

July 10th, 2018

Frederick Hill, Chairperson
Board of Zoning Adjustment
441 4th St. NW Suite 210S
Washington, D.C. 20001

Subject: Letter in Opposition to BZA Case 19757, 1201 Staples Street NE

Greetings Chairperson Hill and Honorable Members of the Board,

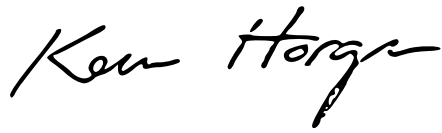
I'm writing to express my opposition to BZA Case 19757, an application to add a third-story to an existing two-story building located at 1201 Staples Street NE. I object to the proposed development because of the severe impact to the rooftop solar system on the adjoining property, 1203 Staples Street NE. My own home is only one block away, and also features rooftop solar system. I'm concerned about development undermining homeowners' investments in their solar systems, and the District's commitment to clean renewable energy.

At last month's June 12th ANC-5D meeting, the Applicant presented to the community. During their presentation, the Applicant acknowledged the existence of the adjoining rooftop system and stated their plan to relocate affected panels to the roof of their new development. As an Engineer, I applaud the Applicant's effort to find a technical solution to a problem that will occur with increasing frequency as the number of rooftop solar installations grows. That said, one of the homeowners of 1203 Staples Street was also present at that ANC-5D meeting and stated that the Applicant hadn't coordinated with him on their plan to relocate his panels and that no agreement was in place. Moreover, the Applicant didn't present a solar analysis to assess the impact to the system, which one should expect in all instances where solar systems would be impacted.

In full disclosure, I'm currently party to BZA Case 19758, 1505 Neal Street NE, wherein my own solar system is under threat. Rooftop solar and the District's development needs are not in opposition to one another. I believe win-win solutions can be found for all cases, including 1201 Staples Street. My hope is that BZA applicants should submit any/all agreements into the case record prior to the public hearing.

Again, I sincerely appreciate that the Applicant is open to technical solutions to mitigate the impact to existing clean renewable energy, but I believe more work (and documentation) is needed before the board should consider their application. In writing this letter, I'm aware that the Applicant recently requested a postponement of their hearing, wherein they remarked that they'll "work with the adjacent neighbor to resolve their concerns." My hope is that those efforts will be successful, so that I can gladly submit a future letter in support of their application. Until that time, I'm opposed to the applicant's request for special exception.

Sincerely,

A handwritten signature in black ink that reads "Kevin Horgan". The signature is written in a cursive style with a prominent flourish at the end of the name.

Kevin Horgan
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