

Jason and Patricia Kovacs
5036 Nebraska Avenue, NW
Washington, DC 20008
jkovaks@gmail.com
July 15, 2026

Board of Zoning Adjustment
D.C. Office of Zoning
441 4th Street, NW, Suite 200-S
Washington, DC 20001
Via IZIS and bzasubmissions@dc.gov

Re: BZA Case No. 21404 — 512 Taylor, LLC, 5034 Nebraska Avenue, NW (Square 1879, Lot 30)

Supplemental Submission of Party in Opposition (Kovacs) — Compliance with Subtitle D § 204 (Solar Energy System Protection)

Dear Chairperson and Members of the Board:

We submit this focused statement, as parties in opposition, to bring to the Board’s attention a specific compliance defect in the application that is not addressed in the Office of Planning’s July 10, 2026 report. Subtitle D § 204 imposes mandatory solar-shading obligations on applications concerning additions to row and semi-detached buildings in the R zones — expressly including applications for zoning relief. The application does not satisfy those obligations, and the record does not contain the analysis the regulation requires.

I. Subtitle D § 204 applies to this application and imposes a mandatory submission requirement.

Section 204.1 provides that “[a]ny new semi-detached or row building, or an alteration or addition to an existing semi-detached or row building, including a penthouse or rooftop structure (the ‘proposed construction’), at the time of application, shall not be designed or constructed such that it will significantly interfere with the operation of a solar energy system on an abutting property, unless agreed to by the owner of the solar energy system.” The regulation defines its own trigger and its own terms:

“Time of application” (§ 204.1(a)): the earlier of either (1) the Department of Buildings officially accepting as complete the application for the building permit for the proposed construction, or (2) the Office of Zoning officially accepting as complete an application for zoning relief for the proposed construction. The Office of Zoning’s acceptance of the present application as complete therefore itself triggered § 204’s obligations.

“Solar energy system” (§ 204.1(b)): a solar energy system of at least 2kW in size that, at the time of application, is either legally permitted, installed, and operating, or authorized by an issued permit and operative within six months. The term is not defined as photovoltaic-only; neither § 204 nor the Subtitle B definitions (§ 100) limit “solar energy system” to systems that generate electricity, and the terms “photovoltaic” and “thermal” do not appear in Subtitle B. The only solar term defined in Subtitle B is “Community Solar Facility,” which is not applicable here — and which demonstrates that where the Zoning Regulations intend to confine a solar term to electricity generation, they say so expressly: that Subtitle B definition speaks of “the electricity generated by the facility” and “the sharing of electricity output.” Section 204.1(b) contains no such limitation.

“Significantly interfere” (§ 204.1(c)): the proposed construction “increases the shading incident on the solar energy system by more than five percent (5%) as determined by a comparative solar shading study acceptable to the Zoning Administrator.”

§ 204.1(d): “All applications for the proposed construction, **whether for a building permit or for zoning relief**, must include one of the following”: (1) an affidavit by the applicant stating that there is no solar energy system on an abutting property; (2) a comparative solar shading study meeting the Zoning Administrator’s minimum standard; or (3) a written agreement executed by the owner of the impacted solar energy system accepting the interference.

These are not optional showings, and they are not confined to the building-permit stage: by its terms, § 204.1(d) attaches to every application for zoning relief. It establishes the exclusive means by which an applicant may demonstrate compliance with the solar-shading standard, and an application that satisfies none of them is deficient.

II. The applicant elected the § 204.1(d)(1) affidavit route. The affidavit is incorrect.

The applicant’s Form 120 (Exhibit 1), under “Waivers,” states: “Pursuant to Subtitle D § 208.1 / E § 206.3, I hereby certify there is no solar energy system on an abutting property.” The cited section numbers are the designations under which these solar-shading provisions were originally adopted by Z.C. Order No. 19-21 (final action Sept. 14, 2020; effective upon publication Nov. 13, 2020, 67 DCR 13346), before their recodification at Subtitle D § 204 (see Final Rulemaking published at 68 DCR 13834 (Dec. 24, 2021)). There is accordingly no ambiguity about what the applicant certified: the affidavit is the § 204.1(d)(1) solar-energy-system certification. And it is incorrect. Our home at 5036 Nebraska Avenue, NW shares a party wall with 5034 and has a permitted, operating rooftop solar energy system that predates this application.

