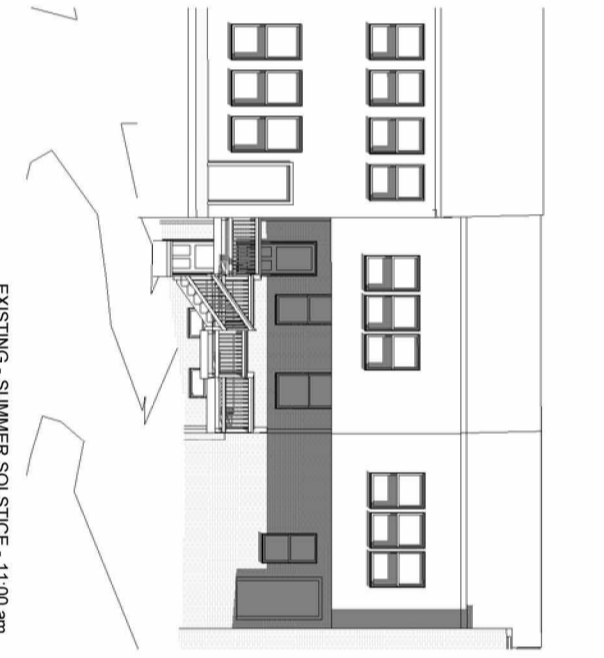
EXISTING - SUMMER SOLSTICE - 3:30 pm



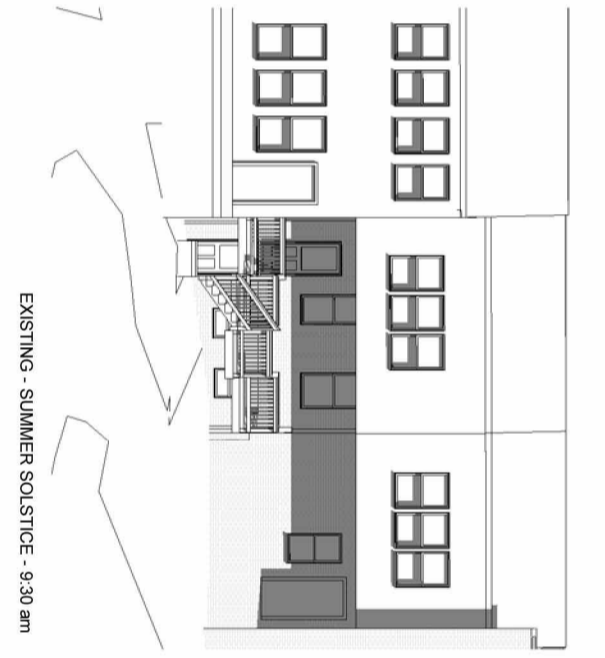
EXISTING - SUMMER SOLSTICE - 2:00 pm



EXISTING - SUMMER SOLSTICE - 12:30 pm



EXISTING - SUMMER SOLSTICE - 11:00 am



EXISTING - SUMMER SOLSTICE - 9:30 am



PROPOSED - SUMMER SOLSTICE - 3:30 pm



PROPOSED - SUMMER SOLSTICE - 2:00 pm



PROPOSED - SUMMER SOLSTICE - 12:30 pm



