

January 29, 2026

Via Email

Board of Zoning Adjustment
441 4th Street, N.W.
Suite 210S
Washington, DC 20001

Re: Solar Update - BZA Case No. 21381 – 1106 3rd Street, NE

Dear Chairperson Hill and Members of the Board:

The primary concern from the Board, prompting a decision to be postponed to February 3rd, was the consideration of the adjacent solar panels. As noted by the Board, there are no zoning regulations regarding solar panels in this zone, and the shade studies demonstrate that there are already some existing and pending impacts from larger adjacent projects. Nonetheless, the Applicant wanted to address the impacts and readily agreed to push the decision. As is typical with solar installations, the solar company owns the panels and retains the SREC revenue, while the homeowner benefits from reduced electricity costs.

The solar panel company, Solar Solutions, has a specific contract with the adjacent homeowner (for 20 years) and the Applicant's goal is to ensure that the both the neighbor and the solar company are made whole financially from any impacts for this project. Solar Solutions provided an estimate to the Applicant regarding that impact. Solar Solutions estimates that the proposed third story would create a reduction in electrical savings for the homeowner of \$3,081.91 total over the full contract term (20 years) and \$3,599.83 to Solar Solutions for the SREC revenue for the full contract term (20 years), for a total of \$6,681.73.

Accordingly, the Applicant will pay those respective amounts to the homeowner and Solar Solutions and make them financially whole. This has been communicated to the neighboring property owner to clarify that there will be no financial impact.

Respectfully Submitted,

Alexandra Wilson

Alexandra Wilson
Sullivan & Barros, LLP

CERTIFICATE OF SERVICE

I hereby certify that on January 29, 2025, an electronic copy of this submission was served to the following:

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Respectfully Submitted,

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