Two additional facts bear on this certification. First, the applicant was placed on written notice of our system no later than **January 7, 2026**, when our Party Status submission (Exhibit 20A) expressly disclosed that our home “is also equipped with a functioning solar panel in the northernmost corner of the roof” and that “[t]he third floor addition is also likely to block

sunlight to the Kovacs' working rooftop solar panels." That submission was served on the applicant. Second, on **June 2, 2026** — nearly five months later — a BZA specialist at the applicant's counsel's firm inquired in writing whether we had the permit number for our system, asking "Does that neighbor have the permit # for the panels?" and referring to "the solar panels at 5036 Nebraska" (Attachment D), confirming actual awareness of the system within the office that prepared the application. The system was permitted by DCRA Plumbing Permit No. PLBG 162537 (P162537 in DOB records), issued March 10, 2008 (Attachment A), and has operated continuously since installation. As of this filing, the applicant has not corrected the affidavit, filed a shading study, or obtained our written agreement.

III. The Office of Planning report does not address § 204.

The Office of Planning's July 10, 2026 report analyzes the § 5201.4(a) light-and-air criterion by comparing the proposed addition against a hypothetical matter-of-right scenario and concludes the incremental shadow is "limited in nature." The report does not cite § 204, does not address the abutting solar energy system, and does not analyze whether any solar shading study meeting the Zoning Administrator's standard has been produced. Section 204 is a distinct and more specific provision than § 5201.4(a): it protects an existing solar energy system from any addition that significantly increases shading, without regard to whether the addition is otherwise within matter-of-right limits. On the record before the Board, § 204's mandatory requirements have not been addressed.

IV. A matter-of-right characterization does not displace § 204. The regulation, its drafting history, and its relief criteria all reach shading from the matter-of-right envelope.

The applicant characterizes the third-story addition over the existing building footprint as matter-of-right, requiring no relief. That characterization does not displace § 204, for three independent reasons.

First, the text. Section 204.1 applies to any "alteration or addition to an existing semi-detached or row building, including a penthouse or rooftop structure" — precisely the category the applicant places in the matter-of-right column — and § 204.1(d) attaches its submission requirement to "[a]ll applications for the proposed construction, whether for a building permit or for zoning relief." Under § 204.1(a), the Office of Zoning's acceptance of this application as complete was itself a "time of application" triggering those obligations. Whether an addition is otherwise within the dimensional standards of the zone does not exempt it; § 204 is precisely the provision that conditions matter-of-right treatment on not significantly shading a neighbor's solar energy system.

Second, the drafting history. In adopting these provisions, the Zoning Commission explained that no vesting provision was needed because the rule protects owners of existing solar energy systems "by requiring an applicant seeking to build within its otherwise matter-of-right building

envelope to demonstrate to the Board’s satisfaction that it has made its best efforts to mitigate and minimize the shading impact as is reasonably practical, based on illustrations showing the impact of various possible layouts of the proposed addition.” *Z.C. Order No. 19-21 at 6–7*. The drafters thus contemplated exactly this situation: shading generated by construction within the matter-of-right envelope, reviewed by this Board.

Third, the relief criteria. Section 204.2(b)(2) requires any applicant seeking relief to submit illustrations of the shading impact “[a]s allowed as a matter of right.” The regulatory scheme therefore presupposes that shading attributable to the matter-of-right envelope is squarely within the Board’s consideration; it cannot simultaneously be outside the Board’s purview.

The following illustration demonstrates why study is plainly required here. At 12:30 PM on November 7, the third-story block in the claimed matter-of-right condition casts shadow across approximately three-quarters of the abutting solar collector’s footprint, and the full proposed condition produces a comparable pattern. We do not offer this illustration to quantify the incremental effect of any single element — quantification is the function of the comparative solar shading study that § 204.1(d) required of the applicant and that the applicant never filed. The illustration demonstrates that the potential for significant interference with the abutting solar energy system is real; that it arises from the full massing of the plans as filed (Exhibit 28A), including the third-story addition; and that § 204.2(b)’s required comparison of proposed, matter-of-right, and alternative layouts is exactly the analysis missing from this record. To the extent the applicant argues that the side-yard relief it seeks adds little incremental shading, that argument is unavailable on this record: it is a conclusion only a conforming shading study could support, and the applicant elected to file an affidavit instead.