PROPOSED - SUMMER SOLSTICE - 11:00 am

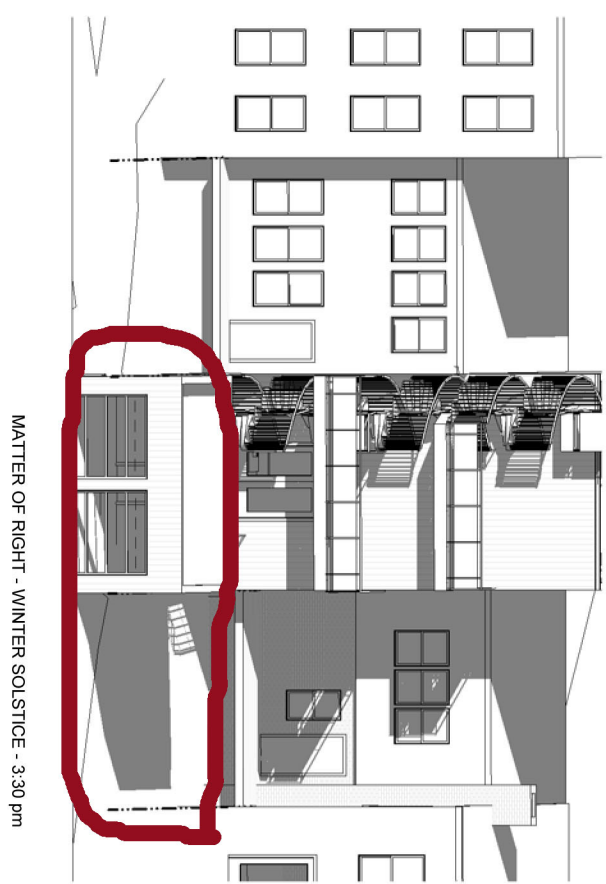


PROPOSED - SUMMER SOLSTICE - 9:30 am

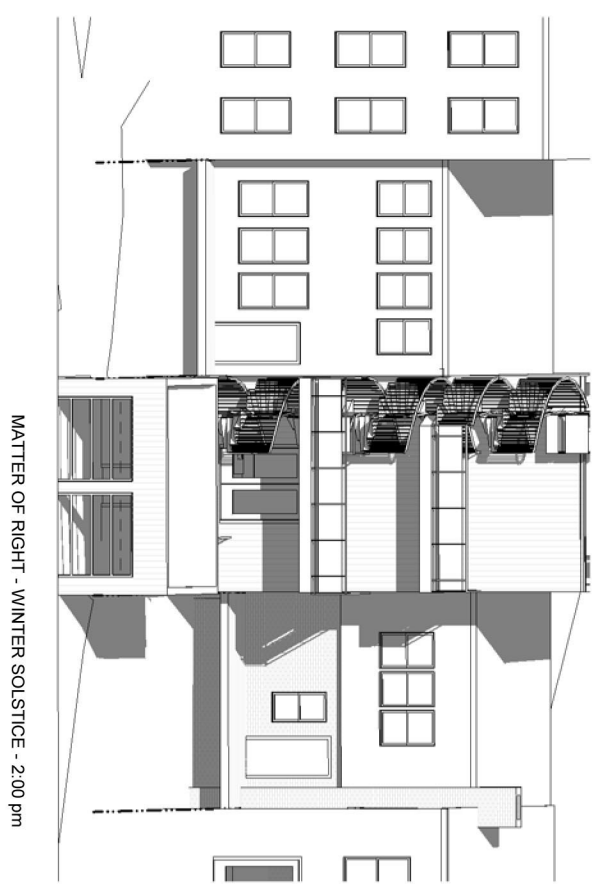
BZA 15
 SOLAR STUDY - SUMMER SOLSTICE
 09/11/17
 3608 S. Street NW
 Mitch Halem

SUMMER

■ ■ R. MICHAEL CROSS
 ■ ■ DESIGN GROUP



MATTER OF RIGHT - WINTER SOLSTICE - 3:30 pm



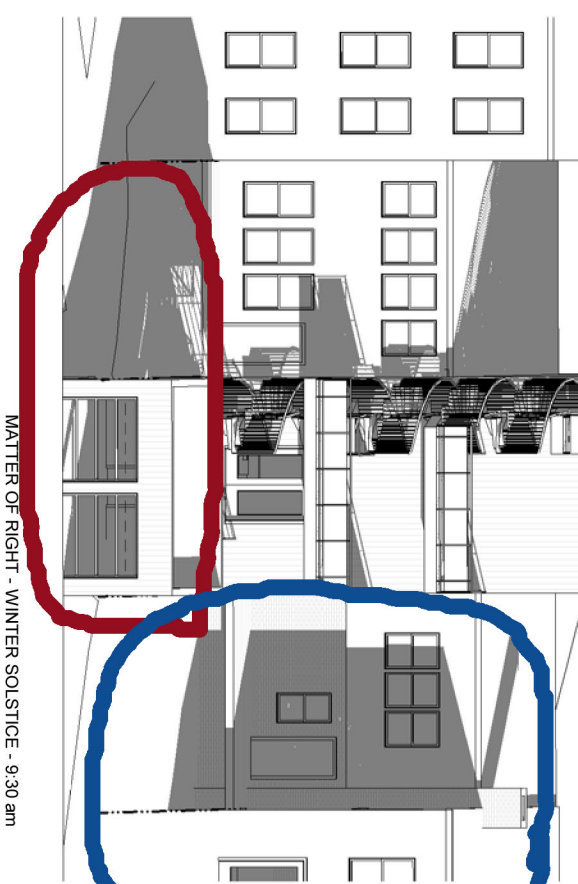
MATTER OF RIGHT - WINTER SOLSTICE - 2:00 pm



