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9/12/2014

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 Zoning Commission

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Lloyd Jordan, Chairman
 Board of Zoning Adjustment

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Please see the attached resolution that was passed by ANC 4C concerning the conflict between what is commonly known as "pop-ups" and solar energy homes. This resolution was duly passed at the Wednesday, September 10, 2014 ANC 4C meeting. ANC 4C requests that the Zoning Commission and Board of Zoning Adjustment please give this resolution the "great weight" it is afforded under current law to speak on matter of consequence to the community.

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Furthermore, in addition to the traditional signatories to these communications, ANC 4C04 Commissioner Rickey Williams, Jr., whose single member district is especially impacted by the conflict between 'pop-ups' and solar energy has also signed this communication.

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Whereas, on Wednesday, January 16, 2013 the District of Columbia enacted the Sustainability Act of 2012 into law;

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Whereas, as encouraged by the Sustainability Act of 2012 many residents have made considerable financial investments in installing solar panels on their rooftops (i e. roof upgrades

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and long-term solar contracts with DC Energy Companies);

Whereas, the Department of Consumer and Regulatory Affairs (DCRA) has permitting authority over solar installation;

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 SMD 4C10

Whereas, solar homes are contributing to the District of Columbia's priority of investing in renewable energy;

Whereas, residents have solar rights (rights to install solar panels) but, solar easement laws are not existent in the District of Columbia;

Whereas, solar panels are not currently protected under utilities systems such as Miss Utility;

P.O. Box 60847
 Washington, DC 20039

801 Shepherd Street, NW
 Washington, DC 20011

ZONING COMMISSION
 District of Columbia
 CASE NO. 14-11
 EXHIBIT NO. 9
 ZONING COMMISSION
 District of Columbia
 CASE NO. 14-11
 EXHIBIT NO. 9

Whereas, current construction and zoning codes are in conflict with the success of solar homes and in turn with the District of Columbia's established environmental priorities;

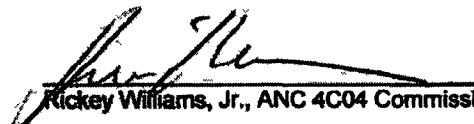
THEREFORE BE IT RESOLVED, that ANC 4C asks the Department of Consumer and Regulatory Affairs (DCRA), DC Zoning Commission (ZC), DC Office of Planning, Board of Zoning Affairs (BZA) and the Executive Office of the Mayor (EOM) to

1. Suitably resolve the permitting conflicts that are jeopardizing sun access to existing solar homes, recognizing the priority set forth by the DC Sustainability Act of 2012.
2. Require solar homes to be incorporated into the Miss Utility system, whereby new construction can be alerted to the existence of established solar homes.
3. Adopt sensible, solar easement laws that require the protection of solar homes from sun obstruction, specifically proposed conversions of single family homes in R-4 zones that change the height of the existing skyline.
4. Require a variance application for conversion of single family homes to more than two (2) separate dwelling units, as is allowable under current zoning regulations in R-4 zones, whereby owners seeking variance must present construction plans, environmental assessments and hear community input before ANCs at a public meeting.

Cc: Director Sabbakhan, Department of Consumer and Regulatory Affairs
Director Ellen McCarthy, Office of Planning
Deputy Director Jennifer Steingasser
Councilmember Muriel Bowser


Shanel Anthony, Chairman


Zachary Hartman, Vice- Chair


Rickey Williams, Jr., ANC 4C04 Commissioner