November 7, 12:30 PM — Three-panel comparison of shadow conditions at 5036 Nebraska Avenue NW. Solar collector location marked with diamond outline on main roof (left building). Left: existing/current condition. Center: shadow cast by the third-story addition the applicant characterizes as matter-of-right. Right: shadow cast by the full proposed addition. The third-story addition substantially shades the abutting solar collector by midday in fall and winter months, with shading deepening through the afternoon. This illustration is offered solely to demonstrate that the potential for significant interference with the abutting solar energy system

is real and plainly requires study — not as a substitute for the comparative shading study Subtitle D § 204.1(d) required of the applicant.

V. The legislative record establishes that § 204 was adopted to ensure the functionality of all solar energy systems and that its measurement standard was designed to work across variable system types.

The applicant has indicated its position that our solar thermal hot-water system may not qualify as a “solar energy system of at least 2kW in size” under § 204.1(b). As an initial matter, our system satisfies the threshold on any reading. It comprises two SRCC OG-100 certified Solene Model SLCO-32 flat-plate collectors, each with a gross area of 2.952 square meters (5.90 m² total), each bearing an SRCC rating label certifying delivered heat of 25 MJ (24 kBtu) per day per collector for water-heating service (Category C) under mildly cloudy conditions. The model’s certification is current: FSEC Certification No. 00253N (expiring February 1, 2030) certifies an ISO efficiency intercept of 0.785 on a gross-area basis and rates the collector’s delivered heat at 10.9 kilowatt-hours (thermal) per panel per day in low-temperature service and 9.1 kilowatt-hours at intermediate temperature. Under the standard 1,000 W/m² solar irradiance used to rate both photovoltaic nameplate capacity and thermal collector performance, that certified efficiency corresponds to an instantaneous thermal output of approximately 2.3 kW per collector — approximately 4.6 kW for the system as installed. Each collector alone satisfies the 2kW threshold; the installed system is more than double it. (Attachments A–C.) The system supplies approximately 75% of a family of four’s annual hot-water demand. The legislative record of ZC Case No. 19-21 — the proceeding in which OP petitioned to extend solar protections to the R zones, resulting in the provisions now codified at § 204 — bears directly on the definitional question.

The stated purpose was to protect all solar energy systems. OP’s setdown report described the purpose of the amendment as ensuring “the functionality of **all solar energy systems**, both existing and permitted.” *OP Setdown Report, ZC Case No. 19-21, Exhibit 1 (Oct. 11, 2019) at 6.* The Commission adopted OP’s recommendation and reasoning without reservation, voting 5-0-0 at both proposed action (May 11, 2020) and final action (September 14, 2020). *Z.C. Order No. 19-21 / Notice of Final Rulemaking, 67 DCR 13346 (Nov. 13, 2020), at 6–8.* Nothing in the Commission’s order or in any OP supplemental report limited this purpose to photovoltaic systems; “photovoltaic” and “thermal” do not appear in the adopted text, the final order, or the setdown report.

The measurement standard was specifically designed to work across different solar energy system types. A central issue in ZC 19-21 was why the “significantly interfere” standard was changed from measuring energy produced to measuring shading incident. OP’s first supplemental report explained that the energy-produced metric was “difficult... because it is based on the precise parameters and design details of the specific solar energy system to estimate the effect of the shading on output” and that “variability between solar energy systems” made

results “not verifiable or repeatable.” *OP First Supplemental Report, ZC Case No. 19-21, Exhibit 29 (Mar. 19, 2020) at 3*. The replacement metric was adopted precisely because it “is a much more attainable and understandable measurement.” *Id.* The Commission’s final order likewise adopted OP’s reasoning that case-by-case Board evaluation was preferable to fixed caps because of “the multiple variables, including different performances of solar panel types.” *Z.C. Order No. 19-21 at 6*. A standard explicitly designed to accommodate variability among different solar energy systems is not naturally read to exclude any category of system.