MATTER OF RIGHT - WINTER SOLSTICE - 12:30 pm



MATTER OF RIGHT - WINTER SOLSTICE - 11:00 am



MATTER OF RIGHT - WINTER SOLSTICE - 9:30 am

BZA 17

SOLAR STUDY - MATTER OF RIGHT

12/21/17

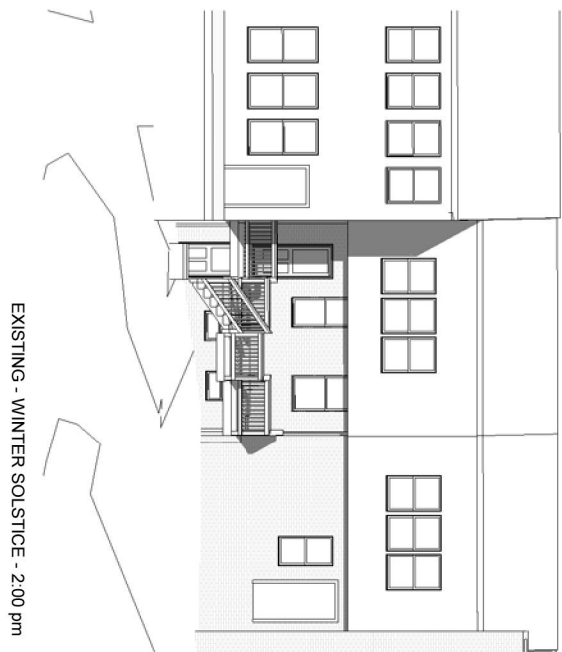
3608 S. Street NW

Mitch Halem

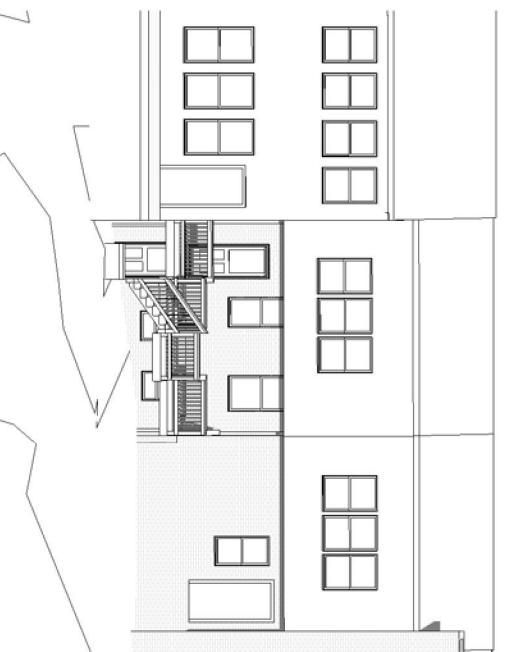
R. MICHAEL CROSS
DESIGN GROUP



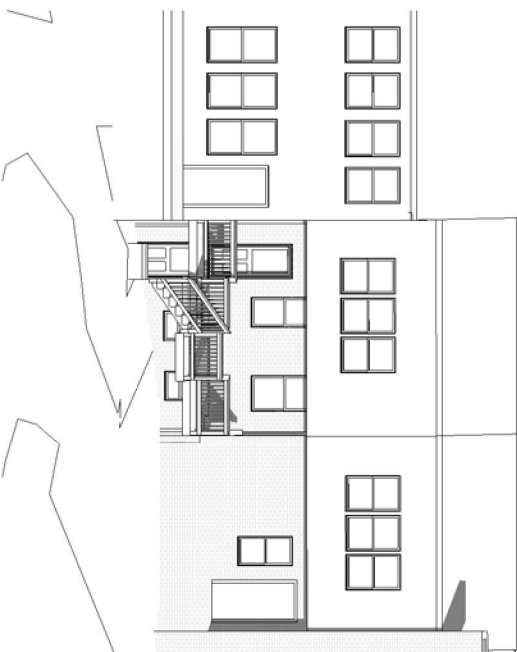
EXISTING - WINTER SOLSTICE - 3:30 pm



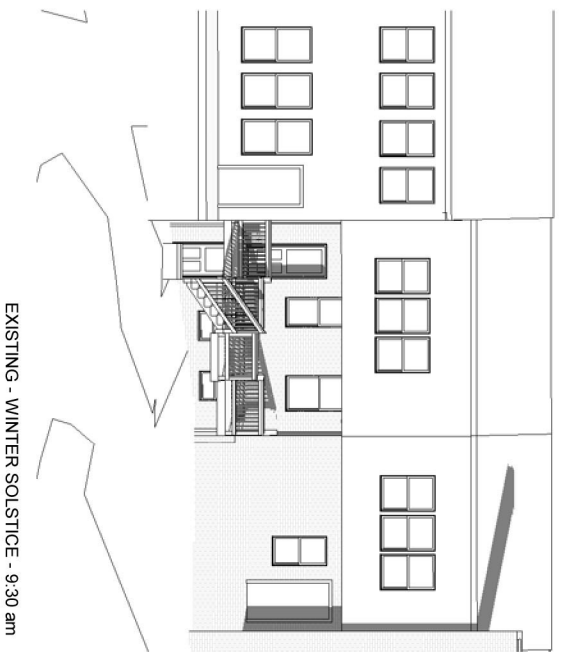
EXISTING - WINTER SOLSTICE - 2:00 pm



