11/27/2018

DC Board of Zoning Adjustment
Frederick Hill, Chairman
441 4th St NW # 200
Washington, DC 20001

Re: BZA 19757 | 1201 Staples St NE

Pending final agreement with the applicant, which I hope to finalize with the applicant before the 11/28/18 BZA hearing, I will support in principle pages 1-15 of Exhibit 56, the applicant's 11/09/2018 design proposal.

As a party to this matter, I reserve my full allotment of time before the BZA during the 11/28/2018 hearing.

Sincerely,

Mark Stilp
Party to BZA Application 19757
1203 Staples Street NE
Washington, DC 20002
mstilp@gmail.com
312.505.6275

CC:
1201 Staples, LLC
ANC5D
Elisa Vitale, OP

Enclosed below

Enclosure below:

1) Solar Permit SOL 1800411 issued 3/28/2018 (page 3)
2) Affidavit of James Sheats, Solar Solution, attesting to SOL 1800411 issue date of 3/28/2018 (pages 4-5) (previously submitted in Exhibit 53)
3) Shade Analyses 1 performed by Solar Solution (pages 6 - 18) (previously submitted in Exhibit 53).
4) Shade Analysis 2 performed by Solar Solution (pages 19 - 31)
5) Additional potentially relevant documents (pages 31 - 36)

DEPARTMENT OF CONSUMER & REGULATORY AFFAIRS

Department of Consumer and Regulatory Affairs
Permit Operations Division
1100 4th Street SW
Washington DC 20024
Tel. (202) 442 - 4589 Fax (202) 442 - 4862

WE ARE WASHINGTON DC

SOL 2036

SOLAR PERMIT

THIS PERMIT MUST ALWAYS BE CONSPICUOUSLY DISPLAYED AT THE ADDRESS OF WORK UNTIL WORK IS COMPLETED AND APPROVED

Issue Date: **03/28/2018**

PERMIT NO. SOL1800411

Expiration Date: **03/28/2019**

Address of Project:	Zone:	Ward:	Square:	Suffix:	Lot:
1203 STAPLES ST NE	**RF-1**	**5**	**4067**		**0003**

Description Of Work:
To install 6.2 kW size of solar panels with a system height of 1.9 feet on the roof of the building.

Permission Is Hereby Granted To:	Owner Address:	PERMIT FEE:
Mark Stilp	**1203 STAPLES ST NE** **WASHINGTON, DC 200023923**	**$275.00**

Permit Type:	Existing Use:	No. of Stories:	Mounting System:
Solar System	**Single Family Dwelling - R-3**		

Agent Name:	Agent Address:	Modules:	Module Size	System Size:	Building Construction Type
Solar Solution Dc Llc	**4700 14th St. Nw** **Washington, DC 20011**	**20**	**310**	**6.2**	**Type I - Fire-Resistive** **Non-combustible**

Conditions/ Restrictions:

This Permit Expires if no Construction is Started Within 1 Year or if the Inspection is Over 1 Year.

All Construction Done According To The Current Building Codes And Zoning Regulations;

As a condition precedent to the issuance of this permit, the owner agrees to conform with all conditions set forth herein, and to perform the work authorized hereby in accordance with the approved application and plans on file with the District Government and in accordance with all applicable laws and regulations of the District of Columbia. The District of Columbia has the right to enter upon the property and to inspect all work authorized by this permit and to require any change in construction which may be necessary to ensure compliance with the permit and with all the applicable regulations of the District of Columbia. Work authorized under this Permit must start within one(1) year of the date appearing on this permit or the permit is automatically void. If work is started, any application for partial refund must be made within six months of the date appearing on this permit.

Lead Paint Abatement
Whenever any such work related to this Permit could result in the disturbance of lead based paint,the permit holder shall abide by all applicable paint activities provisions of the 'Lead Hazard Prevention and Elimination Act of 2008' and the EPA 'Lead Renovation, Repair and Painting rule' regarding lead-based include adherence to lead-safe work practices. For more information, go to http://ddoe.dc.gov, Lead and Healthy Housing.

Director:	Permit Clerk
Melinda Bolling *Melinda Bolling*	**TCARRINGTON**

TO REPORT WASTE, FRAUD OR ABUSE BY ANY DC GOVERNMENT OFFICIAL, CALL THE DC INSPECTOR GENERAL AT 1-800-521-1639
FOR CONSTRUCTION INSPECTION INQUIRIES CALL (202) 442-9557
TO SCHEDULE INSPECTIONS PLEASE CALL (202) 442-9557.

SOLAR SOLUTION

Solar Solution hereby attests that the "Issue Date" for SOL1800411, the DC Department of Consumer and Regulatory Affairs permit to install a Solar Photovoltaic System at 1203 Staples St NE, Washington, DC 20002, is March 28, 2018. The Solar Photovoltaic System at above-referenced location is operative.

If you have any questions, feel free to request assistance from our office at:
202-249-1112 or utilities@solarsolutionllc.com

Best Regards,

Asst. Manager
Solar Solution
4700 14th St NW
Washington, DC 20011

Gmail

Mark Stilp <mstilp@gmail.com>

quick question

James Sheats <jsheats@solarsolutionllc.com> Tue, Jul 10, 2018 at 12:50 PM
To: Mark Stilp <mstilp@gmail.com>

Hi Mark,

Here is your V1 letter signed with title [redacted]. Irrelevant & redacted to protect personal privacy

Best,

James

From: Mark Stilp <mstilp@gmail.com>
Sent: Monday, July 9, 2018 8:51 PM

[Quoted text hidden]

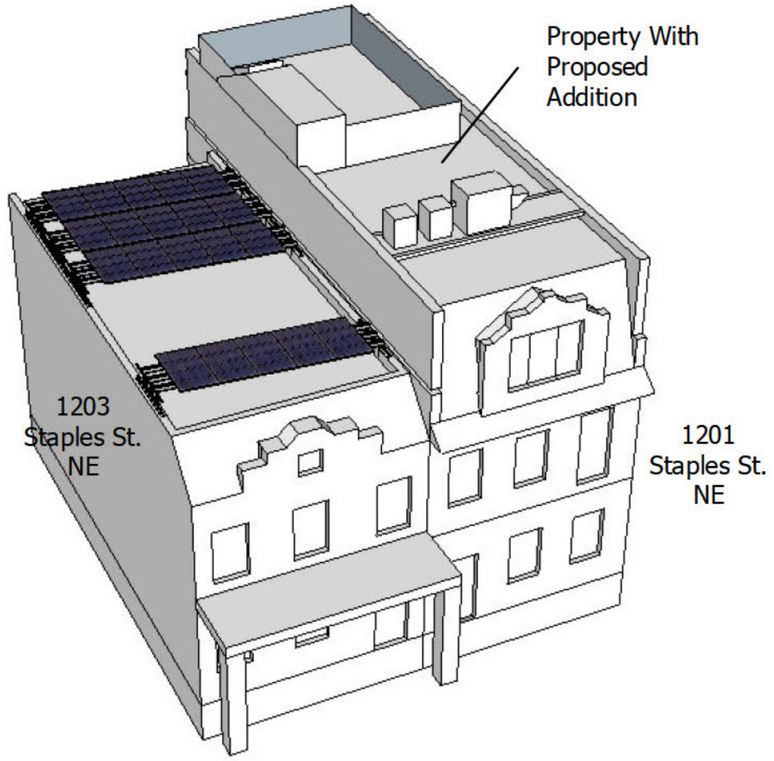
[Quoted text hidden]

Mark Stilp solar permit letter - signed.pdf
449K

SHADE ANALYSIS

Scope of Work:

Solar Solution has been consulted to conduct a shading analysis for the property located at 1203 Staples St. NE, Washington, DC 20002 in relation to the addition on neighboring property 1201 Staples St.



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PROPOSED ADDITION
PLANS FROM CLIENT

Proposed Front Elevation

Proposed Side Elevation

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SS-002

SHADING DATA

Sun irradiance and is examined with respect to four crucial dates:

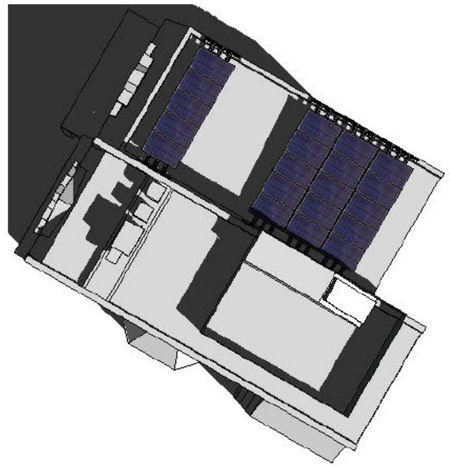
1. Spring – 3/20
2. Summer – 6/21
3. Fall – 9/22
4. Winter – 12/21

These dates represent the start of each season where the summer and winter solstices represent the longest and shortest days the sun shine in the northern hemisphere, respectively; and the spring and fall equinoxes representing the mid point of sunlight exposure. The latter two dates would generally provide the average sun exposure and shading throughout the year.

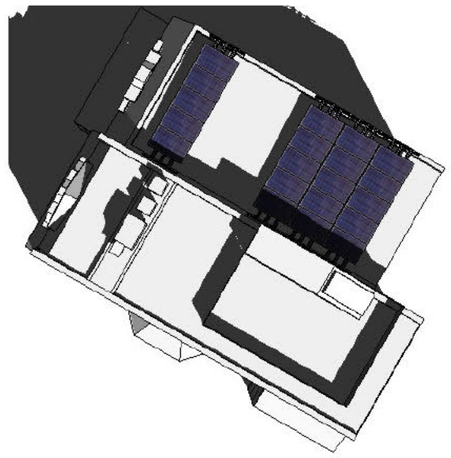
Since the property with the addition is west of the property in question, the shading time would be examined in the afternoon as the system would not be shaded in the morning.

Note: the percentage shaded is solely based on sun irradiance.

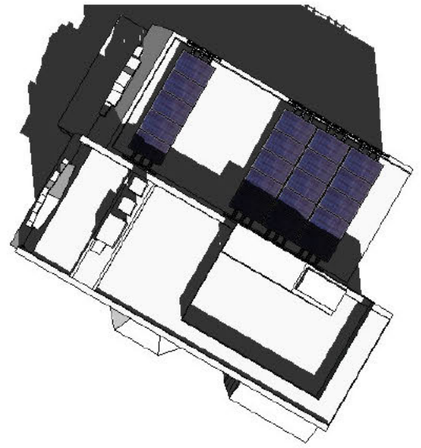
SPRING 3/20



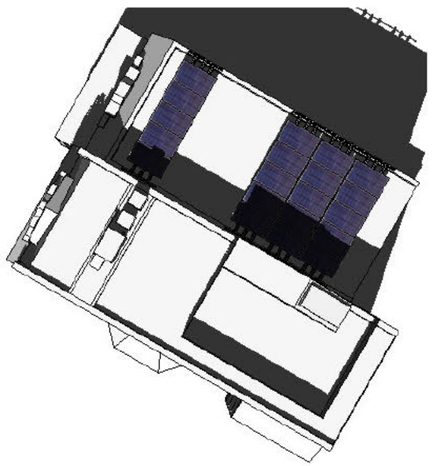
Spring – 10am: 0% Shaded (Last 30 minute interval with 0% Shaded)