The 2kW threshold marks a functional minimum, not a technology specification. At the February 13, 2020 public hearing in ZC 19-21, DCRA’s representative Keith Winston explained the purpose of the 2kW threshold: the intent was to distinguish “full-size” residential installations from trivially small ones — the example given was “a garden light with a solar cell two inches square” that an owner might place on a roof to manufacture protection. *Transcript, ZC Case No. 19-21, Public Hearing (Feb. 13, 2020) at 33*. The threshold was adopted as a size criterion, not as a specification of electrical output technology. Our solar thermal hot-water system is unambiguously a “full-size” residential solar installation within the meaning of the threshold as the drafter articulated it.

The Comprehensive Plan’s energy policies are consistent with a technology-neutral reading. The predecessor provision, then numbered Policy E-2.2.4, was in effect and cited by OP in its ZC 19-21 setdown report as policy authority for the solar-protection amendment. *OP Setdown Report, ZC Case No. 19-21, Exhibit 1 (Oct. 11, 2019) at 5–6*. Policy E-3.2.6 of the 2021 DC Comprehensive Plan (effective August 21, 2021) carried that policy forward and strengthened it, explicitly identifying “active, passive, and photovoltaic solar energy” as distinct categories to be supported and stating that “[a] key goal is the continued availability and access to unobstructed, direct sunlight for distributed-energy generators and passive solar homes relying on the sun as a primary energy source.” *DC Comprehensive Plan, Policy E-3.2.6 (eff. Aug. 21, 2021)*. Policy E-3.2.8 of the same plan expressly calls for supporting installation of “solar panels and solar thermal systems throughout the District.” *Id.* at Policy E-3.2.8. These policies form the planning background against which § 204 was adopted and with which it should be construed consistently. A construction of § 204 that excluded an operating solar thermal system providing substantial household energy service would sit in tension with these explicitly articulated goals.

VI. If the applicant files a belated shading study, § 204.2 relief is separately required and has not been sought.

Should the applicant attempt to cure the § 204.1(d) defect by filing a shading study before the hearing, two consequences follow. First, any such study must model the actually-filed plans (Exhibit 28A) in their entirety, including the third-story addition over the existing footprint — the element the applicant has omitted from the shadow analysis they currently have in the record. Second, if a conforming study demonstrates that the addition significantly interferes with our system under § 204.1(c), the applicant must seek relief under **Subtitle D § 204.2**, which it has

not requested. Section 204.2 requires the applicant to demonstrate best efforts to minimize and mitigate the potential shading impact, including possible design alternatives and potential solar access easements (§ 204.2(a)); to include illustrations of the shading impact as proposed, as allowed as a matter of right, and of possible design alternatives considered (§ 204.2(b)); and to accept such conditions as the Board may impose to mitigate identified shading impacts (§ 204.2(c)). None of that material is before the Board.

VII. The applicant bears the full burden of proof and has not carried it.

Under Subtitle X § 901.3, the applicant “shall have the full burden to prove no undue adverse impact” through evidence in the record, and the absence of opposing evidence does not relieve the applicant of this obligation. The applicant relied on an affidavit that is factually incorrect, left the affidavit uncorrected for months after written notice, and filed no shading study. The record does not permit the Board to make the finding § 204 requires.

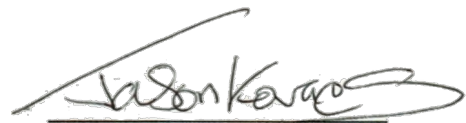
VIII. Requested relief.

We respectfully request that the Board:

1. Deny the application on the present record for failure to satisfy Subtitle D § 204.1(d);
2. In the alternative, defer decision until the applicant has produced a comparative solar shading study meeting § 204.1(c) that models the full massing of the addition as filed in Exhibit 28A, including the third-story addition over the existing building footprint, and until we have been afforded a meaningful opportunity to review and respond; and
3. Should any such study demonstrate significant interference within the meaning of § 204.1(c), require the applicant to seek the Subtitle D § 204.2 special-exception relief it has not requested, including the design-alternative illustrations and best-efforts demonstration that provision requires.

Thank you for your consideration.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Jason Kovacs", with a stylized flourish at the end.