EXISTING - WINTER SOLSTICE - 12:30 pm



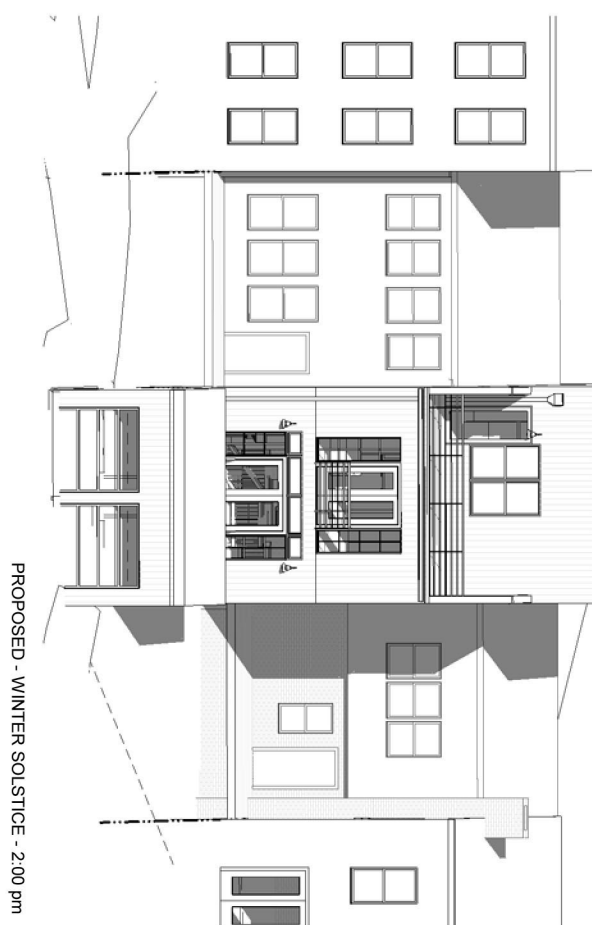
EXISTING - WINTER SOLSTICE - 11:00 am



EXISTING - WINTER SOLSTICE - 9:30 am



PROPOSED - WINTER SOLSTICE - 3:30 pm



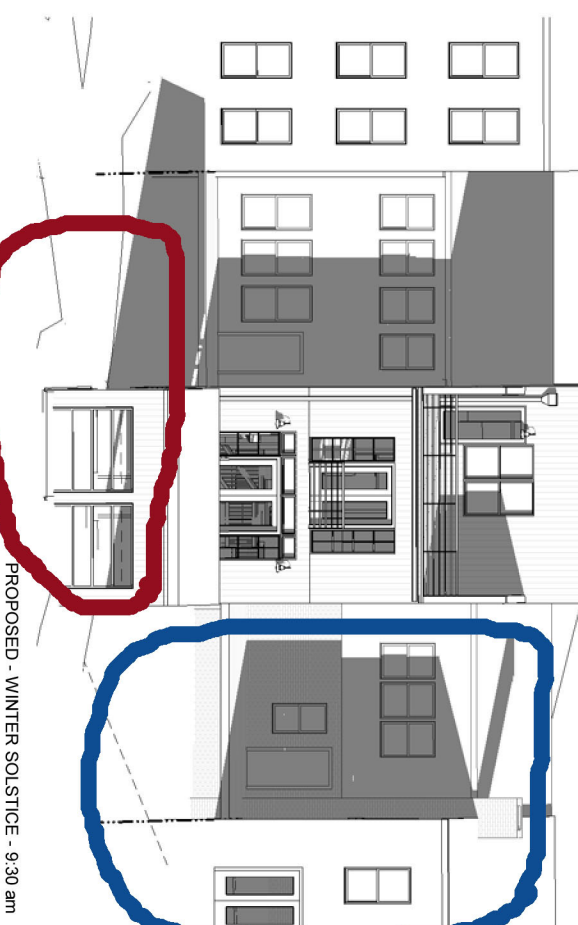
PROPOSED - WINTER SOLSTICE - 2:00 pm



PROPOSED - WINTER SOLSTICE - 12:30 pm



PROPOSED - WINTER SOLSTICE - 11:00 am



PROPOSED - WINTER SOLSTICE - 9:30 am

BZA 16

SOLAR STUDY - WINTER SOLSTICE

11/03/17

3608 S. Street NW

Mitch Halem

R. MICHAEL CROSS
DESIGN GROUP

WINTER