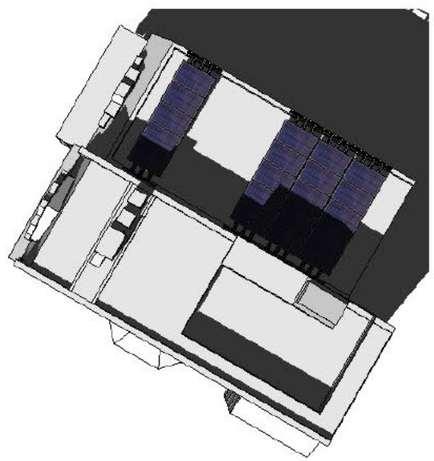
Spring – 11am: 13% Shaded



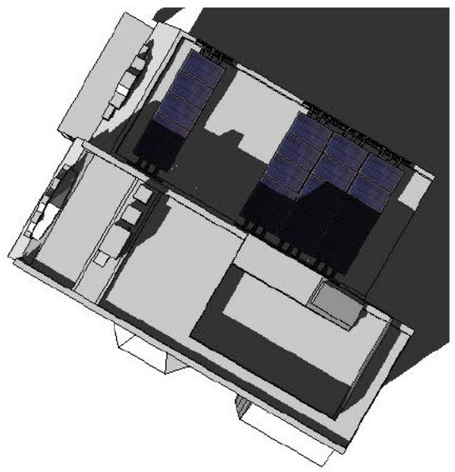
Spring – 12pm: 23% Shaded



Spring – 1pm: 33% Shaded



Spring – 2pm: 38% Shaded



Spring – 3pm: 45% Shaded

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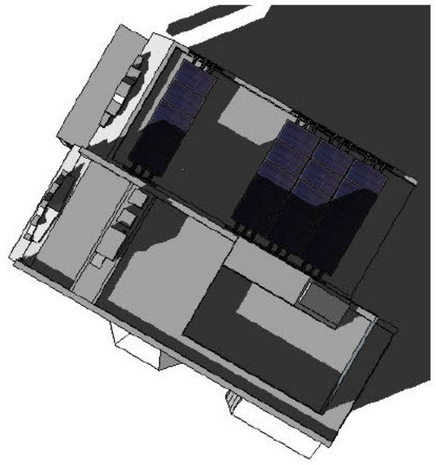
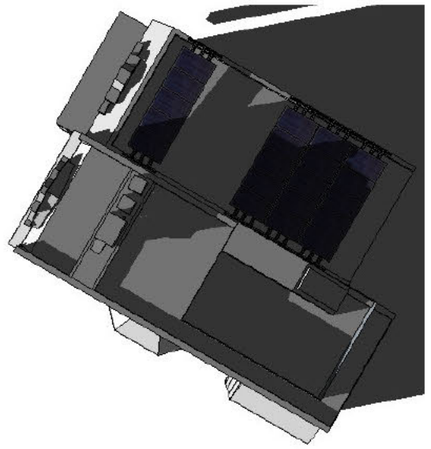
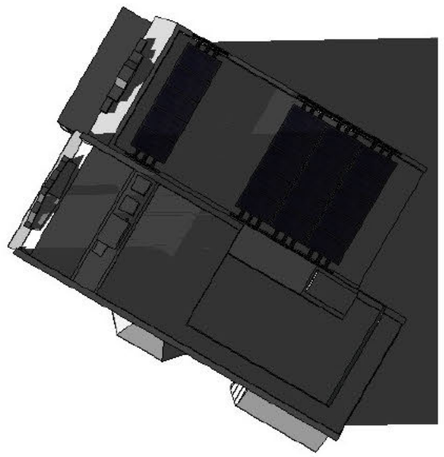
SPRING
3/20
Con't



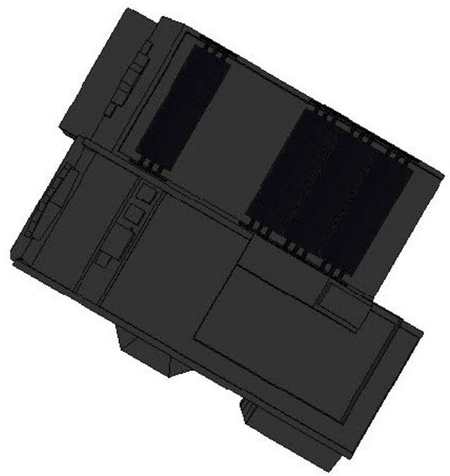
Spring – 4pm: 53% Shaded



Spring – 5pm: 70% Shaded



Spring – 6pm: 75% Shaded



Spring – 6:30pm: 100% Shaded (First 30 minute interval with 100% shading)

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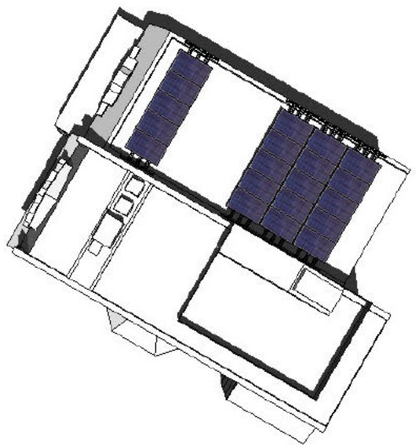
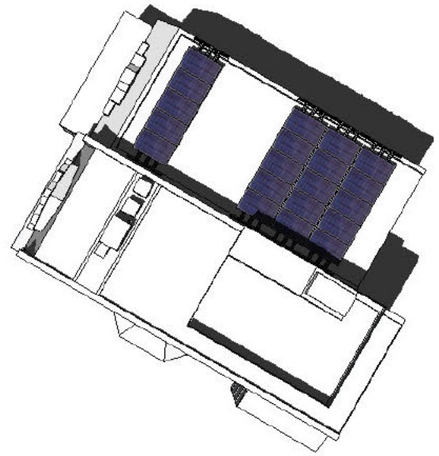
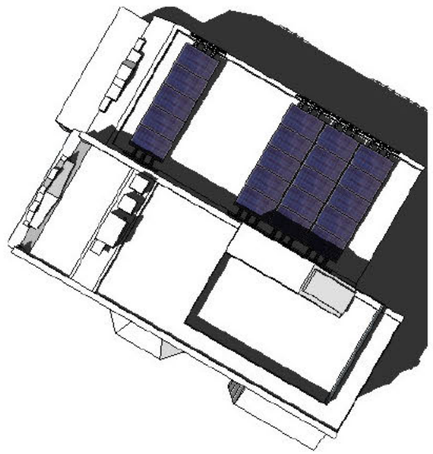
SUMMER
6/21



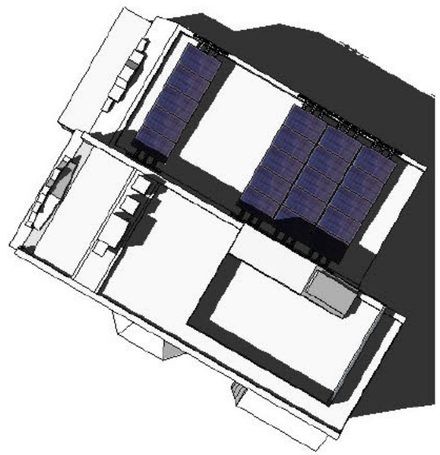
Summer – 12pm: 0% Shaded



Summer – 1pm: 5% Shaded



Summer – 2pm: 10% Shaded



Summer – 3pm: 13% Shaded

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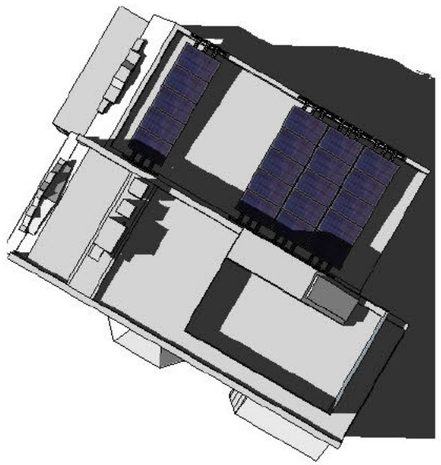
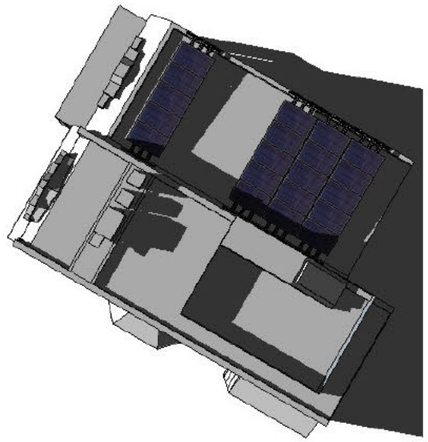
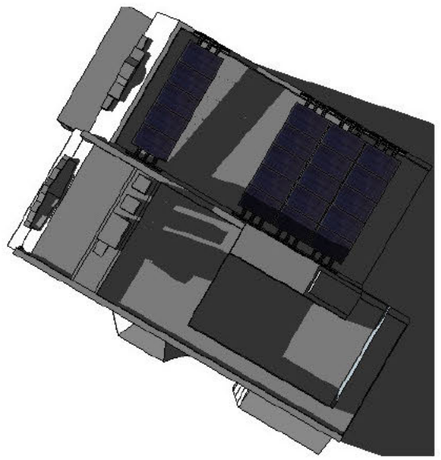
SUMMER
6/21
Con't



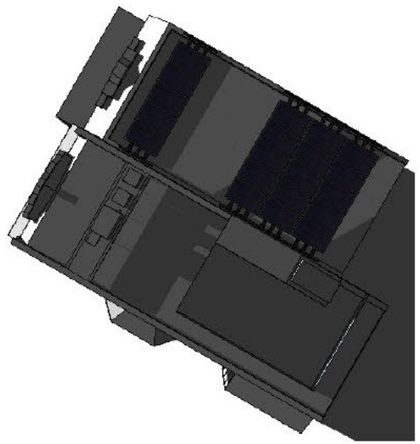
Summer – 4pm: 13% Shaded



Summer – 5pm: 10% Shaded



Summer – 6pm: 10% Shaded



Summer – 7pm: 0% Shaded (no more shade for the rest of sun set)

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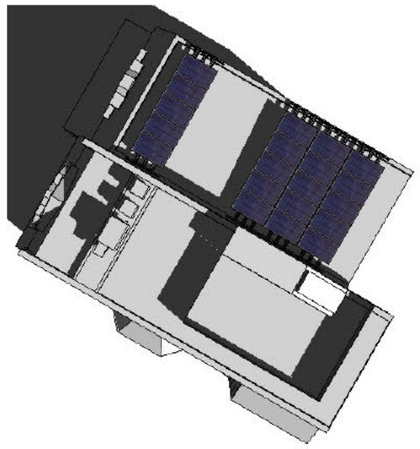
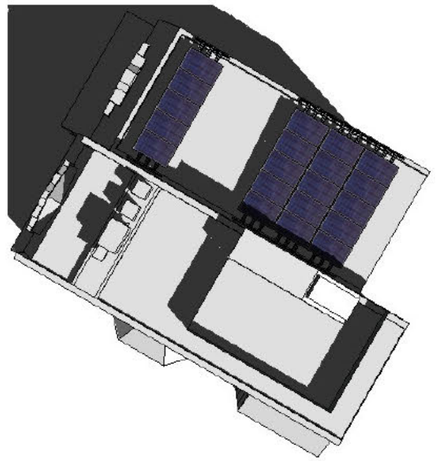
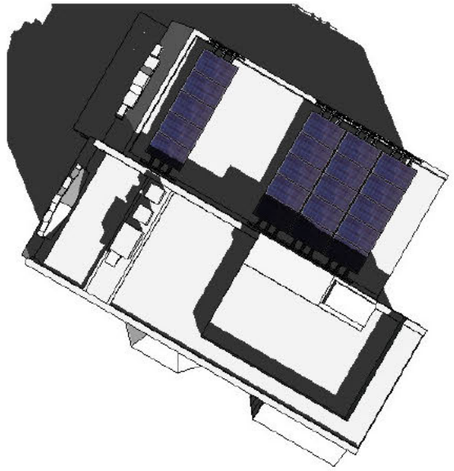
FALL
9/22