Jason Kovacs

For himself and on behalf of Patricia Kovacs

Parties in Opposition, BZA Case No. 21404

5036 Nebraska Avenue, NW

Washington, DC 20008

Citations are to 11 DCMR Subtitle D §§ 204 and 5201 and Subtitle X § 901 (Zoning Regulations of 2016, as amended). The solar energy system protection provisions now codified at Subtitle D § 204 were adopted by Z.C. Order No. 19-21 / Notice of Final Rulemaking (final action Sept. 14, 2020), published at 67 DCR 13346 (Nov. 13, 2020) and corrected by Errata Notice (ZC Case No. 19-21, Exhibit 73), as Subtitle D §§ 208 and 5207, and were subsequently recodified at Subtitle D § 204 by Final Rulemaking published at 68 DCR 13834 (Dec. 24, 2021), as further amended by Final Rulemaking published at 70 DCR 11297 (Aug. 25, 2023). Exhibit references are to the IZIS record in BZA Case No. 21404. Legislative history citations are to the IZIS record in ZC Case No. 19-21. DC Comprehensive Plan citations are to the 2021 Comprehensive Plan, effective August 21, 2021, available at planning.dc.gov/comprehensiveplan.

Attachments

A — DCRA Plumbing Permit No. PLBG 162537 (March 10, 2008)

B — DOB Scout permit-history printout, 5036 Nebraska Avenue, NW

C — FSEC Certified Solar Thermal Collector certification No. 00253N, Solene\Corona SLCO-32 (expiring Feb. 1, 2030), and photograph of SRCC OG-100 rating plate (photographed in place; adjacent supply pipe partially obstructs head-on view)

D — Email thread, S. Harkcom (Sullivan & Barros, LLP) et al., May 21 – June 2, 2026

Certificate of Service

I hereby certify that, on July 15, 2026, a copy of the foregoing supplemental submission was served by email on the following:

Alexandra Wilson

awilson@sullivanbarros.com

Martin Sullivan

msullivan@sullivanbarros.com

Kate Belinski

BelinskiK@ballardspahr.com

Andrea C. Ferster

andreaferster@gmail.com

Advisory Neighborhood Commission 3F Office

3F@anc.dc.gov

Courtney Carlson, Chairperson & SMD

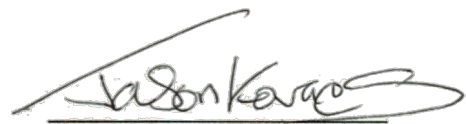
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maxine.brown-roberts@dc.gov

A handwritten signature in black ink, appearing to read "Jason Kovacs", with a horizontal line underneath.

Jason Kovacs

5036 Nebraska Ave NW

Washington, DC 20008

jkovaks@gmail.com

BZA Case No. 21404

Supplemental Submission of Parties in Opposition (Kovacs)

ATTACHMENT A

DCRA Plumbing Permit No. PLBG 162537 (March 10, 2008)

Department of Consumer and Regulatory Affairs

Permit Center

941 North Capitol Street NE room 2100

Washington DC 20002

Tel. (202) 442 - 4589

Government
of the District
of Columbia
BLRA 91**P****PLBG 162537****PLUMBING PERMIT**THIS PERMIT IS VALID ONLY FOR THE PREMISES
OF THE PROJECT ADDRESS**BLDG PMT. b****DATE : 3/10/2008**

ADDRESS OF PROJECT:

5036 NEBRASKA AVE NWPRCLID : **1879**
(square)**-0000- 0029**
(lot)WARD: **3**ZONE: **R2**

OWNER'S NAME:

PHIL O'HARA

OWNER'S ADDRESS:

OWNER'S TELEPHONE NO.

CONTRACTOR'S NAME:

ELLIS JONES PLBG & HTG

CONTRACTOR'S ADDRESS:

**1833 HORACE WARD ROAD, ATTN: ELLIS S. JO
OWINGS
MD Zip : 20736**

CONTRACTOR'S PHONE NO.

**BUS.
FAX.**

MASTER PLUMBER:

ELLIS JONES

LICENSE #

DPM0000001173**1 WATER HEATERS**

DESCRIPTION OF WORK:

solar water heater**FEE :****FEE :****\$26.00**

PROPOSED USE:

R4 DETACHED SINGLE FAMILY

TYPE OF WORK:

REMODEL

This permit authorizes the contractor to perform the work described herein at the address shown above, under the conditions stated on this permit. THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED. For all plumbing inspections, call 202-442-4642 or fax your request to 202-442-4863.

