

## Cochran, Patricia (DCOZ)

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**From:** steves30party <steves30party@gmail.com>  
**Sent:** Sunday, July 28, 2019 11:00 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Cc:** Youshea Berry; JoMae Chandler  
**Subject:** Comments to Oppose Proposal for AC Case 19-04 - Text Amendment

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RE: ZC Case 19-04 – Proposed Text Amendment to Subtitles B, C, H, K, and U of Title 11 DCMR, ZONING REGULATIONS OF 2016 – Defining Community Solar Facility (CSF), Locating Zones in which a CSF is a Permitted or Special Exception Use, and Establishing Development Standards for a CSF

Dear Mr. Hood and Members of the DC Zoning Commission:

I am a long-time resident of Ward 5 in Washington, DC, and I am writing to express my concern about the recent discussion and pending decision regarding ZC Case 19-04. I am writing to inform you of my STRONG OPPOSITION to the emergency text amendment. This amendment will permit massive solar installations throughout DC to be a matter of right and not subject to the current special exception process requirement. Communities will be stripped of the due process that is currently in place and the current checks and balances will be eliminated on matters related to solar “arrays” or solar farms. I believe the emergency text amendment will set bad precedent for future development of solar and other utilities as it decreases the ability for the citizens of our great city to have their concerns heard.

Additionally, a major concern of mine is the discussion related to the adjustment of height and setback requirements for the construction of the solar arrays. The height and setback requirements were put into place for many reasons, including health, wellness, environmental protection, and other factors. Any solar farm development should have to abide by these same established laws to maintain these protections for the citizens of Washington, DC. I understand that the developers would like to build as many solar panels as possible so that they can increase revenue, but at what cost to residents and families in the District who would be forced to live with them looming over their homes and changing the nature of our neighborhoods?

Lastly, I believe that any solar development undertaken should have to abide by the current regulations which promote the establishment of trees and plants in the vicinity of the development. Again, I understand the developers desire to increase the amount of sun available to the solar panels and to increase the size of the developments, but I ask again, should this decision be made at the detriment of the citizens of Washington, DC? The solar farm developers should make adjustments to their designs to abide by the existing requirements that were set into place by the zoning commission. It is well known that trees improve the air quality in urban environments and add to the distinctive urban landscape of Washington, DC, which has so many beautiful parks and tree varieties. The current regulations take these concerns into account and I don’t understand why the solar developments should receive special exemptions to bypass these existing rules which have served the city and citizens well.

Sincerely, Steve Rollins, Jr. - 2872 Perry Street NE