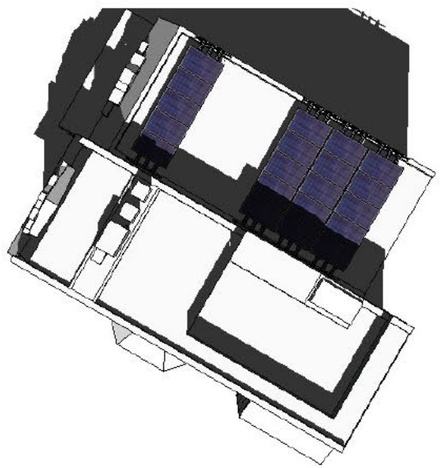
Fall – 9:30: 0% Shaded



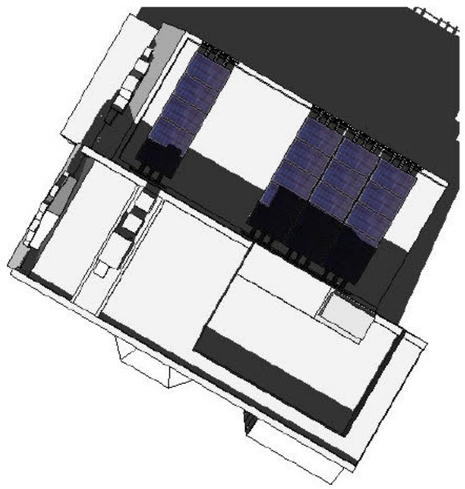
Fall – 10am: 5% Shaded



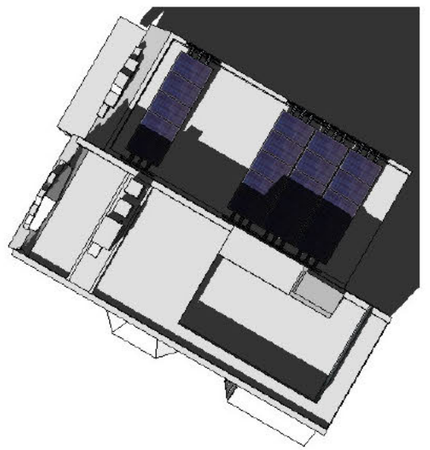
Fall – 11am: 15% Shaded



Fall – 12pm: 25% Shaded



Fall – 1pm: 33% Shaded



Fall – 2pm: 40% Shaded

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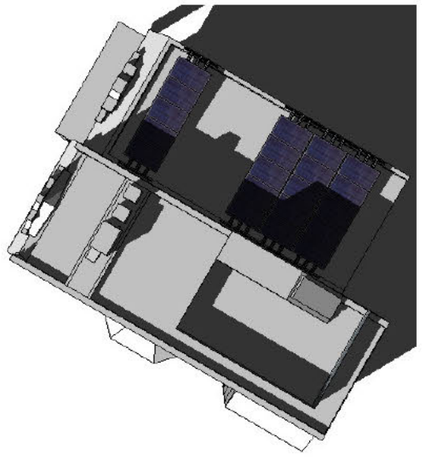
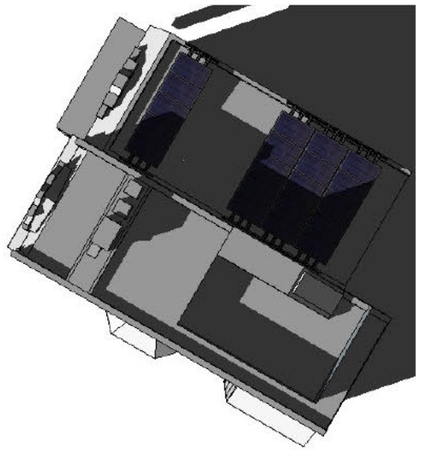
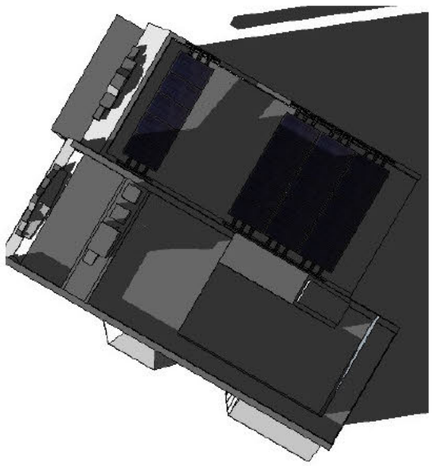
FALL
9/22
Con't



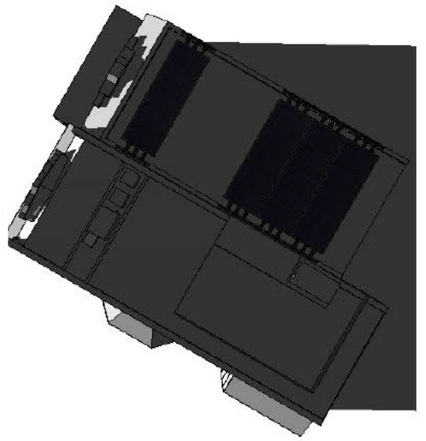
Fall – 3pm: 48% Shaded



Fall – 4pm: 55% Shaded



Fall – 5pm: 78% Shaded



Fall – 6pm: 100% Shaded

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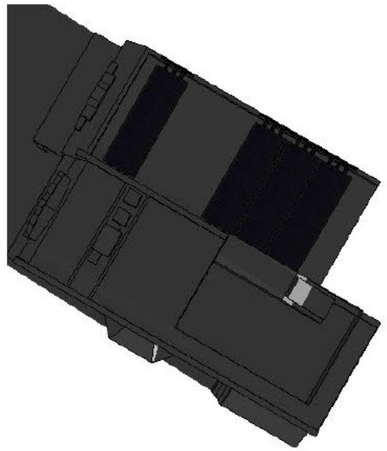
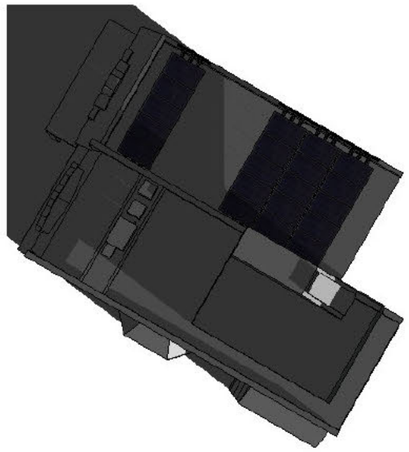
SS-008

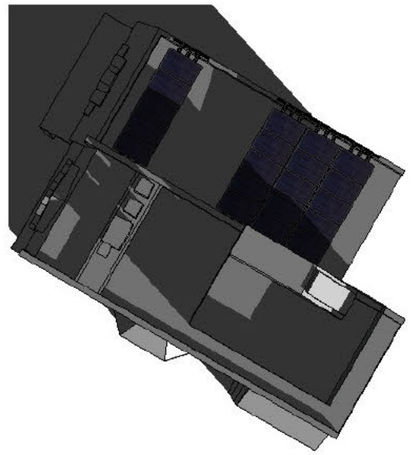
WINTER
12/21



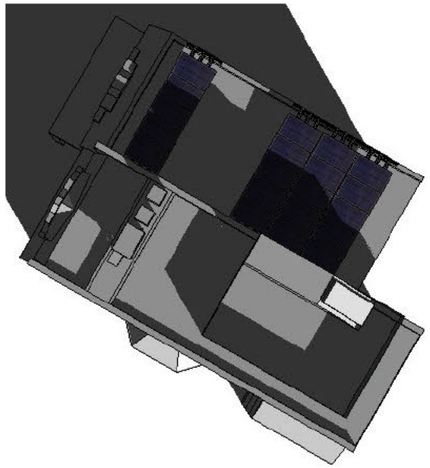
Winter – 7:30am: 0% Shaded



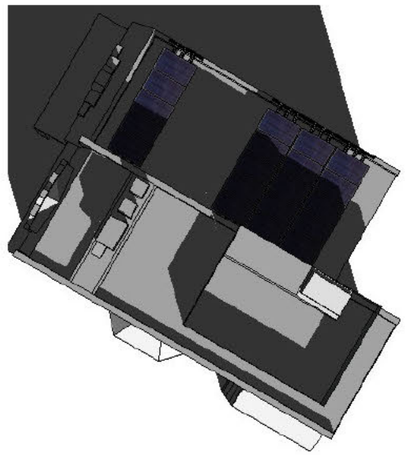
Winter – 8am: 18% Shaded



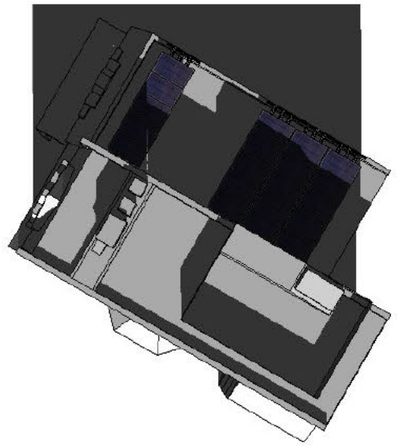
Winter – 9am: 43% Shaded



Winter – 10am: 63% Shaded



Winter – 11am: 68% Shaded



Winter – 12pm: 78% Shaded

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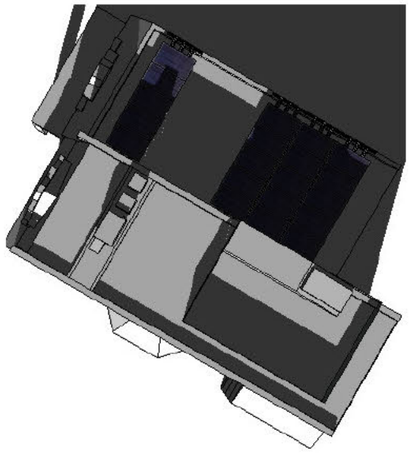
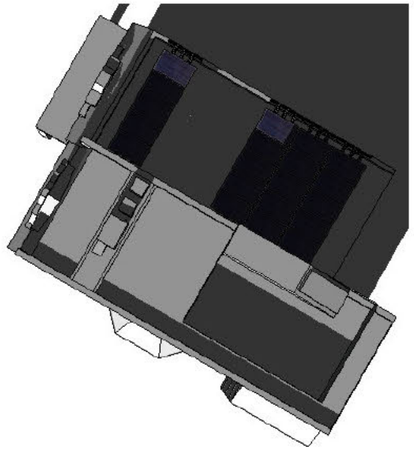
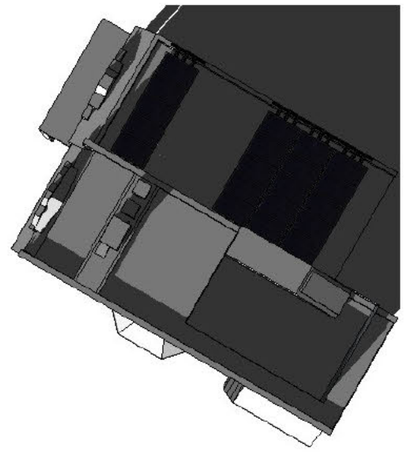
WINTER 12/21 Con't



