

22 October 2020

DC Office of Zoning
Board of Zoning Adjustment
441 4th Street NW Suite 200S
Washington, DC 20001

Re: 1300 Block of South Capitol Street SW

Esteemed Committee:

On 7 October 2020, we were engaged by some of the residents on the 1300 block of South Capitol Street SW to explore the possible effects of the development at 1319 South Capitol Street SW would have on their natural light and subsequently, quality of life. We were asked to perform a basic sun study in preparation for the 12 October 2020 ANC 6D meeting.

With limited time, we completed the attached sun study with the following resources and assumptions.

- ... Location to discern Azimuth and Elevation for the block was based on DC Zoning Maps and DC Atlas Plus which employ GIS for accuracy.
- ... Proposed drawings for the development at 1319 South Capitol Street SW we not available, so a basic volume matching the lot with a 110'-0" building height was assumed.
- ... The rowhouses at the southwest corner of South Capitol and N Streets are assumed to remain at the current heights.

The results of this quick study are dramatic. Throughout the year, 1319 will begin to cast shadow on the row houses around noon each day, with this starting earlier in the winter months. By 2pm year-round, the rowhouses will be in total shadow and will remain that way until sunrise the following morning. With sunrise averaging 7:20a in January, this would allow for under 5 hours of natural light on the properties. With an average sunrise of 5:45a in June, exposure to natural light is increased to just over 8 hours.

Not only does this preclude any of these homes from using solar generated power, the affect on quality of life is dramatically negative given the shadow cast from the structure. As the Board is tasked with exploring the affect of applications on the city, as well as local neighbors, I believe it very important to see the results of a structure of this size on 100+ year old row homes which comprise a large part of the fabric of our great city.

Please do not hesitate to contact me with any questions or comments.

Sincerely,



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