Director

Linda K. Argo

PERMIT CLERK:

LUCRETIA HACKNEY

EXPIRATION DATE:

Mar - 10 - 2009

BZA Case No. 21404

Supplemental Submission of Parties in Opposition (Kovacs)

ATTACHMENT B

DOB Scout permit-history printout, 5036 Nebraska Avenue, NW

Address

5036 NEBRASKA AVENUE NW

SEARCH

- Overview
- Notices
- Licenses
- Permits
- Construction
- More

5036 NEBRASKA AVENUE NW

Download

Permits

Keyword search

Permit #	Permit Type	Date Filed	Address	Name	SSL	
B115761	Construction/Alteration and Repair	2008/05/19	5036 NEBRASKA AVE NW, WASHINGTON, DC	Phil and Sabine O'Hara		SHOW DETAILS
E1104844	Supplemental/Electrical	2011/04/08	5036 NEBRASKA AVE NW, WASHINGTON, DC 20008	PHILIP R O'HARA	1879 0029	SHOW DETAILS
E169657	Supplemental/Electrical	2008/07/07	5036 NEBRASKA AVE NW, WASHINGTON, DC 20008-2937	O"HARA		SHOW DETAILS
P162537	Supplemental/Plumbing and Gas	2008/03/10	5036 NEBRASKA AVE NW, WASHINGTON, DC 20008-2937	O"HARA		HIDE DETAILS

Owner Name:

Applicant Name:

Trade Name:

O"HARA

Permit Status:

Permit Issued

Get Current Permit Status

Job Classification:

More Info

Job Class Code	Size	Classification	End of Initial Review Cycle (Projected)
N/A	N/A	N/A	N/A

Description of work/ Review status:

Discipline	Review Status	Status Date
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- Public Space Permits (Construction)▼
- Public Space Permits (Non construction)▼

BZA Case No. 21404

Supplemental Submission of Parties in Opposition (Kovacs)

ATTACHMENT C

FSEC Certified Solar Thermal Collector certification No. 00253N, Solene\Corona
SLCO-32 (expiring Feb. 1, 2030), and photograph of SRCC OG-100 rating plate
(photographed in place; adjacent supply pipe partially obstructs head-on view)



CERTIFIED SOLAR THERMAL COLLECTOR

SUPPLIER:
Solene
950 Sunshine Lane
Altamont Springs, FL 32714 USA
www.solene-usa.com

MODEL: Solene\Corona SLCO-32
THERMAL COLLECTOR TYPE: Glazed Flat Plate
CERTIFICATION #: 00253N
Original Certification: February 01, 2010
Expiration Date: February 01, 2030

This solar collector was evaluated by the Florida Solar Energy Center (FSEC) in accordance with prescribed methods and was found to meet the minimum standards established by FSEC. This evaluation was based on solar collector tests performed by an FSEC approved laboratory. The purpose of the tests is to verify initial performance conditions and quality of construction only. The resulting certification is not a guarantee of long term performance or durability. This collector has been rated for energy output on measured performance and an assumed standard day. Total solar energy available for the standard day is 5045 Watt-hour/m² (1600 Btu/ft²) distributed over a 10 hour period.

COLLECTOR THERMAL PERFORMANCE RATING

Kilowatt-hours (thermal) Per Panel Per Day				Thousands of Btu Per Panel Per Day			
Category Inlet	Low 30°C	Intermediate 50°C	High 100°C	Category Inlet	Low 86°F	Intermediate 122°F	High 212°F
ENERGY OUTPUT	10.9	9.1	3.9	ENERGY OUTPUT	37.3	30.9	13.4

COLLECTOR SPECIFICATIONS

Gross Area:	2.952 m ²	31.78 ft ²	Dry Weight:	48 kg	106 lb
Net Aperture Area:	2.836 m ²	30.53 ft ²	Fluid Capacity:	2.4 liter	0.6 gal
Absorber Area:	0.000 m ²	0.00 ft ²	Test Pressure:	1103 kPa	160 psi

