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To: [DCOZ - ZC Submissions \(DCOZ\)](#)
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Hi DC Zoning,

One of the key reasons I am proud to be a District resident is our track record with sustainability and energy policy. We have some of the most progressive laws in the country and this why I oppose rules that would put RF zone rowhouse solar energy systems at risk under special exception language that is vague and imprecise.

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 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. If this was affordable family housing that would be one thing, and we could discuss the merits of affordable housing v. solar harvesting potential. Condos for \$500-900K are troubling trends and do not enhance residentially zoned neighborhoods and the use of roof space outside of green roofs and solar defeats District efforts.

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.

Thank you for your consideration,

Cristine Gibney, 50 W St NW