

July 18, 2019

Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

Dear Zoning Commissioners,

As a long-time resident and homeowner in the District of Columbia, I oppose the text amendments in the Zoning Case Number 19-04.

The term "Community Solar Facilities" is a misnomer in the proposed text amendments because the amendments would not allow the adjacent neighbors in the community to express their concerns through the traditional Board of Zoning Adjustment (BZA) Special Exceptions process in too many instances. The BZA Special Exceptions process is particularly important for ground mounted solar panels in residential neighborhoods. For all practical purposes, one property owner in the neighborhood could visually "rezone" a residential neighborhood to a semi-industrial area. The single property owner would profit at the expense of homeowners, who reside in the neighborhood.

If the zoning commission allows matter-of-right use, I would suggest that any size limit in the text amendments be state in acres or square footage of land. The measurement should be in terms that the community and public can readily determine and verify, not "aggregate panel face area". The term "aggregate panel face area" masks the typically larger land acreage that would be required, thus misleading the community. If a size limit for matter-of-right is set, Commissioner May's suggestion of less than one-quarter (1/4) acre is reasonable.

I hope that the Zoning Commission for the District of Columbia allows the residents to continue to voice our concerns about our home and city. I appreciate this opportunity.

Sincerely,



Shawn Chandler
Washington, DC 20017

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