TECHNICAL INFORMATION

Tested in accordance with: ASHRAE 93

ISO Efficiency Equation [NOTE: Based on gross area and (P)=Ti-Ta]

SI UNITS:	$\eta = 0.782 - 4.300(P/G) - 3.870(P^2/G)$	Y Intercept:	0.785	Slope:	-4.620 W/m ² .°C
IP UNITS:	$\eta = 0.782 - 0.758(P/G) - 0.379(P^2/G)$	Y Intercept:	0.785	Slope:	-0.814 Btu/hr.ft ² .°F

IAM Coefficient:	1 - 0.31	
Test Fluid:		
Test Mass Flow Rate:	kg/(s m ²)	lb/(hr ft ²)

REMARKS:

Joseph Walters
Technical Director

Print Date: July, 2026
© 2014 University of Central Florida.
FSEC/UCF ♦ 1679 Clearlake Road ♦ Cocoa, Florida 32922 ♦ (321) 638-1426 ♦ Fax (321) 638-1010 ♦ www.fsec.ucf.edu





CERTIFIED SOLAR THERMAL COLLECTOR

SUPPLIER:
Solene
950 Sunshine Lane
Altamont Springs, FL 32714 USA
www.solene-usa.com

MODEL: Solene\Corona SLCO-32
THERMAL COLLECTOR TYPE: Glazed Flat Plate
CERTIFICATION #: 00253N
Original Certification: February 01, 2010
Expiration Date: February 01, 2030

This solar collector was evaluated by the Florida Solar Energy Center (FSEC) in accordance with prescribed methods and was found to meet the minimum standards established by FSEC. This evaluation was based on solar collector tests performed by an FSEC approved laboratory. The purpose of the tests is to verify initial performance conditions and quality of construction only. The resulting certification is not a guarantee of long term performance or durability.

This collector has been rated for energy output on measured performance and an assumed standard day. Total solar energy available for the standard day is 5045 Watt-hour/m² (1600 Btu/ft²) distributed over a 10 hour period.

ADDITIONAL INFORMATION ([click here to return to the rating page](#))

Test Lab:	Bodycote	Test Report Date:	August 29, 2006
Test Report Number:		Test conducted:	

SOLAR COLLECTOR CONSTRUCTION DETAILS

Gross Length:	2.450 m	Gross Width:	1.205 m	Gross Depth:	100.0 mm
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COLLECTOR MATERIALS

Outer Cover:	Other	Enclosure back:	Aluminum	Back Insulation:	Foam, None
Inner Cover:	None	Enclosure side:	Aluminum	Side Insulation:	
Absorber Description:		Flow Pattern:			
Riser Tube:	Other	Fin:			
Absorber Coating:	Selective	Tube to fin connection			

Glazing	Outer Cover	Inner Cover
Material:	Other	None
Surface Characteristics:		
Thickness:	0.0 mm	N/A
Transmissivity:		
Length:	0.000 m	
Width:	0.000 m	
Tube Glazing to Header Enclosure Seal:		

ABSORBER:	Absorber Coating:	Selective
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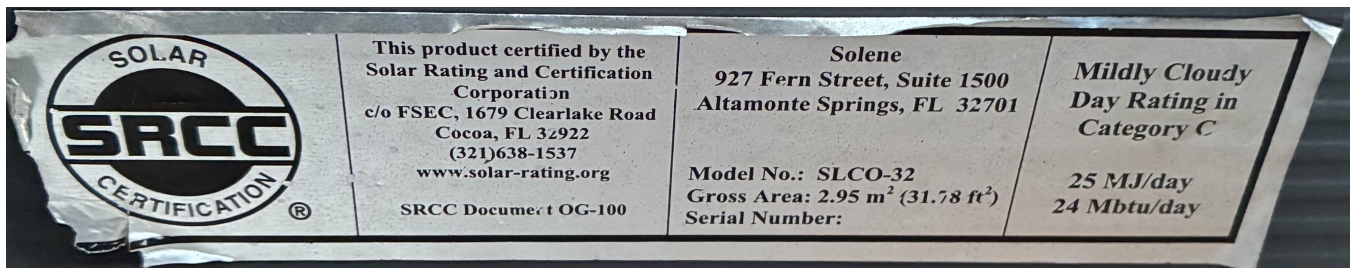
Header Material:		Header OD:		Header Wall:	
Riser Tube Material:	Other	Riser Tube OD:		Riser Tube Wall Thickness:	
Fin Material:		Fin Thickness:	0.00 mm		
Flow Pattern:					
Number of Riser Tubes:	10	Tube Spacing:		Number of times each riser crosses the absorber:	10
Length of Flow Path:	0.00 m	Riser to Fin/Plate Bond:			