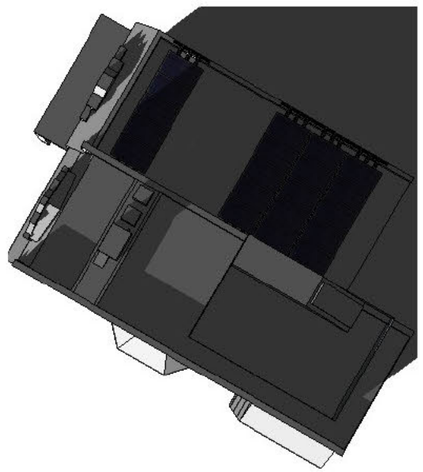
Winter – 1pm: 93% Shaded



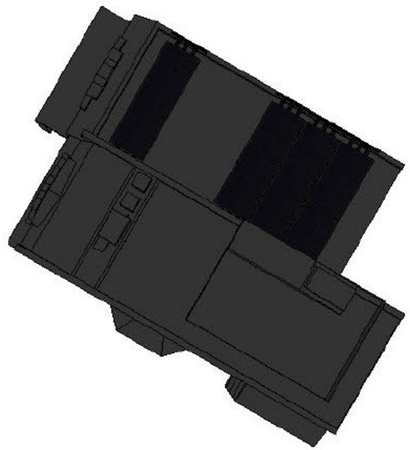
Winter – 2pm: 90% Shaded



Winter – 3pm:100% Shaded



Winter – 4pm: 95% Shaded



Winter – 5pm: 100% Shaded

1203 STAPLES ST. NE

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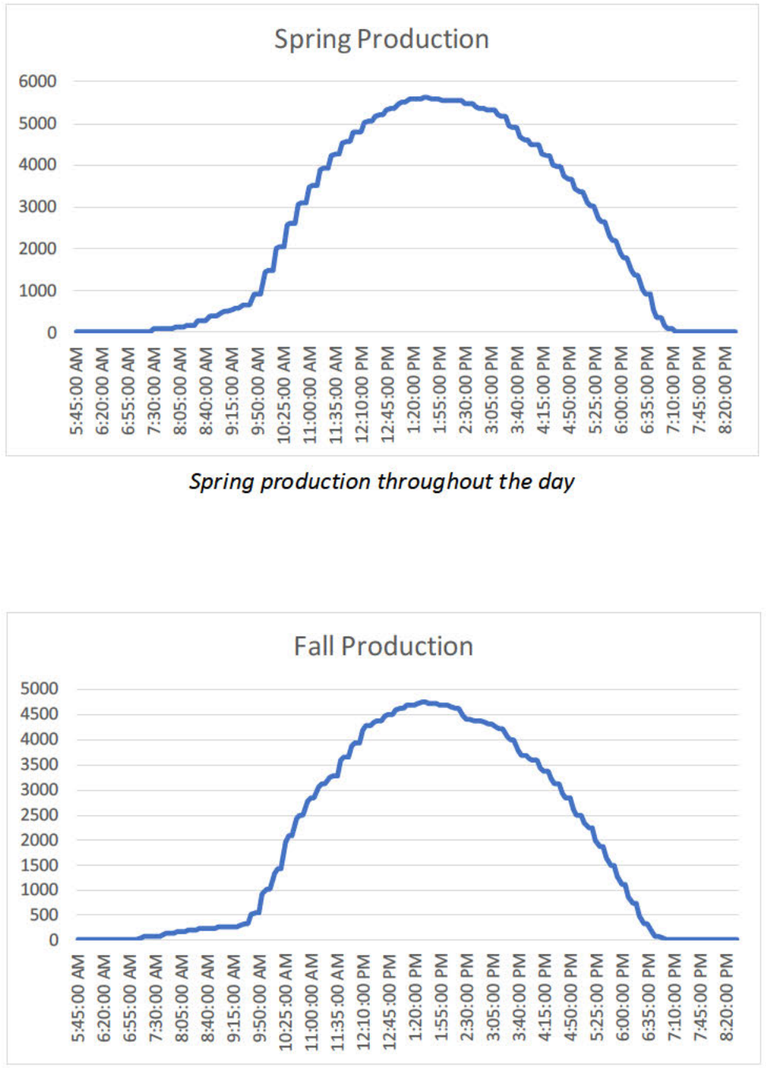
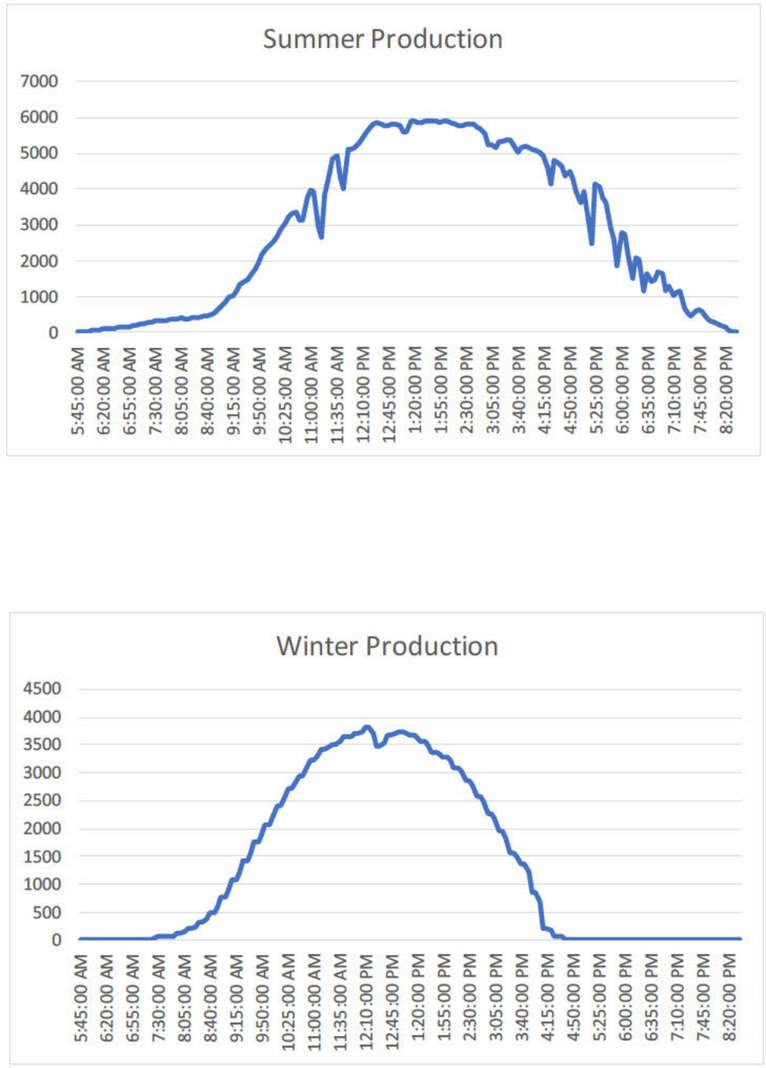
SS-010

PRODUCTION DATA

Solar Solution has a client whose solar system is in the same vicinity as the property in question. That client's property production data has been pulled to determine the general production behavior year-round. Note the production numbers are of no interest as the system size is different from the property in question. These graphs are used solely to find the production percentages throughout the day near the four selected dates.



Spring production throughout the day



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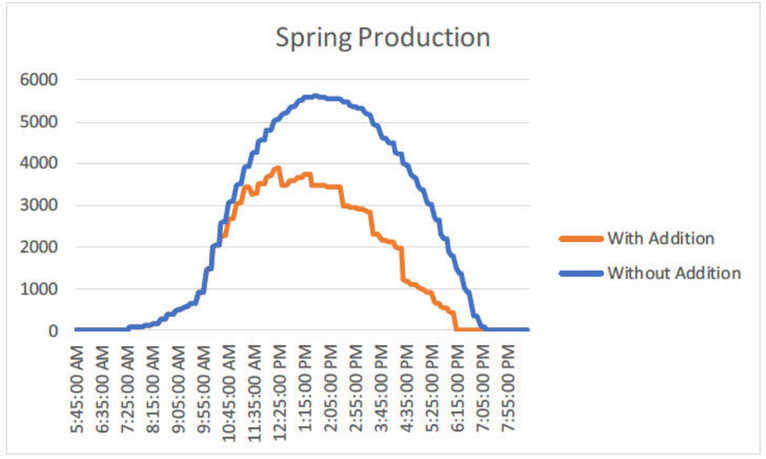
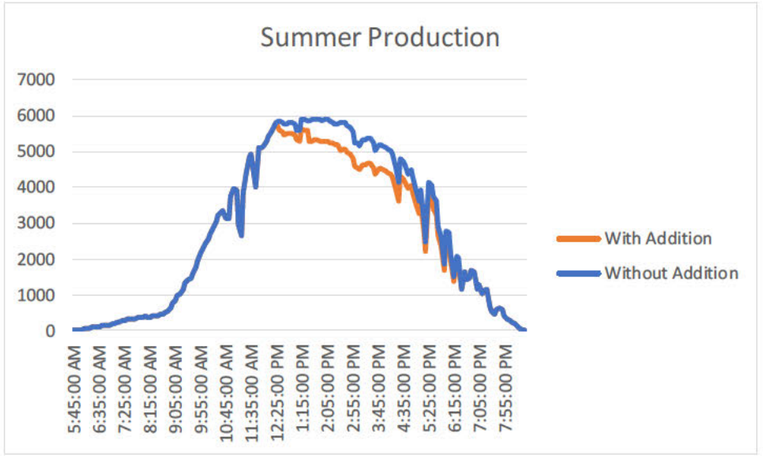
ESTIMATED SCALED PRODUCTION DATA

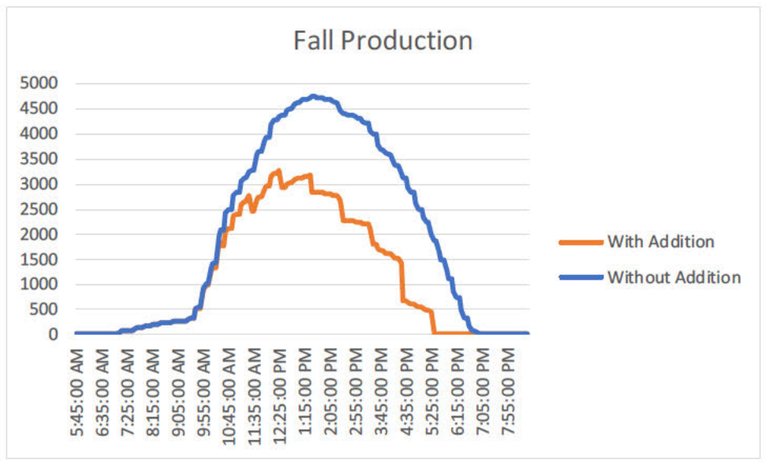
The production data obtained by the existing system are used to scale the production of the system under shade by the neighboring addition. The result is made with the assumption that the shaded portions of a panel produce no power and that if a panel is shaded 50% it would produce 50% of its original production. The times collected from the shade data and their respective shade percentage would be use to scale down the production. The results are as follow:



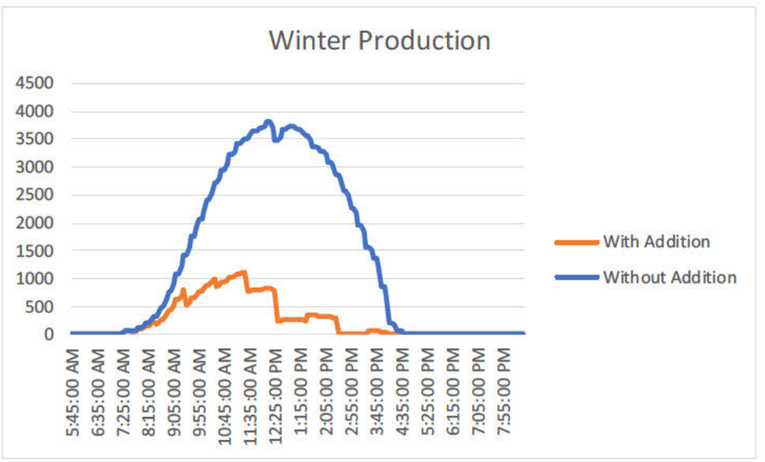
Spring ~40% production reduced with addition



Summer ~7% production reduced with addition



Fall ~42% production reduced with addition



Winter ~81% production reduced with addition

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DATA ANALYSIS

Using the data pulled from the existing solar system, the production and shading findings were used to calculate how much of the current system, percentage wise, would be affected.

The total production is measured and ran against the shaded system to extrapolate the production lost due to the addition of the neighboring property.

Below are the extrapolated findings:

Spring – 40% reduced production

Summer – 7% reduced production

Fall – 42% reduced production

Winter – 81% reduced production

CONCLUSION

The current solar system located on the roof of property at **1203 Staples St. NW would see an estimated reduction in production of 42%** on average, year-round should the neighboring property at 1201 Staples St. NW move forward with the construction of the addition.

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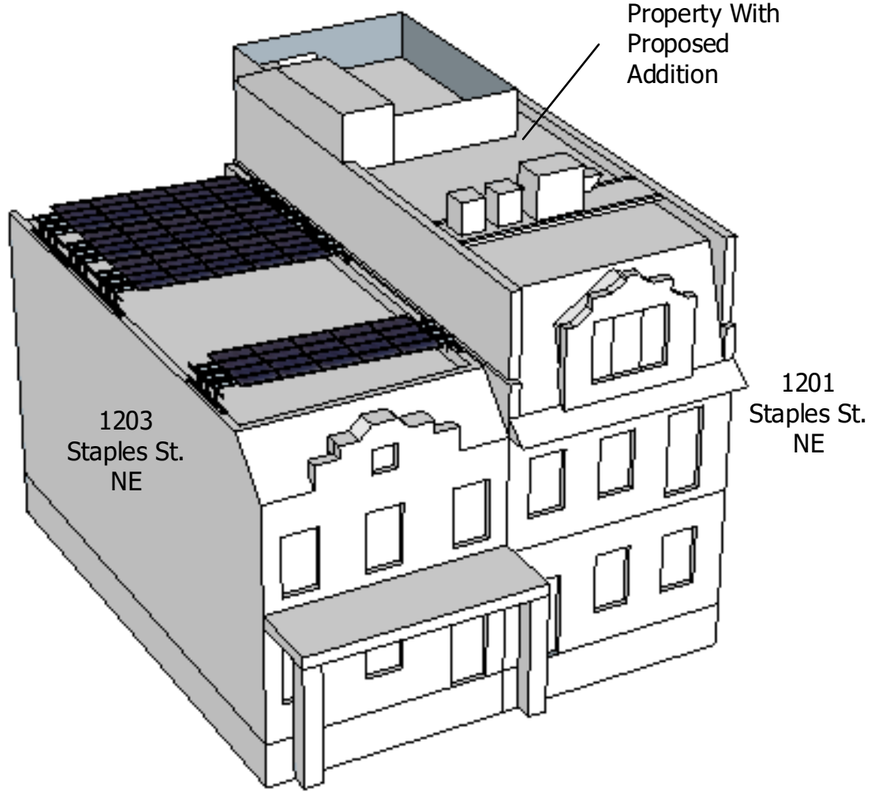
SHADE ANALYSIS

Scope of Work:

Solar Solution has been consulted to conduct a shading analysis for the property located at 1203 Staples St. NE, Washington, DC 20002 in relation to the addition on neighboring property 1201 Staples St.



