

From: [c.wald](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Comment on Zoning Case 19-21
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Dear Zoning Commission:

Before you approve any changes to the current zoning restrictions on row home renovations, I invite all of you to visit me at my home at 4517 -15th Street NW, Washington, DC because i live near a renovated, converted row home constructed prior to the adoption of regulations limiting the size of these renovations. By visiting my home, particularly my backyard, you will see the impact of unregulated row house renovations on the privacy and property of nearby row homes. (Additionally, my neighbor has a large solar panel system on his roof.) By touring my immediate neighborhood, you will be better informed about the need for careful regulation of large renovations in row home neighborhoods to protect neighboring homes and residents.

If you decide not to visit my home, I would like to be on record as follows regarding the proposed amendments:

I support extending protections for solar panels on rooftops and yards of residential neighborhoods; requiring that rooftop architectural renovations or replacements are consistent and visually indistinguishable from the original elements.

I oppose the proposed OP language that will allow construction to evade the ban on destroying architectural elements in all cases; 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;and rules that would put RF zonerowhouse solar energy systems at risk due to vague special exception language.

Finally, I encourage you to ask OP to conduct further research to develop clearer and genuinely effective special exception review standards generally and, in particular for solar energy systems. 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 put at risk.

Best,
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