



**DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS  
OFFICE OF THE ZONING ADMINISTRATOR**

May 19, 2021

**Via Emailed PDF**

New Columbia Solar  
401 New York Ave. NE-2nd Floor  
Washington, DC 20002

Attn: Nicholas Bihun

Re: **Takoma Park Seventh-day Adventist Church Solar Canopy  
6810 Eastern AVE NW- Determination Letter - 18-Z-PDRM-00079**

Dear Nicholas Bihun,

This is to confirm the substance of the discussion with my staff on Friday August 17<sup>th</sup>, 2018, and subsequent updates subject to Zoning Commission Case No. 19-04, concerning the solar elevated ground mount portion of the proposed solar photovoltaic system that will be located at the above noted site. This letter replaces my previous letter of December 31, 2018 to you on this matter.

The proposed installation will be on an existing parking lot. The proposed solar photovoltaic system will be a Community Solar Facility as defined in Subsection 100.2 of § 100, DEFINITIONS, of Chapter 1, DEFINITIONS of Subtitle B, DEFINITIONS, RULES OF MEASUREMENT, AND USE CATEGORIES of the Zoning Regulations under DCMR Title 11. The discussion had specific reference to Lot 0096 on Square 3361, hereinafter referred to as the “Project”. The lot is zoned R-1-B. The current use of the site is a Place of Worship.

You proposed to construct a 231.42 kW solar photovoltaic system. The following is a list of clarifications provided for the various aspects of the project:

1. Lot Occupancy. Whereas the Project and associated solar equipment and existing structures do not cover more than 60% of the lot (as a Place of Worship), this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle D-304.1; D-5003.1).
  - a. Square 3361 – Area of existing structures = 11,952.49 SQFT; Area of Proposed Array = 13,111.96 SQFT; Aggregate Structure Area= 25,064.45; Lot Area = 78,730.00 SQFT; Lot Occupancy = 31.84%

2. Aggregate Panel Face Area. Whereas the Project and associated solar equipment has an aggregate panel face area of 13,111.96 which is less than the maximum aggregate panel face area of one-and-one-half (1.5) acres or less [1.5 acres = 65,340 SQFT]. This Project is in conformance with applicable zoning requirements (Subtitle U Subsection 201.1(c)(2)(B)).
3. Green Area Ratio (GAR). Whereas the Project and associated solar equipment are additions less than 100 percent of the assessed building value as set forth in the records of the Office of Tax and Revenue as the date of the building permit application, this Project is exempt from applicable GAR requirements (Title 11 - Subtitle C Subsection 601.3).
4. Maximum Building Height. Whereas the Project and associated solar equipment and structures do not exceed twenty (20) feet in height, this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle D 5001.2; Subtitle U Subsection 201.1(c)(2)(A)).
5. Yard Designation. Whereas the Project and associated solar equipment and structures are not to be located in the front, or side yards and is set back at least seven and one half feet (7.5 ft.) from the center line of the alley this Project is in conformance with applicable zoning requirements (Title 11 - Subtitle D 5004.1(b)).
6. Setbacks. Whereas the Project and associated solar equipment and structures are primarily in the rear yard, which has no setback requirements, and whereas the panels are sited no less than forty feet (40 ft.) from an adjacent property in the R, RF, or RA-1 zone, the Project is in conformance with applicable zoning requirements (Title 11 - Subtitle D 5004.1; Subtitle U Subsection 201.1(c)(2)(D)).
7. Maximum Building Area. Whereas the Project and associated solar equipment and structures greater of thirty (30%) of the required rear yard area (Rear yard area 51,682.7; array area 13,111.96; building area 25%), the Project is in conformance with applicable zoning requirements (Title 11 - Subtitle D 5006.1).

Accordingly, when you file the plans for a building permit, I will approve drawings that are consistent with the information noted above.

Please feel free to contact me if you have any questions.

Sincerely, Matthew Le Grant  
Matthew Le Grant  
Zoning Administrator

Zoning Technician: Dan Calhoun

Attachment: Takoma Park Seventh-day Adventist Church Solar Canopy Layout -

DISCLAIMER: This letter is issued in reliance upon, and therefore limited to, the questions asked, and the documents submitted in support of the request for a determination. The determinations reached in this letter are made based on the information supplied, and the laws, regulations, and policy in effect as of the date of this letter. Changes in the applicable laws, regulations, or policy, or new information or evidence, may result in a different determination. This letter is **NOT** a "final writing", as used in Section Y-302.5 of the Zoning Regulations (Title 11 of the District of Columbia Municipal Regulations), nor a final decision of the Zoning Administrator that may be appealed under Section Y-302.1 of the Zoning Regulations, but instead is an advisory statement of how the Zoning Administrator would rule on an application if reviewed as of the date of this letter based on the information submitted for the Zoning Administrator's review. Therefore this letter does **NOT** vest an application for zoning or other DCRA approval process (including any vesting provisions established under the Zoning Regulations unless specified otherwise therein), which may only occur as part of the review of an application submitted to DCRA.