INSULATION:					
Location	Type	Thickness	Location	Type	Thickness
Back – Top Layer:	Foam		Sides – Inner Layer:		
Back – Bottom Layer:	None		Sides – Outer Layer:		
Enclosure Fastening Methods:					

Power Output per Collector(W) [Ti-Ta, G = 1000 W/m ²]				
0	10	30	50	70

PRESSURE DROP	
SI UNITS:	ΔP = pressure drop (kpa), f = mass flow rate (kg/s) $\Delta P = 0.00 + 0.00f + f^2$
IP UNITS:	ΔP = pressure drop (psi), f = mass flow rate (lb/s) $\Delta P = 0.00 + 0.00f + f^2$





SRCC OG-100 rating plate, Solene Model SLCO-32, photographed in place on installed collector, 5036 Nebraska Ave NW.

BZA Case No. 21404

Supplemental Submission of Parties in Opposition (Kovacs)

ATTACHMENT D

Email thread, S. Harkcom (Sullivan & Barros, LLP) et al., May 21 - June 2, 2026

From: Andrea Ferster andreaferster@gmail.com 
Subject: Re: Revised Materials - BZA Case No. 21404 – 5034 Nebraska Avenue, NW
Date: June 2, 2026 at 11:04 AM
To: Sarah Harkcom sharkcom@sullivanbarros.com
Cc: Jason Kovacs jkovaks@googlemail.com, Belinski, Kate BelinskiK@ballardspahr.com

Yes, I believe he does. Copying him for confirmation.

Best,

Andrea

On Tue, Jun 2, 2026 at 10:57 AM Sarah Harkcom <sharkcom@sullivanbarros.com> wrote:

Good Morning Andrea,

Checking in regarding the solar panels at 5036 Nebraska. Does that neighbor have the permit # for the panels?

Best,
Sarah

Sarah Harkcom, Legal Assistant/BZA Specialist
Sullivan & Barros, LLP
1155 15th St, NW, #1003
Washington, DC 20005
202-733-4460



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From: Sarah Harkcom <sharkcom@sullivanbarros.com>
Sent: Thursday, May 21, 2026 12:43 PM
To: Andrea Ferster <andreaferster@gmail.com>
Cc: Alexandra Wilson <awilson@sullivanbarros.com>
Subject: Fw: Revised Materials - BZA Case No. 21404 – 5034 Nebraska Avenue, NW

Hi Andrea,

Alex will be in touch soon. We're in the middle of several closings and appeals at the moment, and we're also waiting to see how the BZA hearing schedule shakes out since the final vote on the new Board members isn't expected until early June.

Best,
Sarah

Sarah Harkcom, Legal Assistant/BZA Specialist
Sullivan & Barros, LLP
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From: Sarah Harkcom <sharkcom@sullivanbarros.com>

Sent: Thursday, May 21, 2026 12:43 PM

To: philip.isaiah@dc.gov <philip.isaiah@dc.gov>; 3f@anc.dc.gov <3f@anc.dc.gov>; Carlson, Courtney (SMD 3F06) <3f06@anc.dc.gov>; Belinski, Kate <belinskik@ballardspahr.com>; Andrea Ferster <andreaferster@gmail.com>; jkovaks@gmail.com <jkovaks@gmail.com>

Cc: Alexandra Wilson <awilson@sullivanbarros.com>

Subject: Revised Materials - BZA Case No. 21404 – 5034 Nebraska Avenue, NW

Good Afternoon,

Please see the attached submission for this case. This was just filed via IZIS.

Best,
Sarah

Sarah Harkcom, Legal Assistant/BZA Specialist
Sullivan & Barros, LLP
1155 15th St, NW, #1003
Washington, DC 20005
202-733-4460



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