

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 to understand the impact of these changes on the environment and the community. Many years were spent developing protection for row-houses under 14-11. They are far too important to cast aside by adopting vague special exception standards that are a disservice to the city and community. Many Zoning Commission members have already expressed concerns about these rules in earlier hearings. Its' 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.

I **oppose** rules that would put RF zone row-house solar energy systems at risk under special exception language that is vague and imprecise, not to mention its' counterintuitive to Sustainable DC Initiatives. Personally, this initiative made us install solar panels working with Solar Solution, a DC approved contractor. 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 at risk that impact the environment and quality of life.

I respectfully request the Zoning Commission to instruct the Office of Planning to conduct further research in developing a clearer, effective special exception review standards, with particularly attention to solar energy systems.

Sincerely,

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