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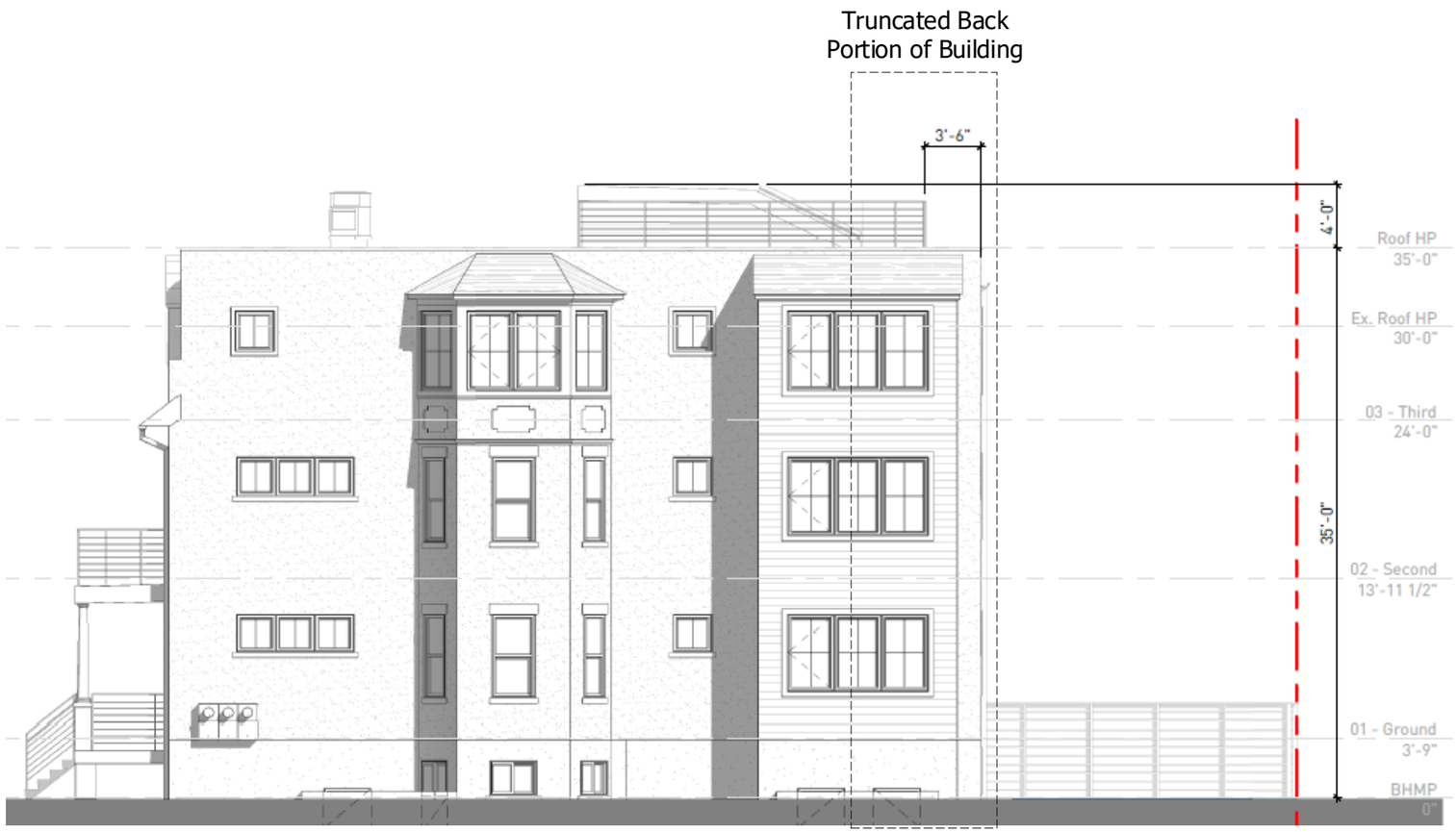
PROPOSED ADDITION
PLANS FROM CLIENT

Proposed Front Elevation



Proposed Side Elevation

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SHADING DATA

Sun irradiance and is examined with respect to four crucial dates:

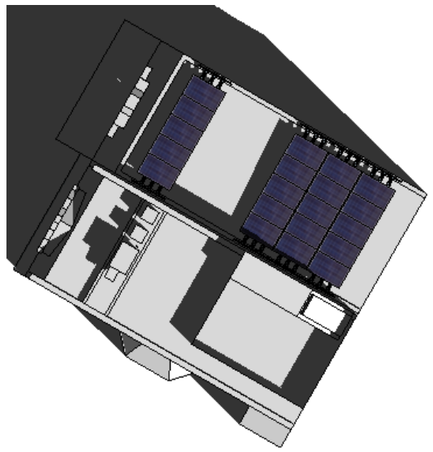
1. Spring – 3/20
2. Summer – 6/21
3. Fall – 9/22
4. Winter – 12/21

These dates represent the start of each season where the summer and winter solstices represent the longest and shortest days the sun shine in the northern hemisphere, respectively; and the spring and fall equinoxes representing the mid point of sunlight exposure. The latter two dates would generally provide the average sun exposure and shading throughout the year.

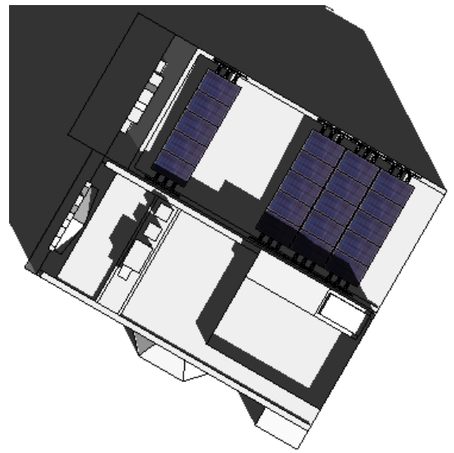
Since the property with the addition is west of the property in question, the shading time would be examined in the afternoon as the system would not be shaded in the morning.

Note: the percentage shaded is solely based on sun irradiance.

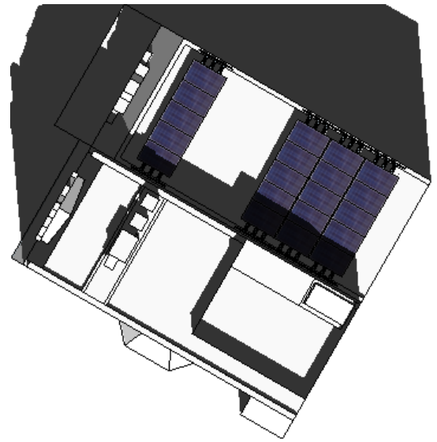
SPRING 3/20



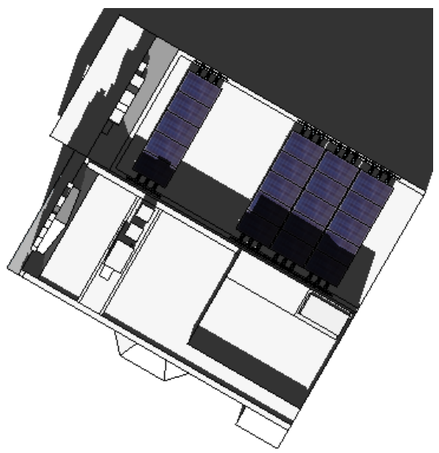
Spring – 10am: 0% Shaded (Last 30 minute interval with 0% shaded)



Spring – 11am: 13% Shaded

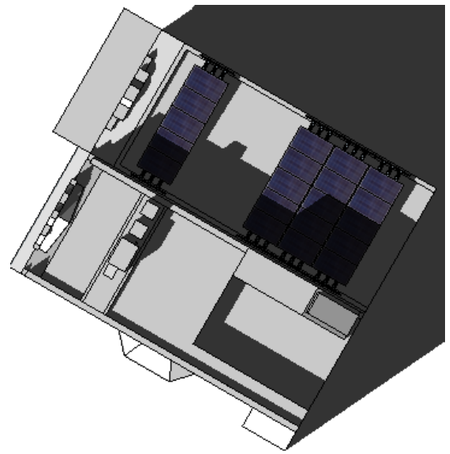


Spring – 12pm: 23% Shaded



Spring – 1pm: 33% Shaded

Spring – 2pm: 38% Shaded



Spring – 3pm: 45% Shaded

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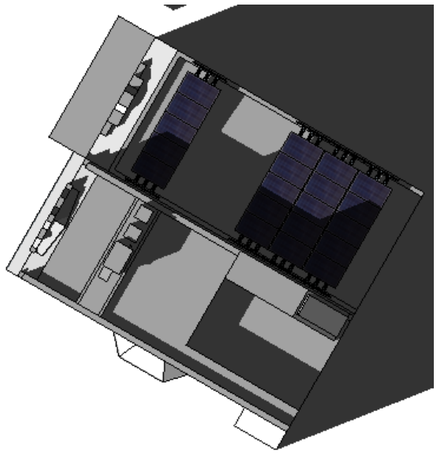
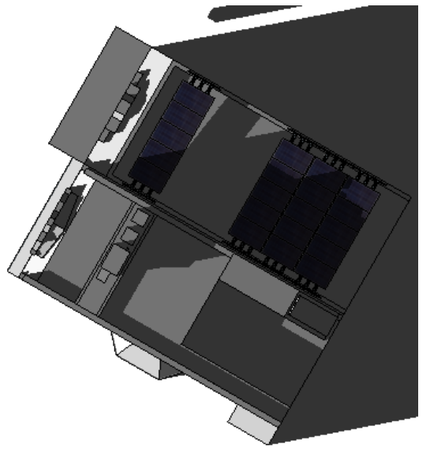
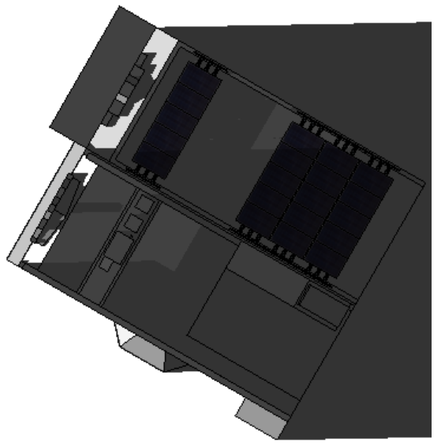
SPRING
3/20
Con't



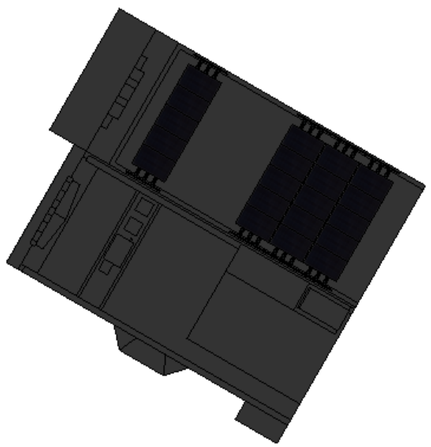
Spring – 4pm: 53% Shaded



Spring – 5pm: 70% Shaded



Spring – 6pm: 75% Shaded



Spring – 6:30pm: 100% Shaded (First 30 minute interval with 100% shading)

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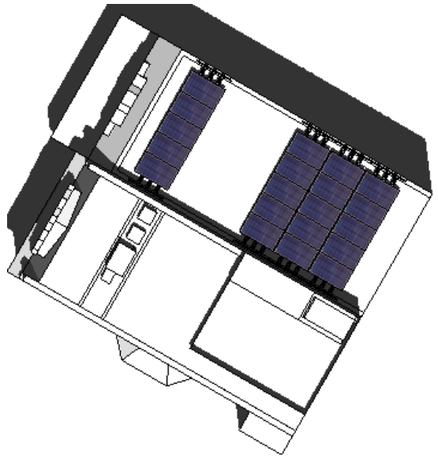
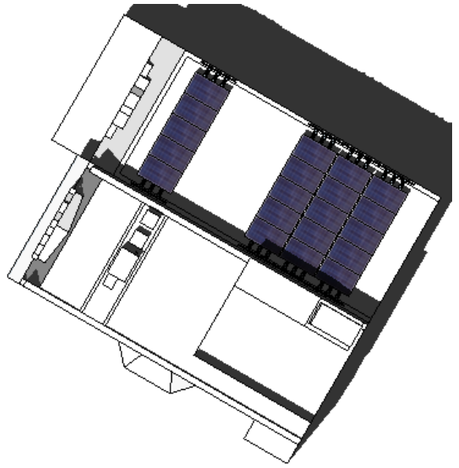
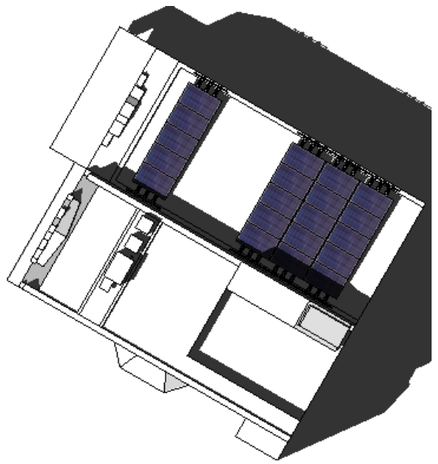
SUMMER
6/21



