

## Cochran, Patricia (DCOZ)

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**From:** Neal Herman <chrycordoba@mindspring.com>  
**Sent:** Thursday, July 23, 2020 4:02 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Comments on 19-21

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Dear members of the DC Zoning Commission,

I urge the Zoning Commission to delay approving any changes to the rules that protect architectural elements and solar energy systems and direct the Office of Planning to undertake additional research. Many years were spent developing rowhouse protections under 14-11. They are far too important to cast aside by adopting vague special exception standards. Many Zoning Commission members have already expressed concerns about these rules in earlier hearings. It's worth the time and effort to pause and do more homework.

I support extending the protection of solar energy systems to R neighborhoods so that homeowners can elect to participate in Sustainable DC efforts.

I support allowing rooftop architectural elements to undergo ordinary repairs and/or replacement as long as the replacements are visually indistinguishable from the original elements.

I oppose proposed OP language that will allow construction to evade the ban on destroying architectural elements in all cases.

I oppose removing U-320.2 (i), (j) and (k) protections for adjoining landowners against the adverse effects of converting a residential building to an apartment building.

The Office of Planning should be instructed to do more research to come up with clearer and genuinely effective special exception review standards, particularly regarding solar energy systems.

While all of the above are important to me, I adamantly oppose rules that would put RF zone rowhouse solar energy systems at risk under special exception language that is vague and imprecise. Any proposed regulatory language that allows construction to interfere with adjacent solar production should include a defined limit or else Sustainable DC Goals will be put at risk. I installed a solar system on the roof of my rowhouse in early 2017. I have been reaping the rewards in dramatically lower electric bills - often less than \$5 in April, May, October & November; and a reduction from around \$300/month in the summer (with a/c running) to \$60 last month, for example. The prospect of an additional story to the house next door, which would seriously block the sun and therefore the benefits of the solar system, is not something that I want as I near retirement and a consequent reduced income stream.

**Please do not approve these proposed changes to 14-11!**

Thank you.

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