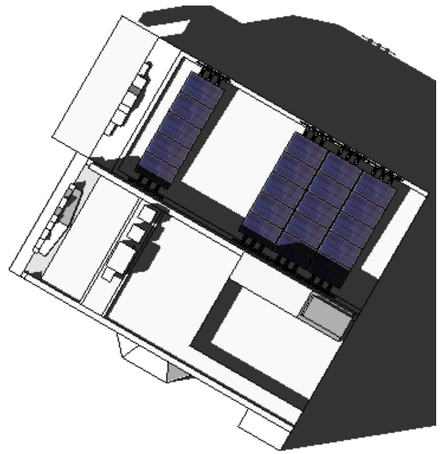
Summer – 12pm: 0% Shaded



Summer – 1pm: 5% Shaded



Summer – 2pm: 10% Shaded



Summer – 3pm: 13% Shaded

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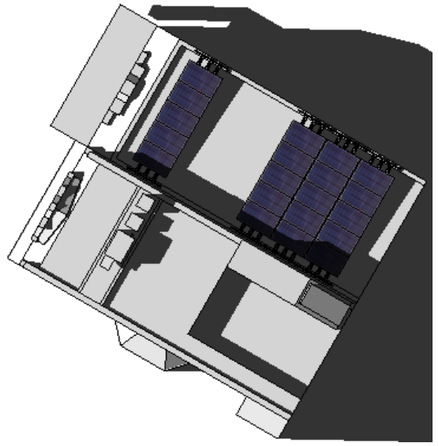
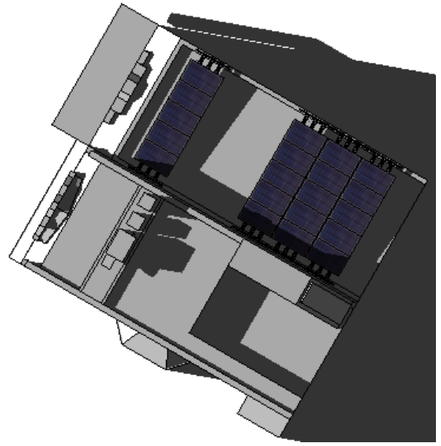
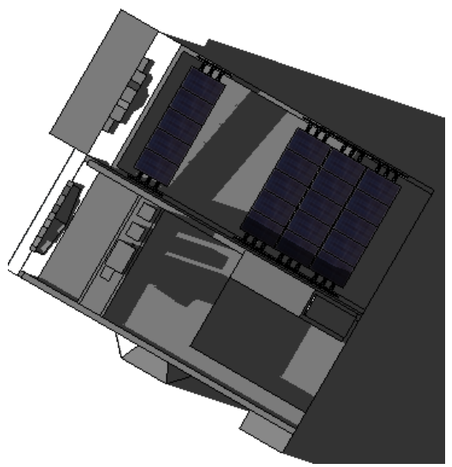
SUMMER
6/21
Con't



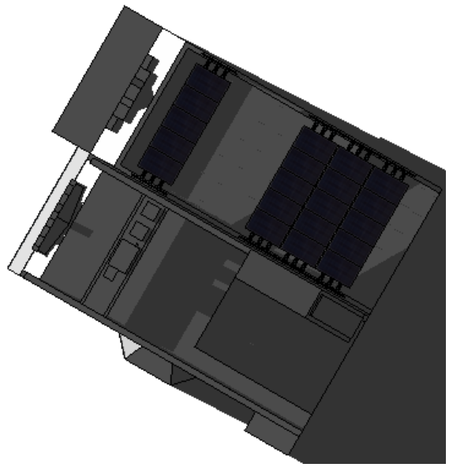
Summer – 4pm: 13% Shaded



Summer – 5pm: 10% Shaded



Summer – 6pm: 10% Shaded



Summer – 7pm: 0% Shaded (no more shade for the rest of sun set)

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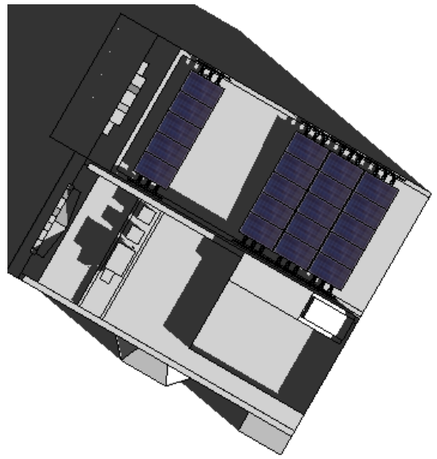
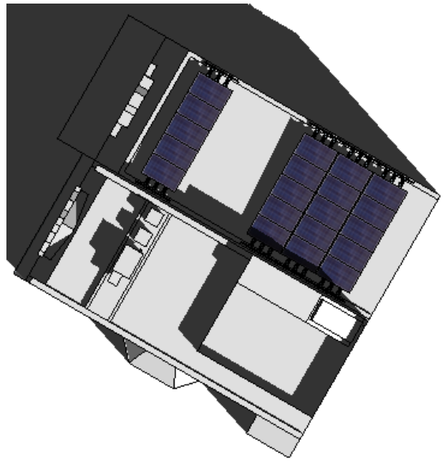
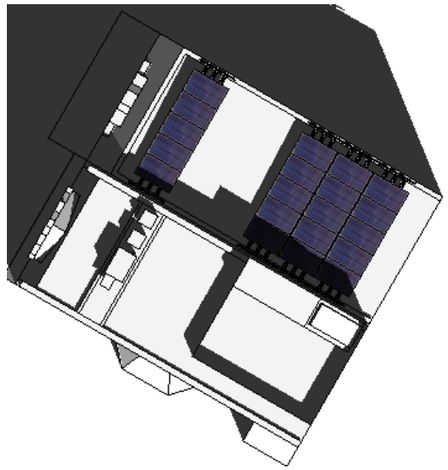
FALL
9/22



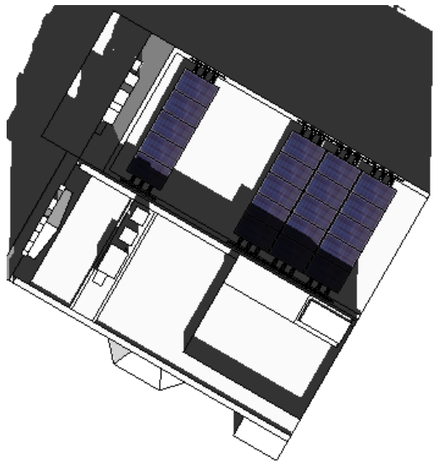
Fall – 9:30am: 0% Shaded



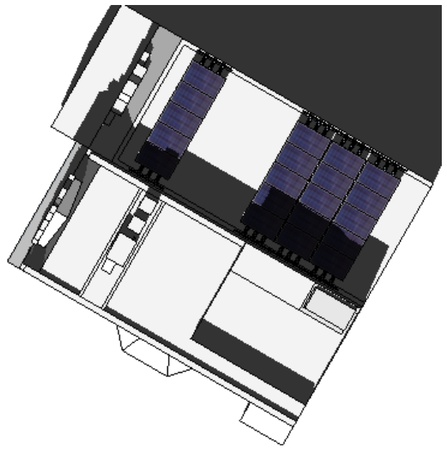
Fall – 10am: 3% Shaded



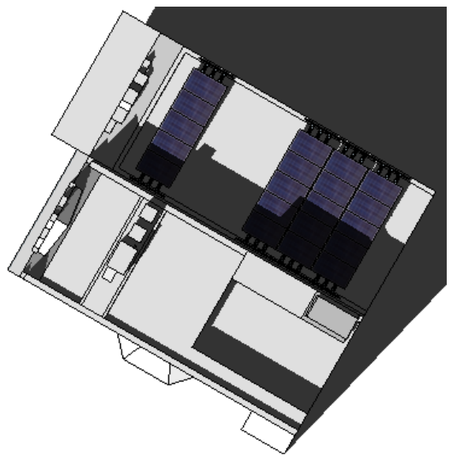
Fall – 11am: 15% Shaded



Fall – 12pm: 25% Shaded



Fall – 1pm: 33% Shaded



Fall – 2pm: 40% Shaded

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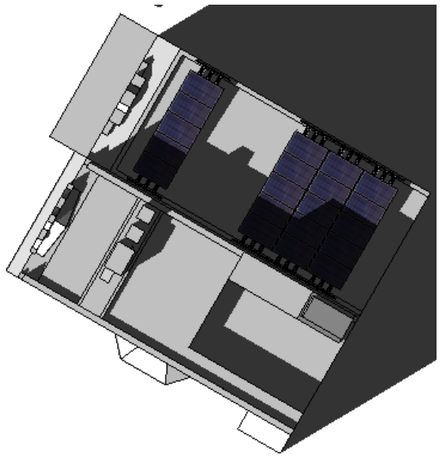
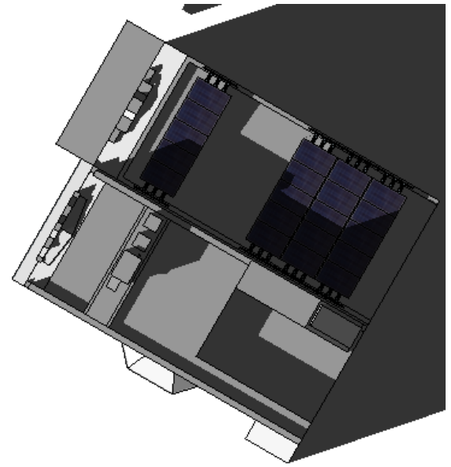
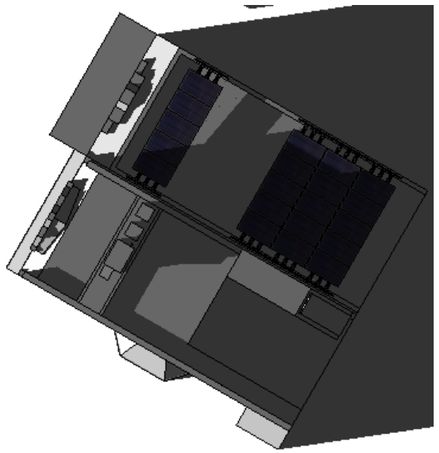
FALL
9/22
Con't



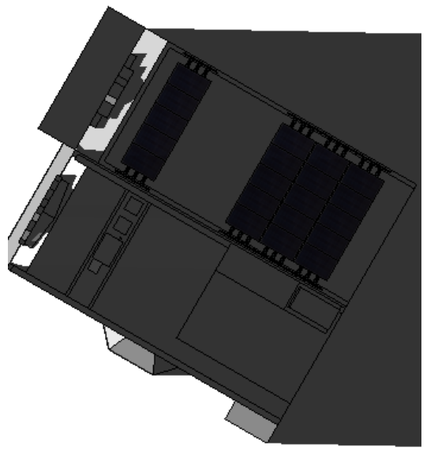
Fall – 3pm: 48% Shaded



Fall – 4pm: 55% Shaded



Fall – 5pm: 78% Shaded



Fall – 6pm: 100% Shaded

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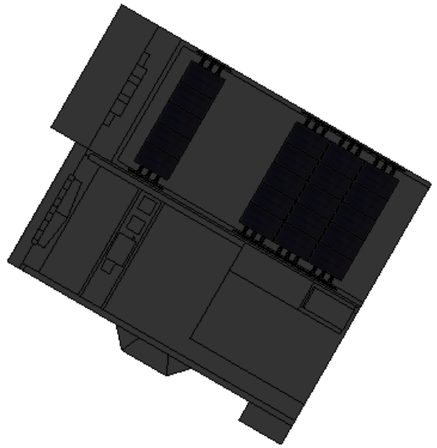
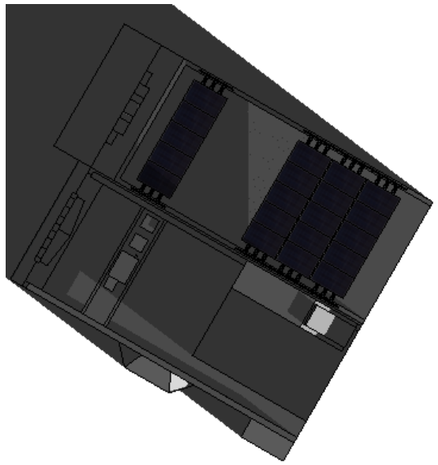
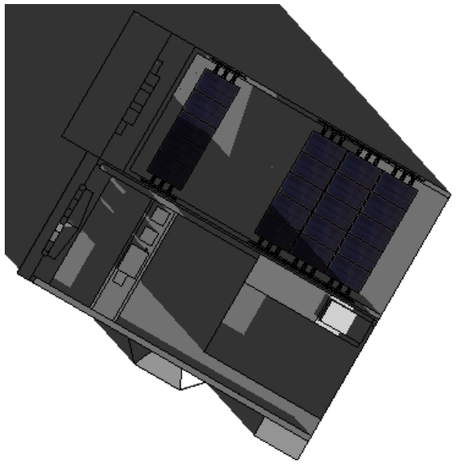
WINTER
12/21



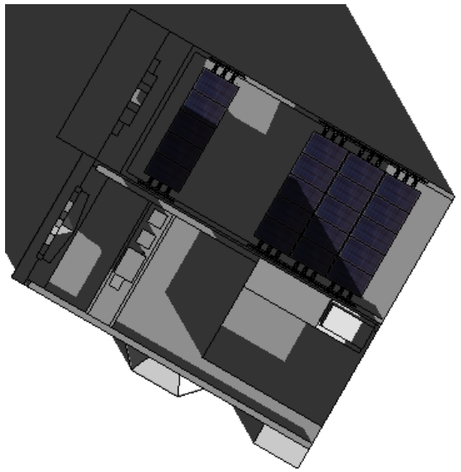
Winter – 7:30am: 0% Shaded



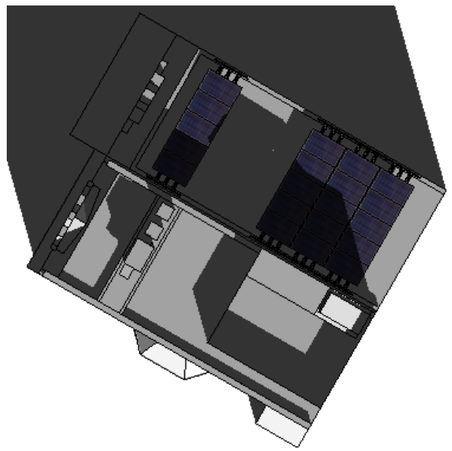
Winter – 8am: 5% Shaded



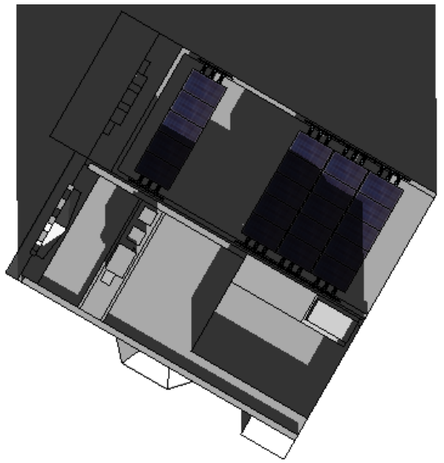
Winter – 9am: 23% Shaded



Winter – 10am: 38% Shaded



Winter – 11am: 48% Shaded



Winter – 12pm: 65% Shaded

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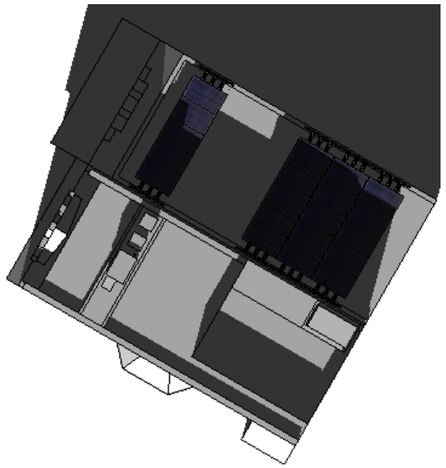
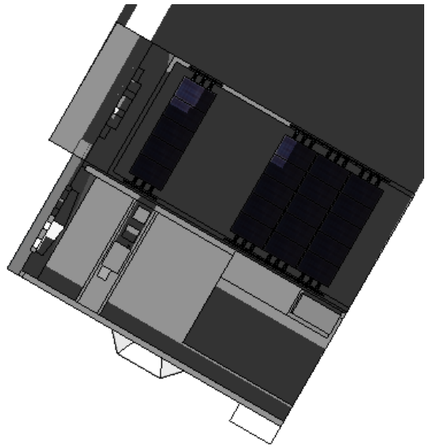
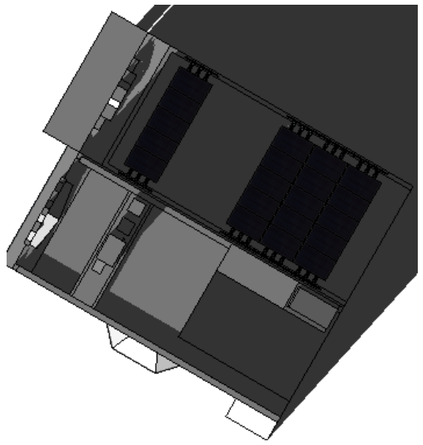
WINTER 12/21 Con't



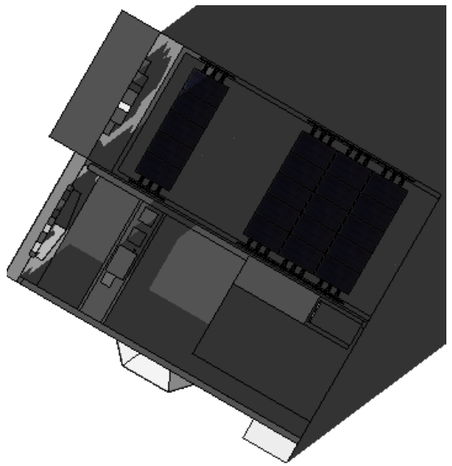
Winter – 1pm: 88% Shaded



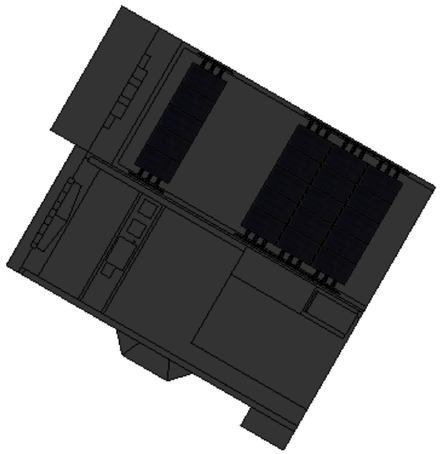
Winter – 2pm: 93% Shaded



Winter – 3pm: 100% Shaded



Winter – 4pm: 98% Shaded



Winter – 5pm: 100% Shaded

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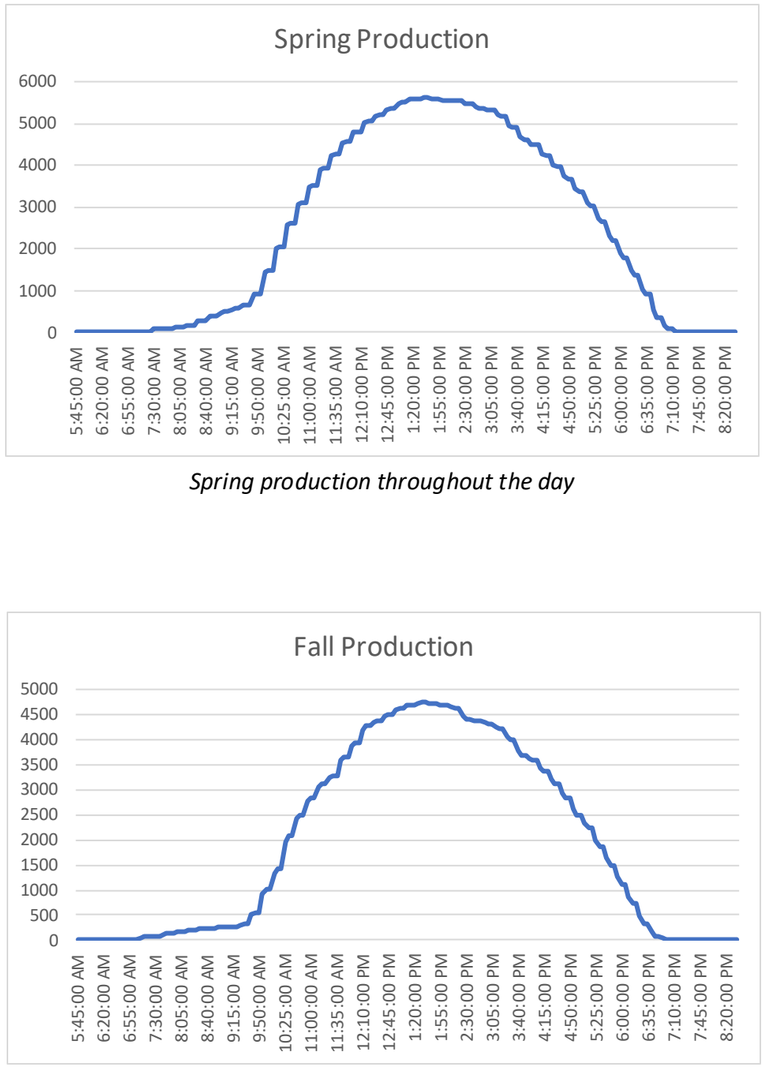
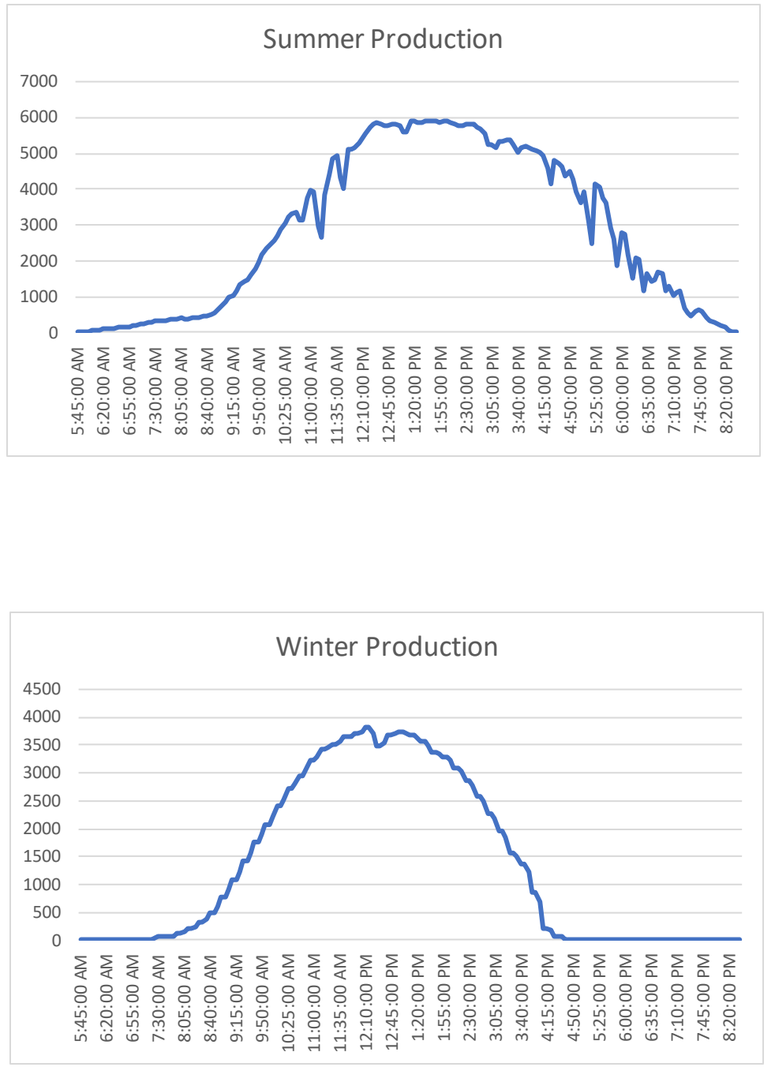
PRODUCTION DATA

Solar Solution has a client whose solar system is in the same vicinity as the property in question. That client's property production data has been pulled to determine the general production behavior year-round. Note the production numbers are of no interest as the system size is different from the property in question. These graphs are used solely to find the production percentages throughout the day near the four selected dates.



Spring production throughout the day



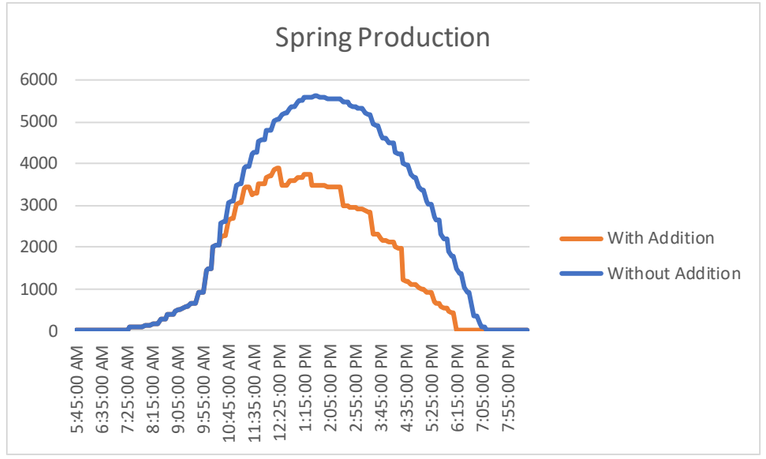
1203 STAPLES ST. NE

SOLAR SOLUTION

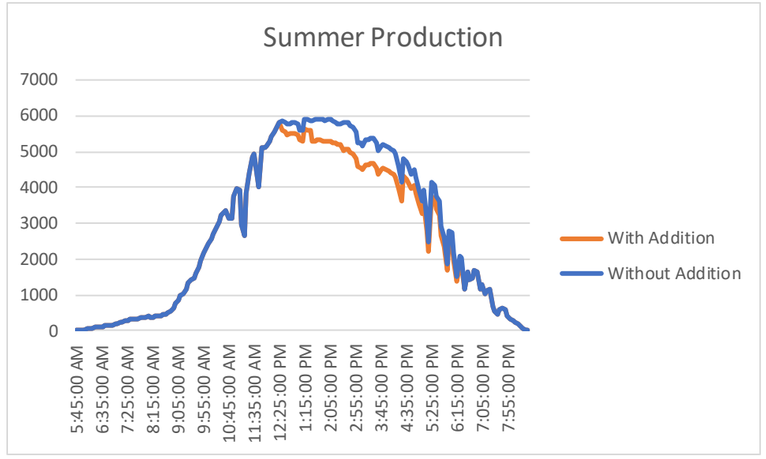
4700 14th St. NW
Washington, DC 20011
(202) 249-1112
www.solarsolutiondc.com
SS-011

ESTIMATED SCALED PRODUCTION DATA

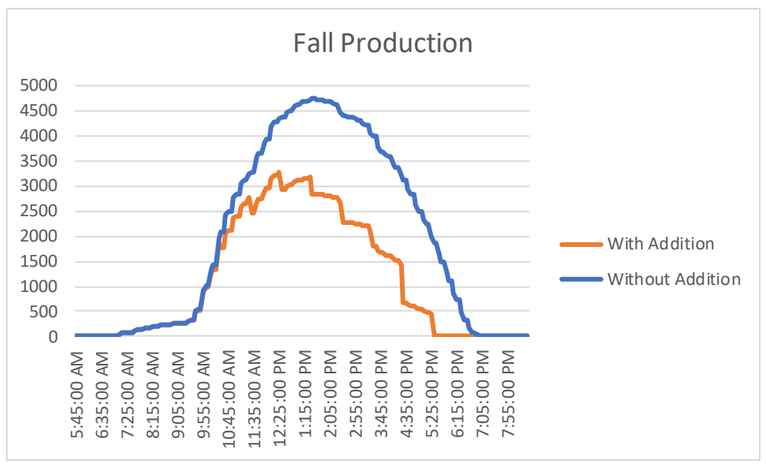
The production data obtained by the existing system are used to scale the production of the system under shade by the neighboring addition. The result is made with the assumption that the shaded portions of a panel produce no power and that if a panel is shaded 50% it would produce 50% of its original production. The times collected from the shade data and their respective shade percentage would be use to scale down the production. The results are as follow:



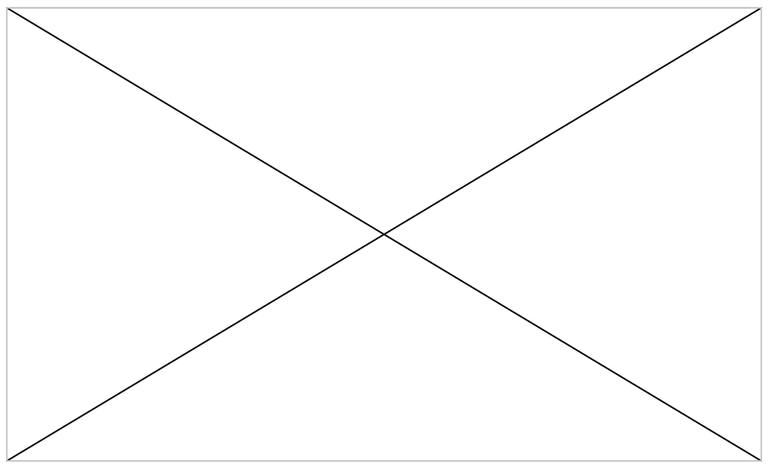
Spring ~40% production reduced with addition



Summer ~7% production reduced with addition



Fall ~42% production reduced with addition



Winter ~72% production reduced with addition

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SS-012

DATA ANALYSIS

Using the data pulled from the existing solar system, the production and shading findings were used to calculate how much of the current system, percentage wise, would be affected.

The total production is measured and ran against the shaded system to extrapolate the production lost due to the addition of the neighboring property.

Below are the extrapolated findings:

Spring – 40% reduced production

Summer – 7% reduced production

Fall – 42% reduced production

Winter – 72% reduced production

CONCLUSION

The current solar system located on the roof of property at **1203 Staples St. NW would see an estimated reduction in production of 40%** on average, year-round should the neighboring property at 1201 Staples St. NW move forward with the construction of the addition.

1203 STAPLES ST. NE

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2018 APR 17 AM 9:12

Security features are included. Details on back.

CHECKSAFE

008501

Clear Sky Properties, LLC
9406 Jackson St.
Burke, VA 22015

Burke & Herbert Bank
68-106/560

4/6/18

PAY TO THE ORDER OF DC Treasury $1560.00

Fifteen hundred sixty DOLLARS

MEMO STAPLES - BZA # 19757

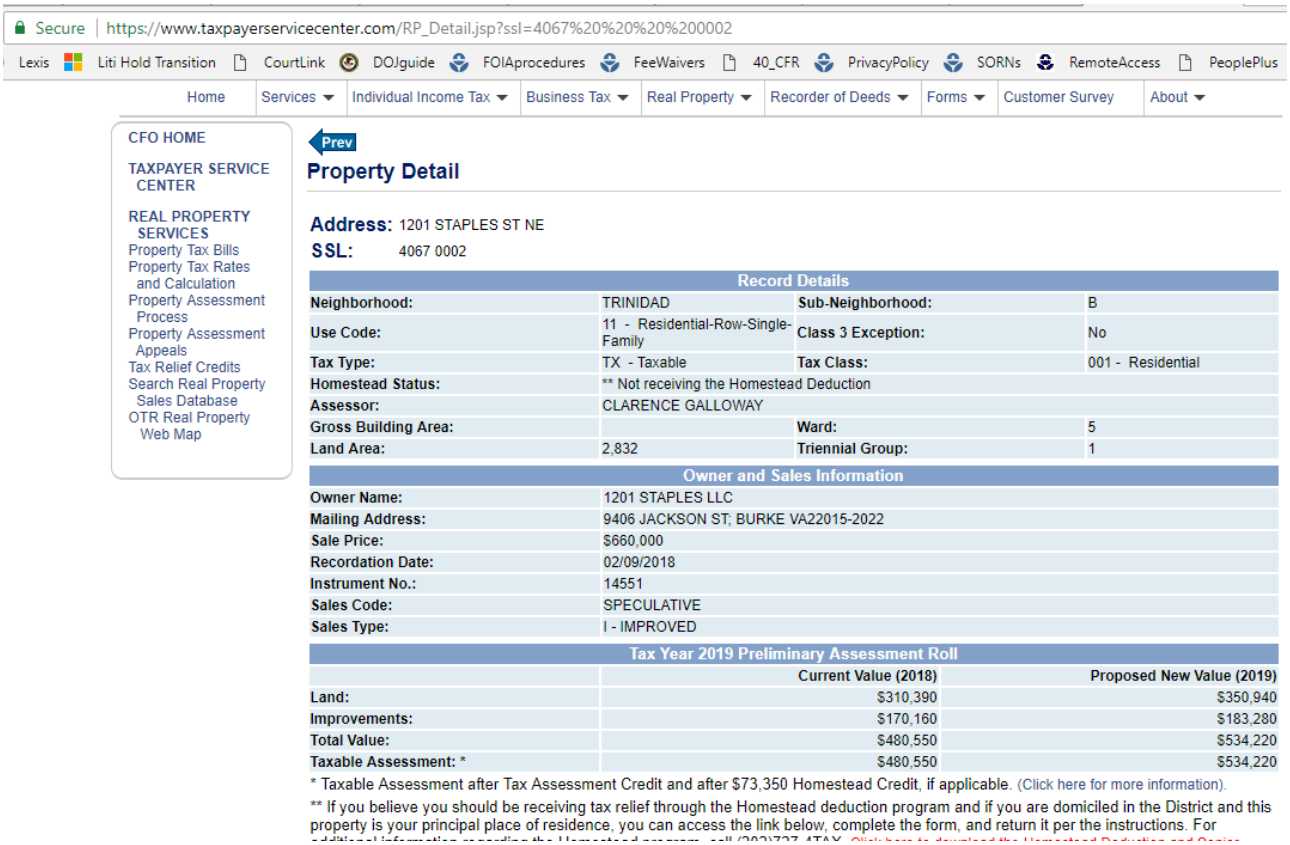
MP

Board of Zoning Adjustment
District of Columbia
CASE NO.19757
EXHIBIT NO.14

1201 Staples PropTax Database UseCode: 11 - Residential Row Single Family

1201 Staples Tax Class: 001 - Residential

Source: Taxpayerservicecenter.com accessed 11/27/2018.



Secure | https://www.taxpayerservicecenter.com/RP_Detail.jsp?ssl=4067%20%20%20%200002

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Property Detail

Address: 1201 STAPLES ST NE
SSL: 4067 0002

Record Details			
Neighborhood:	TRINIDAD	**Sub-Neighborhood:**	B
Use Code:	11 - Residential-Row-Single-Family	**Class 3 Exception:**	No
Tax Type:	TX - Taxable	**Tax Class:**	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	CLARENCE GALLOWAY		
Gross Building Area:		**Ward:**	5
Land Area:	2,832	**Triennial Group:**	1

Owner and Sales Information	
Owner Name:	1201 STAPLES LLC
Mailing Address:	9406 JACKSON ST; BURKE VA22015-2022
Sale Price:	$660,000
Recordation Date:	02/09/2018
Instrument No.:	14551
Sales Code:	SPECULATIVE
Sales Type:	I - IMPROVED

Tax Year 2019 Preliminary Assessment Roll		
	Current Value (2018)	**Proposed New Value (2019)**
Land:	$310,390	$350,940
Improvements:	$170,160	$183,280
Total Value:	$480,550	$534,220
Taxable Assessment: *	$480,550	$534,220

* Taxable Assessment after Tax Assessment Credit and after $73,350 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For

Office of Tax and Revenue

Prev

Property Detail

Address: 1201 STAPLES ST NE

SSL: 4067 0002

Record Details

Neighborhood:	TRINIDAD	**Sub-Neighborhood:**	B
Use Code:	11 - Residential-Row-Single-Family	**Class 3 Exception:**	No
Tax Type:	TX - Taxable	**Tax Class:**	001 - Residential
Homestead Status:	** Not receiving the Homestead Deduction		
Assessor:	CLARENCE GALLOWAY		
Gross Building Area:		**Ward:**	5
Land Area:	2,832	**Triennial Group:**	1

Owner and Sales Information

Owner Name:	A FELLOWSHIP OF SEVENTH DAY SABBATH KEEPERS
Mailing Address:	3600 MARTIN LUTHER KING JR AVE; WASHINGTON DC20032-1546
Sale Price:	Not Available
Recordation Date:	12/08/2009
Instrument No.:	131941
Sales Code:	MISC
Sales Type:	I - IMPROVED

Tax Year 2018 Preliminary Assessment Roll

	Current Value (2017)	Proposed New Value (2018)
Land:	$288,920	$310,390
Improvements:	$141,590	$170,160

Total Value:	$430,510	$480,550
Taxable Assessment: *	$430,510	$480,550

* Taxable Assessment after Tax Assessment Credit and after $72,450 Homestead Credit, if applicable. (Click here for more information).

** If you believe you should be receiving tax relief through the Homestead deduction program and if you are domiciled in the District and this property is your principal place of residence, you can access the link below, complete the form, and return it per the instructions. For additional information regarding the Homestead program, call (202)727-4TAX. Click here to download the Homestead Deduction and Senior Citizen Tax Relief application *

Pay Here

View Tax Information | **View Property Features** | **View Payments** | **View Current Tax Bill**

GOVERNMENT
OF THE
DISTRICT OF COLUMBIA

BLRA-17
(Rev. 11/87)
8-4777

Department of Consumer and Regulatory Affairs
Building and Land Regulation Administration
Zoning Division
614 H Street, N.W., Room 333
Washington, D.C., 20001

CERTIFICATE OF OCCUPANCY 1891916

ISSUED TO NAME, ADDRESS, SQUARE
EMMA I. SILAS

ISSUE DATE 12/29/1989

1201 STAPLES ST NE
LOTS 0002
TO USE: BSMT, 1ST & 2ND
AS AN : CHURCH
EXPIRATION DATE
SQUARE 4067
ZONE: R4 USE CODE: I866101A4 OCCUPANCY LOAD 44
BZA # SPECIAL USAGE:[NO] SEXUAL ORIENTED [N]

THIS CERTIFICATE SHALL BE CONSPICUOUSLY POSTED ON THE ABOVE PREMISE AT ALL TIMES. IT IS VALID INDEFINITELY, UNLESS AN expiration date is stated ONLY for the purpose(s) indicated above, and is not TRANSFERABLE to another person or premise under any conditions. ANY CHANGE in the type of business, ownership or part of premises used therefor, will render this CERTIFICATE void and a new CERTIFICATE must be obtained.

Designee _____

Donald G. Murray
DIRECTOR

Board of Zoning Adjustment
District of Columbia
CASE NO.19757
EXHIBIT NO.10